



**CITY OF
IOWA
COLONY**

CITY COUNCIL MEETING

**Monday, November 18, 2024
7:00 PM**

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583

Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **CITY COUNCIL OF IOWA COLONY** WILL HOLD A **COUNCIL MEETING AT 7:00 PM ON MONDAY, NOVEMBER 18, 2024 AT IOWA COLONY CITY HALL, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583** FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-369-2471.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN COMMENTS

An opportunity for the public to address City Council on agenda items or concerns not on the agenda. To comply with Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must identify themselves and observe a three-minute time limit.

ITEMS FOR CONSIDERATION

1. Consider reappointment of Municipal Court Judges whose terms expires November 2024.

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

Reserved for formal presentations and proclamations.

2. Administer the Oath of Office.

PUBLIC HEARINGS

3. Hold a public hearing to consider a specific use permit for alcohol sales/store:

The property located at 3233 Meridiana Parkway, Suite 500, Iowa Colony, Texas 77583, forms part of the shopping center owned by Shops at Sterling Lakes LLC. The property is legally described as "Shops at Sterling Lakes LLC, A0289 H T & BRR Tract 3F16A & A0515 (HT&BRR) Tract 10A, encompassing 5.988 acres."

EXECUTIVE SESSION

Executive session in accordance with 551.071 and 551.074 of the Texas Gov't Code to deliberate and consult with attorney on the following:

4. Discussion on potential or threatened legal action related to development agreement default.
5. Discuss personnel matters related to the City Manager's employment agreement.

POST EXECUTIVE SESSION

ITEMS FOR CONSIDERATION

- [6.](#) Consideration and possible action on a resolution casting votes for board members to the Brazoria County Appraisal District Board of Directors.
- [7.](#) Consideration and possible action on a resolution approving a contingent fee contract and engagement for bond counsel services with Bracewell, LLP.
- [8.](#) Consideration and possible action on a resolution authorizing a Community Development Block Grant (CDBG) application to the Texas Department of Agriculture for the Community Development Fund.
- [9.](#) Consideration and possible action on a resolution authorizing a letter of support to the State Legislature regarding the development and creation of a Mental Health Crisis Center in Brazoria County.
- [10.](#) Consideration and possible action on an ordinance granting a specific use permit for alcohol sales/liquor store at 3233 Meridiana Pkwy, Suite 500.
- [11.](#) Consideration and possible action on a specific use permit for a childcare facility in the Sierra Vista Town Center.
- [12.](#) Consideration and possible action on a Professional Services Agreement with Burditt for architectural and design services related to the Municipal Government Center Master Plan.

CONSENT AGENDA

Consideration and possible action to approve the following consent agenda items:

- [13.](#) Consider approval of the October 14, 2024 City Council work session minutes.
- [14.](#) Consider approval of the October 14, 2024 City Council meeting minutes.
- [15.](#) Consider approval of the November 6, 2024 City Council work session meeting minutes.
- [16.](#) Consider approval of an interlocal agreement with Brazoria County.
- [17.](#) Consider approval of an advanced funding agreement (AFA) with TxDOT for lighted street signs at TxDOT intersections.
- [18.](#) Consider approval of a one-time six-month extension on the Caldwell Lakes Section 3 Preliminary Plat Approval.
- [19.](#) Consider approval of a one-time six-month extension on the Caldwell Lakes Section 4 Preliminary Plat Approval.
- [20.](#) Consider acceptance of Bullard Parkway Street Dedication Phase I Water, Drainage & Paving and Appurtenances into the One Year Maintenance Period.
- [21.](#) Consider acceptance of Cedar Rapids Parkway Phase II Water, Drainage and Paving Facilities into One Year Maintenance Period.
- [22.](#) Consider conditional approval of Sierra Vista Section 10 Water, Sanitary, Drainage and Paving Facilities into the One Year Maintenance Period.
- [23.](#) Consider conditional approval of Sterling Lakes North Section 8 Water, Sanitary, Drainage and Paving Facilities into the One Year Maintenance Period.
- [24.](#) Consider final approval of Sierra Vista West Section 4 Water, Sanitary, Drainage and Paving Facilities.

COUNCIL COMMENTS

STAFF REPORTS

- [25.](#) Building Official/Fire Marshal Monthly Report
- [26.](#) Police Department Monthly Report
- [27.](#) Municipal Court Monthly Report
- [28.](#) Public Works Monthly Report
- [29.](#) City Engineer Report
- [30.](#) Finance Monthly Reports
- [31.](#) Technology Department Monthly Report
- [32.](#) Water/Wastewater Utility Monthly Report

ADJOURNMENT

I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony City Council was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on November 14, 2024.



Kayleen Rosser

Kayleen Rosser, City Secretary

I hereby certify that the foregoing agenda remained posted at the entrance to the Iowa Colony City Hall where it was visible to the public at all times and on the City's website for at least 72 hours preceding the scheduled time of the meeting therein described.

Kayleen Rosser

Kayleen Rosser, City Secretary

Date Signed: _____



City Council Agenda Item Request Form

Item 1.

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 11/01/2024

Department Making Request: 25 - Municipal Court

Person Making Request: Monica Suarez

Item Type: Contract

Budgeted? N/A (no cost) Cost: \$ 0.00

If budgeted, identify account:

Short Description:

Consider reappointment of Municipal Court Judges whose term expires November 2024.

Explanation/Justification Details:

Per Sec. 29.005 of the Government Code, a municipal court judge's term of office is two years unless the municipality provides for a longer term pursuant to the Texas Constitution. The following individuals were appointed as Municipal Court Judge for the City of Iowa Colony on 11/14/2022 and are up for reappointment: Judge Robert Barfield Presiding Judge Judge Thomas "TJ" Roberts Associate Judge Judge James "Dan" Connelly Associate Judge All three judges have agreed to continue in their current role and staff recommends that all three judges be reappointed for another two-year term.

Requestor Signature:

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the 11/18/2024 Council Agenda.

City Secretary

**CITY OF IOWA COLONY NOTICE OF PUBLIC HEARING
ON A SPECIFIC USE PERMIT**

**City Council Public Hearing: November 18, 2024, at 7:00 p.m.
City Council Chambers
3144 Meridiana Pkwy., Iowa Colony, Texas, 77583**

The Iowa Colony **City Council** will hold a public hearing at 7:00 p.m. on November 18, 2024, at the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, pursuant to the Comprehensive Zoning Ordinance as amended, to consider a specific use permit for alcohol sales/store:

The property located at 3233 Meridiana Parkway, Suite 500, Iowa Colony, Texas 77583, forms part of the shopping center owned by Shops at Sterling Lakes LLC. The property is legally described as "Shops at Sterling Lakes LLC, A0289 H T & BRR Tract 3F16A & A0515 (HT&BRR) Tract 10A, encompassing 5.988 acres."

All interested persons may be heard concerning this matter. A copy of the application for action by the City of Iowa Colony and a map of the area subject to this action are available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated or at krosser@iowacolonytx.gov.

Kayleen Rosser
City Secretary

BRAZORIA COUNTY APPRAISAL DISTRICT

Item 6.

MEMBERS OF THE BOARD

Kristin Bulanek
Elizabeth Day
Tommy King
John Luquette
Patrick O'Day
Gail Robinson
George Sandars
Susan Spoor
Robert York-Westbrook

CHIEF APPRAISER

Marcel Pierel III
500 N. Chenango
Angleton, Texas 77515
979-849-7792
Fax 979-849-7984

October 21, 2024

Mr. Robert Hemminger
City Manager of Iowa Colony
3144 Meridiana Pkwy.
Iowa Colony, TX 77583

Dear Mr. Hemminger,

Thirty-four voting taxing units were entitled to submit by written resolution, nominations to appoint five-members to the board of directors of the Brazoria County Appraisal District for the year 2025. **Attached is the official ballot with the nominations we received.**

CITY OF IOWA COLONY IS ENTITLED TO CAST 28 VOTE(S).

Each voting unit must vote by **Written Resolution** and submit it to the chief appraiser before **December 15, 2024**. The governing body of the taxing unit may cast all its votes for one candidate or distribute the votes among any number of candidates. When you add the column of your votes, your total should not be greater than your allotted number.

A voting unit must cast its votes for a person, or persons nominated and named on the ballot. There is no provision for write-in candidates. The chief appraiser may not count votes cast for someone not listed on the official ballot.

Please complete the ballot and return to Marcel Pierel III, Chief Appraiser, by mail to 500 North Chenango, Angleton, Texas 77515, email mpierel@brazoriacad.org or fax to 979-849-7984 **along with a Written Resolution before December 15, 2024.** If you have any questions about the format of your resolution or any other matter, give me a call immediately.

It is important that you return your **Ballot and Resolution** to the chief appraiser before **December 15, 2024**, so that we may count the votes, declare the winners, and notify all taxing units and candidates of the results.

Sincerely,



Marcel Pierel III
Chief Appraiser

MP/td
Enclosure

**BRAZORIA COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS ELECTION 2024**

OFFICIAL BALLOT

| <u>NOMINATIONS/CANDIDATES</u> | | <u>VOTE(S) CAST</u> |
|-------------------------------|-------------------------|---------------------|
| 1. | <u>Kristin Bulanek</u> | 1. _____ |
| 2. | <u>Eric Hayes</u> | 2. _____ |
| 3. | <u>Wayman Hutchings</u> | 3. _____ |
| 4. | <u>Glen Jones</u> | 4. _____ |
| 5. | <u>Tommy King</u> | 5. _____ |
| 6. | <u>Arnetta Murray</u> | 6. _____ |
| 7. | <u>Marinell Music</u> | 7. _____ |
| 8. | <u>Patrick O'Day</u> | 8. _____ |
| 9. | <u>Gail Robinson</u> | 9. _____ |
| 10. | <u>George Sandars</u> | 10. _____ |
| 11. | <u>Susan Spoor</u> | 11. _____ |

PLEASE ATTACH YOUR RESOLUTION TO THIS FORM

SUBMITTED BY: _____

VOTES ENTITLED TO: _____

VOTES CAST: _____

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS,
DETERMINING AND CASTING VOTES FOR THE CANDIDATES
FOR POSITIONS ON THE BOARD OF DIRECTORS OF THE
BRAZORIA COUNTY APPRAISAL DISTRICT**

WHEREAS, the official ballot containing the names of the duly nominated candidates for the Board of Directors of the Brazoria County Appraisal District has been received from the Chief Appraiser of the Brazoria County Appraisal District; and

WHEREAS, the City of Iowa Colony does hereby determine and cast its votes for the candidates for the Board of Directors of the Brazoria County Appraisal District as attached to the Brazoria County Appraisal District official ballot;

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

SECTION 1. That the City Council the City of Iowa Colony wishes to cast its votes thereon.

SECTION 2. BE IT FURTHER RESOLVED that the official ballot be marked in accordance with this resolution and returned to the Chief Appraisal District with a copy of this resolution attached hereto prior to December 15,2024.

PASSED AND APPROVED ON THIS 18th DAY OF NOVEMBER 2024.

CITY OF IOWA COLONY

Wil Kennedy, Mayor

ATTEST:

Kayleen Rosser, City Secretary

RESOLUTION NO. 2024- _____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS APPROVING
AN ENGAGEMENT AGREEMENT RELATING TO BOND COUNSEL
SERVICES

WHEREAS, City of Iowa Colony, Texas (the “City”) plans to issue bonds, certificates of obligation or other obligations from time to time for public purposes authorized by Texas statutes; and

WHEREAS, the City desires to engage competent, experienced bond counsel services for the issuance of these obligations; and

WHEREAS, Bracewell LLP (“Bracewell” or the “Firm”) is a nationally recognized law firm providing bond counsel services; and

WHEREAS, the City and the Firm desire to enter into an engagement agreement (the “Engagement Agreement”) that sets forth the agreement between the parties with respect to bond counsel services;

NOW THEREFOR BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF IOWA COLONY, TEXAS THAT:

SECTION 1. The recitals set forth in the preamble of this Resolution are true and correct in all material respects and the terms defined in the Recitals are incorporated herein for all purposes.

SECTION 2. It is hereby found, determined and declared that there is a substantial need for Bracewell’s legal services; the legal services cannot be adequately performed by the attorneys and supporting personnel of the City; and the legal services cannot reasonably be obtained from attorneys in private practice under a contract providing only for the payment of hourly fees, without regard to the outcome of the matter, because of the nature of the matter for which the services will be obtained and the compensation for such services will be paid from the proceeds of the obligations to be issued by the City.

SECTION 3. The City Council of the City approves the Engagement Agreement by and between the City and the Firm in substantially the form attached hereto as Exhibit A, with such changes as may be approved by the Mayor, and the Mayor is hereby authorized to execute such Engagement Agreement and the appropriate officers of the City may attest such signature.

SECTION 4. It is hereby found, determined, and declared that a sufficient written notice of the date, hour, place, and subject of this meeting of the City Council was posted at the location and the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. It is further found, determined and declared that sufficient written notice of the Engagement Agreement was posted as required by Chapter 2254,

Texas Government Code. The City Council further ratifies, approves and confirms such written notices and the contents and posting thereof.

PRESENTED AND PASSED on this the ____ day of _____, 2024.

Will Kennedy, Mayor
City of Iowa Colony, Texas

ATTEST:

Kayleen Rosser, City Secretary
City of Iowa Colony, Texas

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §

I, the undersigned officer of the City Council of the City of Iowa Colony, Texas, hereby certify as follows:

1. The City Council of the City of Iowa Colony, Texas, convened in a regular meeting on the _____ day of _____, 2024, at the regular meeting place thereof, within said City and the roll was called of the duly constituted officers and members of said City Council, to wit:

- | | |
|------------------------|--------------------|
| Will Kennedy | Mayor |
| McLean Barnett | Council Position 1 |
| Arnetta Hicks-Murray | Council Position 2 |
| Marquette Greene-Scott | Council Position 3 |
| Timothy Varlack | Council District A |
| Kareem Boyce | Council District B |
| Sydney Hargroder | Council District B |

and all of said persons were present, except the following absentee(s): _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS APPROVING AN ENGAGEMENT AGREEMENT RELATING TO BOND COUNSEL SERVICES

was duly introduced for the consideration of said City Council. It was then duly moved and seconded that said resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of said resolution, prevailed and carried by the following vote:

- _____ 1. Member(s) of City Council shown present voted "Aye."
- _____ 2. Member(s) of City Council shown present voted "No."

2. A true, full and correct copy of the aforesaid resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that said resolution has been duly recorded in said City Council's minutes of said meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said meeting pertaining to the adoption of said resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly

and sufficiently notified officially and personally, in advance, of the date, hour, place and purpose of the aforesaid meeting, and that said resolution would be introduced and considered for adoption at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; that said meeting was open to the public as required by law; and that public notice of the date, hour, place and subject of said meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED this _____ day of _____, 2024.

Kayleen Rosser, City Secretary
City of Iowa Colony, Texas

[SEAL]

EXHIBIT A
ENGAGEMENT AGREEMENT

Notice of Contingent Fee Legal Services Contract

The City Council of the City of Iowa Colony, Texas (the “City”) requires the assistance of outside legal counsel in carrying out its responsibilities related to the issuance of bonds and other obligations from time to time. Pursuant to Section 2254.102(e) of the Texas Government Code (the “Act”), the City is required to provide written notice to the public stating certain criteria in connection with the engagement of legal counsel to be paid in accordance with a contingent fee legal services agreement. This notice is being provided in accordance with the Act.

1. The City issues bonds and other obligations from time to time for various public purposes authorized by Texas statutes, in order to finance or refinance various public projects;
2. Bracewell LLP’s (“Bracewell” or the “Firm”) is a full service firm that includes a national public finance practice and has the necessary competence, qualification and experience to serve as bond counsel for the City.
3. The City and Bracewell do not have any prior engagements or relationships or other information regarding the nature of any relationships between the political subdivision and the firm as described in §2254.1036(c) of the Texas Government Code.
4. The City cannot adequately perform the legal services with attorneys and supporting personnel of the City because the City does not employ in-house counsel or supporting personnel with the required experience, qualifications or resources to adequately perform bond counsel services in connection with the issuance of obligations;
5. Given the nature of bond counsel services and the source of payment therefor (being from the proceeds of obligations issued by the City), such legal services cannot reasonably be obtained from attorneys in private practice under a contract providing for the payment of hourly fees without contingency; and
6. Entering into a contingent fee contract with Bracewell for bond counsel services is in the best interest of the residents of the City as the City will have competent, qualified and experienced counsel to advise on the issuance of the bonds and other obligations, and the provision of such legal services will not financially impact the City as the compensation for such services will be paid from the proceeds of such bonds or other obligations.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE COMMUNITY DEVELOPMENT FUND

WHEREAS, the City Council of Iowa Colony desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, it is necessary and in the best interests of the City of Iowa Colony to apply for funding under the Texas Community Development Block Grant Program;

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

SECTION 1. That a Texas Community Development Block Grant Program application for the Community Development Fund is hereby authorized to be filed on behalf of the City with the Texas Department of Agriculture and placed in competition for funding under the Community Development Fund (25-26 cycle), seeking the full amount of \$750,000.00.

SECTION 2. That the City of Iowa Colony commits to dedicating no less than 51% of grant funds for activities identified by the state planning region as First Priority.

SECTION 3. That all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.

SECTION 4. That the City of Iowa Colony will contribute a minimum of 10% of the requested grant amount, equivalent to \$75,000.00, which will be used towards construction activities.

PASSED AND APPROVED ON THIS 18th DAY OF NOVEMBER 2024.

CITY OF IOWA COLONY

Wil Kennedy, Mayor

ATTEST:

Kayleen Rosser, City Secretary

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IOWA COLONY TEXAS, AUTHORIZING A LETTER OF SUPPORT FOR THE DEVELOPMENT AND CREATION OF A MENTAL HEALTH CRISIS CENTER IN BRAZORIA COUNTY

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

SECTION 1. That the City Council hereby authorizes a letter of support for the development and creation of a Mental Health Crisis Center in Brazoria County.

SECTION 2. That the City Council hereby authorizes the Mayor to execute, on behalf of the City Council, a letter of support for the development and creation of a Mental Health Crisis Center in Brazoria County.

READ, PASSED AND ADOPTED ON NOVEMBER 18, 2024.

WIL KENNEDY, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS

Letter of Support for a Mental Health Hospital in Brazoria County

Please review the below. Your organization can either place this language on a letterhead or complete the [survey](#) to be added to the list of supporters. This information is based on the [Pearland Chamber's Mental Health Study Evaluation](#).

Please return pdf version of signed letter to Jim.Johnson@PearlandChamber.org

.....

Dear State Legislators,

We, **INSERT NAME**, are writing to express our strong and unified support for the development and creation of a **Mental Health Crisis Center** in Brazoria County. This initiative is a critical step in addressing the growing mental health and substance abuse crisis facing our community, as evidenced by the increasing rates of mental distress, substance abuse disorders, and suicide.

Brazoria County is experiencing a significant shortage of mental health services, **including zero dedicated psychiatric inpatient beds**. This has left many vulnerable individuals without the immediate care they need, forcing them to seek assistance outside the county, or worse, to go without any care at all. Data shows that the **demand for psychiatric services in Brazoria County will rise by nearly 50% over the next decade**, yet we are ill-prepared to meet this need without proper facilities and resources.

The Mental Health Crisis Center will not only provide urgent inpatient care but will also alleviate the pressure on local hospitals, law enforcement, emergency services, and educational institutions, all of which are currently overwhelmed by the demands of mental health crises. Additionally, this facility will enable a more comprehensive approach to care, including outpatient services, substance abuse disorder treatment, and community-based programs that can serve as preventative measures.

Optional: Insert local organizational data or example of how it would be beneficial to your organization.

By supporting this initiative, we believe we can dramatically improve access to life-saving mental health care for individuals and families in our community. The benefits of such a center are not limited to healthcare alone. This facility will have a positive impact on the local economy, reducing absenteeism in the workplace and fostering a healthier, more resilient community.

We urge our state leaders to prioritize this project and allocate the necessary **\$115,000,000 in funding** and resources to make this facility a reality. We are committed to working together, alongside healthcare providers, schools, law enforcement, and other community organizations, to ensure the success of this critical initiative.

Together, we can take meaningful steps toward addressing the mental health crisis in Brazoria County, ensuring that no one falls through the cracks in their time of need.



A Crisis in Brazoria County: Mental Health and Substance Use

THE PROBLEM

In Brazoria County, Texas, mental health and substance use disorder (SUD) needs have grown rapidly in recent years, impacting all aspects of community health and safety.

THE NUMBERS

MENTAL HEALTH DECLINE:

Poor mental health days jumped **80%** since 2016

FINANCIAL BURDEN:

Medical care costs in Texas are **216%** higher for patients with mental health conditions

OPIOID OVERDOSES:

The county's overdose rate rose **90%** since 2019

LACK OF INPATIENT PSYCHIATRIC BEDS:

0 beds available for patients in acute psychiatric crisis

IMPACT ON SYSTEMS

- **Overburdened first responders** dealing with mental health and substance use cases, taking time from other emergencies.
- **Schools struggling** with an unprecedented number of self-harm cases, averaging 1,200 visits to school counselors per year.



Actionable Solutions for Brazoria County



BUILD AN INPATIENT CRISIS CENTER

A **mental health crisis center** with inpatient beds is essential to handle growing demand locally and reduce strain on police and hospitals.

EXPAND TREATMENT PROGRAMS

Increase access to **opioid and alcohol treatment services**, including more **Medication-Assisted Treatment (MAT)** and **Opioid Treatment Programs (OTPs)**.



CREATE A MENTAL HEALTH CRISIS UNIT

Establish a specialized **mental health response team** to handle emergencies, freeing up police and EMS for other critical situations.

STRENGTHEN COMMUNITY-BASED SERVICES

Expand **school and community mental health programs** to catch problems early, keeping residents out of hospitals and reducing long-term costs.



SECURE FUNDING AND IMPROVE REIMBURSEMENT RATES

Expanded **funding and improved reimbursement rates** can reduce the economic and social burden.

CONCLUSION

With mental health and substance use challenges affecting individuals and families across Brazoria County, these actionable solutions can help **save lives, reduce taxpayer costs, and ensure a safer future for the community.**

Needs Assessment

Pearland Chamber of Commerce

September 2024

Acknowledgment and Dedication

About Capital Link

Capital Link is a national, non-profit organization that has worked with hundreds of health centers and Primary Care Associations for over 25 years to plan capital projects, finance growth, and identify ways to improve performance. We provide innovative consulting services and extensive technical assistance with the goal of supporting and expanding community-based health care. Established in the late 1990s as a joint effort of the National Association of Community Health Centers (NACHC), several state-based Primary Care Associations (PCAs), and the Bureau of Primary Health Care, Capital Link grew out of the community health center movement and continues to support it through creative capital development and analytic activities. For more information, visit www.capl原因ink.org.

Contact Information

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Dedication

This document is dedicated to David Wagner, whose unwavering commitment and passion will be remembered always.

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Pearland Chamber of Commerce

The Pearland Chamber supports empowering elected officials with the flexibility and policy tools required to ensure the needs of the business community are met. Our mission is to serve business, promote growth and empower the community. The Chamber has identified three key areas for supporting Pearland businesses through advocating for business, benefiting the community, and cultivating talent.

In 2024, the Chamber's priorities include education, infrastructure, workforce development, and healthcare. The Healthcare Industry Committee consists of executives and leaders from various sectors, including inpatient, outpatient, and community-based organizations. The committee is also expanding to engage less traditional healthcare partners, such as schools, emergency medical services (EMS), police, and other community organizations, to ensure comprehensive support for Pearland's healthcare landscape.

The Pearland Chamber of Commerce supports a community where 83% of businesses are locally owned, nearly 50% of residents aged 25 and older hold a bachelor's degree, and the city is recognized as the second most diverse in the United States. With a median age of 36.1, Pearland is home to many Texas Medical Center employees and boasts notable achievements, such as the Pearland High School Softball team winning its third state championship in 2023.

In 2023, the Pearland Chamber of Commerce was recognized as Chamber of the Year by the Association of Chamber of Commerce Executives. Today, our organization represents over 700 businesses and 10,000+ employees in the greater Pearland area.

Jim Johnson, CCE, IOM



Introduction: Brazoria County’s Mental Health and Substance Use

Crisis

Brazoria County is facing a growing crisis of mental health and substance abuse, with rising cases affecting the most vulnerable populations. Data shows an alarming increase in mental health issues and substance use disorders, putting strain on families and communities. The shortage of mental health providers in the county is exacerbating the situation, making it difficult for individuals to access timely care and support. The community is facing significant challenges as the demand for mental health services continues to outpace available resources.

Key Findings

1. **Lack of Psychiatric Beds:** Brazoria County has **zero** dedicated psychiatric beds, leaving residents without crucial inpatient mental health care options within the county.
2. **Provider Shortage:** The county's **mental health provider-to-patient ratio is 1,052**, which is **52% higher than the Texas average** of 691 patients per provider, underscoring the urgent need for additional mental health professionals.
3. **Mental Health Practitioner Shortfall:** In 2021, Brazoria County had only **32 Offices of Mental Health Practitioners**, equating to **8.3 offices per 100,000 residents**—just a quarter of the state ratio of 33.7, highlighting the significant shortage of mental health services.
4. **Mental Health Professional Shortage Area:** The entire county is designated a **Mental Health Professional Shortage Area**, with a **score of 16**—the second-highest in all of Texas.
5. **Surge in Anxiety Disorder Visits:** Texas Federally Qualified Health Centers (FQHCs) saw an **80% increase** in anxiety disorder visits over the last five years, with utilization growing from 2.9 to 3.1 visits per patient.
6. **Rising Suicide Rates:** Brazoria County’s suicide rate is higher than the Texas average and rising rapidly, currently ranking **12th in the state** for suicide growth.
7. **Opioid Crisis:** The county has **1,525 fentanyl users** and **16,369 non-fentanyl opioid users**. The fatal opioid overdose rate has risen by **90% in the last five years**, driven primarily by fentanyl.
8. **Binge Drinking Surge:** The rate of binge drinking has jumped from **12% in 2014 to 21% in 2023**, leading to potential increases in **drunk driving, assaults, family breakdowns, and workforce challenges**.
9. **Economic Impact:** Mental health care spending in Texas is nearly **double** for adults with mental illness, and absenteeism due to untreated mental health issues will cost local businesses **millions** annually.
10. **Rising Demand for Mental Health Services:** By 2033, psychiatric outpatient services are projected to grow by **49.5%**.
11. **Schools in Crisis:** Brazoria schools are seeing over **1,200 visits** to school counselors in one school year for **suicide/self-harm** issues.
12. **Strain on Police and Hospitals:** Local police departments and hospitals are at risk of being **overwhelmed** as mental health and substance use cases rise.

Action is needed to address Brazoria County's healthcare infrastructure and improve access to care. Mental illness and substance abuse, if untreated, pose significant economic and social challenges, affecting businesses, hospitals, law enforcement, schools, and emergency services. These issues go beyond healthcare, impacting the broader community and local economy.

Supporting local solutions, empowering healthcare providers, and collaborating with leadership are essential steps to ensuring Brazoria County remains a place where families can thrive and communities stay safe. This report provides data-driven recommendations for a sustainable path forward, emphasizing the urgency of taking action now.

Guide to This Document

The Pearland Chamber of Commerce, recognizing the urgent need to address the behavioral health crisis in Pearland, partnered with key stakeholders across the community to commission this comprehensive needs assessment. Together with healthcare providers, local businesses, law enforcement, schools, and government agencies, the Chamber sought to fully understand the scope of the problem and identify actionable solutions. Capital Link, tasked with conducting the assessment, engaged in extensive consultations with these stakeholders, gathering critical data and insight from each. The organization also undertook in-depth research and analysis to map out the full scale of Brazoria County's behavioral health crisis and recommend strategic solutions for addressing it.

The first section, "**Demographic Overview of Brazoria County**", covers the county's population and human geography, providing crucial context for understanding the needs of different communities. The second section, "**Medical Needs of Brazoria County**," analyzes current and projected trends in traditional healthcare.

The third section, "**Behavioral Health Landscape**," focuses on mental health and substance use trends, offering a detailed view of the current challenges and highlighting areas that require the most urgent attention.

The fourth section, "**Current Stakeholder and Provider Assessment: Brazoria County Mental Health Support Organizations/Services**," evaluates the available treatment options and service projections for behavioral health, including how inpatient and outpatient providers are managing these issues. It also addresses the impact on first responders, schools, and other organizations directly affected by this crisis.

The final section, "**Addressing the Behavioral Health Crisis: Strategic Solutions and Key Recommendations**," outlines actionable recommendations for stakeholders and community leaders to effectively address the crisis.

This report is not designed to be read cover to cover, though readers may do so if they choose. Instead, it serves as a strategic guide and reference for community leaders, legislators, key stakeholders, and concerned citizens looking for data-driven insights to inform decisions on evidence-based solutions, applications, and resource allocation.

Demographic Overview of Brazoria County

Understanding the full demographic and socioeconomic landscape of Brazoria County is essential for policymakers and key stakeholders to make informed decisions regarding the allocation of resources for mental health and substance use treatment. Comprehensive data on the population, including where residents live and their socioeconomic status (SES), provides a clear picture of the county's needs. This information helps ensure that resources are directed toward areas with the greatest demand, enabling more effective planning and policy development, particularly in healthcare. Without this data, efforts to address the county's challenges, including mental health care and social services, may fall short of serving the populations most in need.

Brazoria County Demographic Trends

In 2023, Brazoria County had a population of 384,941, with a population density of 266.79 residents per square mile. **By 2028, the population is projected to grow to 417,181**, with a density of 289.13 residents per square mile. This represents an **8.4% growth in population and density** from 2023 to 2028. Comparatively, Texas had a total population of 29,940,758 in 2023, with a population density of 113.1 residents per square mile. The state's population is projected to increase to 31,981,592 by 2028, with a density of 120.8 residents per square mile. This reflects a projected growth rate of 6.8% over the same period. From 2010 to 2020, Brazoria County experienced significant growth, with a 105.4% increase in total population and a 117.4% increase in population density. In contrast, Texas saw a 102.7% increase in total population and a 105.4% rise in population density during the same period. These statistics highlight that **Brazoria County has experienced a higher growth rate in both population and density compared to the state average** and is expected to continue growing at a faster pace through 2028.¹

| Population | 2023 | 2028 Projections | 2010 to 2020 Growth (% change) | 2023 to 2028 Projected Growth (% change) |
|--------------------------------|------------|------------------|--------------------------------|--|
| Brazoria County, TX | | | | |
| Total Population | 384,941 | 417,181 | 105.4% | 8.4% |
| Population Density (Pop/Sq Mi) | 266.79 | 289.13 | 117.4% | 8.4% |
| Texas | | | | |
| Total Population | 29,940,758 | 31,981,592 | 102.7% | 6.8% |
| Population Density (Pop/Sq Mi) | 113.1 | 120.8 | 105.4% | 6.8% |

In 2023, Brazoria County's population was notably diverse, comprising 51% White, 14.8% Black, 7.2% Asian/Native Hawaiian/Pacific Islander, and 31.4% Hispanic residents. Significant growth is projected by 2028 in the Asian/Native Hawaiian/Pacific Islander (18.9%) and Hispanic (15%) populations, with increases also expected in the Two or More Races category (16.4%). These growth rates surpass state averages, indicating Brazoria County is a rapidly evolving community with diverse needs and a dynamic demographic landscape.

¹ www.esiteanalytics.com

| Population by Race | Brazoria County, TX | | | Texas | | |
|--------------------------------------|---------------------|----------------------------|--|-----------------|----------------------------|--|
| | 2023 Population | 2023 Percent of Population | 2023 to 2028 Projected Growth (% change) | 2023 Population | 2023 Percent of Population | 2023 to 2028 Projected Growth (% change) |
| White | 196,249 | 51.0% | 3.3% | 14,985,376 | 50.1% | 3.2% |
| Black | 56,792 | 14.8% | 7.8% | 3,608,502 | 12.1% | 5.8% |
| Amer. Indian/Alaska Nat. | 2,851 | 0.7% | 6.9% | 287,678 | 1.0% | 3.8% |
| Asian/Nat. Hawaiian/Pacific Islander | 27,552 | 7.2% | 18.9% | 1,668,206 | 5.6% | 16.9% |
| Some Other Race | 43,960 | 11.4% | 14.7% | 4,086,065 | 13.7% | 10.1% |
| Two or More Races | 57,537 | 15.0% | 16.4% | 5,304,931 | 17.7% | 12.0% |
| Hispanic Ethnicity | 120,728 | 31.4% | 15.0% | 11,836,829 | 39.5% | 10.1% |

In 2023, children and young adults (0-19 years) made up 28.4% of Brazoria County's population, with a projected growth of 7.8% by 2028—slightly higher than Texas's 28.1% for this age group and a 6.1% projected growth. The young student and working-age group (20-44 years) was the largest segment at 34.6%, expected to grow by 7.6% by 2028. Statewide, this group accounts for 35.3% of the population with a 6.5% projected growth. Middle-aged adults (45-64 years) constituted 24.5% of the county's population, with an anticipated growth of 7.8% through 2028. This is slightly above Texas's 23.5% for this age group, which is expected to grow by 6.3%.

The senior cohort (65 to 84 years) in Brazoria County represented 11.3% of the population in 2023, slightly below the state average of 11.9%. However, **this age group is projected to experience significant growth of 12.7% through 2028**, compared to a 10.1% growth rate statewide. The population aged 85 and older in Brazoria County constituted 1.1% of the population in 2023, with a projected growth rate of 13.4% through 2028. This is slightly lower than the state average of 1.3%, which is expected to see a growth rate of 10.1%. The median age in Brazoria County was 36.5 years, slightly higher than the Texas median age of 35.4 years. **This data underscores the importance of considering the needs of a community experiencing significant growth across all age groups, a large population of youth, but also a rapidly aging senior population.**

| Population by Age | Brazoria County, TX | | | Texas | | |
|-------------------|---------------------|----------------------------|--|-----------------|----------------------------|--|
| | 2023 Population | 2023 Percent of Population | 2023 to 2028 Projected Growth (% change) | 2023 Population | 2023 Percent of Population | 2023 to 2028 Projected Growth (% change) |
| 0 to 19 | 109,340 | 28.4% | 7.8% | 8,409,471 | 28.1% | 6.1% |
| 20 to 44 | 133,362 | 34.6% | 7.6% | 10,569,001 | 35.3% | 6.5% |
| 45 to 64 | 94,370 | 24.5% | 7.8% | 7,028,227 | 23.5% | 6.3% |
| 65 to 84 | 43,682 | 11.3% | 12.7% | 3,552,850 | 11.9% | 10.1% |
| 85+ | 4,187 | 1.1% | 13.4% | 381,207 | 1.3% | 10.1% |
| Median Age | 36.5 Years | | | 35.4 Years | | |

In 2023, Brazoria County's income landscape showcased both diversity and growth, with a significant shift toward higher income brackets. Households earning less than \$24,999 made up 11.2% of the population, a figure notably lower than the state average of 17.8%. This segment is projected to decline by 10.6% by 2028, reflecting an economic shift as fewer households fall into the lowest income category.

Similarly, 14.9% of households in Brazoria County earned between \$25,000 and \$49,999, also expected to decrease by 6.4% over the next five years. This decline contrasts with the state average of 20.1%, which is

projected to shrink by 4.6%. The largest segment of Brazoria County households in 2023 earned between \$50,000 and \$99,999, accounting for 31.6% of the population. However, this group is expected to decrease by 12.5% by 2028, while the state’s equivalent group shows no projected change.

Conversely, the county is experiencing robust growth in higher income brackets. Households earning between \$100,000 and \$149,999 represented 21.2% of the population in 2023 and are projected to grow by an impressive 31.1% by 2028. Statewide, 16.2% of households fall into this range, with a projected growth of 25.9%. The highest income bracket, households earning \$150,000 or more, comprised 21.1% of Brazoria County’s population in 2023. This group is expected to see the most substantial growth, with a 40.2% increase by 2028, outpacing Texas's 15.6% share, which is projected to grow by 35.3%.

Average household incomes in Brazoria County are similarly on the rise. In 2023, the county’s average household income was \$113,606, with a projected increase of 18.0% by 2028, higher than the state average of \$97,894, which is expected to grow by 16.0%. The median household income in Brazoria County stood at \$85,614 in 2023 and is anticipated to rise by 22.4% by 2028, compared to the Texas median of \$66,686, projected to grow by 16.7%. Per capita income in the county was \$40,226, with a projected increase of 18.5% by 2028, also outpacing the state’s \$36,161, which is expected to grow by 16.3%.

These trends highlight Brazoria County's shifting economic landscape, with significant growth in higher income brackets and a corresponding rise in median and average household incomes. This upward trajectory signals strong economic potential for the region. **However, it is important to note that the numbers middle- and working-class individuals are projected to decrease, which will directly change the composition of health care needs of the community by decreasing the number of uninsured and Medicaid patients. Both for-profit and non-profit providers must be part of any solution.**

| Households by Income | Brazoria County, TX | | | Texas | | |
|-----------------------|---------------------|----------------------------|--|-----------------|----------------------------|--|
| | 2023 Population | 2023 Percent of Population | 2023 to 2028 Projected Growth (% change) | 2023 Population | 2023 Percent of Population | 2023 to 2028 Projected Growth (% change) |
| \$0 - \$24,999 | 15,167 | 11.2% | -10.6% | 1,951,230 | 17.8% | -8.6% |
| \$25,000 - \$49,999 | 20,114 | 14.9% | -6.4% | 2,212,701 | 20.1% | -4.6% |
| \$50,000 - \$99,999 | 42,709 | 31.6% | -12.5% | 3,328,965 | 30.3% | 0.0% |
| \$100,000 - \$149,999 | 28,673 | 21.2% | 31.1% | 1,779,153 | 16.2% | 25.9% |
| \$150,000+ | 28,540 | 21.1% | 40.2% | 1,714,620 | 15.6% | 35.3% |
| Average HH Income | \$113,606 | | 18.0% | \$97,894 | | 16.0% |
| Median HH Income | \$85,614 | | 22.4% | \$66,686 | | 16.7% |
| Per Capita Income | \$40,226 | | 18.5% | \$36,161 | | 16.3% |

Number of Low-Income Residents by Zip Code Map

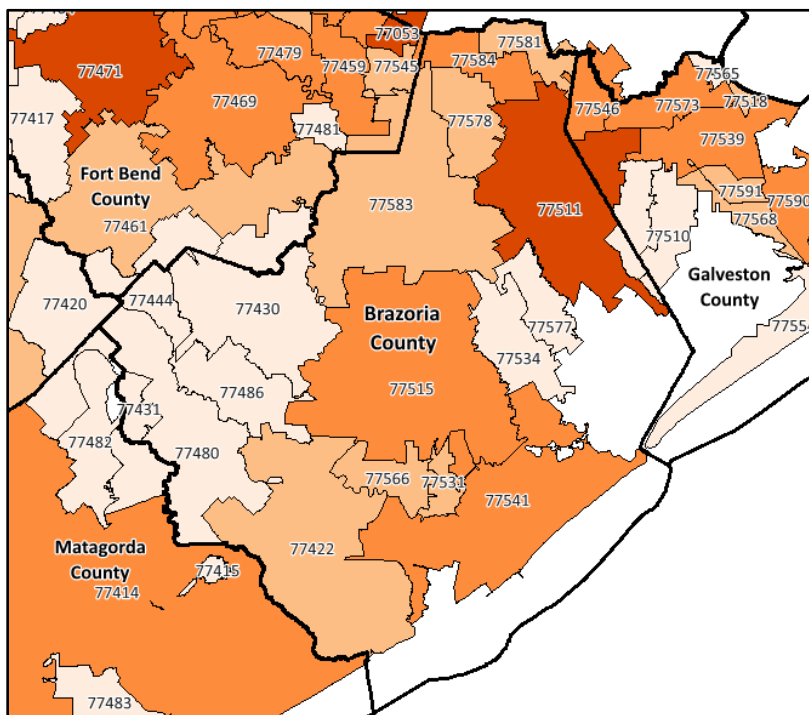
To make informed decisions about resource allocation, it's crucial to understand the diverse economic landscape of Brazoria County. The following maps provide valuable insight into the distribution of low-income residents, a key demographic for many public services, particularly Federally Qualified Health Centers (FQHCs). FQHCs primarily serve individuals below 200% of the Federal Poverty Level (FPL), making this population segment their core focus.

When considering large investments in this region, long-term sustainability is essential. **Often, the highest risks are faced by low-income populations, so understanding those risks is a key component of any investment opportunity.** Addressing these risks can ensure that resources are effectively directed to create lasting, positive impacts for both the community and the organizations that serve them.

In 2021, Brazoria County had over 82,490 low-income residents, accounting for 21.2% of the population. Zip Code 77511 had the highest concentration of low-income residents, with 16,166, followed by Zip Codes 77584 and 77541, each reporting over 8,800.

For lower-income residents, FQHCs play a vital role by providing affordable and accessible preventative care that keeps them out of hospitals. Meanwhile, higher-income residents typically rely on for-profit healthcare providers, whose services are aligned with the needs and financial capacity of this demographic. ²

³



² <https://geocarenavigator.hrsa.gov/>

Foreign-Born Population

The chart below outlines Brazoria County's population by gender, age, and citizenship, with Texas figures for comparison.⁴ Understanding the healthcare needs of foreign-born populations is crucial, as these groups often face unique challenges influenced by cultural and linguistic factors. By analyzing data on foreign-born individuals, healthcare providers can tailor services to better meet their needs, improving access to care, preventive services, and chronic disease management. This targeted approach helps identify disparities, allocate resources more equitably, and promote culturally competent care, ultimately enhancing health outcomes for foreign-born communities.

| 2022 Foreign-Born ⁵ | Brazoria County, TX | | Texas | |
|-------------------------------------|---------------------|------------|------------|------------|
| | Total Pop. | Percentage | Total Pop. | Percentage |
| U.S. Citizenship Status | | | | |
| Foreign-born population | 50,843 | - | 5,169,126 | - |
| Naturalized U.S. Citizen | 27,676 | 54.4% | 2,245,345 | 43.4% |
| Not a U.S. Citizen | 23,167 | 45.6% | 2,923,781 | 56.6% |
| Year of Entry | | | | |
| Population born outside of the U.S. | 57,599 | - | 5,680,352 | - |
| Native | 6,756 | 6,756 | 511,226 | 511,226 |
| Entered 2010 or later | 2,794 | 41.4% | 197,423 | 38.6% |
| Entered before 2010 | 3,962 | 58.6% | 313,803 | 61.4% |
| Foreign-born | 50,843 | 50,843 | 5,169,126 | 5,169,126 |
| Entered 2010 or later | 12,793 | 25.2% | 1,774,029 | 34.3% |
| Entered before 2010 | 38,050 | 74.8% | 3,395,097 | 65.7% |

⁴ <https://www.census.gov/>

Language (s) Spoken at Home

The table below examines the number of those who speak a language other than English, along with the rate of those who speak English ‘less than very well’. Brazoria County reports a significant level of residents that may have difficulty interacting with the English language as well as perhaps other traditional forms of related communication with 27.1% of the population speaking a language other than English and 33.4% of whom speak English ‘less than very well’. In Brazoria County, 9.0% of those age five years and over speak English ‘less than very well,’ while on a state level, just 12.8% of the population speak English ‘less than very well,’ indicating the need to prioritize translation services that promote comprehensible communication, promoting understanding and literacy.

| 2022 Languages Spoken at Home ⁶ | Brazoria County, TX | | | Texas | | |
|---|---------------------|------------|---|------------|------------|---|
| | Total | Percentage | Percentage who Speaks English less than “very well” | Total | Percentage | Percentage who Speaks English less than “very well” |
| Population 5 years and over | 363,992 | - | 9.0% | 28,147,854 | - | 12.8% |
| Speak a language other than English | 98,489 | 27.1% | 33.4% | 9,891,295 | 35.1% | 36.5% |
| Speak a Language other than English | | | | | | |
| <i>Spanish</i> | 71,920 | 19.8% | 32.2% | 7,973,826 | 28.3% | 37.8% |
| 5 to 17 years old | 13,231 | 3.6% | 22.6% | 1,550,882 | 5.5% | 25.1% |
| 18 years to 64 years old | 50,428 | 13.9% | 31.7% | 5,555,170 | 19.7% | 39.4% |
| 65 years old and over | 8,261 | 2.3% | 50.6% | 867,774 | 3.1% | 50.5% |
| <i>Other Indo-European Languages</i> | 4,740 | 1.3% | 38.9% | 724,161 | 2.6% | 24.3% |
| 5 to 17 years old | 790 | 0.2% | 25.7% | 104,538 | 0.4% | 22.8% |
| 18 years to 64 years old | 3,167 | 0.9% | 30.4% | 525,173 | 1.9% | 23.0% |
| 65 years old and over | 783 | 0.2% | 86.5% | 94,450 | 0.3% | 33.6% |
| <i>Asian & Pacific Island Languages</i> | 18,789 | 5.2% | 39.6% | 885,058 | 3.1% | 38.8% |
| 5 to 17 years old | 2,385 | 0.7% | 39.0% | 109,383 | 0.4% | 22.4% |
| 18 years to 64 years old | 14,058 | 3.9% | 35.7% | 653,031 | 2.3% | 36.3% |
| 65 years old and over | 2,346 | 0.6% | 63.6% | 122,644 | 0.4% | 66.7% |
| <i>Other Languages</i> | 3,040 | 0.8% | 15.9% | 308,250 | 1.1% | 23.8% |
| 5 to 17 years old | 724 | 0.2% | 35.5% | 47,055 | 0.2% | 13.7% |
| 18 years to 64 years old | 2,151 | 0.6% | 10.6% | 236,239 | 0.8% | 24.3% |
| 65 years old and over | 165 | 0.0% | 0.0% | 24,956 | 0.1% | 37.4% |

⁶ <https://www.census.gov/>

Disabilities by Demographic & Type

Providers play a vital role in providing inclusive healthcare services that cater to individuals with disabilities, aiming to enhance health outcomes and mitigate barriers to accessing quality care. A thorough understanding of the various types of disabilities within the population, along with their prevalence across different age groups and racial demographics, is crucial. This knowledge allows providers to effectively tailor services, ensuring services are accessible and responsive to the specific needs of diverse individuals with disabilities. By incorporating this understanding into its healthcare strategies, providers can effectively foster an environment where all patients receive the comprehensive care they require to achieve optimal health. Brazoria County's population reports 375,463 residents, 11.4% of whom experience some form of disability, slightly below that which has been reported on a state level, at 12.4%. The White population reported the highest rate of those with a disability, at 13.8%, followed by the Asian and Black/ African American categories, which reported 10.4% and 10.0%, respectively. As can be anticipated, as the population ages, they are more likely to experience a disability, with 76.4% of those aged 65 years and older reporting a disability in the region. **The disability types that reported the highest in the region included ambulatory (5.5%), cognitive (4.5%), and independent living (4.7%).**

| 2022 Disabilities by Demographic and Type ⁷ | Brazoria County, TX | | | Texas | | |
|--|---------------------|-------------------|----------------------------|------------|-------------------|----------------------------------|
| | Total | With a disability | % of Pop with a disability | Total | With a disability | Percent of Pop with a disability |
| Total civilian noninstitutionalized pop. w/disability | 375,463 | 42,784 | 11.4% | 29,539,484 | 3,665,403 | 12.4% |
| Male | 184,525 | 22,207 | 12.0% | 14,646,223 | 1,790,218 | 12.2% |
| Female | 190,938 | 20,577 | 10.8% | 14,893,261 | 1,875,185 | 12.6% |
| Race & Ethnicity | | | | | | |
| White alone | 180,498 | 24,862 | 13.8% | 14,051,233 | 1,907,009 | 13.6% |
| Black / African American alone | 57,103 | 5,704 | 10.0% | 3,511,325 | 493,671 | 14.1% |
| American Indian and Alaska Native alone | - | - | - | 240,002 | 33,051 | 13.8% |
| Asian alone | 27,740 | 2,881 | 10.4% | 1,628,628 | 117,180 | 7.2% |
| Native Hawaiian / Other Paci. Island alone | - | - | - | 34,435 | 4,275 | 12.4% |
| Some Other Race alone | 23,031 | 2,282 | 9.9% | 3,006,847 | 314,330 | 10.5% |
| Two or More Races | 85,540 | 6,807 | 8.0% | 7,067,014 | 795,887 | 11.3% |
| Hispanic / Latino (any race) | 121,732 | 10,583 | 8.7% | 11,923,852 | 1,279,845 | 10.7% |
| Age | | | | | | |
| Under 5 years | 24,189 | 0 | 0.0% | 1,881,718 | 12,837 | 0.7% |
| 5 to 17 years | 74,600 | 3,374 | 4.5% | 5,550,053 | 352,685 | 6.4% |
| 18 to 34 years | 81,119 | 5,957 | 7.3% | 7,124,006 | 556,120 | 7.8% |
| 35 to 64 years | 147,244 | 16,249 | 11.0% | 11,037,094 | 1,338,715 | 12.1% |
| 65 to 74 years | 30,827 | 8,859 | 28.7% | 2,429,183 | 653,757 | 26.9% |
| 75 years and over | 17,484 | 8,345 | 47.7% | 1,517,430 | 751,289 | 49.5% |
| Disability Type | | | | | | |
| Hearing difficulty (all ages) | - | 12,496 | 3.3% | - | 1,016,279 | 3.4% |
| Vision difficulty (all ages) | - | 8,058 | 2.1% | - | 811,296 | 2.7% |
| Cognitive difficulty (all ages) | - | 15,725 | 4.5% | - | 1,427,580 | 5.2% |
| Ambulatory difficulty (all ages) | - | 19,218 | 5.5% | - | 1,688,830 | 6.1% |
| Self-care difficulty (all ages) | - | 6,591 | 1.9% | - | 666,006 | 2.4% |
| Independent living difficulty (aged 18+) | - | 12,938 | 4.7% | - | 1,184,368 | 5.4% |

⁷ <https://www.census.gov/>

Employment, Occupation, & Commute

The U.S. Census Bureau annually reports on the number of those employed, along with the occupation and commute for any geographic area. Analyzing the employment, occupation, and commute patterns of patients served by providers is crucial because it provides critical insights into the socioeconomic conditions, health risks related to occupations, and potential barriers to accessing healthcare due to commute times. Understanding these factors allows providers to improve access to care, enhance health outcomes, and address the specific needs of its patient population. The table below presents this information in a format that is considered relevant to health care planning. In 2022, Brazoria County reported 3.1% of the population as unemployed, slightly higher than the state percentage of 2.9%. The region also indicated a larger percentage of service occupations, at 16.1%. It is important to note that service occupations often provide lower wages than that of other occupations and may not offer health benefits, which can impact one's ability to access healthcare.

| 2022 Employment & Occupation ⁸ | Brazoria County, TX | Texas |
|--|---------------------|------------|
| Employment Status | | |
| <i>Population 16 years and over</i> | 301,184 | 23,471,441 |
| In labor force | 63.9% | 65.5% |
| Civilian labor force | 63.8% | 65.0% |
| Employed | 60.8% | 62.1% |
| Unemployed | 3.1% | 2.9% |
| Armed Forces | 0.0% | 0.5% |
| Not in labor force | 36.1% | 34.5% |
| Occupation | | |
| <i>Civilian employed population 16 years and over</i> | 182,993 | 14,578,433 |
| Management, business, science, and arts occupations | 42.6% | 40.6% |
| Service occupations | 16.1% | 15.7% |
| Sales and office occupations | 19.6% | 20.9% |
| Natural resources, construction, and maintenance occupations | 9.7% | 10.1% |
| Production, transportation, and material moving occupations | 12.0% | 12.7% |
| Commuting to Work | | |
| <i>Workers 16 years and over</i> | 179,393 | 14,447,795 |
| Car, truck, or van -- drove alone | 79.8% | 71.2% |
| Car, truck, or van – carpooled | 8.3% | 10.0% |
| Public transportation (excluding taxicab) | 0.1% | 0.8% |
| Walked | 0.4% | 1.5% |
| Other means | 0.9% | 1.9% |
| Worked from home | 10.5% | 14.5% |
| Mean travel time to work (minutes) | 30.6 | 26.7 |

⁸ <https://www.census.gov/>

Education Attainment

The levels of education attainment in Brazoria County, as well as the state, are detailed below. Examining education attainment data is crucial for PCC to understand its patient population and improve health delivery and outcomes. Education levels correlate with health literacy and socioeconomic status, influencing access to healthcare and health outcomes. By analyzing education data, providers can tailor health education, and outreach efforts to meet the diverse needs of its patients. Ultimately, addressing socioeconomic barriers to care promotes healthier communities and equitable care, improving patient outcomes.

| 2022 Education Attainment ⁹ | Brazoria County, TX | | Texas | |
|---|---------------------|---------|------------|---------|
| | Total | Percent | Total | Percent |
| Education Attainment by Age | | | | |
| <i>Population 25 years and over</i> | 254,850 | - | 19,597,383 | - |
| Less than 9th grade | 15,746 | 6.2% | 1,406,769 | 7.2% |
| 9th to 12th grade, no diploma | 13,689 | 5.4% | 1,315,239 | 6.7% |
| High school graduate (includes equivalency) | 63,468 | 24.9% | 4,733,230 | 24.2% |
| Some college, no degree | 55,702 | 21.9% | 3,970,970 | 20.3% |
| Associate's degree | 23,246 | 9.1% | 1,519,767 | 7.8% |
| Bachelor's degree | 53,685 | 21.1% | 4,242,031 | 21.6% |
| Graduate or professional degree | 29,314 | 11.5% | 2,409,377 | 12.3% |
| High school graduate or higher | 225,415 | 88.5% | 16,875,375 | 86.1% |
| Bachelor's degree or higher | 82,999 | 32.6% | 6,651,408 | 33.9% |
| Education Attainment by Race & Hispanic or Latino Origin | | | | |
| <i>White alone</i> | 128,089 | | 9,969,975 | |
| <i>White alone, not Hispanic or Latino</i> | 115,546 | | 8,543,201 | |
| <i>Black alone</i> | 40,262 | | 2,340,132 | |
| <i>American Indian or Alaska Native alone</i> | - | | 160,937 | |
| <i>Asian alone</i> | 18,574 | | 1,146,211 | |
| <i>Native Hawaiian and Other Pacific Islander alone</i> | - | | 20,851 | |
| <i>Some other race alone</i> | 16,412 | | 1,825,972 | |
| <i>Two or more races</i> | 50,367 | | 4,133,305 | |
| <i>Hispanic or Latino Origin</i> | 73,074 | | 6,977,651 | |

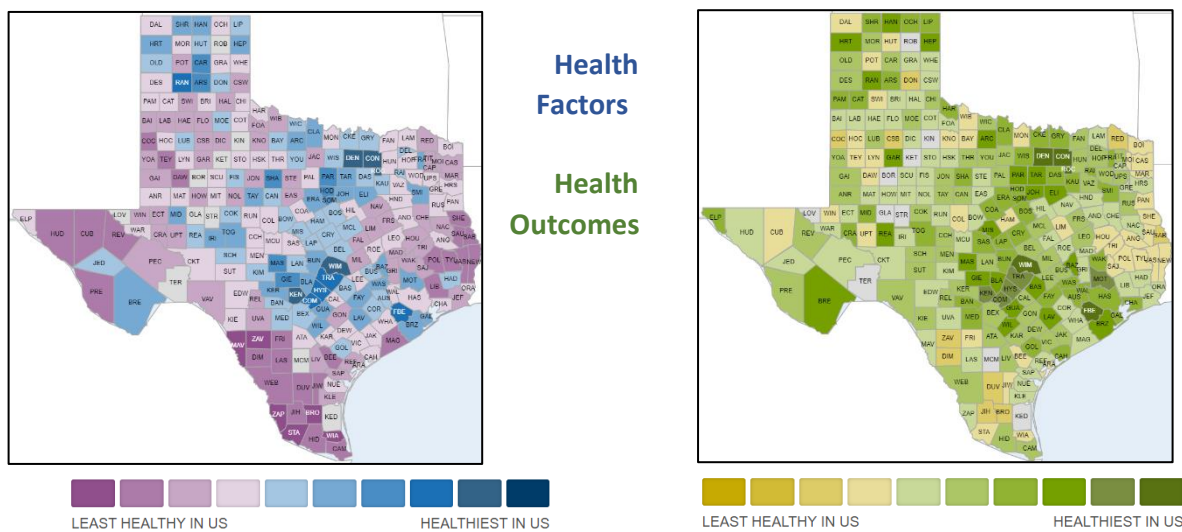
⁹ <https://www.census.gov/>

Medical Needs of Brazoria County

2024 County Health Rankings

The Robert Wood Johnson Foundation publishes the County Health Rankings, which draw from a wide variety of sources to assess and rank the quality of healthcare services across all U.S. counties. The map highlights Brazoria County’s rank in terms of health outcomes and health factors, with specific health metrics detailed in the following table alongside Texas state metrics for comparison.

Health outcomes measure both the length and quality of life within a community. Health factors contributing to these rankings include health behaviors such as diet, exercise, and tobacco use; clinical care, including access to and quality of care; social and economic factors like employment, income, and education; and the physical environment, including air and water quality, housing, and transportation.



The yellow-shaded areas in the table below indicate metrics where performance is below the state average, while green shading highlights metrics where performance exceeds the state average. Brazoria County outperformed the state in areas related to home life, with fewer residents experiencing severe housing problems (12% compared to the Texas average of 17%) and fewer children living in single-parent households (20% vs. 17% for Texas). Additionally, Brazoria County's rates of HIV and sexually transmitted infections per 100,000 people were both approximately one-third lower than the state metrics.

However, the number of preventable hospital stays per 100,000 in Brazoria County was 3,725, which is 27% higher than the Texas average of 2,933. Although admission data for these stays is unavailable, the relatively high rate suggests that Brazoria County may face challenges in appropriately assessing and triaging medical crises.

| Health Indicators | Brazoria County | Texas |
|---|-----------------|-------|
| Adult Smoking | 14% | 13% |
| Adult Obesity | 38% | 36% |
| Frequent Mental Distress | 15% | 14% |
| Severe Housing Problems | 12% | 17% |
| Children in Single-Parent Households | 20% | 26% |
| Income Inequality | 4% | 5% |
| Diabetes Prevalence | 11% | 11% |
| Drug Overdose Deaths | 14 | 14 |
| HIV Prevalence (cases per 100,000) | 303 | 415 |
| Low Birthweight | 8% | 8% |
| Sexually Transmitted Infections (cases per 100,000) | 383.7 | 506.8 |
| Teen Births | 18 | 24 |
| Uninsured | 16% | 20% |
| Preventable Hospital Stays (per 100,000) | 3,725 | 2,933 |

Health Disparities

In addition to general health indicators, it's crucial to address the health and economic disparities within the community. These disparities are evident in health outcomes, with data showing that diseases affect individuals differently based on race, ethnicity, gender, and financial status. The National Institute on Minority Health and Health Disparities offers an interactive portal that uses data from public health surveillance systems to highlight these disparities. This information is available through their published reports or public-use files.¹⁰

Mortality rates and Socio-Demographic indicators from the data are illustrated below for Brazoria County, with racial subgroups of the White, Black, American Indian/Alaskan Native, Asian Pacific Islander, and Hispanic populations also demonstrated. The yellow shaded areas indicate a metric weaker than the general Brazoria County population, with green shading indicating a similar or stronger rate.

At 15.1 per 100,000 the Brazoria County suicide rate is higher than the Texas average of 13.8. The White suicide rate is significantly elevated- 21.3 vs 11.0 for Hispanics and 9.4 for Blacks.

| Mortality Rates 2018-2022* (per 100,000) | Brazoria County (All Races) | Brazoria County (White) | Brazoria County (Black) | Brazoria County (American Indian/Alaskan Native) | Brazoria County (Asian Pacific Islander) | Brazoria County Hispanic Ethnicity | Texas (all races) |
|---|-----------------------------|-------------------------|-------------------------|--|--|------------------------------------|-------------------|
| Death Rate | 822.7 | 921.8 | 889.8 | 262.0 | 325.4 | 659.5 | 826.1 |
| Accidents and Adverse Effects | 43.1 | 57.2 | 35.0 | - | 12.4 | 32.3 | 45.0 |
| Alzheimer's Disease | 47.2 | 52.7 | 60.1 | - | - | 31.9 | 41.2 |
| Cancer | 155.3 | 174.8 | 169.5 | - | 83.7 | 113.7 | 143.5 |
| Cerebrovascular Disease | 41.9 | 44.3 | 54.1 | - | 23.4 | 33.2 | 42.0 |
| Chronic Lower Respiratory Disease | 36.1 | 47.2 | 24.5 | - | - | 12.5 | 37.5 |
| Chronic Liver Disease & Cirrhosis | 12.1 | 15.8 | - | - | - | 13.6 | 15.5 |
| Diabetes | 18.0 | 15.0 | 32.9 | - | - | 25.7 | 25.3 |
| Heart Disease | 184.2 | 207.7 | 199.0 | - | 60.7 | 132.9 | 174.5 |
| Homicide & Legal Intervention | 5.3 | 4.7 | 12.5 | - | - | 3.7 | 7.2 |
| Kidney Disease | 15.5 | 13.6 | 25.5 | - | - | 20.1 | 15.9 |
| Septicemia | 14.9 | 15.5 | 25.3 | - | - | 12.6 | 12.6 |
| Suicide & Self-Inflicted Injury | 15.1 | 21.3 | 9.4 | - | - | 11.0 | 13.8 |

¹⁰ [Data Portal - HDPulse \(nih.gov\)](https://data.hip.hhs.gov/)

data for the American Indian/ Alaskan Native category is unavailable due to insufficient data

| Socio-Demographics 2021* (per 100,000) | Brazoria County (All Races) | Brazoria County (White) | Brazoria County (Black) | Brazoria County (American Indian/Alaskan Native) | Brazoria County (Asian Pacific Islander) | Brazoria County Hispanic Ethnicity | Texas (all races) |
|---|-----------------------------|-------------------------|-------------------------|--|--|------------------------------------|-------------------|
| Median Household Income | \$91,972 | \$91,419 | \$99,025 | \$100,412 | - | \$79,991 | 73,035 |
| Families Below Poverty | 5.9 | 6.0 | 4.6 | 0.9 | 3.7 | 9.5 | 10.7 |
| Education: Less Than High School | 11.2 | 9.4 | 5.7 | 13.4 | 8.7 | 24.8 | 14.8 |
| Education: At Least Bach. Degree | 31.4 | 28.8 | 36.2 | 19.8 | 63.9 | 17.7 | 32.3 |

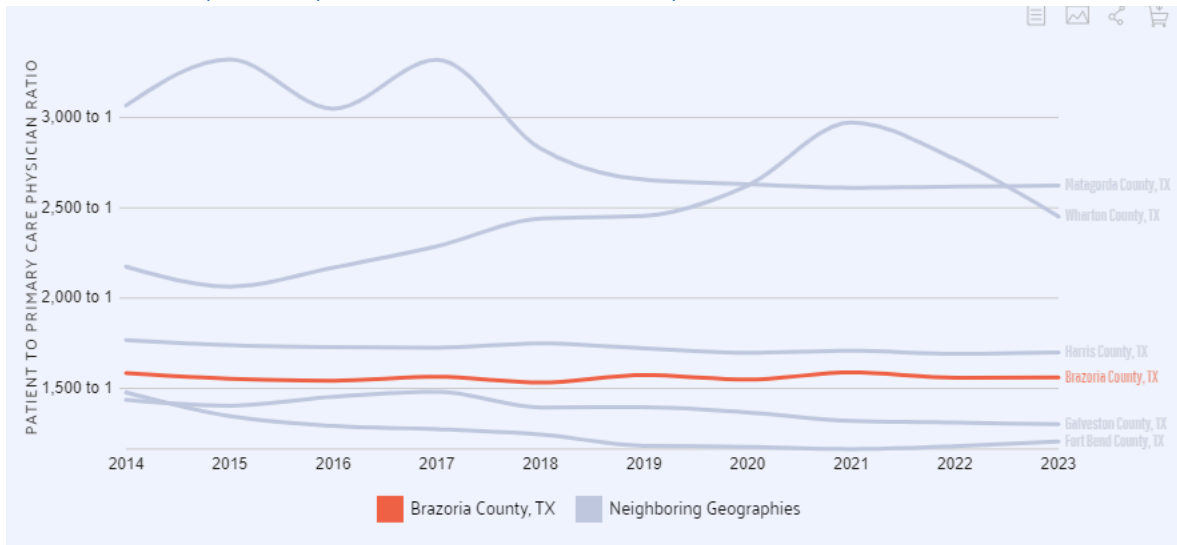
Provider Ratios

Health Professional Shortage Area (HPSA) designations identify areas in need of healthcare services, partly based on the population-to-provider ratio. The graphs below show the ratio of patients to active providers in Brazoria County and the state of Texas.

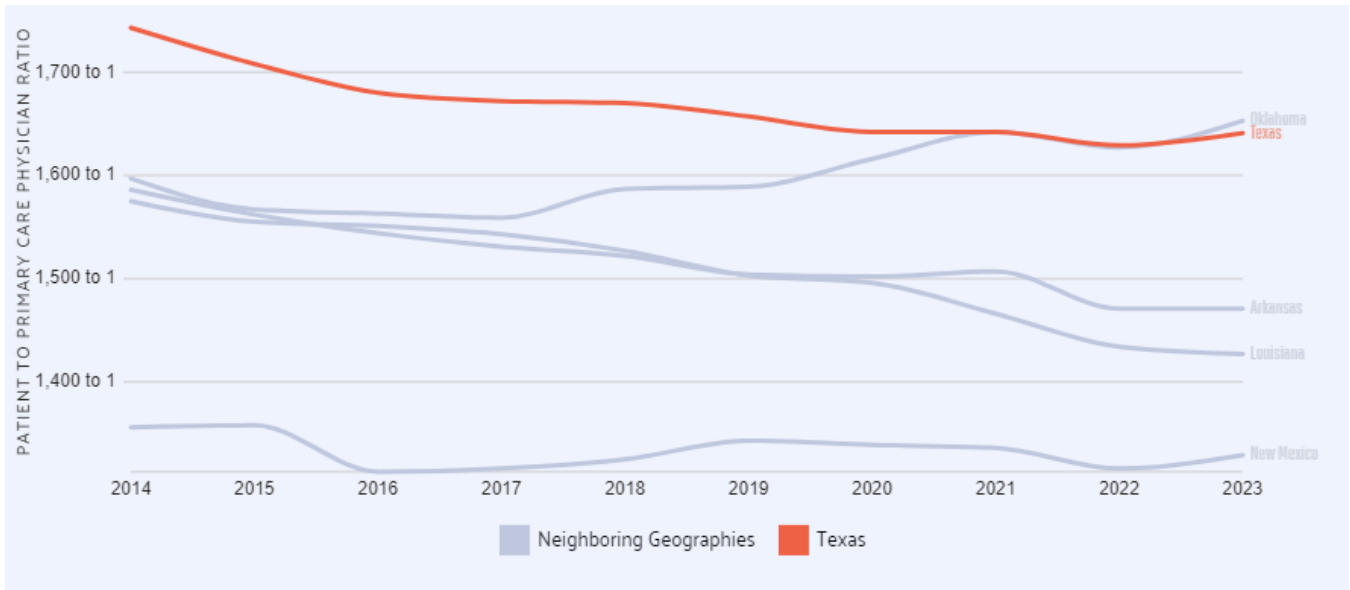
In 2023, primary care physicians in Brazoria County, TX saw an average of 1,560 patients per year. This ratio has been fairly consistent since 2014. Primary care physicians in Texas see an average of 1,641 patients per year. This ratio has declined steadily from 1,743 in 2014 to 1,641 in 2023. Furthermore, in 2023, mental health providers in Brazoria County, TX saw an average of 1,052 patients per year and mental health providers in Texas saw an average of 691 patients per year. In both regions, the mental health provider ratio dropped sharply between 2024 and 2015 but then was fairly steady – declining slightly – from 2015 through 2023.

Brazoria County's ratio of mental health providers per patient (1,052) is 52% higher than the Texas average (691), representing a much higher case load and underscoring the need for additional mental health providers in Pearland and the surrounding areas.

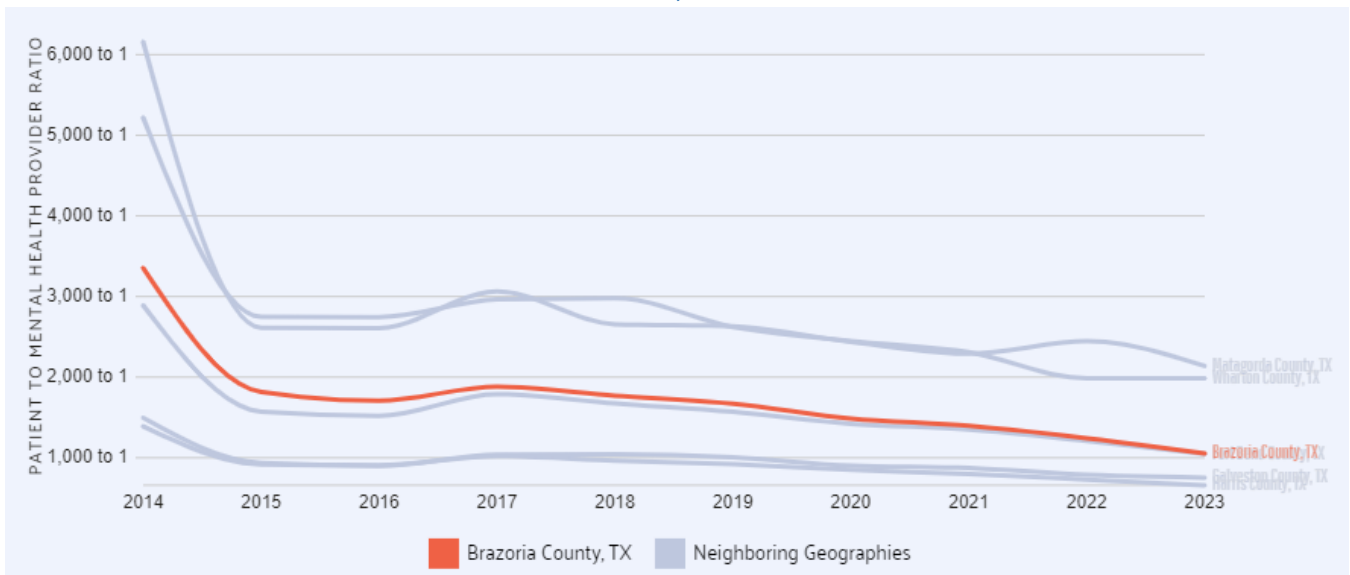
Patient to Primary Care Physician Ratio in Brazoria County



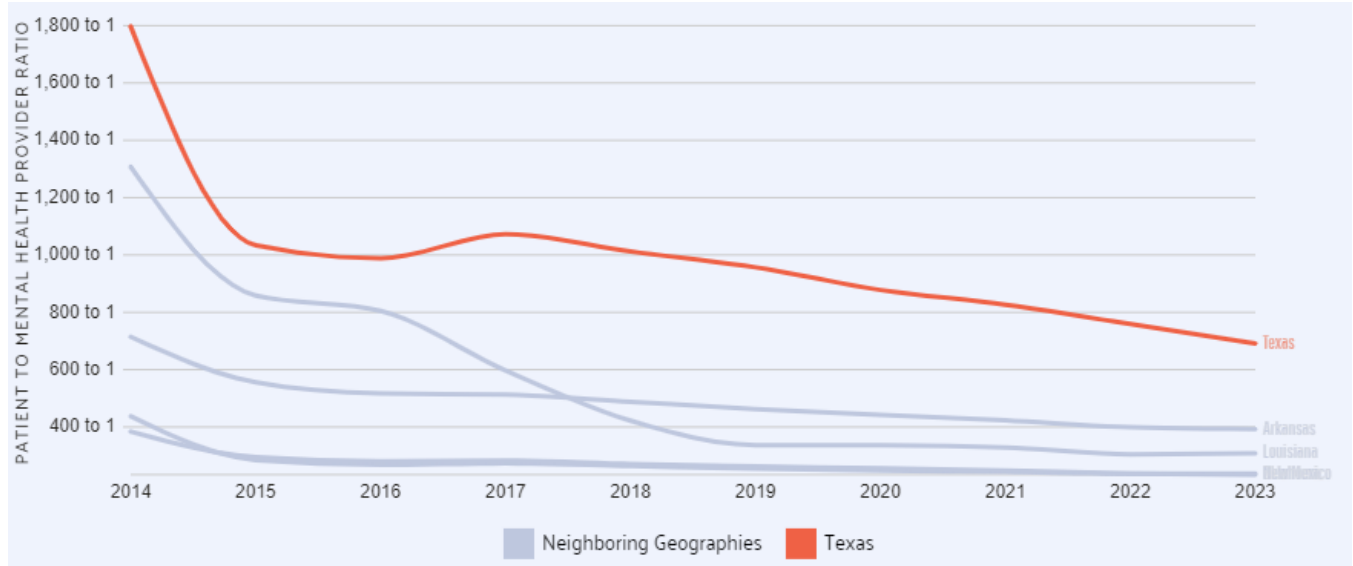
Patient to Primary Care Physician Ratio in Texas



Patient to Mental Health Provider Ratio in Brazoria County



Patient to Mental Health Provider Ratio in Texas



The number and location of potentially competing healthcare establishments are key factors to consider in a health center’s strategic planning, partnerships, and expansion efforts. The table below lists various types of healthcare providers in Brazoria County, showing the ratio of providers per 100,000 residents, with Texas metrics included for comparison. This information helps identify potential needs for primary care, specialty care, and social services based on population density.

In 2021, Brazoria County had 32 Offices of Mental Health Practitioners, equating to 8.3 offices per 100,000 residents. **This is just a quarter of the state ratio of 33.7, highlighting the significant shortage of mental health services in the county.**

Table: Brazoria County Health Care Establishments

| Healthcare Establishments ¹¹ 2021 | Brazoria County Establishments | Brazoria County Ratio per 100,000 | Texas Establishments | Texas Ratio per 100,000 |
|--|--------------------------------|-----------------------------------|----------------------|-------------------------|
| Offices of Physicians | 471 | 122.4 | 86,216 | 288.0 |
| Offices of Dentists | 290 | 75.3 | 47,366 | 158.2 |
| Offices of Mental Health Practitioners | 32 | 8.3 | 10,081 | 33.7 |
| Offices of Chiropractors | 53 | 13.8 | 10,240 | 34.2 |
| Offices of Optometrists | 82 | 21.3 | 8,523 | 28.5 |

¹¹ www.census.gov

| Healthcare Establishments ¹² 2021 | Brazoria County Establishments | Brazoria County Ratio per 100,000 | Brazoria County Ratio per 100,000 | Texas Ratio per 100,000 |
|--|--------------------------------|-----------------------------------|-----------------------------------|-------------------------|
| Outpatient Care Centers | 127 | 33.0 | 18,077 | 60.4 |
| Medical and Diagnostic Labs | 35 | 9.1 | 7,257 | 24.2 |
| Home Healthcare Services | 77 | 20.0 | 17,536 | 58.6 |
| Other Ambulatory Health Care Services | 32 | 8.3 | 6,511 | 21.7 |
| General Medical & Surgical Hospitals | 4 | 1.0 | 1,915 | 6.4 |
| Nursing Care Facilities (Skilled Nursing Facilities) | 27 | 7.0 | 6,227 | 20.8 |
| Res. Intellectual & Dev. Disability, Mntl. Health, Subs. Abuse | 55 | 14.3 | 7,099 | 23.7 |
| Continuing Care Retirement/ Assisted Living | 16 | 4.2 | 5,240 | 17.5 |
| Community Food & Housing | 12 | 3.1 | 3,857 | 12.9 |
| Individual and Family Services | 142 | 36.9 | 20,090 | 67.1 |
| Child Day Care Services | 204 | 53.0 | 23,784 | 79.4 |

Outpatient services in Brazoria County are projected to see substantial growth over the next decade, with many areas expanding rapidly due to population and market changes.

- **Hospital Outpatient Department** visits are expected to rise by **39.8%** by 2033, growing from **320,370 in 2023 to 447,831**.
- **Emergency Department** visits will increase by **34.6%**, reaching **179,569** by 2033.
- **Ambulatory Surgery** will see a **41.4%** growth, with **455,488 procedures** projected in 2033.
- **Endoscopy services** will grow by **42.5%**, and **Oncology Centers** by **39.8%**.
- **Physical Therapy** services are expected to rise **56.1%**, and **Office/Clinic** visits by **44.7%** by 2033.

Diagnostic services like **lab work** and **independent testing** will also expand, with lab services projected to increase by **52.7%**. Notably, the **Other** category, including specialized services, will see a **100.3%** surge, reflecting the growing demand for niche healthcare needs.

This rapid growth underscores the shift towards outpatient and specialized care in Brazoria County.

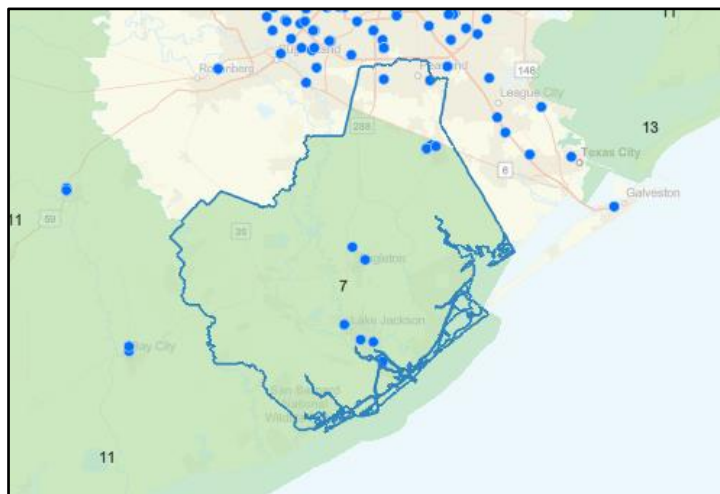
¹² www.census.gov

Table: Current and Projected Outpatient Services in Brazoria County, Texas

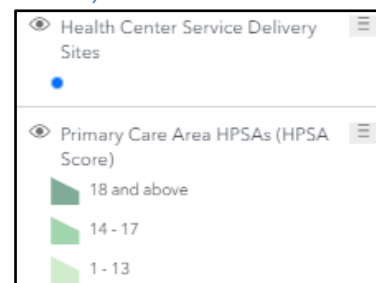
| Site of Care - OUTPATIENT | 2023 Volume | 2028 Volume | 2033 Volume | 5 Yr Growth | 10 Yr Growth |
|---|-------------|-------------|-------------|-------------|--------------|
| Hospital Outpatient Department | 320,370 | 378,441 | 447,831 | 18.1% | 39.8% |
| Emergency Department | 133,447 | 152,371 | 179,569 | 14.2% | 34.6% |
| Ambulatory Surgery | 322,077 | 385,221 | 455,488 | 19.6% | 41.4% |
| Endoscopy | 46,749 | 56,445 | 66,630 | 20.7% | 42.5% |
| Oncology Center | 141,977 | 169,740 | 198,554 | 19.6% | 39.8% |
| Sleep Studies | 24,682 | 29,587 | 34,607 | 19.9% | 40.2% |
| Independent Diagnostic Testing Facility | 123,003 | 148,681 | 174,663 | 20.9% | 42.0% |
| Physical Therapy | 185,474 | 229,773 | 289,542 | 23.9% | 56.1% |
| Office/Clinic | 1,415,807 | 1,718,668 | 2,048,444 | 21.4% | 44.7% |
| Lab | 303,552 | 380,838 | 463,614 | 25.5% | 52.7% |
| Other | 81,838 | 119,076 | 163,900 | 45.5% | 100.3% |

Health Professional Shortage Areas

HRSA's Health Professional Shortage Area (HPSA) designations offer another way to examine and compare states, counties, and municipalities.¹³ HPSA designations identify areas and population groups in the U.S. that face a shortage of health professionals. This method assesses the number of providers and resources available to both the general and low-income populations. HPSAs are scored on a scale from 1 to 18+, with 1 indicating little to no need for additional professionals and 18+ signifying high need or an underserved area. HRSA assigns scores for Primary Care, Dental, and Mental Health based on a complex provider-to-resident ratio. These scores enable comparisons across regions and help identify areas with higher needs, making them eligible for programs targeting health disparities.



Primary Care Area HPSAs: Brazoria County, TX

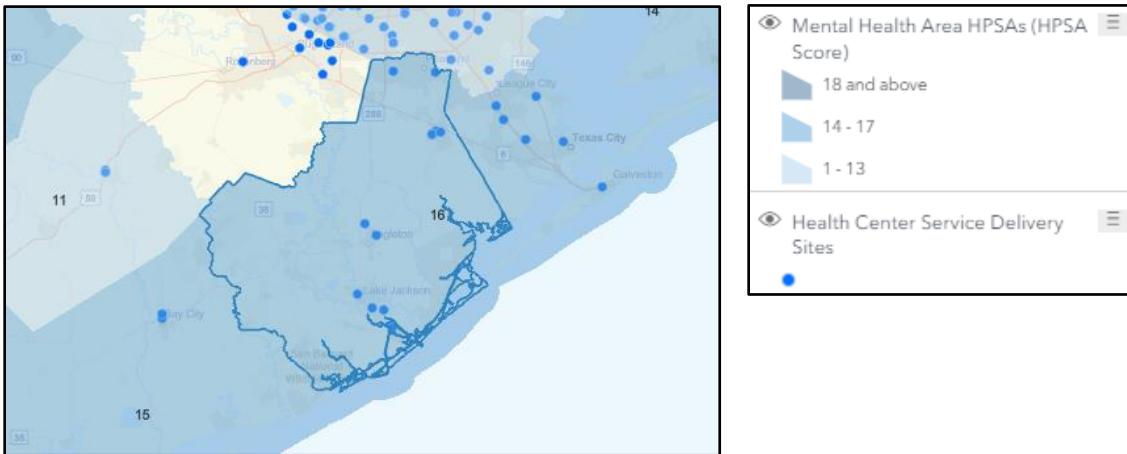


¹³ <http://www.hrsa.gov/shortage/>

The majority of Brazoria County is classified as a Primary Care Health Professional Shortage Area (HPSA) with a relatively low score of 7. However, the northern part of the county, around Pearland, is not in a Primary Care HPSA, indicating that access to primary care providers is generally not a major concern for the county.

In contrast, there is a much greater need for mental health professionals. All of Brazoria County is designated as a Mental Health Professional Shortage Area with a score of 16, the second highest along the Texas Gulf Coast, surpassed only by a region near Port O'Connor, which has a score of 17.

Mental Health Area HPSAs: Brazoria County, TX



| Mental Health Care Health Professional Shortage Areas (HPSAs), September 2022 | | |
|---|---------------------|---|
| | Percent of Need Met | Practitioners Needed to Remove HPSA Designation |
| United States | 27.7% | 7,871 |
| Texas | 32.5% | 702 |

NOTE: Percent of need met is defined as the ratio of available psychiatrists to the number needed to eliminate the HPSA designation. Calculations are based on the number of psychiatrists and do not generally include other mental health care professionals.

SOURCE: Bureau of Health Workforce, Health Resources and Services Administration, [Designated Health Professional Shortage Areas Statistics: Designated HPSA Quarterly Summary](#), as of September 30, 2022.

Behavioral Health Landscape

The previous sections have explored the demographic and medical background of Brazoria County. As mentioned, it is important information for policymakers as they decide how to respond to the crisis and allocate resources. This section, however, directly addresses the issue at hand- the behavioral health needs of Brazoria County.

According to the American Hospital Association, “Behavioral health disorders include both mental illness and substance use disorders. Mental illnesses are specific, diagnosable disorders characterized by intense alterations in thinking, mood and/or behavior over time. Substance use disorders are conditions resulting from the inappropriate use of alcohol or drugs, including medications. Persons with behavioral health care needs may suffer from either or both types of conditions as well as physical co-morbidities.”

Brazoria County is facing a significant mental health and substance use crisis, with alarming trends that are straining local health systems. Most critically, the county has **zero psychiatric inpatient beds**, severely limiting its ability to address acute mental health crises and forcing many patients to seek care outside the county.

The demand for mental health services is projected to grow substantially. In 2023, Brazoria County saw 164,086 psychiatric service visits, and this number is expected to increase to 212,390 by 2028—a **29.4% rise** over five years. By 2033, the projected volume will reach 245,337, marking **49.5% growth** over the next decade, with a **compound annual growth rate (CAGR) of 5.3%**. This rapid increase in demand underscores the urgent need for expanded mental health infrastructure.

State and national statistics reflect similarly troubling trends:

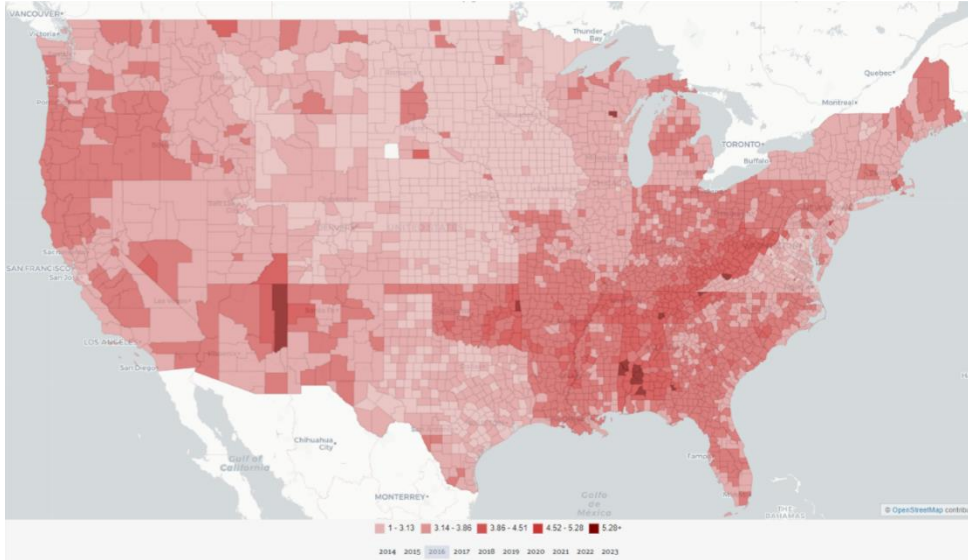
- **Suicide Rate:** The county’s suicide rate stands at **15.1 per 100,000**, above the Texas average of 13.8. While this may seem like a small difference, Brazoria County ranks **12th in Texas for fastest-growing suicide rates**, highlighting the urgency of the issue.
- **Mental Health Indicators:** Between 2014 and 2023, the county saw a **57% increase in poor mental health days** and a **90% rise in fatal opioid overdoses**, coinciding with the introduction of fentanyl in 2019. Additionally, binge drinking rates nearly doubled during this period.
- **National Context:** In the U.S., **18.4% of adults have been diagnosed with depression**, with Texas slightly below at **17.7%**. Youth mental health is particularly alarming, as one in three high school girls nationwide has considered suicide, and over half report persistent sadness or hopelessness.

These trends in Brazoria County mirror national challenges exacerbated by the COVID-19 pandemic, which significantly increased rates of depression, anxiety, and substance use disorders. The rising demand for psychiatric services, coupled with limited resources, paints a troubling picture of a healthcare system that is overwhelmed and ill-equipped to handle the escalating crisis.

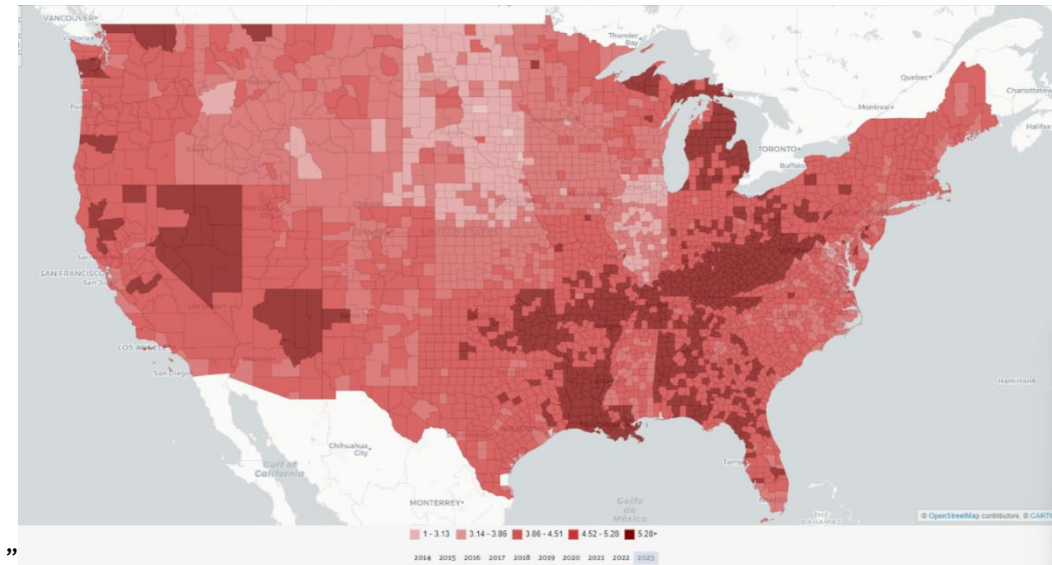
National and State Behavioral Health Context

According to the Council of Economic Advisors, the mental health crisis in the U.S., worsened by the COVID-19 pandemic, has significant emotional, social, and economic consequences. Untreated mental health disorders affect individual well-being and carry high economic costs due to lower educational outcomes, decreased workforce participation, and increased reliance on public programs. The pandemic exacerbated conditions such as depression, anxiety, and substance use disorders. The maps below, the first from 2016, the second from 2023, show just how much mental health has deteriorated in the country in the past eight years.

2016 National Data: "Average Number of Mentally Unhealthy Days Reported in Past 30 Days (age-adjusted)"

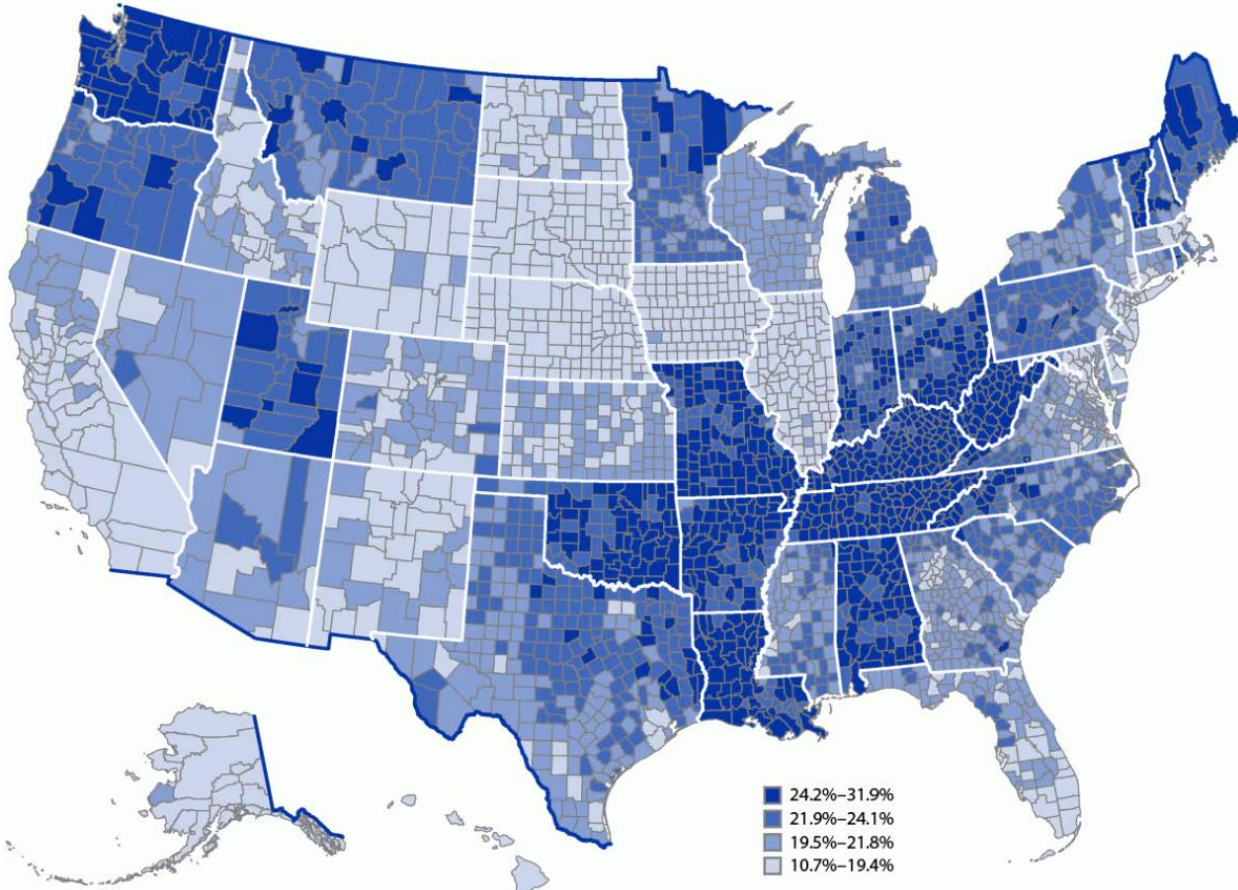


2023 National Data: "Average Number of Mentally Unhealthy Days Reported in Past 30 Days (age-adjusted)"



National and State Depression and Suicide Trends

FIGURE. Model-based age-standardized* county estimates of the percentage† of adults aged ≥18 years self-reporting a lifetime diagnosis of depression‡ — Behavioral Risk Factor Surveillance System, United States, 2020



Depression has emerged as a significant contributor to mortality, disability, and economic burdens in the United States. Recognizing the gravity of the situation, experts suggest that this data should guide decision-makers in prioritizing health planning and implementing interventions, especially in areas plagued by substantial gaps or inequities.

18.4% of adults in the United States have been diagnosed with depression. Texas is just slightly below that, at 17.7%.

Table: Depression Among Adults in Texas

| State | Sample size | Unweighted no. with depression | Weighted [†] no. with depression (thousands) | Prevalence [†] % (95% CI) | Age-standardized prevalence [§] % (95% CI) |
|-------|-------------|--------------------------------|---|------------------------------------|---|
| Texas | 10,968 | 2,215 | 3,881 | 17.7 (16.4–19.1) | 17.5 (16.2–18.9) |

Both nationally and in Texas, youth are among the most vulnerable. In 2023, a survey conducted by the Centers for Disease Control and Prevention (CDC) shed light on a deepening crisis in teen mental health. The findings were particularly alarming for teenage girls. Approximately one in three high school girls in the U.S. reported having seriously considered attempting suicide. Even more concerning, over half—57%—expressed feelings of persistent sadness or hopelessness, marking a record high in such reports.

The crisis extends beyond feelings of despair to tangible increases in suicide rates among young people. In 2021, suicide became the second leading cause of death for Americans aged 10 to 24. This age group witnessed a staggering 62% increase in suicide rates from 2007 to 2021, with the numbers climbing from 6.8 to 11 deaths per 100,000 people.

Young adults between the ages of 20 and 24 experienced the most pronounced surge. From 2020 to 2021 alone, the suicide rate in this group jumped from 17.8 to 19.4 deaths per 100,000 people, surpassing the homicide rate for the same demographic. Older teenagers, those aged 15 to 19, saw a 57% increase in suicide rates from 2009 to 2017, rising from 7.5 to 11.8 deaths per 100,000. This rate remained stable through 2021.

These unsettling trends highlight an urgent need for enhanced mental health support and resources, particularly for young people. Addressing this escalating crisis will require comprehensive efforts to implement effective interventions and to bridge the disparities contributing to these alarming statistics.

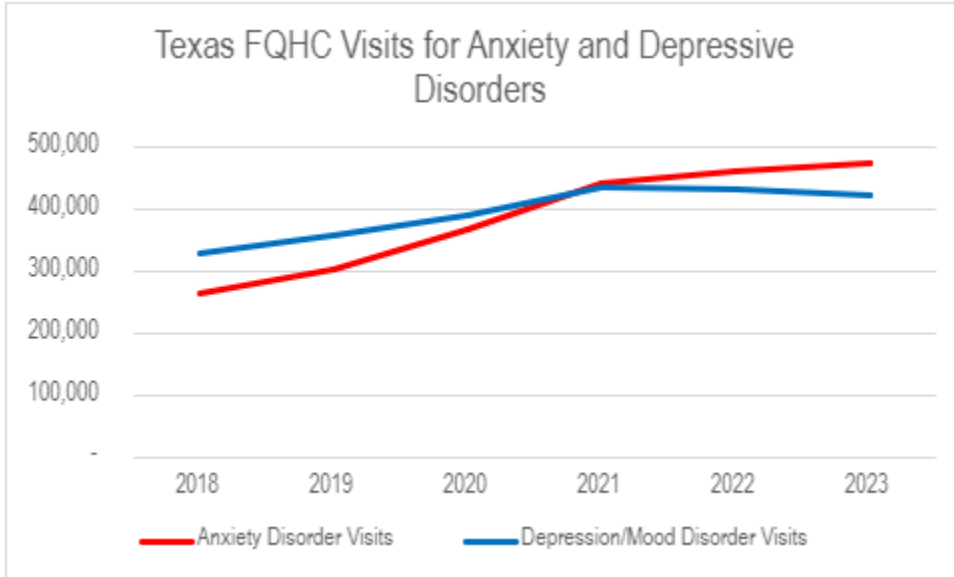
Texas Patient Visits for Mental Health Disorders

Understanding the top diagnosis codes in ambulatory care setting is helpful in considering highest needs. While obtaining national data across thousands of health care organizations is daunting, standardized data is available via HRSA’s Uniform Data System. Below is a chart of Texas FQHC’s most common reasons for visits from 2019–2023. **Remarkably, both Anxiety and Depression show up in the top seven diagnosis consistently across all 5 years.**

Table: Texas FQHCs Top Reasons by Visits 2019-2023

| 2019 | | | | 2020 | | | | 2021 | | | |
|-------------------------------------|---------|----------|-------------|------------------------------------|---------|----------|-------------|-------------------------------------|---------|----------|-------------|
| Reason | Visits | Patients | Utilization | Reason | Visits | Patients | Utilization | Reason | Visits | Patients | Utilization |
| Overweight and Obesity | 797,628 | 390,537 | 2.0 | Overweight and Obesity | 731,344 | 391,280 | 1.9 | Overweight and Obesity | 868,595 | 455,234 | 1.9 |
| Hypertension | 710,245 | 286,934 | 2.5 | Hypertension | 702,066 | 292,665 | 2.4 | Hypertension | 784,073 | 318,809 | 2.5 |
| Diabetes | 514,189 | 173,398 | 3.0 | Diabetes | 505,019 | 174,356 | 2.9 | Diabetes | 564,555 | 191,056 | 3.0 |
| Health Supervision of Infant/Child | 429,876 | 266,050 | 1.6 | Health Supervision of Infant/Child | 438,777 | 260,102 | 1.7 | Health Supervision of Infant/Child | 528,692 | 309,981 | 1.7 |
| Depression and other Mood Disorders | 356,876 | 121,770 | 2.9 | Depression and other Mood Disorder | 390,949 | 118,842 | 3.3 | Coronavirus Vaccine | 492,424 | 273,032 | 1.8 |
| Selected Immunizations | 338,487 | 248,211 | 1.4 | Anxiety Disorders | 366,960 | 114,681 | 3.2 | Anxiety Disorders | 442,076 | 135,503 | 3.3 |
| Anxiety Disorders | 303,666 | 105,697 | 2.9 | Seasonal Flu Vaccine | 312,082 | 284,841 | 1.1 | Depression and other Mood Disorders | 436,654 | 127,357 | 3.4 |

| 2022 | | | | 2023 | | | |
|-------------------------------------|---------|----------|-------------|-------------------------------------|-----------|----------|-------------|
| Reason | Visits | Patients | Utilization | Reason | Visits | Patients | Utilization |
| Overweight and Obesity | 933,581 | 498,731 | 1.9 | Overweight and Obesity | 1,019,694 | 524,273 | 1.9 |
| Hypertension | 779,953 | 320,574 | 2.4 | Hypertension | 806,459 | 326,442 | 2.5 |
| Diabetes | 570,905 | 194,695 | 2.9 | Diabetes | 626,627 | 208,318 | 3.0 |
| Health Supervision of Infant/Child | 541,325 | 334,072 | 1.6 | Health Supervision of Infant/Child | 588,777 | 359,056 | 1.6 |
| Anxiety Disorders | 462,469 | 145,220 | 3.2 | Anxiety Disorders | 474,099 | 151,349 | 3.1 |
| Depression and other Mood Disorders | 431,258 | 131,052 | 3.3 | Depression and other Mood Disorders | 423,638 | 131,623 | 3.2 |
| Selected Immunizations | 344,710 | 246,441 | 1.4 | Selected Immunizations | 393,013 | 271,101 | 1.4 |



We are using Texas FQHC data as a proxy to understand patient and provider experiences, as FQHCs offer the most comprehensive publicly available data. Private for-profit and non-profit data are often limited due to reporting restrictions and privacy laws.

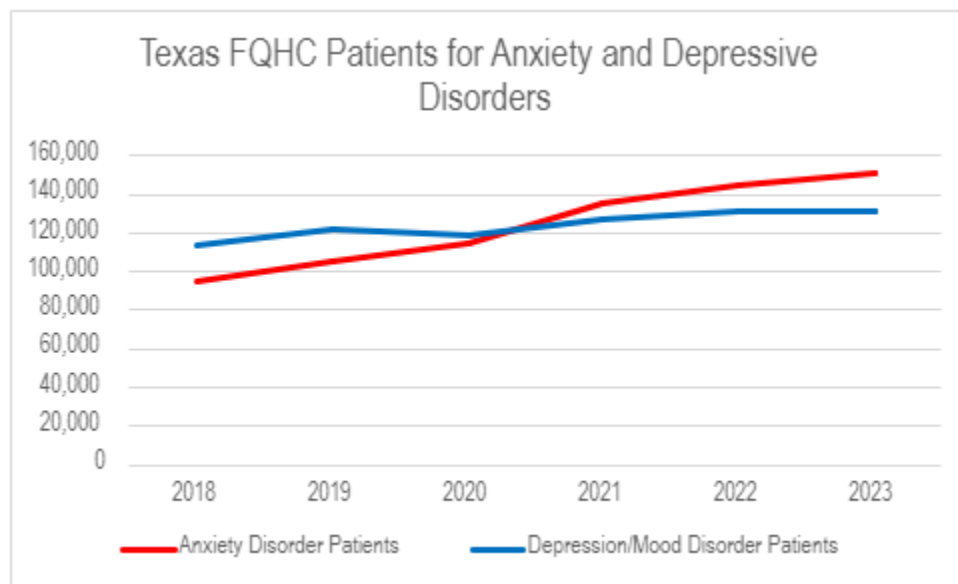
Between 2019 and 2023, the top reasons for patient visits to Texas Federally Qualified Health Centers (serving primarily low-income populations) were consistently related to **overweight/obesity, hypertension, diabetes, and health supervision of infants/children**. While these are expected findings, one surprising trend that warrants greater emphasis is the significant rise in mental health conditions, particularly depression and anxiety.

Depression and other mood disorders, anxiety disorders, and vaccine/immunization visits ranked 5th to 7th during this period. Visits for **depression and mood disorders** increased by **29%**, from 328,343 in 2018 to 423,638 in 2023, with utilization rising from 2.9 to 3.2 visits per patient. **Anxiety disorder visits** surged even more dramatically, increasing by **80%**, from 263,898 to 474,099, with utilization growing from 2.9 to 3.1 visits per patient. This notable growth in mental health visits highlights an urgent need to address the rising prevalence of depression and anxiety in these populations.

Table: Texas FQHCs Top Reasons by Patients 2019-2023

| 2019 | | | | 2020 | | | | 2021 | | | |
|------------------------------------|---------|----------|-------------|------------------------------------|---------|----------|-------------|-------------------------------|---------|----------|-------------|
| Reason | Visits | Patients | Utilization | Reason | Visits | Patients | Utilization | Reason | Visits | Patients | Utilization |
| Overweight and Obesity | 797,628 | 390,537 | 2.0 | Overweight and Obesity | 731,344 | 391,280 | 1.9 | Overweight and Obesity | 868,595 | 455,234 | 1.9 |
| Hypertension | 710,245 | 286,934 | 2.5 | Hypertension | 702,066 | 292,665 | 2.4 | Hypertension | 784,073 | 318,809 | 2.5 |
| Seasonal Flu Vaccine | 293,288 | 270,756 | 1.1 | Seasonal Flu Vaccine | 312,082 | 284,841 | 1.1 | Health Supervision of Infant/ | 528,692 | 309,981 | 1.7 |
| Health Supervision of Infant/Child | 429,876 | 266,050 | 1.6 | Health Supervision of Infant/Child | 438,777 | 260,102 | 1.7 | Coronavirus Vaccine | 492,424 | 273,032 | 1.8 |
| Selected Immunizations | 338,487 | 248,211 | 1.4 | Selected Immunizations | 304,907 | 220,913 | 1.4 | Seasonal Flu Vaccine | 292,626 | 270,337 | 1.1 |
| Oral Exams | 234,144 | 178,540 | 1.3 | Novel Coronavirus Diagnostic Test | 256,433 | 204,825 | 1.3 | Selected Immunizations | 323,521 | 234,733 | 1.4 |
| Diabetes | 514,189 | 173,398 | 3.0 | Diabetes | 505,019 | 174,356 | 2.9 | Novel Coronavirus Diagnosti | 333,247 | 234,678 | 1.4 |

| 2022 | | | | 2023 | | | |
|------------------------------------|---------|----------|-------------|------------------------------------|-----------|----------|-------------|
| Reason | Visits | Patients | Utilization | Reason | Visits | Patients | Utilization |
| Overweight and Obesity | 933,581 | 498,731 | 1.9 | Overweight and Obesity | 1,019,694 | 524,273 | 1.9 |
| Health Supervision of Infant/Child | 541,325 | 334,072 | 1.6 | Health Supervision of Infant/Child | 588,777 | 359,056 | 1.6 |
| Hypertension | 779,953 | 320,574 | 2.4 | Hypertension | 806,459 | 326,442 | 2.5 |
| Seasonal Flu Vaccine | 308,868 | 283,191 | 1.1 | Seasonal Flu Vaccine | 295,740 | 272,908 | 1.1 |
| HIV Test | 292,524 | 247,157 | 1.2 | Selected Immunizations | 393,013 | 271,101 | 1.4 |
| Selected Immunizations | 344,710 | 246,441 | 1.4 | HIV Test | 328,644 | 258,968 | 1.3 |
| Novel Coronavirus Diagnostic Test | 285,264 | 209,575 | 1.4 | Diabetes | 626,627 | 208,318 | 3.0 |



Similar to data by visits, between 2019 and 2023, the most common reason for patient visits was consistently related to **overweight and obesity concerns**. Other frequent reasons for visits included **health supervision of infants/children, hypertension**, and the **seasonal flu vaccine**, which typically ranked 2nd to 4th. However, in 2021, **coronavirus vaccines** surpassed the seasonal flu vaccine in the rankings.

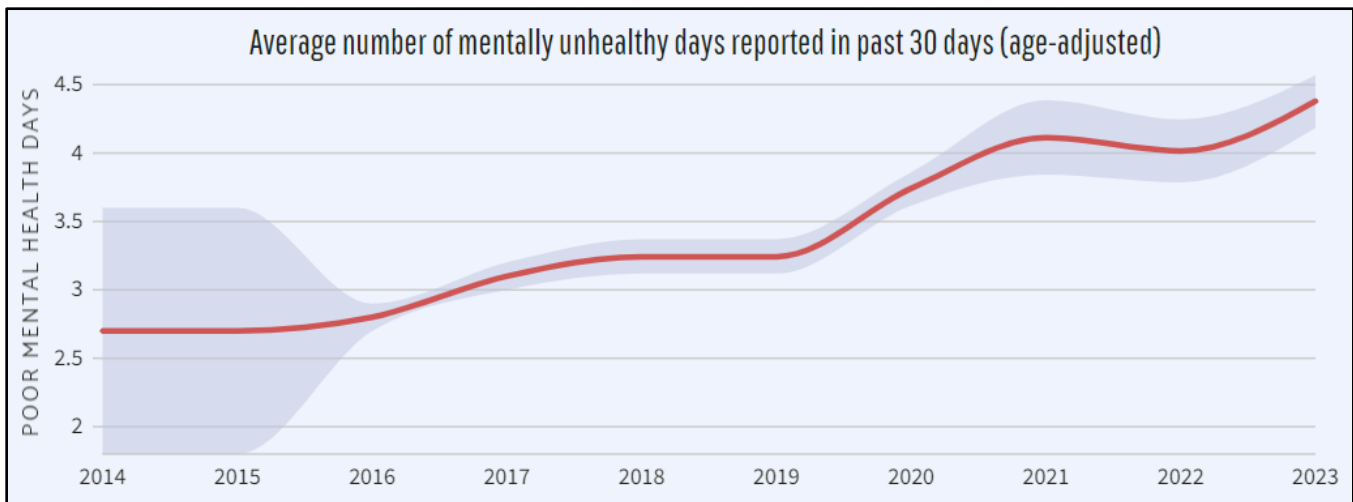
From 2018 to 2023, the number of patients treated for **depression and other mood disorders** rose by **16%**, increasing from **113,655 to 131,623**. During the same period, patients seeking care for **anxiety disorders** grew significantly, rising by **60%**, from **94,768 to 151,349**.

Brazoria County Mental Health and Substance Use Data Trends

Poor Mental Health Days: Brazoria County

The following chart illustrates the trend of poor mental health days reported within the past 30 days in Brazoria County, Texas from 2014 to 2023. Throughout the review period, the days of poor mental health within the last 30 days reported a rapid rise, from about 2.8 days in 2016 to 4.4 in 2023, **an increase of 57%**. One of the sharpest increases in Poor Mental Health Days was between 2019 (3.2) and 2021 (4.1), a 28% increase over a two year period which may have been partially caused by feelings of stress and anxiety associated with the COVID-19 pandemic¹⁴.

Table: Average number of mentally unhealthy days reported in past 30 days (age-adjusted)¹⁵



| Year | Texas | Brazoria County |
|------|-------|-----------------|
| 2024 | 4.6 | 4.6 |
| 2023 | 4.2 | 4.4 |
| 2022 | 3.9 | 4.0 |
| 2021 | 3.8 | 4.1 |
| 2020 | 3.8 | 3.7 |
| 2019 | 3.4 | 3.2 |

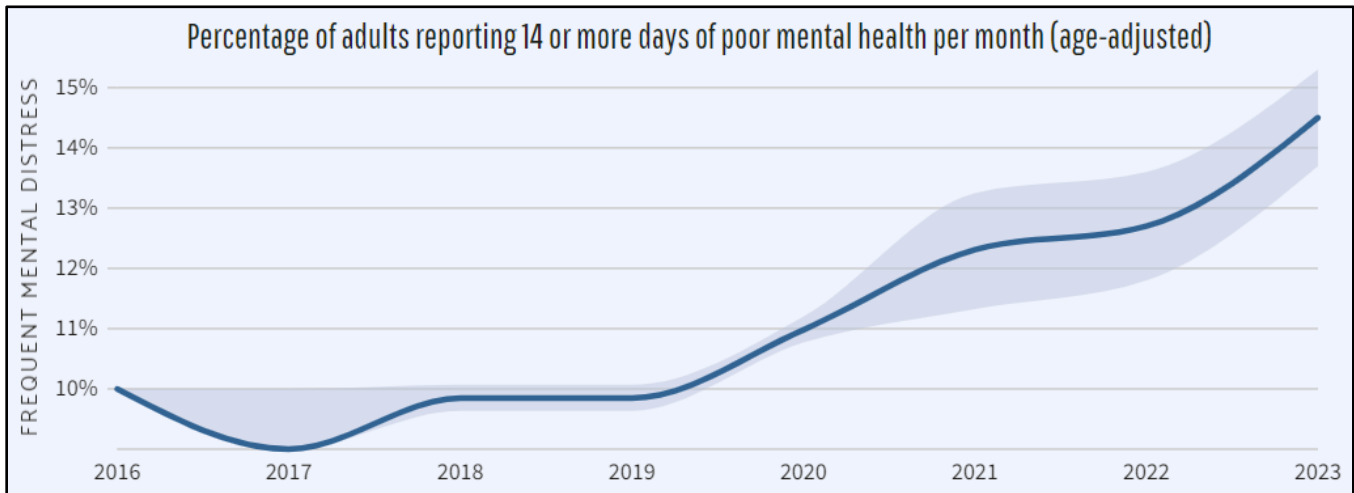
Frequent Mental Distress: Brazoria County

The chart below illustrates the trend of frequent mental distress in Brazoria County, Texas, from 2016 to 2023. Frequent mental distress is defined as the percentage of adults reporting 14 or more days of poor mental health

¹⁴ https://datausa.io/profile/geo/brazoria-county-tx?accessCareOptions=indicator_7&alcoholDrugsTobaccoOptions=indicator_9&healthBehaviorsOptions=alcoholDrugsTobaccoOption&healthOutcomesOptions=qualityOfLife&provider-clinician_patient_ratio=provider3&qualityOfLife=indicator_7#health

¹⁵ <https://www.countyhealthrankings.org/health-data/health-outcomes/quality-of-life/poor-mental-health-days?year=2019&state=48&tab=1>

per month (age-adjusted). This rate has risen from 9% in 2017 to nearly 15% in 2023, reflecting **an increase of almost 67%**.



Suicide Rate

The suicide rate in Brazoria County stands at **15.1** per 100,000, higher than the Texas average of **13.8** per 100,000. Although this may not seem like a significant difference, the county's suicide rate is increasing rapidly, currently ranking **12th among Texas counties in terms of growth**.

Substance Use

Opioid Use and Fatalities

While Texas has lower rates of oxycodone use compared to other states—3.1 kilograms per 100,000 people compared to the U.S. average of 8.9 kilograms—the opioid overdose rate in Brazoria County was **11.6 per 100,000 in 2022**. This is slightly higher than Texas’ rate of 10.3, though lower than the national rate of 24.4. However, similar to the county’s mental health statistics, the trend, rather than the current number, is alarming: in 2019, the fatal overdose rate rose from an estimated between 6.1-8 per 100,000, representing up to a 90% increase over the past five years. Each year, around **45 people die from opioid overdoses in the county**. This sustained rise, especially following the introduction of fentanyl into the drug supply in 2019, signals an urgent need for action to prevent Brazoria from reaching the overdose rates seen in other parts of the country.

It is very difficult to obtain accurate data on fentanyl use, as many cases go unreported. The most reliable data comes from fatal overdoses, which are almost always reported. Brazoria County has a population of 384,941, with an opioid overdose rate of 11.6 per 100,000 residents and a fentanyl and synthetic opioid death rate of 9.5 per 100,000. From these figures, we can approximate the number of fentanyl users.

Nationally, there are 686,000 fentanyl users¹⁶, and applying a multiplier of 4.49 to adjust for undercounting¹⁷ results in an estimated 3,080,140 fentanyl users nationwide. In 2022, the national fatal overdose rate for fentanyl was 73,838 deaths, giving a ratio of approximately 41.7 users for every fentanyl overdose death. Using this ratio and Brazoria County’s fentanyl death rate of 9.5 per 100,000 residents, we estimate there are 396 fentanyl users per 100,000 people in the county. Multiplying this by the county’s total population suggests there are approximately **1,525 fentanyl users** in Brazoria County.

For non-fentanyl opioid use disorder (OUD), the national rate is estimated at 2.72% of the population¹⁸. However, due to the lower number of oxycodone prescriptions in Texas, Brazoria County's OUD rate is estimated to be 34.8% of the national rate. This equates to approximately 0.95% of the county's population, or about **3,645** people, having OUD. If non-fentanyl users are undercounted at the same rate as fentanyl opioid users, however, the total number of people with OUD in Brazoria County could be as high as **16,369**.

These numbers are our best estimates, but the data clearly indicates a rising trend in opioid use. A significant number of non-fentanyl opioid users are also at risk of unintentionally using fentanyl or escalating their substance use to include illegally produced fentanyl. **It is crucial to identify and provide treatment for all individuals with opioid use disorder to prevent the crisis from worsening.**

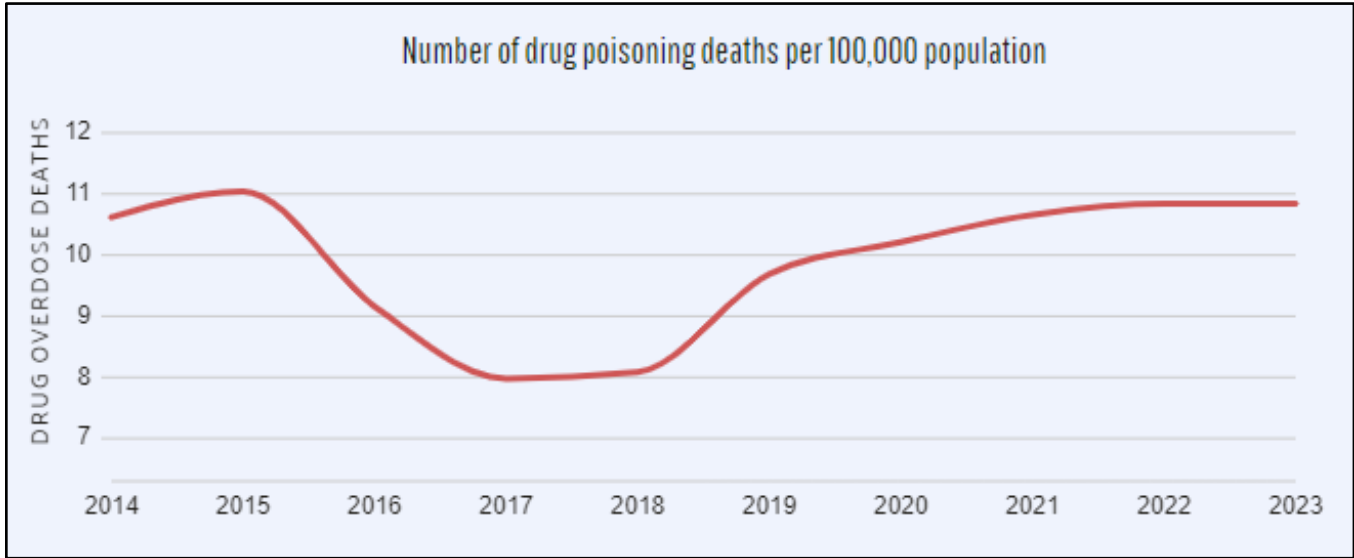
Drug Poisoning/Overdose Deaths: Brazoria County

The chart below illustrates the trend in drug poisoning deaths per 100,000 in Brazoria County, Texas, from 2014 to 2023. There was a decline in these deaths from 2015 (11 deaths per 100,000) to 2018 (8 deaths per 100,000). However, the **introduction of fentanyl in 2019** has reversed this trend. Between 2018 and 2023 drug poisoning deaths per 100,000 in Brazoria County increased 38% from 8 to nearly 11. If Texas, including Brazoria County, follows national patterns—given Texas has historically trailed behind in drug trends—**this number is expected to rise significantly over the next decade.**

¹⁶ National Survey on Drug Use and Health (NSDUH) data
<https://www.samhsa.gov/data/sites/default/files/reports/rpt42728/NSDUHDetailedTabs2022/NSDUHDetailedTabs2022/NSDUHDetTabsSect1pe2022.htm>

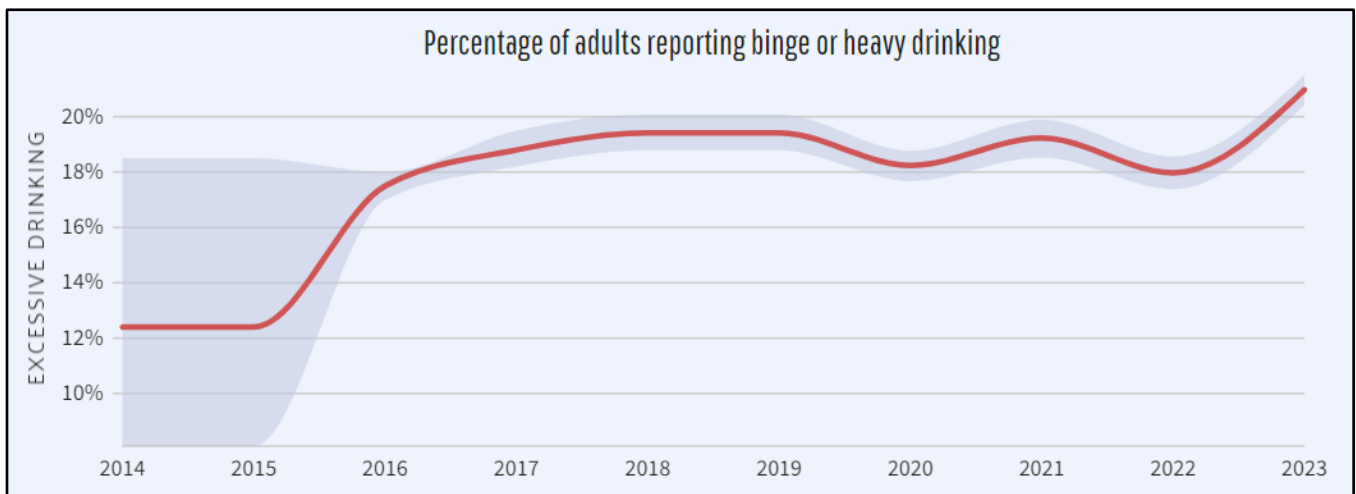
¹⁷ Several studies estimate that opioid use disorder among marginalized populations is undercounted. A standard correction factor of 4.49 has been suggested. For more information, refer to these sources: [1](#), [2](#), [3](#).

¹⁸ Determined by dividing US data found at
https://datacommons.org/place/country/USA?utm_medium=explore&mprop=count&popt=Person&hl=en
 By national survey National Survey on Drug Use and Health (NSDUH) data
<https://www.samhsa.gov/data/sites/default/files/reports/rpt42728/NSDUHDetailedTabs2022/NSDUHDetailedTabs2022/NSDUHDetTabsSect1pe2022.htm>



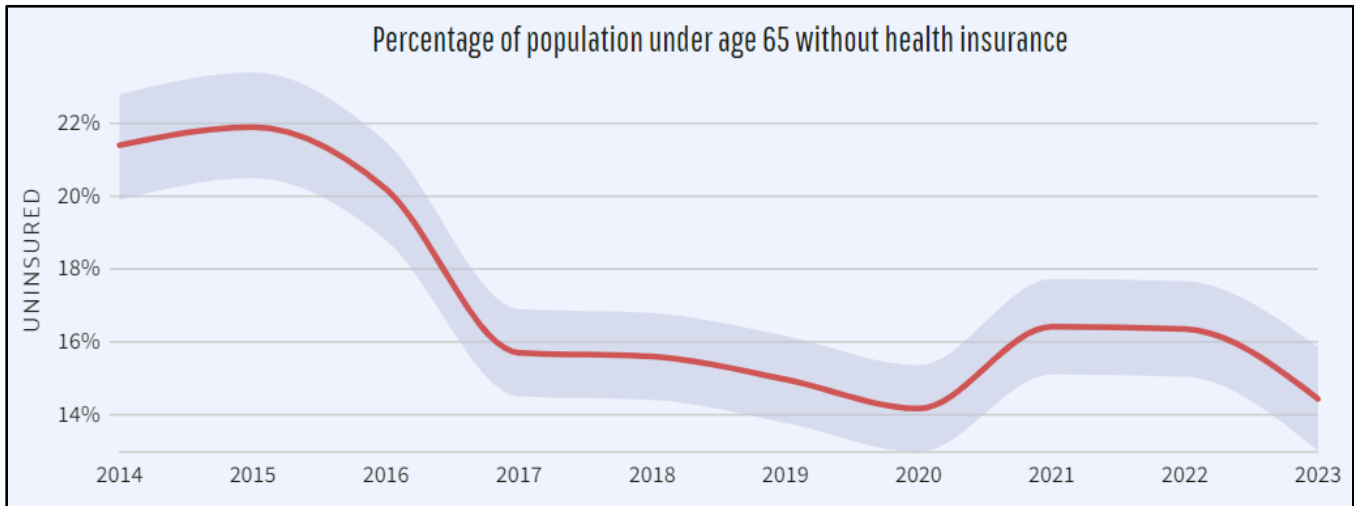
Excessive Drinking: Brazoria County

The chart below illustrates the trend in the percentage of adults reporting binge or heavy drinking in Brazoria County, Texas, from 2014 to 2023. **The rate has increased significantly, rising from 12% in 2014 to 21% in 2023.** Notable spikes occurred between 2015-2016 and 2022-2023. If this trend continues, we anticipate a rise in alcohol-related issues in the county, including increased **drunk driving incidents, higher rates of assaults, family breakdowns**, and workforce challenges leading to **lower employment rates**.

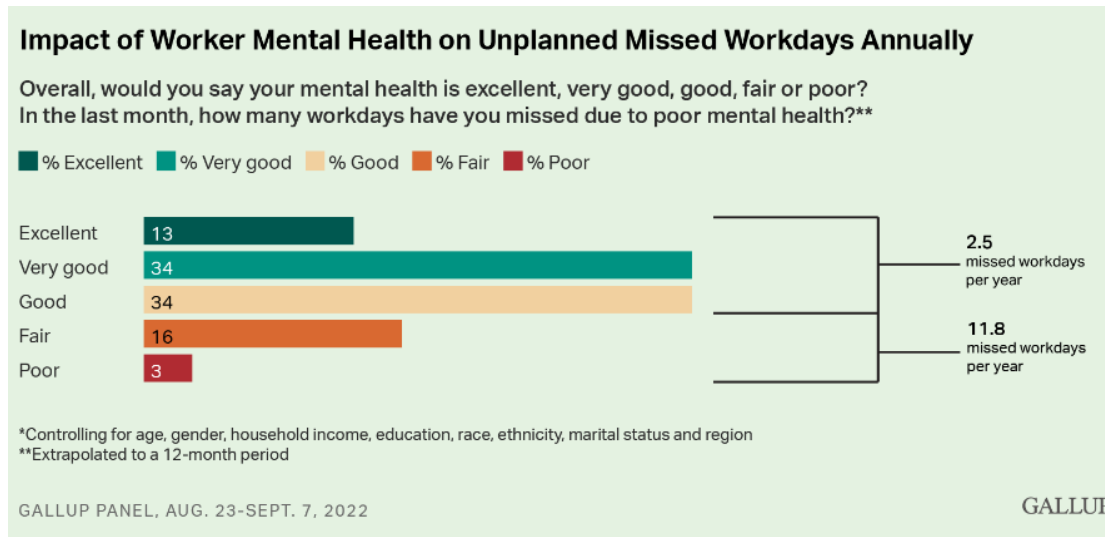


Access to Care Data Trends

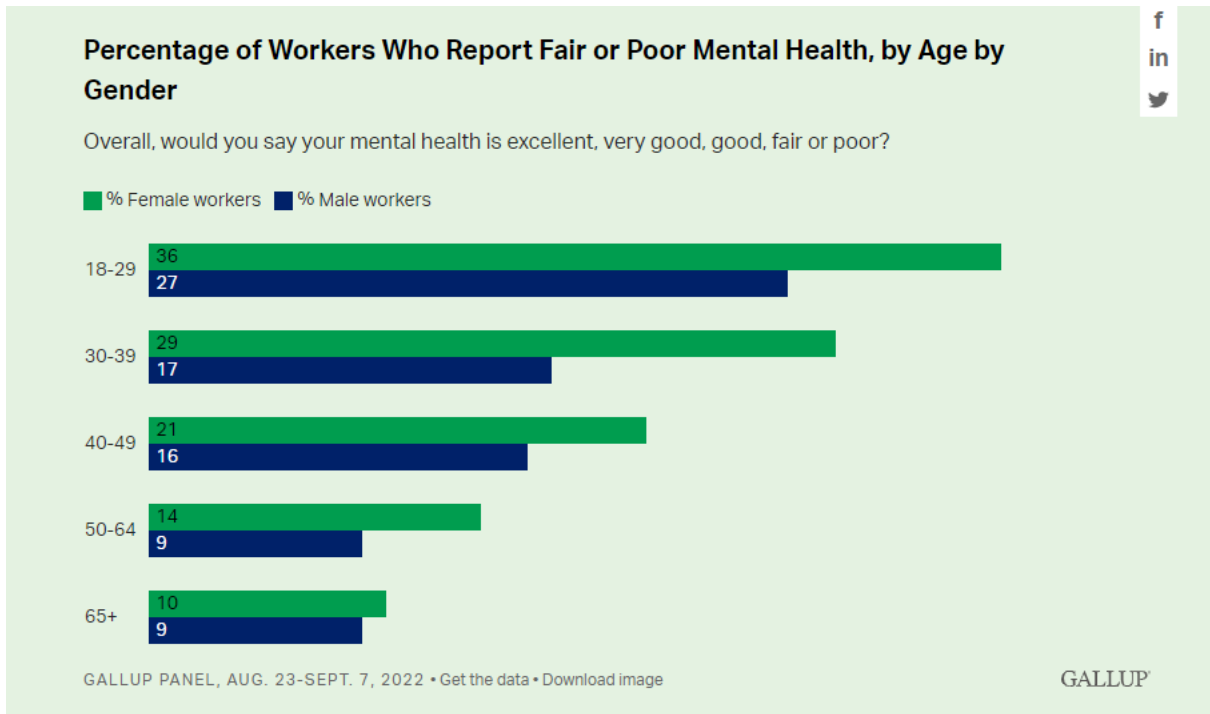
The chart below illustrates the trend in the percentage of residents under the age of 65 without health insurance in Brazoria County, Texas, from 2014 to 2023. During this period, the uninsured rate declined from a high of 21.9% in 2019 to 14.4% in 2023. While this is a positive development, **it will only lead to improved access to care if there are enough providers available in the county to meet the demand.**¹⁹



Financial Implications and Impact of Behavioral Health on the Texas and Brazoria Economy



¹⁹ https://datausa.io/profile/geo/brazoria-county-az?accessCareOptions=indicator_7&alcoholDrugsTobaccoOptions=indicator_9&healthBehaviorsOptions=alcoholDrugsTobaccoOption&healthOutcomesOptions=qualityOfLife&provider-clinician_patient_ratio=provider3&qualityOfLife=indicator_7

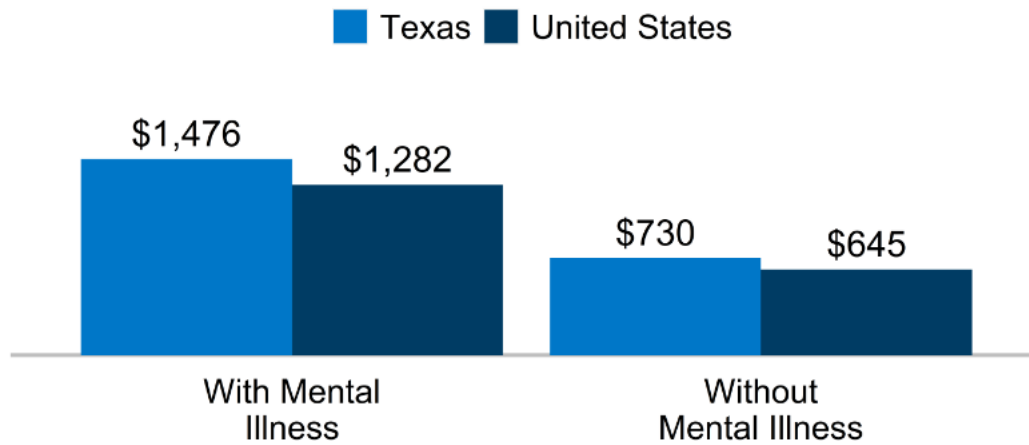


Untreated mental illness and substance use disorders are poised to cost Brazoria County, Texas, millions of dollars annually, presenting a significant economic and social challenge that demands immediate attention. Recent data underscores the magnitude of this issue and its potential impact on the county's economy and the well-being of its residents.

A Gallup Panel survey conducted from August 23 to September 7, 2022, involving 15,809 U.S. working adults, highlights the substantial financial toll of poor mental health on the workforce. Participants were asked, "In the last month, how many workdays have you missed due to poor mental health?" The results, carefully adjusted for factors like age, race, ethnicity, gender, income, education, marital status, and region, reveal that poor worker mental health costs the United States an estimated \$48 billion per year in lost productivity.

This figure is based on a conservative estimation of the cost of missed workdays—**\$340 per day for full-time workers and \$170 per day for part-time workers.** When extrapolated to Brazoria County, with a population of approximately 374,000 residents, **the local economy stands to lose millions due to absenteeism** caused by untreated mental health issues and substance use disorders. **At a time when many sectors are facing severe labor shortages, this is a cost business cannot afford to bear.**

Average Out-of-Pocket Spending for Adults in Large Employer Health Plans, by Mental Illness Status, 2021



NOTE: Out-of-pocket amounts are only for covered services. Data is among those below age 65. Disease definitions developed by the Healthcare Cost and Utilization Project were used to identify claims associated with mental health conditions.
 SOURCE: KFF analysis of 2021 IBM MarketScan Commercial Claims and Encounters Database.



20

The financial burden extends beyond lost productivity. In 2021, data from the Kaiser Family Foundation showed that adults with mental illness enrolled in large employer health plans in Texas faced significantly higher out-of-pocket expenses compared to those without mental illness. Specifically:

Out-of-Pocket Spending in Texas:

- **Adults with mental illness: \$1,476**
- **Adults without mental illness: \$730**

Out-of-Pocket Spending in the U.S. Overall:

- **Adults with mental illness: \$1,282**
- **Adults without mental illness: \$645**

These figures do not account for payments for services not claimed under employer coverage, suggesting that the actual financial strain on individuals is even greater.

Total healthcare spending for adults with mental illness is also markedly higher:

²⁰ <https://www.kff.org/statedata/mental-health-and-substance-use-state-fact-sheets/texas/#:~:text=As%20shown%20in%20the%20figure,of%20adults%20in%20the%20U.S.>

Total Healthcare Spending in Texas:

- **Adults with mental illness: \$9,606**
- **Adults without mental illness: \$4,451**

Total Healthcare Spending in the U.S. Overall:

- **Adults with mental illness: \$8,823**
- **Adults without mental illness: \$4,198**

These increased costs reflect the more extensive medical care required for untreated mental health conditions and substance use disorders, which often lead to chronic health issues and comorbidities.

For Brazoria County, the implications are clear. The combination of lost productivity due to missed workdays and higher healthcare costs places a substantial financial burden on both employers and the healthcare system. Without effective interventions, these costs will continue to escalate, straining public resources and hindering economic growth.

It is important to understand that if these trends continue, behavioral health cases threaten to overwhelm the existing hospital, police, and emergency services. Already, in our conversations with executive leadership, community leaders stress that mental health services are straining these systems.

Current Stakeholder and Provider Assessment: Brazoria County Mental Health Support Organizations/Services

Brazoria County is facing a critical mental health crisis, compounded by the fact that there are **zero psychiatric inpatient beds** available to meet the growing need for care. This shortage of facilities severely limits treatment options for individuals in acute mental health crises, leaving emergency services and law enforcement overwhelmed.

The demand for mental health services in the county is projected to rise sharply:

- In 2023, the total volume of psychiatric services was 164,086. By 2033, this volume is forecasted to reach 245,337, representing a **49.5% growth** over the next decade.

Meanwhile, the healthcare system is already strained:

- **Opioid Use Disorder:** The county faces **45** opioid-related deaths annually, with only two Opioid Treatment Programs, further compounding the mental health crisis.
- **EMS Mental Health Calls:** Between January 2022 and December 2023, there were **664** mental health-related EMS calls in Pearland alone, underscoring the growing pressure on emergency services.

- **Student Mental Health:** Pearland ISD recorded over **1,200** student visits related to depression, self-harm, and suicidal ideation in the 2023-2024 school year, showing the increasing need for youth mental health support.

Without the necessary infrastructure, including inpatient psychiatric beds, Brazoria County’s health systems are struggling to keep pace with this rising demand, highlighting an urgent need for expanded mental health resources and facilities.

Current and Projected Mental Health Outpatient Services

This data and analytics for outpatient psychiatric services for **Brazoria County** was gathered using Advisory Board’s Market Scenario Planner. The baseline volumes are determined by integrating historical data from various proprietary and public claims data. Forecast data is then based on changes in the population, demographics and market. The tool used for the following data is updated annually.

Table: Current and Projected Outpatient Psychiatric Services for Brazoria County

| Service Line | Subservice Line | 2023 Volume | 2028 Volume | 2033 Volume | 5 Yr Growth | 10 Yr Growth |
|--------------|-----------------|-------------|-------------|-------------|-------------|--------------|
| Psychiatry | Psychiatry | 164,086 | 212,390 | 245,337 | 29.4% | 49.5% |

| Annual Volume Estimates Based on 5 YR CAGR | | | | |
|--|----------------------|----------------------|----------------------|----------------------|
| 5 YR Compound Annual Growth Rate (CAGR) | 2024 Volume Estimate | 2025 Volume Estimate | 2026 Volume Estimate | 2027 Volume Estimate |
| 5.30% | 172,775 | 181,926 | 191,561 | 201,706 |

| Outpatient Grouping | 2023 Volume | 2028 Volume | 2033 Volume | 5 Yr Growth | 10 Yr Growth |
|-----------------------------------|-------------|-------------|-------------|-------------|--------------|
| Other Psychiatric Services | 2,089 | 3,560 | 4,238 | 70.4% | 102.9% |
| Medication Management | 10 | 11 | 11 | 8.2% | 12.7% |
| Diagnostic Interview | 12,847 | 15,841 | 19,021 | 23.3% | 48.1% |
| Narcosynthesis | 1 | 1 | 1 | 5.0% | 21.0% |
| Psychoanalysis | 13 | 13 | 13 | -3.6% | -2.4% |
| Psychotherapy - Office/Outpatient | 138,975 | 181,715 | 210,070 | 30.8% | 51.2% |
| Group Psychotherapy | 4,134 | 5,405 | 6,266 | 30.7% | 51.6% |
| Family Psychotherapy | 5,687 | 5,456 | 5,258 | -4.1% | -7.5% |
| Psychophysiological Therapy | 48 | 55 | 61 | 14.3% | 28.3% |
| Hypnotherapy | 3 | 4 | 4 | 7.6% | 15.2% |
| Environmental Intervention | 7 | 7 | 8 | -7.8% | 4.7% |
| Electroconvulsive Therapy | 271 | 324 | 387 | 19.5% | 42.9% |

The data on psychiatric services in Brazoria County shows a significant upward trend in demand for mental health care over the next decade, particularly in outpatient services. In 2023, the total volume of psychiatric

services was 164,086, and it is expected to grow to 212,390 by 2028, representing a **29.4% increase** over five years. By 2033, the projected volume reaches **245,337, marking a 49.5% growth** over ten years. This steady rise reflects a compound annual growth rate (CAGR) of 5.3%, indicating that by 2027, the annual volume of psychiatric services will likely exceed 200,000, with continued increases anticipated.

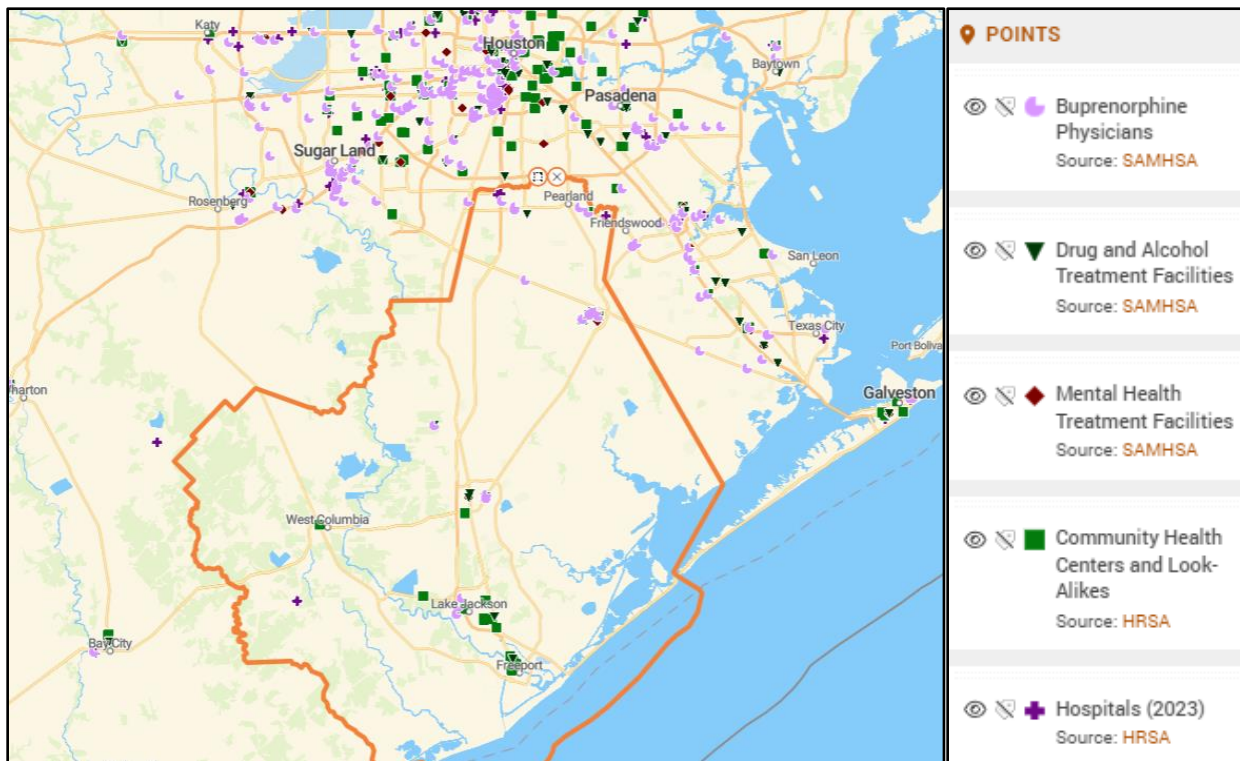
Further analysis of specific psychiatric subservices reveals that certain areas are growing faster than others. For example, other **psychiatric services, such as outpatient treatments and consultations, are expected to grow by 70.4% over the next five years, with a 102.9% increase over ten years.** This suggests a doubling of demand in those areas. Similarly, diagnostic interviews, essential for assessing new patients, are projected to increase by 23.3% over five years and by 48.1% over the next decade, reflecting the growing need for mental health evaluations.

Psychotherapy, both individual and group sessions, also shows considerable growth. Office-based psychotherapy is expected to increase by 30.8% over the next five years and by 51.2% over ten years, indicating that the demand for therapy will rise significantly. Group psychotherapy follows a similar pattern, with projected growth rates of 30.7% and 51.6% over five and ten years, respectively. However, family psychotherapy is expected to decline by 4.1% in the next five years and 7.5% over the next decade, suggesting a shift away from family-based therapy approaches in favor of individual or group therapy models.

Other specialized services, such as psychophysiological therapy and hypnotherapy, show moderate growth, while some niche treatments, like narcosynthesis and environmental intervention, are expected to see minimal increases or slight declines. Electroconvulsive therapy (ECT), a critical treatment for severe mental health conditions, is projected to grow by 19.5% over five years and 42.9% over ten years, indicating sustained demand for this type of intervention.

In totality, the data points to a substantial increase in psychiatric services, driven by rising demand for diagnostic interviews, psychotherapy, and other mental health treatments. As Brazoria County's population grows and the need for mental health care intensifies, the healthcare system will need to expand its capacity to meet this demand.

Current Dedicated Mental Health Resource Map



Most primary care and behavioral healthcare facilities in Brazoria County (Brazoria County is outlined in orange on the map) are concentrated around Alvin, Angleton, Clute, Pearland, and Freeport. Nearly half of the hospitals are located near Pearland along the county border, serving patients from adjacent counties, which further strains the availability of psychiatric beds. Pearland has one Community Health Center (Pearland Family Health Center) with another, Scottsdale Integrated Health Clinic, just outside the county. There are also three Community Health Center sites and a mobile clinic in Alvin, two in Angleton, and additional locations in Freeport, Clute, and Lake Jackson.

The county lacks sufficient mental health treatment facilities, with only two—Gulf Coast Center in Alvin and Lake Jackson CBOC—noted at the time of this report. However, some physicians, particularly in Alvin and Pearland, are authorized to administer buprenorphine. While a few mental health facilities are located just outside Brazoria County to the east and north toward Houston, accessing them can be challenging for residents, especially those in the more southern or western areas of the county.

Federally Qualified Health Centers

Federally Qualified Health Centers (FQHCs), often referred to as “community health centers,” include not only community health centers but also migrant health centers, health care for the homeless centers, and public housing health centers. In some cases, they are affiliated with counties or hospital systems. All FQHCs are nonprofit, community-based organizations or public entities that provide comprehensive primary and preventive

health care, along with related social services, to medically underserved individuals and families, regardless of their ability to pay. FQHCs are governed by a community board of directors, with at least 51% being users of the center’s services.

Most FQHCs operate independently (not under a hospital’s license) and serve a wide range of patients, including children, families, the elderly, Medicaid and Medicare recipients, low-income uninsured and underinsured individuals, high-risk populations, farm workers, and the homeless. They offer a variety of cost-effective primary and preventive medical services, as well as mental health, dental care, nutrition counseling, translation services, and community outreach. **By focusing on preventive care, FQHCs helps reduce the strain on hospital systems, alleviates the burden on local law enforcement dealing with mental health crises, and ultimately lowers costs for taxpayers.** Early intervention and ongoing care provided by FQHCs like Community Health Network help to prevent more severe and costly health issues, reducing emergency room visits and hospitalizations while improving overall community health.

In 2021, Brazoria County had a population of 402,092, with 21.2% considered low-income. Among these low-income residents, 27,374 were patients of FQHCs, meaning FQHCs served 33.2% of the low-income population and 6.8% of the county’s total population in 2022.²¹

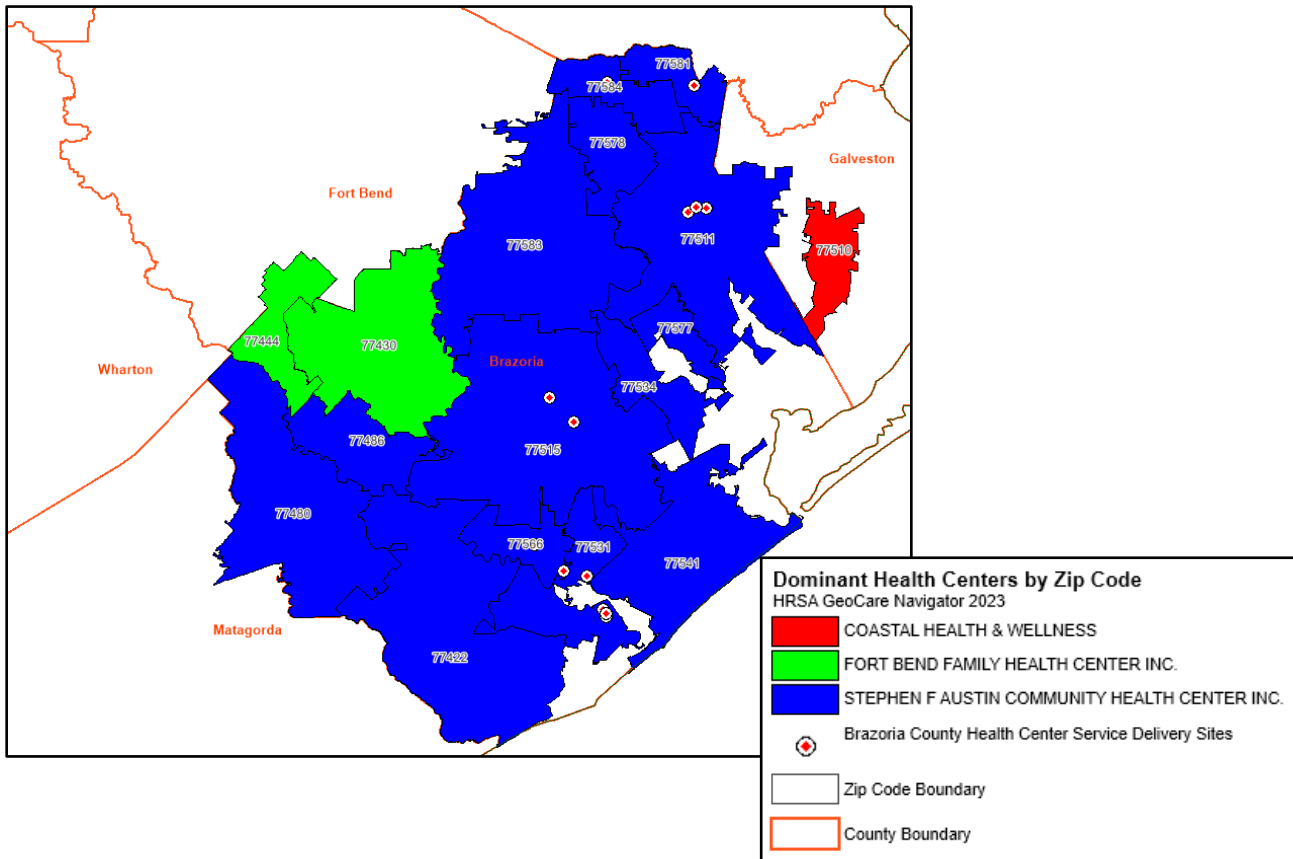
Health Centers Serving Brazoria County

Stephen F. Austin, operating as Community Health Network (CHN), is the only community health center with service delivery sites in Brazoria County. CHN offers a wide range of services, including pharmacy, primary care, pediatrics, women’s and men’s health, senior care, oral health, psychiatry, and therapy. It is the dominant health center in most Brazoria County zip codes, serving the largest number of low-income residents through its 14 locations in Freeport, Lake Jackson, Pearland, Pasadena, Angleton, Alvin, Houston, League City, Bacliff, and Clute. CHN provides a comprehensive approach to mental health services via MyCHN, where adult and child therapists and psychiatrists are readily accessible for both virtual and in-person appointments. The blue shading in the map below demonstrates the Brazoria County zip codes in which Stephen F. Austin is considered the “dominant” health center (i.e. has the greatest number of patients compared to other health centers serving a particular zip code).

Fort Bend Family Health Center is the leading health center in two zip codes (77430 and 77444), while **Coastal Health and Wellness** is the dominant health center in zip code 77515. Other FQHCs with a significant but not dominant market share of patients in Brazoria County include **Legacy Community Health Services** and the **Matagorda Episcopal Health Outreach Program**.

²¹ <https://geocarenavigator.hrsa.gov/>

Map: Dominant Health Centers in Brazoria County by Zip Code



Overview of Outpatient Services Among Low-Income Patients

Between 2022 and 2023, the primary health center in Brazoria County, Community Health Network (CHN), experienced significant patient growth of 17%, increasing from 34,440 patients in 2022 to 40,438 in 2023. In comparison, Texas health centers saw a patient increase of 1.3%, and national health centers saw an increase of 2.5% over the same period.

More than 95% of CHN patients fell below 200% of the Federal Poverty Line, compared to the state and national averages of 92% and 90%, respectively. Additionally, 81% of CHN patients fell below 100% of the Federal Poverty Line, approximately 11 percentage points higher than the state average.

In terms of insurance, the percentage of CHN patients who were uninsured in 2023 (42%) was 23% higher than Texas Federally Qualified Health Centers (FQHCs) at 34%. Conversely, the percentage of CHN patients with Medicaid (28%) was 29% lower than that of Texas FQHCs. This underscores the important role CHN plays in serving vulnerable and low-income populations in Brazoria County.

CHN also serves as a crucial mental health and substance use disorder service provider in the county. **The percentage of CHN patients accessing mental health services (20%) is more than double that of state and**

national FQHCs. Nearly 7% of patients accessed substance use disorder services in 2023, compared to less than 1% of state and national FQHC patients.

Lastly, 12% of CHN patients were homeless in 2023, compared to less than 5% of Texas and national patients. Additionally, 8% were agricultural workers or their families, compared to 1% in Texas and 3% nationally.

| 2023 Patient Profile ²² | | Stephen F Austin (CHN) FQHC | Texas FQHCs | National FQHCs |
|------------------------------------|--|-----------------------------|-------------|----------------|
| Patients | Patients | 40,438 | 1,788,356 | 31,277,341 |
| | Patient Growth 2022-2023 | 17.4% | 1.3% | 2.5% |
| Race/Ethnicity | Non-Hispanic White | 32.6% | 22.9% | 41.0% |
| | Asian | 2.6% | 2.1% | 4.2% |
| | Native Haw. /Other Pacific Islander | 0.8% | 0.3% | 0.9% |
| | Black | 12.4% | 14.9% | 20.9% |
| | American Indian/Alaska Native | 0.6% | 0.7% | 1.7% |
| | More Than One Race | 3.9% | 1.5% | 3.1% |
| | <i>*Hispanic Ethnicity</i> | 52.4% | 62.1% | 38.7% |
| Age | Children (Under 18 Years) | 27.9% | 36.9% | 29.1% |
| | Adults (18 to 64 Years) | 65.0% | 54.5% | 59.0% |
| | Older Adults (65 Years & Above) | 7.1% | 8.5% | 11.9% |
| Federal Poverty Level (FPL) | 200% of FPL | 95.3% | 92.1% | 89.9% |
| | 100% of FPL | 80.7% | 69.1% | 67.3% |
| Insurance | Uninsured | 41.7% | 33.9% | 17.9% |
| | Medicaid | 27.8% | 35.8% | 50.4% |
| | Medicare | 5.7% | 7.3% | 11.0% |
| | Third-Party | 24.8% | 23.1% | 20.7% |
| Services (% of Patients) | Medical | 72.8% | 90.9% | 85.0% |
| | Dental | 26.9% | 12.6% | 20.4% |
| | Mental Health | 20.0% | 7.8% | 8.9% |
| | Substance Use Disorder | 6.6% | 0.6% | 0.9% |
| Special Populations | Best Served in a Lang. Other Than Eng. | 2.0%* | 34.0% | 26.8% |
| | % Homeless Patients | 12.1% | 4.2% | 4.6% |
| | % Agricultural Patients | 7.7% | 1.1% | 3.2% |
| | % School-Based Patients | 0.6% | 1.7% | 3.6% |

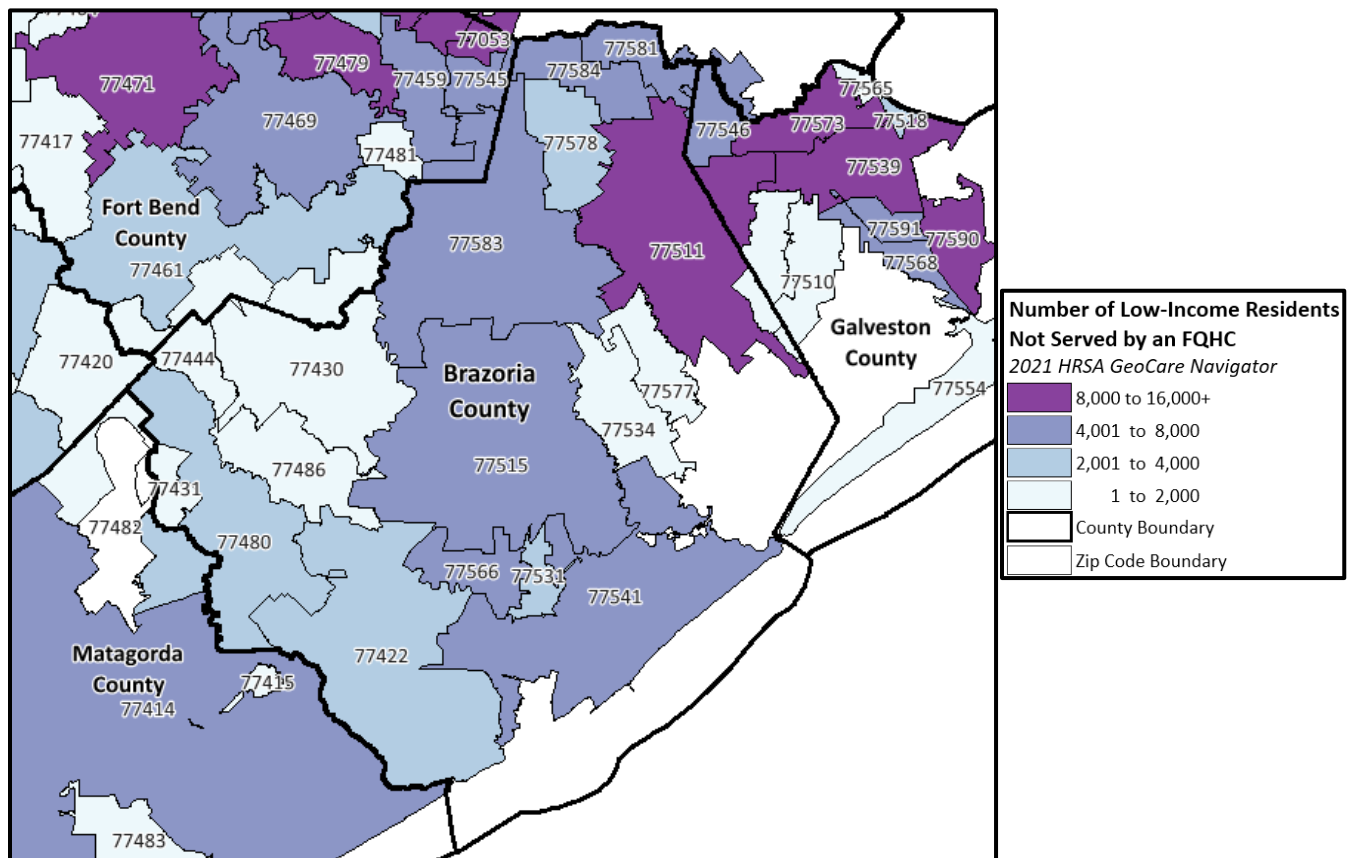
**Note: there appears to have been an error or change in how CHN reports the % of its patients Best Served in a Language other than English since historically this metric ranged from 19% to 27%.*

²² <https://data.hrsa.gov/tools/data-reporting/program-data?grantNum=H80CS11255>

Number of Low-Income Residents Not Served by an FQHC Map

In addition to the FQHC market share of low-income residents, **a quick and often effective way to identify areas of need is by analyzing the number of low-income residents not currently served by an FQHC.** A larger unserved population indicates a greater market opportunity for expansion, particularly if there are few other accessible providers in the area.

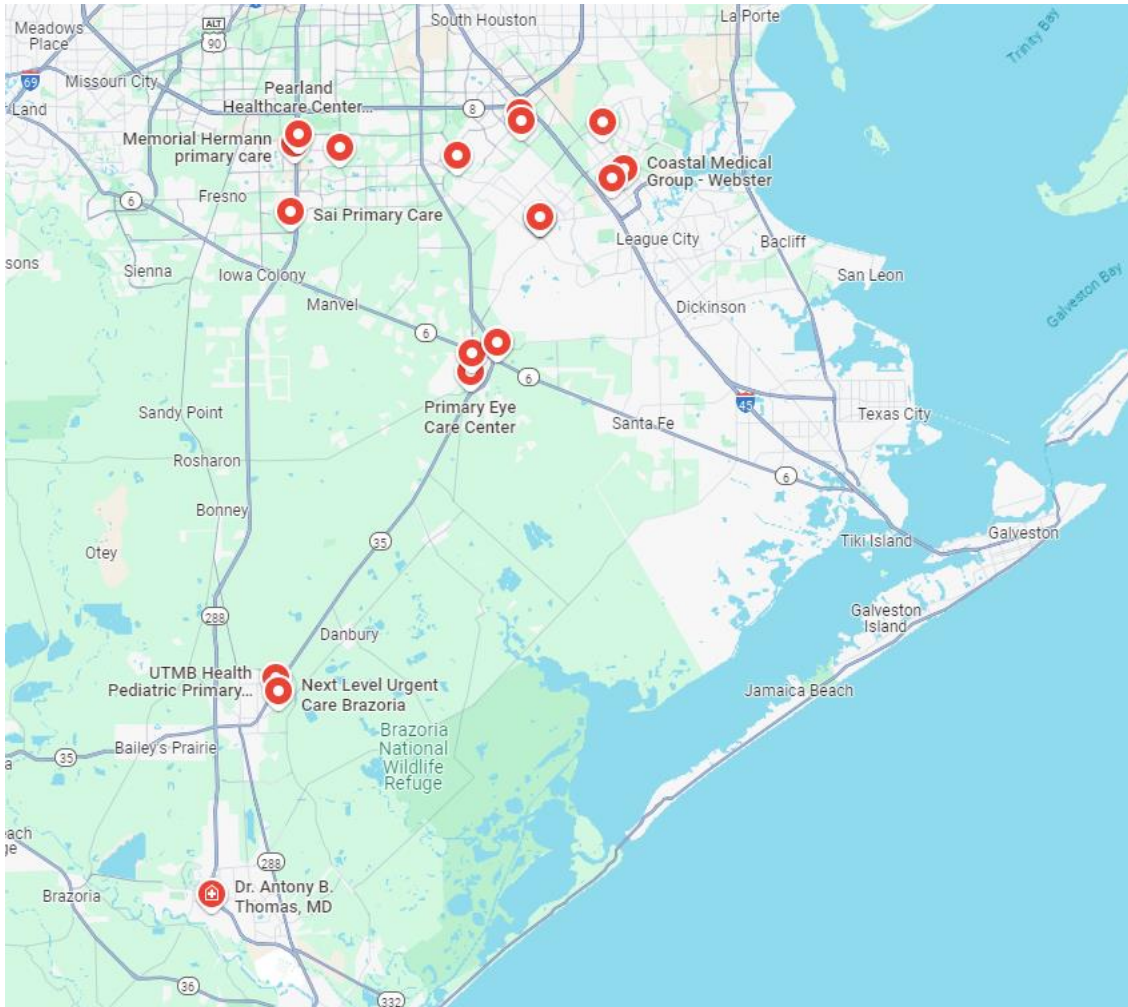
This map highlights the low-income population in Brazoria County, focusing on the unserved residents. As of 2022, over 55,100 low-income residents in Brazoria County were not being served by an FQHC. **The largest unserved population is in Zip Code 77511, with 8,290 low-income residents.** Zip Code 77584 follows, with 6,927 unserved low-income residents, and Zip Code 77515 has 5,480 unserved low-income residents.²³



²³ <https://geocarenavigator.hrsa.gov/>

Other Outpatient Service Providers

In addition to FQHCs, there are a variety of other outpatient facilities serving the Brazoria County area such as primary care clinics, urgent care clinics, retail based services, and ambulatory surgery centers.



One example of an outpatient service provider in Brazoria County is **Kelsey-Seybold Clinic**. Established in 1949, Kelsey-Seybold is the longest-standing Accountable Care Organization (ACO) in Houston and was the nation's first ACO accredited by the National Committee for Quality Assurance. With over 850 medical providers across 65 medical specialties, the clinic serves approximately 500,000 patients at 40 locations, serving not only Brazoria County, but the greater Houston metropolitan area.

Kelsey-Seybold offers state-of-the-art surgery centers and a nationally accredited Cancer Center, coordinating care with area hospitals to provide 24/7 access to medical services. The clinic system is a major healthcare provider for NASA and serves as a center for healthcare research.

In recent discussions with Kelsey-Seybold leadership, they highlighted the evolving needs of their patient population. Due to changes in patient needs, they have begun screening all patients for depression and suicide.

While they are maximizing their current resources, they acknowledge that the behavioral health (BH) needs are greater than what they can presently address. Instead of solely treating patients after incidents like attempted suicide, they aim to be proactive by addressing BH needs in environments where people feel safe. They also noted that many people are unaware of the signs of depression, indicating a need for increased education and awareness.

Another significant healthcare provider in the region is the **University of Texas Medical Branch (UTMB)**. UTMB includes hospitals and emergency departments across four campuses, employs 14,772 personnel as of fiscal year 2023, and generates \$3 billion in revenue. It operates more than 90 primary and specialty clinics serving Galveston and Brazoria Counties, the Bay Area, and Southeast Texas.²⁴

The Gulf Coast Center also plays a crucial role as a Certified Community Behavioral Health Clinic (CCBHC). In Texas, they refer to themselves as a "Community Center," a term with specific significance in the state. In 1965, the Texas legislature passed what is now known as the Texas Mental Health and Intellectual Disabilities Act. This legislation established a state agency to provide services for individuals with mental health and intellectual disabilities and created Community Centers to work in partnership with state and federal governments as an alternative to institutional care.

My Doctor Primary Care Clinic is also an important outpatient facility focused on providing comprehensive health and wellness care to Pearland patients and offering convenient and affordable direct-pay care. My Doctor Primary Care Clinic believes that direct-pay approach "reinstates the patient at the heart of healthcare, fostering a relationship built on trust, open communication, and personalized attention. With prompt access to care, transparent costs, and an unwavering focus on quality, a PCP operating under a direct payment model is poised to redefine the way we experience healthcare. As patients increasingly seek a more patient-centered and efficient healthcare journey, the direct payment model emerges as a beacon of empowerment and transformation".

Hospital Systems

Additionally, using Advisory's Board Inpatient Market Scenario Planner, the table below estimates in-patient volume for both Psychiatry and Substance Use Disorder.

Table: Current and Projected In-Patient Psychiatry and Substance Use Volume

| Subservice Line | 2023 Volume Estimate | 2028 Volume Forecast | 2033 Volume Forecast | 5 Yr Growth | 10 Yr Growth |
|-----------------|----------------------|----------------------|----------------------|-------------|--------------|
| Psychiatry | 1,909 | 2,023 | 2,030 | 6.0% | 6.4% |
| Substance Abuse | 967 | 1,110 | 1,275 | 14.7% | 31.8% |
| Total | 2,876 | 3,133 | 3,305 | - | - |

²⁴ <https://www.utmb.edu/facts/>

| Annual Volume Estimates Based on 5 YR CAGR | | | | | |
|--|---|----------------------|----------------------|----------------------|----------------------|
| Subservice Line | 5 YR Compound Annual Growth Rate (CAGR) | 2024 Volume Estimate | 2025 Volume Estimate | 2026 Volume Estimate | 2027 Volume Estimate |
| Psychiatry | 1.17% | 1,930 | 1,953 | 1,976 | 1,999 |
| Substance Abuse | 2.79% | 994 | 1,021 | 1,050 | 1,079 |

| Subservice Line | MS-DRG | 2023 Volume Estimate | 2028 Volume Forecast | 2033 Volume Forecast | 5 Yr Growth | 10 Yr Growth |
|-----------------|--|----------------------|----------------------|----------------------|-------------|--------------|
| Psychiatry | 880-ACUTE ADJUSTMENT REACTION AND PSYCHOSOCIAL DYSFUNCTION | 50 | 62 | 74 | 24.8% | 47.8% |
| Psychiatry | 881-DEPRESSIVE NEUROSES | 159 | 177 | 191 | 10.9% | 20.0% |
| Psychiatry | 882-NEUROSES EXCEPT DEPRESSIVE | 65 | 77 | 92 | 19.7% | 43.1% |
| Psychiatry | 883-DISORDERS OF PERSONALITY AND IMPULSE CONTROL | 30 | 35 | 40 | 19.6% | 35.6% |
| Psychiatry | 884-ORGANIC DISTURBANCES AND INTELLECTUAL DISABILITY | 58 | 80 | 107 | 37.4% | 84.7% |
| Psychiatry | 885-PSYCHOSES | 1,513 | 1,562 | 1,496 | 3.2% | -1.1% |
| Psychiatry | 886-BEHAVIORAL AND DEVELOPMENTAL DISORDERS | 29 | 23 | 23 | -18.1% | -20.7% |
| Psychiatry | 887-OTHER MENTAL DISORDER DIAGNOSES | 6 | 6 | 7 | 12.5% | 22.9% |
| Substance Abuse | 894-ALCOHOL, DRUG ABUSE OR DEPENDENCE, LEFT AMA | 61 | 68 | 76 | 11.2% | 24.5% |
| Substance Abuse | 895-ALCOHOL, DRUG ABUSE OR DEPENDENCE WITH REHABILITATION THERAPY | 92 | 109 | 126 | 17.5% | 35.9% |
| Substance Abuse | 896-ALCOHOL, DRUG ABUSE OR DEPENDENCE WITHOUT REHABILITATION THERAPY WITH MCC | 51 | 73 | 88 | 43.2% | 73.0% |
| Substance Abuse | 897-ALCOHOL, DRUG ABUSE OR DEPENDENCE WITHOUT REHABILITATION THERAPY WITHOUT MCC | 464 | 540 | 643 | 16.4% | 38.4% |
| Substance Abuse | 917-POISONING AND TOXIC EFFECTS OF DRUGS WITH MCC | 130 | 167 | 200 | 28.4% | 53.9% |
| Substance Abuse | 918-POISONING AND TOXIC EFFECTS OF DRUGS WITHOUT MCC | 168 | 153 | 142 | -9.2% | -15.8% |

The demand for inpatient psychiatric and substance abuse services in Brazoria County is projected to grow significantly over the next decade. In 2023, the estimated volume for psychiatric services reached 1,909, with a forecast of 2,023 by 2028, reflecting a 6.0% growth over five years and a 6.4% increase by 2033. Substance abuse-related inpatient care is expected to experience even steeper growth, rising from 967 cases in 2023 to

1,110 by 2028, marking a 14.7% increase. By 2033, substance abuse cases are projected to climb to 1,275, a substantial **31.8% increase** over a decade.

Annual volume estimates, based on a 5-year compound annual growth rate (CAGR), further reinforce this upward trend. For psychiatry, the CAGR of 1.17% predicts a steady increase in cases, with estimates growing from 1,930 in 2024 to 1,999 by 2027. Substance abuse services, with a CAGR of 2.79%, are projected to rise from 994 cases in 2024 to 1,079 by 2027.

Specific psychiatric diagnoses will see varied growth patterns. For example, cases of acute adjustment reactions and psychosocial dysfunction (MS-DRG 880) are expected to grow by **24.8% over five years**, from 50 cases in 2023 to 62 by 2028, and by **47.8%** over ten years, reaching 74 cases by 2033. Other psychiatric diagnoses such as neurotic disorders, excluding depressive neurotic disorders (MS-DRG 882), are also expected to rise significantly, with a 19.7% increase in five years and 43.1% over a decade.

In the area of substance abuse, cases of drug or alcohol dependence without rehabilitation therapy but with major complications or comorbidities (MS-DRG 896) are forecast to grow by **43.2% over five years** and by a remarkable 73.0% over the next decade. Similarly, poisoning and toxic effects of drugs with major complications (MS-DRG 917) will see a significant 28.4% rise over five years and a **53.9% increase by 2033**.

Table: Hospital Beds in Brazoria County²⁵

| Hospital Name | Hospital Type | Acute Beds | Psychiatric Beds |
|---|---------------|------------|------------------|
| CHI St. Luke's Health - Brazosport | Other NFP | 154 | 0 |
| Encompass Health Rehabilitation Hospital of Pearland | Corporation | 60 | 0 |
| HCA Houston Healthcare Pearland | Partnership | 53 | 0 |
| Sweeny Community Hospital | Hosp District | 20 | 0 |
| **This information was retrieved from The County Information Program, Texas Association Counties. Last updated July 16, 2024 | | | |

Yet, despite the rapid increase in need, Brazoria County currently faces significant gaps in inpatient behavioral health services, particularly in the availability of psychiatric beds. **As of now, there are zero psychiatric inpatient beds available within the county**, underscoring a severe lack of resources for individuals experiencing acute mental health crises.

Hospitals Serving Brazoria County

St. Luke’s Health: St. Luke’s Health Brazosport Hospital, located in Lake Jackson, Texas, is a 154-bed facility with a Level III trauma center, advanced cardiac care, and a multidisciplinary cancer center. The hospital has over 100 board-certified physicians and nearly 600 skilled employees. The 2021 needs assessment²⁶ revealed a significant shortage of mental health providers and counselors, and although some progress has been made, the resources remain insufficient to meet the growing demand for behavioral health services in the community.

²⁵ <https://txcip.org/tac/census/hospitals.php?FIPS=48039>

²⁶ <https://www.stlukeshealth.org/content/dam/stlukeshealth/pdfs/St.-Luke%27s-Brazosport-Assesment-2021.pdf>

HCA Houston Pearland: HCA Houston Pearland is a 49-bed acute care hospital featuring a Level IV Trauma Center, an accredited Chest Pain Center with Primary PCI, and a certified Primary Stroke Center. As part of a larger system with 13 hospitals and over 15,000 medical professionals, Pearland’s emergency department sees a large number of mental health cases. Leadership highlighted that mental health affects all areas of care, with walk-ins often requiring outpatient services, while more critical cases, such as homicidal or suicidal patients, undergo telehealth evaluations before being transferred for further care. Behavioral health issues were also identified as the leading cause of workplace violence among staff.

Encompass Health: Encompass Health operates a 60-bed inpatient rehabilitation hospital specializing in neurological, orthopedic, spinal cord, and stroke rehabilitation. While the facility is Joint Commission accredited, it does not have a local needs assessment or community health report. Its role in community health is limited, as it primarily focuses on rehabilitation services. The broader impact report available for Encompass Health was too general to provide meaningful insights for the local population.

Sweeny Community Hospital: Sweeny Community Hospital, a critical access facility that opened in 1965, offers 11 acute inpatient beds and swing bed services. The hospital also provides various outpatient services, including physical therapy, diabetes management, wound care, and IV therapy. Despite the wide range of services, the hospital does not have a formal needs assessment report. Like Encompass Health, its impact on addressing broader community health needs is relatively minimal.

Memorial Hermann Pearland Hospital: Memorial Hermann Pearland is a 64-bed facility, part of the larger Memorial Hermann system, which includes over 6,600 affiliated physicians and 17 hospitals across Greater Houston. The hospital, which opened in 2016, plans to expand to 128 beds in the next five years. Although Memorial Hermann’s 2023 Community Benefits Plan included mental health crisis clinics, none are located in Brazoria County. These clinics serve as a safety net for crisis intervention, but there remains a lack of continuous outpatient mental health services in the local area.

Two of the main barriers to accessing mental health services in Brazoria County are the persistent stigma surrounding mental health issues and limited access to care. Despite these challenges, recent efforts to train law enforcement officers to recognize and address mental health crises have shown positive results. Crisis intervention and stabilization services are available, along with referrals for long-term mental health care, however, the capacity for inpatient treatment remains critically low.

The data paints a clear picture: without significant investment in inpatient mental health infrastructure and provider recruitment, the county will continue to struggle to meet the needs of its residents.

Nursing Facilities

Brazoria County is home to several nursing facilities, with most located around Pearland and the Clute/Lake Jackson area. One prominent provider is **Cantex Continuing Care**, which has been in business since 1978. Cantex offers post-acute services through a network of skilled nursing facilities, home health agencies, and hospices across central and eastern Texas. In Brazoria County, Cantex operates facilities in **Pearland** and **Alvin**.

Currently, Cantex facilities do not admit patients with mental health diagnoses, as they lack the staff and training to handle such cases. However, Cantex experts have indicated that with the right partnership and triage support, they could potentially care for patients with co-diagnoses, such as **bipolar disorder and Alzheimer's disease**, provided the patient is not in a mental health crisis.

Despite these services, **resources for seniors in Brazoria County** remain limited, particularly for mental health care. Mental health is often a taboo subject among seniors, who may keep their struggles private until it's too late. As a result, Brazoria County has one of the **highest rates of senior suicide**, highlighting the urgent need for improved mental health resources and support for this vulnerable population, as noted in a recent Brazosport needs assessment.

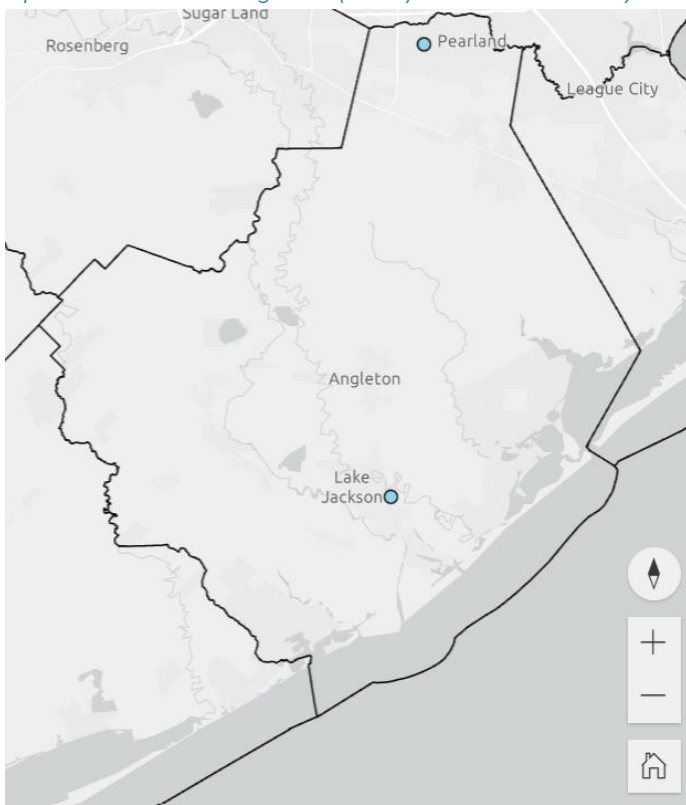
Drug and Alcohol Treatment Facilities

Opioid treatment programs (OTPs) are among the most effective approaches for addressing opioid use disorder (OUD). These programs significantly improve patient retention by offering tailored medication-assisted treatment (MAT) using methadone, buprenorphine, or naltrexone. In the United States context, they boast retention rates of up to 74% over six months, as supported by numerous studies. Keeping patients engaged in treatment reduces the likelihood of fatal overdoses, which is critical given that Brazoria County is facing 45 deaths a year from opioids. OTPs offer a long-term solution that not only saves lives but also reduces the economic impact of OUD. The cost of opioid addiction to the U.S. economy exceeds \$1 trillion annually, and OTPs help mitigate these costs in Brazoria County specifically by lowering healthcare expenses, reducing emergency room visits, and decreasing the societal burden of untreated addiction.

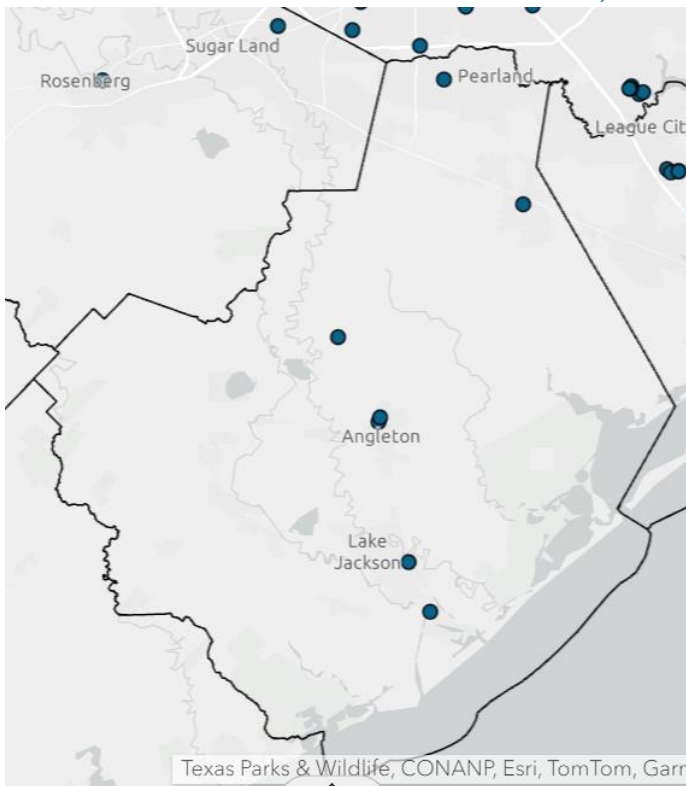
Current evidence-based practices for treating alcohol addiction focus on a combination of behavioral therapies, medications, and support systems, tailored to the needs of the individual. Cognitive Behavioral Therapy (CBT) is commonly used to help individuals identify and change thought patterns that lead to alcohol use, while Motivational Enhancement Therapy (MET) increases a person's motivation to change their drinking behavior by focusing on the benefits of recovery. Contingency management also plays a role by reinforcing positive behaviors, such as abstaining from alcohol, with rewards. Medications are another essential component of treatment. Naltrexone reduces alcohol cravings and blocks the brain's opioid receptors to diminish the pleasurable effects of drinking. Acamprosate helps restore brain chemistry disrupted by alcohol use, supporting long-term abstinence, while Disulfiram acts as a deterrent by causing unpleasant reactions when alcohol is consumed. For individuals who have relapsed or struggle with cravings, Medication-Assisted Treatment (MAT), which combines medications with behavioral therapies, has shown to be highly effective. Support systems, including peer groups, family therapy, and integrated treatment for co-occurring mental health disorders, further enhance the recovery process. Digital tools, such as telehealth and online counseling platforms, are also increasingly used to make these therapies more accessible and support long-term success. By combining these various approaches, individuals are more likely to achieve and maintain sobriety.

Unfortunately, there are currently only seven SAMHSA accredited Substance Use Facilities, three SAMHSA accredited Mental Health Facilities, and two OTPs in Brazoria County, underscoring the difficulties of receiving care. Legislative action to both fund these facilities and streamline the regulatory process would improve access to care.

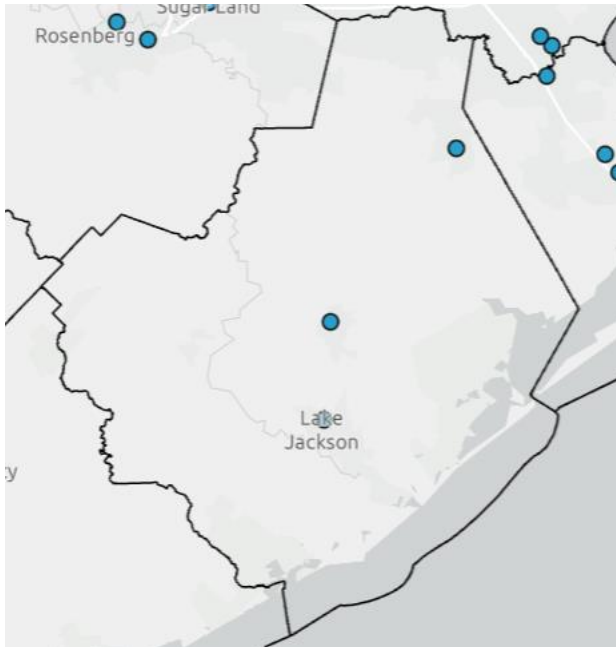
Opioid Treatment Programs (OTPs) in Brazoria County



SAMHSA Substance Use Facilities in Brazoria County



SAMHSA Mental Health Facilities in Brazoria County



Mental Health and Substance Use in Educational Institutions

Brazoria County is home to eight independent school districts (ISDs). The largest is **Alvin ISD**, serving 28,085 students, followed by **Pearland ISD** with 21,007 students. The other districts include **Brazosport ISD** (11,478 students), **Angleton ISD** (6,763 students), **Columbia-Brazoria ISD** (2,919 students), **Sweeny ISD** (1,853 students), **Danbury ISD** (774 students), and **Damon ISD** (116 students).²⁷ Additionally, the county hosts eight private schools.

To better understand the mental health impacts on students, **Capital Link** consulted with representatives from the two largest school districts, Alvin and Pearland ISDs. Both districts have **Guidance and Counseling departments** staffed school counselors. They regularly provide resources and tools on topics such as suicide prevention, bullying, crisis response, dating abuse, and support for victims of crime.

The **Pearland School District** shared annual data on student visits to guidance counselors across its 24 schools, encompassing elementary, middle, and high schools. During the **2023/2024 academic year**, Pearland ISD's Guidance and Counseling department reported a total of:

- **299 visits** that addressed depression.
- **427 visits** were related to self-harm.
- **686 visits** involved discussions of suicidal ideation.
- **23 visits** were concerning suicide attempts.

²⁷ <https://www.har.com/school/list/county/brazoria-county>

While some inconsistencies in the data may exist—likely due to variations in how school counselors record visit reasons—the number of visits addressing self-harm and suicide attempts has consistently been around **1,200** over the past three school years. This consistent figure highlights a significant need for additional youth support services within the community.²⁸

| Visit Reasons | 2021-2022 SY | 2022-23 SY | 2023-24 SY |
|-------------------------|--------------|------------|------------|
| | No. Visits | No. Visits | No. Visits |
| Depression | 914 | 563 | 299 |
| Self Harm | 429 | 470 | 427 |
| Suicidal Ideation | 819 | 747 | 686 |
| Suicide Attempt | 67 | 111 | 23 |
| Bullying/Cyber Bullying | 8,239 | 1,990 | 308 |
| Substance Abuse | 3,121 | 69 | 62 |

In addition to the documented data outlined above, Capital Link gathered qualitative information related to mental health among school-aged youth in Brazoria County:

For many children, **school is their safe place**, where they can depend on adults who truly care for them. When students are at home and isolated, they often suffer more from mental health issues. With multiple societal issues affecting students, from drug use, bullying/cyberbullying, to depression and self-harm, it is important to have dedicated counselors who can help youth in vulnerable situations. One often overlooked area of concern is physical dating and sexual dating violence. **8.3%** of Texas high-schoolers report experiencing **physical dating violence**, and **15.4%** reported **sexual dating violence**. This area deserves special attention from both school and medical authorities, as well as law enforcement.

Dating Violence, in the Past 12 Months, 9th - 12th Grade Youth

| | Physical Dating Violence | Sexual Dating Violence |
|-------|--------------------------|------------------------|
| Texas | 8.3% | 15.4% |

Source: Texas Youth Risk Behavior Survey (YRBS), 2019. <http://healthdata.dshs.texas.gov/dashboard/surveys-and-profiles/youth-risk-behavior-survey>

The shift to **virtual schooling** has further isolated students and put them at risk. This isolation has led to an increase in suicide and suicide threats, exacerbated by a lack of inpatient beds for treatment. The situation is worse for those without insurance. Many people are forced to seek help outside the county in the Harris County system, which is already overburdened. Individuals often wait for days in emergency departments and are typically discharged quickly with a prescription they may not be able to afford. Even when admitted, stays are usually limited to up to three days before they are released back into the community.

Law enforcement officers believe that mental health incidents are on the rise due to drug use and cultural shifts influenced by social media, which has helped remove the stigma around mental health. Younger generations are not afraid to admit they are struggling and to seek help. However, social media can also be a triggering factor among the younger population.

²⁸ Pearland ISD 2023-24 School Year Guidance Visit Data

The Impact of Mental Health and Substance Use Cases on Brazoria County Emergency Services/First Responders

Brazoria County Emergency Services comprise **Emergency Medical Services (EMS), Fire Departments (FD), Police Departments (PD), Emergency Management, and 911 services**. Both the FD and PD provide services at the county and local levels. The **Marshal's Office (FD)** and the **Sheriff's Office (PD)** offer higher-level support across the county, while local services include city fire departments in Pearland, Lake Jackson, Angleton, and Freeport, as well as small city or community fire departments.

The **Brazoria County Office of Emergency Management** coordinates disaster preparedness, response, and recovery, handling all major incidents and emergencies. **Brazoria County 911** manages emergency calls and dispatches the appropriate emergency services. EMS services operate at both the county level and through local ambulance services.

Police Departments

Police departments across Brazoria County play a crucial role in responding to mental health-related incidents and connecting individuals to treatment when necessary, such as transporting them to hospitals or mental health facilities. The Pearland Police Department offers various mental health training programs, including a mental health officer proficiency certificate, which are available to officers statewide at no cost. These courses equip officers with the skills to handle individuals in crisis or experiencing mental health distress. Additionally, the former Pearland Police Chief mandated that all officers complete mental health response training, an innovative program that has received an enthusiastic reception from both officers and the community.

Like many police departments, officers in Brazoria County frequently deal with drug-related incidents. Over the past 365 days—from September 2023 to September 2024—in Pearland, crimes related to drugs were the third highest category, totaling 520 incidents. This was behind theft/shoplifting, which had 850 incidents, and assault, which had 786 incidents.

Graph: Crime Incidents in Pearland, September 2023-September 2024



One of the main challenges police officers face in Brazoria County is the lack of access to adequate mental health care. A representative from the Pearland Police Department noted that when a person is in crisis, officers typically take them to local hospitals. However, **due to a shortage of available beds, officers often have to travel long distances** to find an open facility. Additionally, because Pearland is located on city lines, officers from neighboring areas sometimes use Pearland hospitals for mental health drop-offs. In some cases, individuals are released almost immediately—officers have reported seeing the same person walk out of the hospital while they are still in their cruisers completing paperwork.

The bed shortage is particularly challenging for uninsured individuals. While there are private facilities in the county that can treat patients in mental health crises, they often do not accept uninsured or Medicaid patients. Although officers typically avoid getting involved in a person's insurance details, the issue arises when they are called to a scene and the individual needs care but hasn't committed a crime (and therefore doesn't qualify for a detention order). In these situations, officers can spend hours assisting families in finding care.

“Sometimes calls can take hours because people need to come down out of psychosis - not like regular 911 calls for service”.

Another challenge officers face is properly classifying 911 calls and incidents. Since first responders are not equipped to diagnose whether a person is under the influence, experiencing a mental health episode, or facing another issue, they often rely on bystanders to provide context. Typically, these scenarios are recorded as "welfare concerns" and are not categorized as mental health issues unless an officer revisits the record to update the notes. Additionally, many 911 "hang-up" calls are related to mental health concerns.

According to anecdotal evidence from the Pearland Police Department’s Wellness Coordinator, approximately 1 in 10 calls involve mental health incidents, and of those, 1 in 3 results in the person being transported to a mental health facility. Officers believe mental health-related incidents are increasing, partly due to drug use and changing social attitudes, which have reduced the stigma around mental health. Younger generations, in

particular, are more open about seeking help when they are struggling. However, social media can also act as a triggering factor, especially among younger people.

The officer Capital Link spoke with emphasized the need for both short-term hospital beds and a larger facility dedicated to long-term mental health care. While hospitals are helpful, they are not specifically designed to function as psychiatric facilities.

Emergency Medical Services

Mental health-related emergencies are placing a significant strain on EMS services in Brazoria County. Recent data indicates that over a specified period, there were **664 EMS calls** related to mental health issues for the city of **Pearland alone, not including the rest of Brazoria County.**

Table: EMT Calls Related to Mental Health in Pearland, Jan 2022 through Dec 2023

| Labels | Count of Primary Impression |
|--|-----------------------------|
| Anxiety reaction/Emotional upset | 181 |
| Behavioral/psychiatric episode | 124 |
| Depression | 14 |
| General psychiatric exam, requested by authority | 6 |
| Mental disorder | 15 |
| Other personality disorder | 1 |
| Suicidal Ideation | 10 |
| Suicide attempt | 26 |
| Unspecified behavioral syndromes associated with physiological disturbances and physical factors | 287 |
| Grand Total | 664 |

These numbers highlight a growing demand for mental health crisis intervention. **EMS personnel often find themselves with limited options**, as there are insufficient facilities or resources to adequately address mental health emergencies. Consequently, individuals in crisis may not receive the specialized care they need, leading to repeated calls for assistance.

In Brazoria County, addressing behavioral health crises through EMS services presents several challenges, particularly due to the current payment structure, which requires EMS to transport patients to the emergency room to receive compensation.

According to local experts, when EMS responds to a call involving a patient with potential behavioral health needs, one of three scenarios typically occurs:

1. **Cooperative Patient:** A call to 911 is made, the patient is cooperative and agrees to treatment. They are transported to the ER, where they are ideally connected to psychiatric or behavioral health services.
2. **Uncooperative Patient in Crisis:** A call to 911 is made but, the patient is not cooperative and is experiencing a behavioral health crisis. In these cases, the police are called, and officers trained in

Emergency Detention Orders (EDO) can detain the patient and take them to the ER for a **72-hour hold**. However, there are no inpatient psychiatric beds available in Brazoria County, and transferring patients to appropriate facilities is a significant challenge.

3. **Uncooperative Patient Not Qualifying for EDO:** A call to 911 is made, the patient is uncooperative but does not qualify for an EDO. This is the most difficult situation to manage, as there are limited resources available, such as an on-call physician. Unfortunately, these patients may not receive the care they need.

As previously shown, these mental health-related incidents are **expected to continue increasing**, further burdening EMS services. While the county has initiated programs to assist with this challenge, such as training all PD officers on EDO, it is necessary to further expand this training to cover topics such as trauma-informed de-escalation training. The rising trend underscores an urgent need for enhanced mental health infrastructure and support services in Brazoria County. Investing in specialized care facilities and trained mental health professionals could alleviate pressure on emergency services and provide more effective support for individuals experiencing mental health crises.

This situation not only **consumes valuable EMS resources** but also extends to police and hospital services, diverting them from other critical emergencies. The repetitive nature of these calls without proper resolution exacerbates the strain on the entire emergency response system.

Experts emphasize the importance of securing **long-term funding** to address these issues, cautioning against over-reliance on EMS services. Many of these cases could be more effectively managed in other healthcare settings, reducing the strain on emergency responders.

Other Mental Health Partner Agencies/Resources

In addition to the mental health services previously mentioned, Brazoria County offers several other support agencies and resources:

- **[Youth & Family Counseling Services \(YFCS\)](#)**: A counseling agency that employs therapists, social workers, and case managers focused on preventing child abuse, neglect, and delinquency across Brazoria, Wharton, and Matagorda Counties. YFCS partners with Pearland ISD to provide in-person therapy for students.
- **[Texas Child Health Access Through Telemedicine \(TCHATT\)](#)**: Provides telemedicine programs to school districts, offering free therapy for up to five sessions and annual training for Pearland ISD counselors to refer students through an online portal.
- **[Bay Area Council on Drugs and Alcohol \(BACODA\)](#)**: A non-profit that provides education, prevention, intervention, and recovery services for substance use disorders in Brazoria and surrounding counties.
- **[Gulf Coast Center](#)**: Operates 11 sites offering mental and behavioral health services, including a 24-hour crisis hotline, psychotropic medication, group therapy, and dual diagnosis treatment. The center serves a wide range of patients, including seniors, adults, young adults, and those referred from the judicial system. It also provides housing services, chronic illness management, and telemedicine.
- **[Counseling Connections for Change](#)**: A faith-based non-profit offering remote services with licensed therapists and a sliding scale payment option. The organization is working on a facility rehabilitation project in Pearland. The organization offers telehealth options, serves a diverse range of clients and has a program to supervisor clinical interns. Addressing the shortage of mental health professionals in the community is a key area of focus.
- **[Community Health Network Callaway Center](#)**: A Federally Qualified Health Center providing telemedicine, outpatient treatment, and dual diagnosis disorder treatment. The center supports a diverse range of clients, including military families, LGBT individuals, and court-referred patients.
- **[Shiloh Treatment Center](#)**: A mental health facility offering residential treatment, partial hospitalization, behavior modification, and group therapy for children and adolescents. Shiloh specializes in treating PTSD, traumatic brain injury, and serious emotional disturbances.
- **[Sweeny Community Hospital Senior Horizons/Counseling Associates](#)**: A mental health clinic providing outpatient, telehealth, and partial hospitalization services. It offers individual and group therapy, with a focus on seniors, adolescents, and young adults.
- **[Institutions Recovery & Wellness Center](#)**: An outpatient clinic that specializes in helping individuals, couples, and families with complex issues like substance use and disordered eating.

These organizations play a key role in addressing the diverse mental health needs of Brazoria County residents.

Addressing the Behavioral Health Crisis: Strategic Solutions and Key Recommendations

This analysis has explored how behavioral health needs in both Texas and the nationally are escalating at an unprecedented rate, with projections indicating a significant increase over the next decade. Brazoria County, Texas, is particularly vulnerable due to its lack of psychiatric beds and limited mental health resources. **The pressing need for an inpatient crisis center is evident but addressing the behavioral health crisis requires a comprehensive approach that includes community-based interventions.** This analysis explores the current state of behavioral health needs in Brazoria County, examines expert recommendations on psychiatric bed requirements, and discusses both inpatient and community-based solutions to mitigate the rising behavioral health challenges.

Key Finding: The Need for an Inpatient Psychiatric Crisis Center in Brazoria County

Brazoria County faces a critical shortage of psychiatric beds, a situation that hampers the ability to provide adequate care for individuals experiencing mental health crises. According to the Treatment Advocacy Center (TAC), an organization founded in 1998 by Dr. E. Fuller Torrey with support from the Stanley Family Foundation, the **minimum recommended number of psychiatric beds is 30 per 100,000 population**, with an **optimal number being 60 per 100,000**. For Brazoria County's 2023 population, this translates to a need for **115 to 231 psychiatric beds**. Currently, the county falls significantly short of this benchmark, exacerbating the strain on existing healthcare facilities and leaving many individuals without the necessary care.



An international panel of 65 mental health experts has also emphasized the critical shortage of psychiatric beds globally. Their consensus aligns with TAC's recommendations, underscoring that a minimum of 30 beds per 100,000 population is essential to maintain community health, with 60 beds per 100,000 being optimal. In Brazoria County, with a population nearing 400,000, this requires a minimum of 120 beds with an optimal number of 240. This is clearly an ideal, however, and actual numbers will depend on resource allocation.

Expert Recommendations and National Trends

The American Hospital Association (AHA), a national organization representing hospitals and healthcare networks, conducted interviews between December 2019 and January 2020 with senior healthcare and community leaders across the United States. All participants reported facing significant challenges in meeting the behavioral health needs in their regions. The AHA's findings indicate a nationwide struggle to provide adequate mental health services, reinforcing the necessity for both inpatient facilities and community-based interventions.

AHA's Behavioral Health Strategic Priorities | 2024

In spring 2020, the AHA identified three strategic priorities — Relief, Recovery and Rebuilding — to start planning for what health care should look like in a post-pandemic world. To further unify its strategic efforts, the AHA also established three strategic focus areas, which include workforce, health equity and behavioral health. Below you will find the goals for the behavioral health strategic priority.

| | | | |
|--|---|---|--|
|  |  |  |  |
| <p>Integration</p> <p>Increase hospitals and health systems' integration of physical and behavioral health services in acute inpatient, emergency department, and primary care.</p> | <p>Community Partnerships</p> <p>Further initiatives by hospitals and health systems, community partners, social service agencies, and others to expand access to a continuum of behavioral health services in a region.</p> | <p>Stigma Reduction</p> <p>Reduce stigma and deaths of despair, while addressing the unique stigmas of specific age groups, cultures and other demographics.</p> | <p>Suicide Prevention</p> <p>Prevent suicide through behavioral health initiatives, awareness and intervention.</p> |

Since 2017, 37 behavioral health hospitals have been added across the country, and from 2020 to 2021, there was notable growth in behavioral health consultation services in acute inpatient care, emergency services, extended care, and primary care sectors. Despite these additions, many regions, including Brazoria County, continue to face shortages in mental health resources.

In early 2024, Becker's Hospital Review named 36 hospitals and health systems with exemplary psychiatry and mental health programs. Notably, five of these institutions are located in Texas, accounting for 14% of the list:

4. **Baylor Scott and White Health (Dallas):** Offers outpatient services, including individual, group, couples, family, cognitive therapy, and telepsychiatry, as well as inpatient treatment.

5. **Christus Health (Irving):** Provides several behavioral and mental health programs catering to children and adolescents, inpatient services for adults, and a geriatric program addressing issues related to aging, grief, loss, and life transitions.
6. **Covenant Children’s Hospital (Lubbock):** Opened a pediatric relational health center in 2023 for outpatient, intensive outpatient, and partial hospitalization programs for children and adolescents.
7. **Medical City Healthcare, North Texas Division of HCA Healthcare (Dallas):** Employs approximately 630 psychiatric professionals, operates a 124-bed inpatient psychiatric facility, offers outpatient services and intensive care programs, and is scheduled to open a \$50 million mental health and wellness center in 2024.
8. **Texas Children’s Hospital (Houston):** Focuses on early intervention to address behavioral health issues, aiming to avoid inpatient visits through intensive outpatient services and a mobile behavioral health unit.

According to Gordian's RSMeans Online Building Models, new hospital construction costs have increased by 15% since 2019. The table below outlines the cost per square foot for a 3-story general hospital building.²⁹

| Location | 2019 | 2020 | 2021 | 2022 | 2023 |
|------------------|----------|----------|----------|----------|----------|
| National Average | \$362.69 | \$371.48 | \$382.12 | \$400.11 | \$419.18 |
| New York, NY | \$484.88 | \$494.19 | \$506.94 | \$523.11 | \$540.45 |
| Chicago, IL | \$436.50 | \$444.21 | \$456.40 | \$474.03 | \$494.76 |
| Boston, MA | \$414.67 | \$427.46 | \$433.44 | \$454.36 | \$479.38 |
| Los Angeles, CA | \$409.55 | \$419.04 | \$430.83 | \$452.05 | \$475.20 |
| Ann Arbor, MI | \$362.97 | \$369.02 | \$382.83 | \$396.83 | \$409.43 |
| Omaha, NE | \$330.20 | \$340.43 | \$352.74 | \$363.59 | \$383.59 |
| Denver, CO | \$323.44 | \$333.80 | \$345.51 | \$362.23 | \$378.97 |
| Atlanta, GA | \$322.76 | \$329.05 | \$342.71 | \$359.46 | \$375.52 |
| Phoenix, AR | \$320.55 | \$327.81 | \$332.73 | \$351.97 | \$373.71 |
| Houston, TX | \$312.00 | \$320.44 | \$329.72 | \$341.67 | \$357.30 |

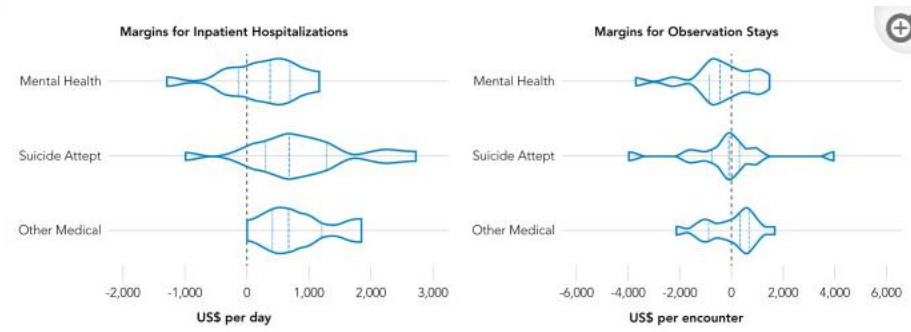
Please note: Square foot models are used for planning and budgeting and are not meant for detailed estimates.

A 2020 study³⁰ examined the costs and reimbursements for mental health hospitalizations across 17 children's hospitals. The researchers found that financial margins were lower for mental health cases, including suicide attempts, resulting in a combined loss of over \$26 million. Additionally, the study revealed that hospitals saw

²⁹ <https://www.bdcnetwork.com/healthcare-construction-costs-2023>

³⁰ Herndon AC, Williams D, Hall M, Gay JC, Browning W, Kreth H, Plemmons G, Morgan K, Neeley M, Ngo ML, Clewner-Newman L, Dalton E, Griffith H, Crook T, Doupnik SK. Costs and Reimbursements for Mental Health Hospitalizations at Children's Hospitals. *J Hosp Med.* 2020 Dec;15(12):727-730. doi: 10.12788/jhm.3411. PMID: 32496188; PMCID: PMC8034672. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC8034672/>

better margins for inpatient stays compared to observation status, largely due to health insurance reimbursement practices.



Tackling Brazoria County's Mental Health Crisis: Bold Solutions for a Growing Problem

Brazoria County is experiencing increasing behavioral health challenges, requiring a strong and efficient response to protect the community and address these concerns. This section presents key strategies and recommendations aimed at safeguarding families while ensuring responsible use of taxpayer dollars.

1. Build an Inpatient Crisis Center – Invest in Practical Solutions

A centralized inpatient crisis center in Brazoria County would provide essential care for severe mental health emergencies. With an undersupply of psychiatric beds—experts recommend **115 to 231 beds** for the county—there's a pressing need for balanced resource allocation between medical and behavioral health services. Addressing mental health now will help prevent long-term, costly issues.

2. Expand Outpatient Services and Strengthen Local Clinics – Provide Efficient, Community-Based Care

Strengthening outpatient programs allows people to receive treatment locally, avoiding the high costs of hospitalization. Clinics like Stephen F. Austin Health Center, Fort Bend Family Health Center, and Gulf Coast Center are key resources but need additional support to meet rising demand. Better coordination between inpatient and outpatient care will reduce readmissions and lower costs. Hiring local workers, such as Community Health Workers (CHWs) and Registered Nurses (RNs), can create jobs and keep care within the community.

3. Enhance School-Based Mental Health Programs

Record levels of anxiety and depression among children are leading to troubling consequences, including 1,200 annual school visits for suicide and self-harm. **Expanding school-based mental health services** can identify issues early, improve student outcomes, and reduce long-term healthcare costs.

4. Increase Community Awareness

Many people are unaware of how to recognize mental health challenges. Programs like Mental Health First Aid can empower individuals to identify and address mental health and substance use issues early, reducing stigma and reliance on emergency care.

5. Develop a Mobile Crisis Response Program – Relieve Law Enforcement

A mobile crisis response team composed of trained mental health professionals can handle non-criminal emergencies, allowing law enforcement to focus on public safety. Such a program could integrate with local FQHCs, Gulf Coast Center, or Kelsey-Seybold's Mobile Health Program to provide timely, appropriate care for individuals in crisis.

6. Boost Substance Use Disorder (SUD) Services – Address Addiction

With only two Opioid Treatment Programs (OTPs) in Brazoria County, the growing opioid crisis and increasing alcohol use require expanded SUD services. Enhancing these programs will reduce strain on emergency services and prevent addiction from causing further harm to the community.

7. Leverage Technology – Modernize Mental Health Care

Innovative technologies, such as AI tools and coordinated care systems, can extend the reach of mental health services and maximize efficiency. Investing in technology will improve care delivery while lowering costs.

Conclusion

Brazoria County is facing a growing mental health crisis that demands immediate, decisive action. By establishing an inpatient crisis center and expanding community-based, cost-effective solutions—including outpatient care, school programs, mobile crisis teams, and technology—Brazoria County can protect its residents, save taxpayer dollars, and ensure families receive the support they need.

MEMORANDUM

Date: November 12, 2024
To: Mayor & Councilmembers
From: Dinh V. Ho, P.E.
RE: Mr. Felix Ngwa
Application for Specific Use Permit – Liquor Store/Package Store
Staff’s Summary and Recommendations
CC: Robert Hemminger, Kayleen Rosser

Mr. Felix Ngwa is proposing a liquor store within the Shops at Sterling Lakes Retail Center located at 3233 Meridiana Parkway. The proposed liquor store will be one of several retailers within the 17,685 SF retail center.

This recommendation addresses the proposed Specific Use Permit (SUP) for a liquor store at this location.

After thorough analysis and consideration of departmental staff input, zoning regulations, and the potential impact on the surrounding area, we recommend denial of the SUP for the following reasons:

1. The Business Retail zoning district is intended for uses that promote businesses that harmonize with the existing neighborhood or district’s character. The addition of a liquor store is incompatible with the district’s established character and goals.
2. A general retail liquor store is already well-represented in the area. Adding another similar business that is not distinct to the existing store, may lead to market saturation and unnecessary competition, which can harm the community’s economic health.
3. The liquor store can correlate with increased calls for service, loitering, or undesirable activities that impact local safety.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS,
AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO
PERMIT THE SPECIFIC USE OF CERTAIN PROPERTY AT 3233
MERIDIANA PARKWAY, SUITE 500, IOWA COLONY, TEXAS;
AND CONTAINING RELATED PROVISIONS**

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF IOWA COLONY, TEXAS:**

Section 1. Findings

That the City Council of the City of Iowa Colony, Texas, (“the City”) makes the following findings of fact:

a. The Owner of the premises subject to this zoning action or the Owner's duly authorized agent has timely filed with the City Secretary a request for this action, containing all necessary information.

b. The City Council of the City has held a public hearing on this zoning action in compliance with Chapter 211 of the Texas Local Government Code, and the Comprehensive Zoning Ordinance.

c. More than fifteen (15) days before the date of the hearing, public notice thereof was published once in the Alvin Sun, a newspaper of general circulation in and the official newspaper of the City, stating the date, time, and place of each of those hearings.

d. After giving due regard to the nature and consideration of all adjacent uses and structures and of the nature and condition of the City as a whole, the City Council is of the opinion that this zoning action conforms to the requirements and intent of the City and the Comprehensive Plan of the City; that the conditions herein attached to the granting of this specific use permit are reasonable, necessary, and in the public interest; and that the use hereby allowed under the conditions and under the circumstances of this particular case will not constitute a nuisance or be detrimental to the public health, safety, morals, or welfare of the community.

e. The health, safety, morals, and general welfare of the people of the City will best be served by the adoption of this ordinance and the passage of this ordinance.

f. All requirements of law concerning this zoning action have been satisfied.

Section 2. Grant of Specific Use Permit

a. The Comprehensive Zoning Ordinance of the City is hereby amended, and a Specific Use Permit is hereby granted to Permittee authorizing the specific use permit as described herein of the following described real property (herein sometimes called "the

premises") located within the corporate limits of the City of Iowa Colony, Brazoria County, Texas:

The property located at 3233 Meridiana Parkway, Suite 500, Iowa Colony, Texas 77583, forms part of the shopping center owned by Shops at Sterling Lakes LLC. The property is legally described as "Shops at Sterling Lakes LLC, A0289 H T & BRR Tract 3F16A & A0515 (HT&BRR) Tract 10A, encompassing 5.988 acres."

b. The specific use authorized by this permit is the following: **alcohol sales/store, but not for consumption of alcoholic beverages on the premises.**

Section 3. Ratification of Actions of Agents

The City Council of the City of Iowa Colony hereby ratifies and confirms any and all actions taken by the Mayor, Mayor Pro-Tem, City Secretary, City Attorney, City Manager, or any other officer or agent thereof, in connection with the granting of the zoning action evidenced by this ordinance, in giving the public notice of the above described hearings, in giving notice of those hearings, and in conducting those hearings.

Section 4. Restrictions, Regulations, Controls, and Limitations

The above-described use and this Specific Use Permit are subject to the following restrictions, regulations, controls and limitations:

a. Neither the Permittee; any other owner of the property; their respective lessees, sublessees, invitees, or guests; nor the respective officers, agents, servants, or employees of any of the foregoing shall use, or allow or suffer the premises to be used, by any person for any purpose not allowed by law.

b. The Permittee; any other owner of the property; their respective lessees, sublessees, invitees, and guests; and the respective officers, agents, servants, and employees of each of the foregoing shall comply with the provisions of all applicable laws, rules, regulations, statutes, and ordinances of any governmental unit, concerning the operation and use of the premises for any purpose, concerning any activity on the premises, or concerning the health and safety of persons on, about, or near the premises, including but not limited to environmental laws.

c. Permittee; any other owner of the property; their respective lessees, sublessees, invitees, and guests; and the respective officers, agents, servants, and employees of each of the foregoing shall comply with all conditions, restrictions, and requirements in the Addendum to this ordinance.

Section 5. Revocation, Suspension, and Additional Restrictions

If any person fails to comply with a condition, restriction, regulation, or requirement contained herein or any provision hereof, then the City Council may by

majority vote of those present and voting revoke, suspend, or attach further conditions to the Permit granted herein, by observing the following procedures.

a. Such revocation or suspension proceeding shall be instituted by notifying the Permittee or its designated agent in writing to appear before the City Council at a date, time and place specified therein, which time may not be less than ten (10) days from the date of that notice. The notice required shall state the grounds upon which such revocation, suspension, or further restriction is sought. That notice shall be delivered in person or mailed to Permittee or its designated agent, by registered or certified U. S. mail. That notice shall be deemed delivered upon the earlier of: (1) actual receipt, regardless of the delivery method; or (2) the depositing of such notice in U. S. mail, properly addressed and postage prepaid.

b. Any such notices that are mailed shall be mailed to Permittee at the address, if any, of Permittee in the Brazoria County Appraisal District's records or any other address in the City's records. Permittee may change its address by written notice to the City Secretary at the Iowa Colony City Hall, 12003 Iowa Colony Boulevard, Iowa Colony, Texas 77583.

c. The City Council shall conduct a hearing on the grounds and on the date and at the time and place designated in the notice. At that hearing the Permittee shall be permitted to present evidence and argument in connection with such grounds in person or by an agent or attorney.

d. After considering evidence and arguments, if the City Council is satisfied that the existence of one or more of such grounds has been shown by a preponderance of the evidence, the Council may by majority vote of those present and voting suspend such permit, require such corrective action or other requirements as the Council deems appropriate as a condition of continuing this Permit, revoke this Permit, and/or amend this Permit. If the Permit is suspended rather than revoked at that time, such suspension shall be for a time certain. Before the end of the length of time of the suspension, if corrective action has been taken, the City Council may by majority vote reinstate the Permit; if corrective action has not been taken, the City Council may by majority vote extend the suspension for a length of time certain or may revoke this Permit. At the hearing at which a suspension is imposed, the Council may announce a time, date, and place of a subsequent hearing on the suspension, revocation, or conditioning of the permit, and no further notice of such subsequent hearing shall be required. If the City Council takes no action before the end of the period of suspension, the Permit will automatically be reinstated and shall be in full force and effect as though there has been no suspension. Such suspension or revocation may apply to all or any portion of the premises or of the operations of Permittee thereon. During such suspension, the Permittee and its agents, servants, and employees, shall be prohibited from operating that part of the premises or operations thereon to which the suspension applies.

Section 6. Termination or Rezoning

The City reserves the right to terminate all or any part of this permit and/or to rezone all or any part of the property at any time, with or without cause, regardless whether any person has violated this permit or any applicable law, and regardless of any other provisions. This paragraph specifically limits, restricts, and conditions this permit, and this permit is granted subject to this paragraph. In the event the City revokes this permit under this paragraph, then the existing uses on the property as to which the permit is revoked may continue, to the same extent as a lawful nonconforming use may continue after a rezoning, and subject to the same conditions and restrictions as such nonconforming use. The intent of this paragraph is to limit the Permittee’s rights to those that the Permittee would have if the property herein were now simply rezoned to allow the uses herein permitted. The City’s rights under this paragraph are cumulative of any other rights of the City to revoke this permit, and the City may proceed under this paragraph alone, under any other provision alone, or under multiple provisions. The procedure for revoking a permit under this paragraph shall be the same as the procedure for revoking a permit under Section E of this ordinance, except that no grounds for revocation are required. The procedure for rezoning any area subject to this permit shall be as provided by law other than this permit.

Section 7. Other Ordinances

This ordinance is cumulative of and in addition to all other ordinances of the City of Iowa Colony on the same subject, and all such other ordinances are hereby expressly saved from repeal. In the event any provisions of any such other ordinance conflict with or overlap the provisions of this ordinance, whichever imposes the more stringent regulation shall control.

Section 8. Severance Clause

In the event any section or provision, of whatever size, of this ordinance is found to be unconstitutional, void or inoperative by the final judgment of a court of competent jurisdiction, such defective provision, if any, is hereby declared to be severable from the remaining sections and provisions of this ordinance and such remaining sections and provisions shall remain in full force and effect.

Section 9. Effective Date

This ordinance shall take effect and be in force from and after its passage and adoption.

READ, PASSED AND ADOPTED ON THE 18TH DAY OF NOVEMBER, 2024.

CITY OF IOWA COLONY, TEXAS

WIL KENNEDY, MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY

**ADDENDUM TO
ORDINANCE NO. _____**

1. This Addendum is an integral part of the above captioned ordinance of the City of Iowa Colony, Texas.

2. The specific use hereby allowed, and this Specific Use Permit are also subject to the following restrictions, regulations, controls, and limitations:

3. In the event of any conflict in terms, the more restrictive provision shall govern and control.

CITY OF IOWA COLONY

"Where We Make It Happen"

APPLICATION FOR SPECIFIC USE PERMIT FORM 'B'

APPLICATION DATE: 10/17/2024

~~ngwa felix~~

NAME OF APPLICANT: FELIX NGWA,



THE LEGAL DESCRIPTION AND THE ADDRESS OF THE PROPERTY THAT IS SUBJECT OF THE APPLICATION FOR SPECIFIC USE:

3233 MERIDIANA Parkway - 516500
IOWA Colony TX Brazoria 77583

A DETAILED DESCRIPTION OF THE SPECIFIC USE PERMIT THAT IS PROPOSED: package store/liquor
store: selling of wine, liquor, beer and
beverages.

THE ZONING DISTRICT IN WHICH THE SUBJECT PROPERTY IS LOCATED. CIRCLE ONE: (MU) (SFR) (MH) (BR)

THE SIGNED CONSENT OF THE OWNER OR OWNERS OF THE SUBJECT PROPERTY, IF THE APPLICANT IS NOT THE OWNER OF THE PROPERTY: [Signature]

THE APPLICANT'S INTEREST IN THE SUBJECT PROPERTY IF THE APPLICANT IS NOT AN OWNER OF ALL OR PART OF THE PROPERTY: [Signature]

SUCH OTHER INFORMATION OR DOCUMENTATION AS THE CITY COUNCIL OR ZONING ADMINISTRATOR MAY DEEM NECESSARY.

EACH APPLICATION FOR SPECIFIC USE PERMIT MUST BE ACCOMPANIE DBY A NON-REFUNDABLE FEE OF \$1,000.00 TO DEFRAY THE COST OF NOTIFICATION, ATTORNEY'S FEES OR PROCESSING TH APPLICATION.

NOTE: THIS APPLICATION EXPIRES IN 180 DAYS IF NOT SUBMITTED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS AND/ OR ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

SIGNATURE REQUIRED: [Signature]



Business Justification for Selling Liquor in Iowa Colony

To: City Secretary, Iowa Colony

From: **Achiambo and Tumfong Business Associates corporation**

Date: 10/17/2024

Achiambo and Tumfong Business Associates, a partnership committed to community engagement and economic growth, is seeking approval to sell liquor within Iowa Colony. This proposal outlines the rationale behind our request and the positive impacts we anticipate on the local economy and community. [REDACTED]

Our entry into the liquor market represents a significant opportunity for economic development in Iowa Colony. By establishing a licensed retail liquor store, we will: [REDACTED]

Generate Revenue:

The sale of liquor will contribute to local tax revenues, which can be reinvested into community services, infrastructure, and public safety initiatives. [REDACTED]

Create Jobs:

The establishment will create direct employment opportunities for residents, fostering job growth and reducing unemployment rates in the area.

Community Engagement:

Achiambo and Tumfong Business Associates are committed to responsible business practices that prioritize community well-being.

Responsible Sale Practices:

We plan to implement stringent age-verification protocols and responsible service training for all employees to minimize underage drinking and promote responsible consumption. [REDACTED]

Community Involvement:

Our business model includes partnerships with local organizations to promote safe drinking initiatives and support community events, ensuring that our presence enriches rather than detracts from community life. [REDACTED]

Market Demand:

Research indicates a growing demand for liquor sales in Brazoria County, as evidenced by market trends and consumer preferences. Our market analysis reveals:

[REDACTED] Consumer Preferences:

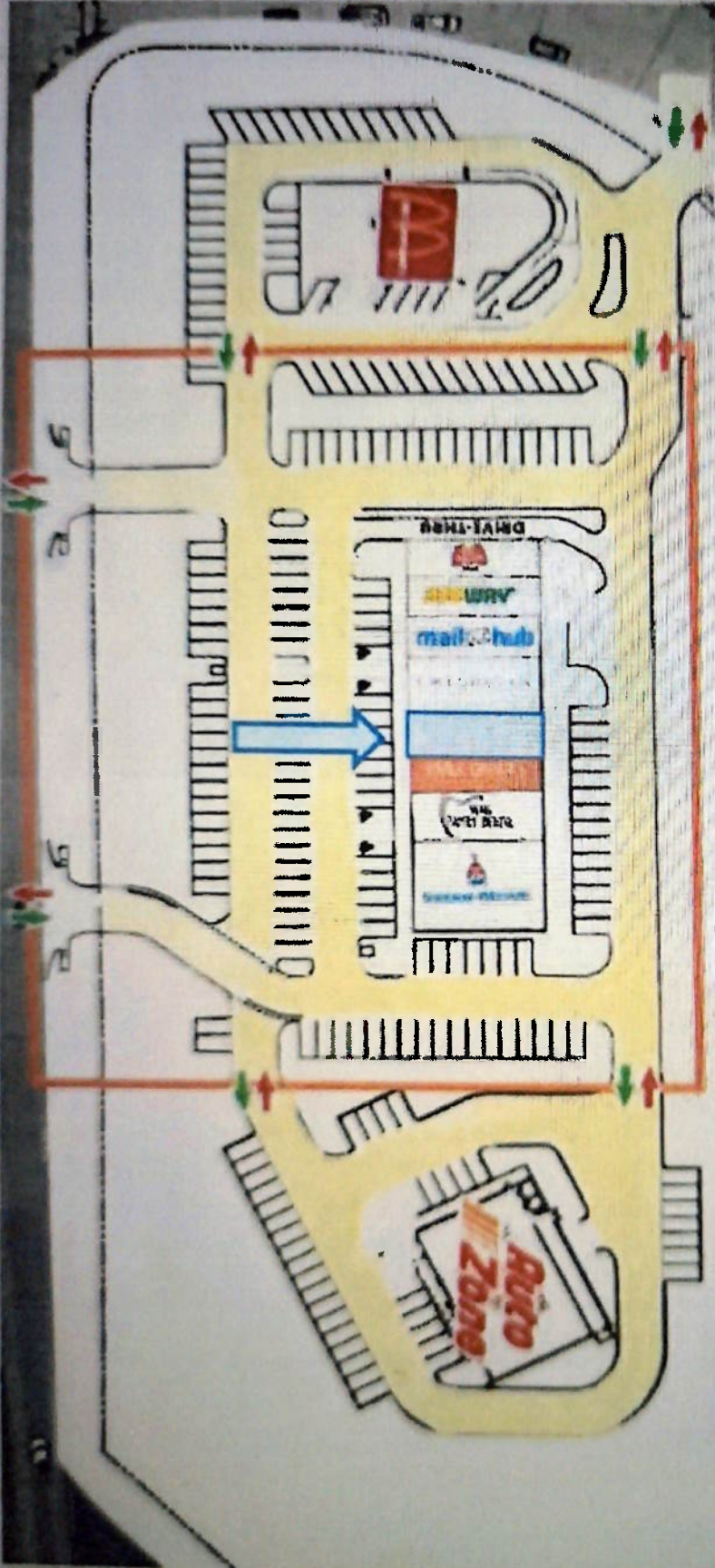
A significant portion of the population seeks convenient access to quality liquor, with potential for growth in craft and local spirits.

Limited Competition:

There are currently few established liquor retailers in the area, indicating a market gap that we are strategically positioned to fill. Our business will enhance consumer choice

DocuSign Envelope ID: 4B6E86DA-F2F6-471C-A6DB-E7E4C7F256BA

EXHIBIT "B"
SHOPS AT STERLING LAKES
SITE PLAN





City Council Agenda Item Request Form

Item 10.

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 11/12/2024

Department Making Request: 35 - Community Development

Person Making Request: Dinh Ho

Item Type: Action (other)

Budgeted? Y / N / n/a Cost: 0

If budgeted, identify account: [] [] []

Short Description:

Specific Use Permit for proposed Liquor Store located at the Shops at Sterling Lakes Retail Center

Explanation/Justification Details:

The request is to allow for a specific use permit for a general retail liquor store within the new strip retail center at the NEC of Meridiana Parkway and Karsten Blvd.
Staff is recommending denial of the SUP for the following reasons:
1. The business retail zone is intended to promote business that is compatible with the existing neighborhood.
2. A general retail liquor store is already well-represented in the area. Adding another similar business that is not distinct to the existing store is not recommended.
3. The liquor store can correlate with increased calls for service, loitering, or undesirable activities that impact local safety.

Requestor Signature: *Dinh Ho, P.E.*

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

MEMORANDUM

Date: October 31, 2024
To: Mayor & Councilmembers
Planning and Zoning
From: Dinh V. Ho, P.E. *DVH*
RE: BDIM No. 2 LLC
Application for Specific Use Permit – Childcare Center
Staff’s Summary and Recommendations
CC: Robert Hemminger, Kayleen Rosser

BDIM No. 2, LLC is proposing development of an approximately 10,322 sf childcare facility, including playground and parking to accommodate a licensed capacity of 180-200 children. The property is located on a 1.325 acres tract of land being Reserve E out of the MH Sierra Vista Plat within the Sierra Vista Town Center Mixed Use Development.

The tract is subject to the Sterling Lakes & Sierra Vista Development Agreement.

The request is to allow for a specific use permit for a Childcare facility within the Plan of Development. This type of business is not listed within the Sierra Vista Town Center approved use (see attached).

Childcare Facility is an approved use within the City of Iowa Colony Business / Retail and Mixed Use Zoning District.

City staff has no objection to the Specific Use Permit and recommend approving the application.

SIERRA VISTA and STERLING LAKES AT IOWA COLONY A CANYON GATE® COMMUNITY

General Development Plan

LEGEND

| | AREA TYPE SF1 | | | | AREA TYPE SF2 | | | |
|----------------------|-------------------------------|------------|----------------|------------|----------------------------|-----------|-----------|--|
| | 45s | 50s | 55s | 60s | 65s | 70s | 100s | |
| STERLING LAKES | 478 | 173 | 253 | 241 | 0 | 59 | 86 | |
| STERLING LAKES NORTH | 323 | 183 | 0 | 365 | 5 | 0 | 0 | |
| SIERRA VISTA | 0 | 368 | 0 | 184 | 0 | 32 | 0 | |
| TOTAL | 801 | 724 | 253 | 790 | 5 | 91 | 86 | |
| | TOTAL TYPE 1 SEE NOTE 4 | | 1,778 64.8% | | TOTAL TYPE 2 SEE NOTE 5 | | 972 | |
| | TOTAL > 60' 182 SEE NOTE 5 | | | | | | | |

| | Total Section Ac. | Total Number of Lots |
|----------------------|-------------------|-------------------------|
| STERLING LAKES | 348.61 | 1290 |
| STERLING LAKES NORTH | 238.66 | 876 |
| SIERRA VISTA | 209.98 | 584 |
| TOTAL | 797.25 | 2,750 SEE NOTE 6 |

- Note 1: Maximum 808 Lots
- Note 2: Maximum 955 Lots
- Note 3: Maximum 1,663 Lots
- Note 4: Sum of area type #1 lots shall not exceed 65%
- Note 5: Total of type #2 lots greater than 60' - Min. 6%
- Note 6: Total maximum 2,800 Lots in SF1 & SF2

- 3 INDICATES PROPOSED DETENTION
- 4 INDICATES PROPOSED CIVIC
- 5 INDICATES PROPOSED COMMERCIAL
- 6 INDICATES PLATTED LOTS
- 7 INDICATES EXISTING LAKES/DETENTION
- 8 INDICATES PRIVATE STREET
- 9 INDICATES PROPOSED TOWNHOUSE
- 10 INDICATES PROPOSED TOWN CENTER
- * INDICATES PROPOSED GATED ENTRY
- INDICATES PROPOSED RECREATION SITE

| TOTAL SF1 & SF2 LOTS | |
|-------------------------------------|-------------------|
| PLATTED/ EXISTING LOTS | 1,866 LOTS |
| PROPOSED MAX. LOTS-SF1&SF2 | 934 LOTS |
| TOTAL MAX SF1 & SF2 LOTS | 2,800 LOTS |
| FUTURE TH LOTS | |
| MAX. FUTURE TH LOTS/UNITS | 345 LOTS |
| TOTAL MAX LOTS/UNITS | 3,145 LOTS |



FIGURE 2

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

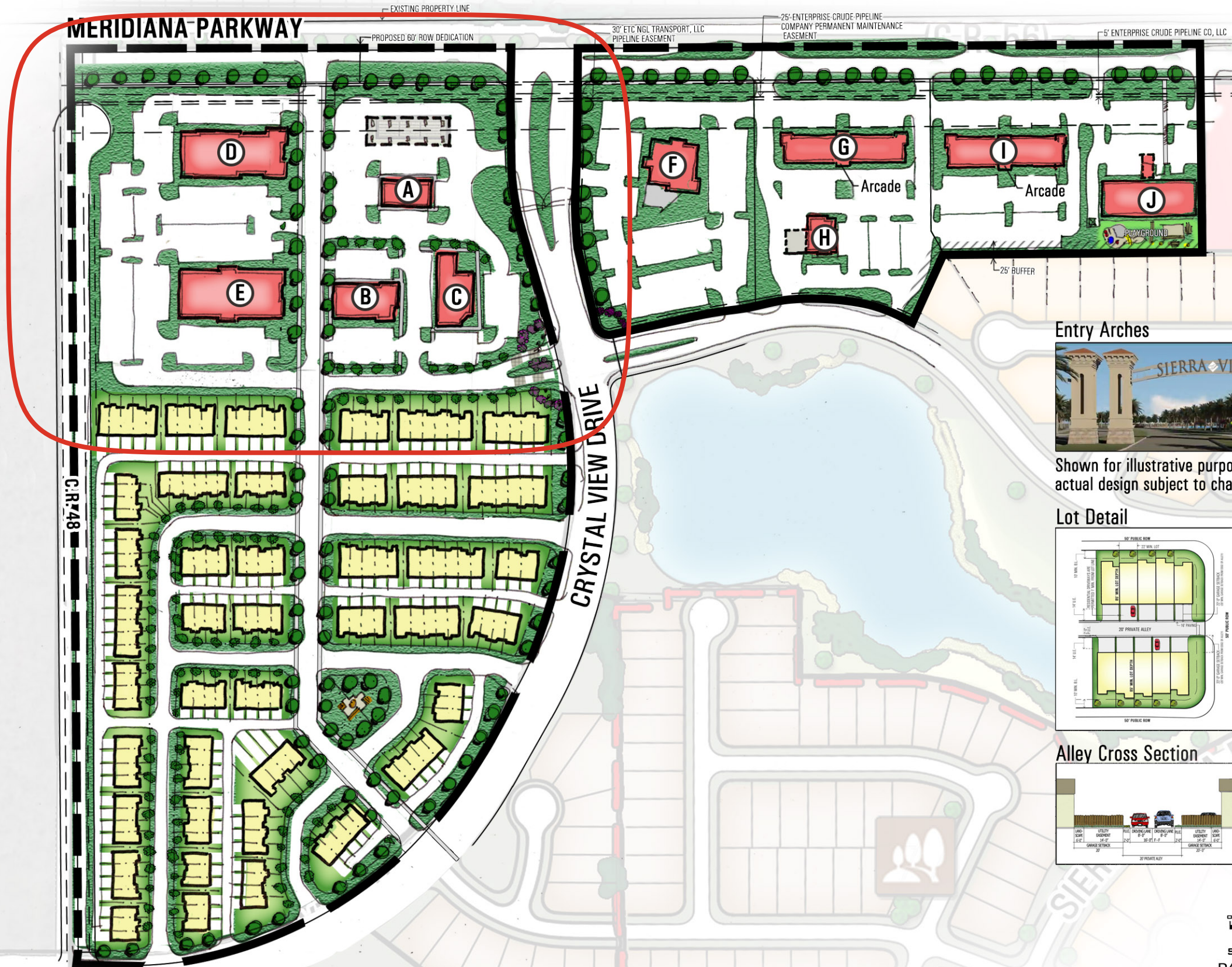
SIERRA VISTA
and
STERLING LAKES
AT IOWA COLONY
A CANYON GATE® COMMUNITY

Town Center Sub-District

| LAND USE | | | |
|-------------------------|--|--------------------|-----------------|
| (A) | Convenience w/ gas | 4,500 S.F. | 2.9 AC. |
| (B) | Comm./ pizza, day spa, dentist, realtor | 8,400 S.F. | 1.0 AC. |
| (C) | Comm./ cleaners, nail salon, barber, sub shop/ restaurant | 9,000 S.F. | 1.3 AC. |
| (D) | Comm./ restaurant, broker, test prep, tutoring/ medical office/ automotive | 10,500 S.F. | 3.0 AC. |
| (E) | Comm./ restaurant, broker, test prep, tutoring/ medical office/ automotive | 10,500 S.F. | 2.8 AC. |
| (F) | Comm./ restaurant | 7,600 S.F. | 3.6 AC. |
| (G) | Comm./ restaurant, salon | 21,500 S.F. | 2.0 AC. |
| (H) | Bank | 3,500 S.F. | 1.3 AC. |
| (I) | Comm./ restaurant, salon | 21,500 S.F. | 2.4 AC. |
| (J) | Daycare/ School | 14,000 S.F. | 1.6 AC. |
| Total Commercial | | 41,900 S.F. | 21.9 AC. |
| Townhouse | | | 17.5 AC. |
| TOTAL | | | 39.4 AC. |

NOTE: Building sites (S.F.) and site acreage (AC.) are shown for illustrative purposes only. Final plans are subject to change.

The PD shall substantially conform to the general layout, design concepts, and in accordance with the listed townhouse residential, commercial and office land uses shown here.

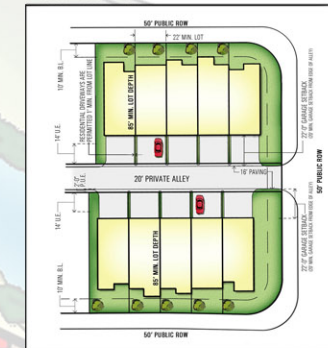


Entry Arches

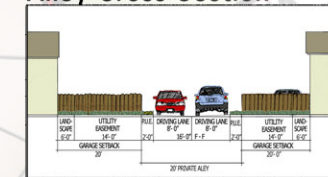


Shown for illustrative purposes only, actual design subject to change.

Lot Detail

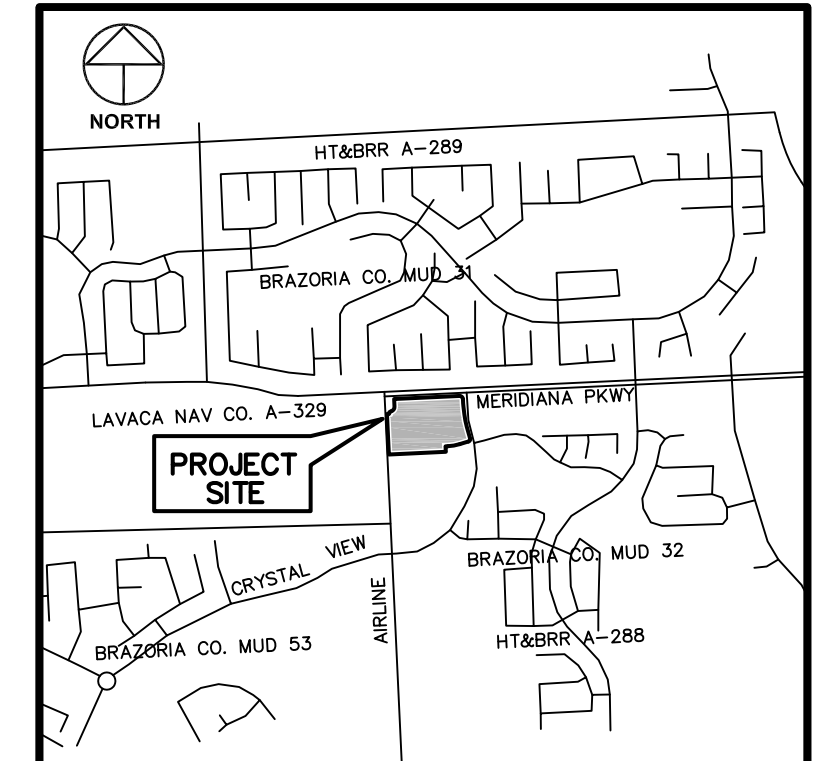
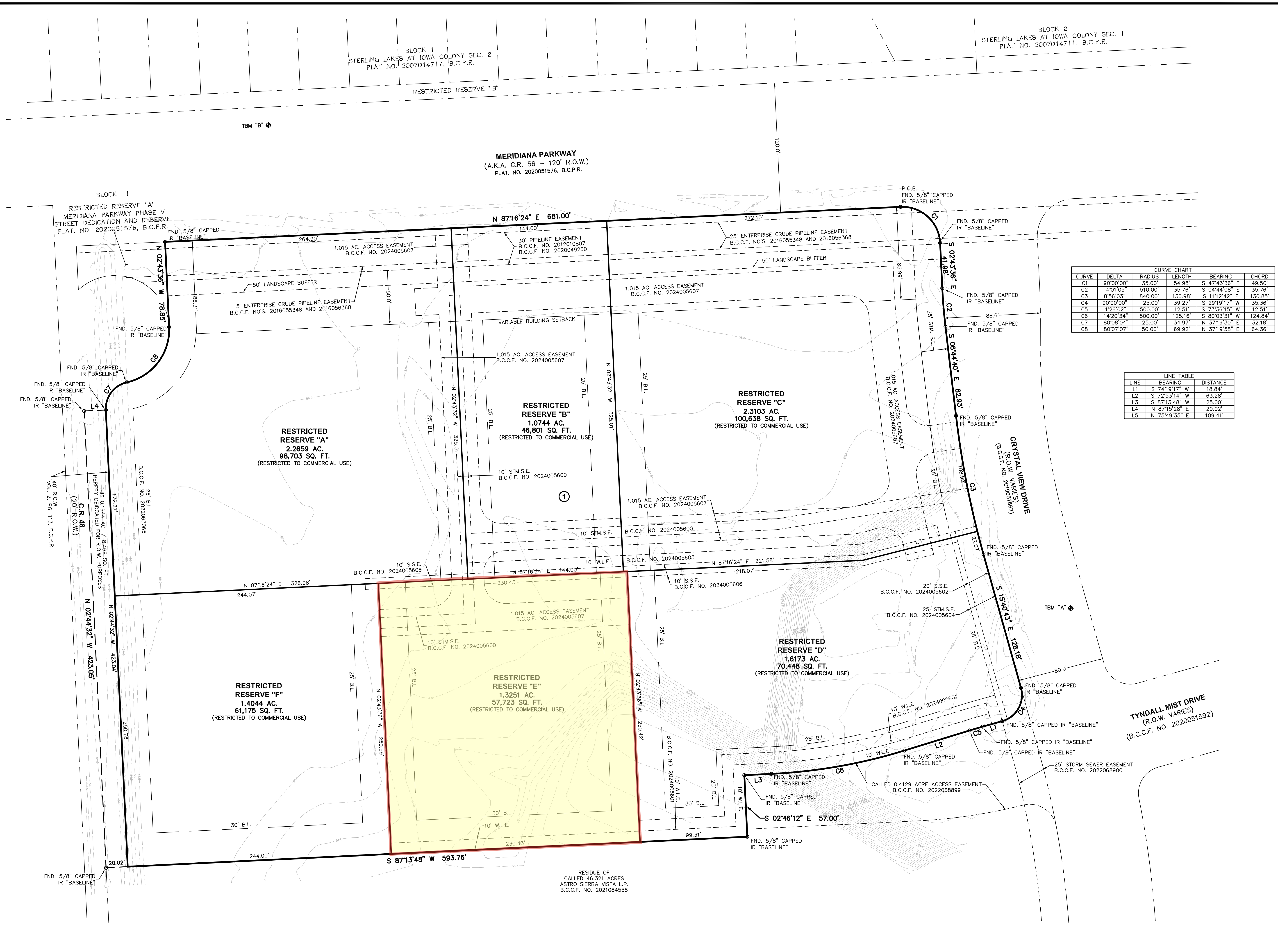


Alley Cross Section

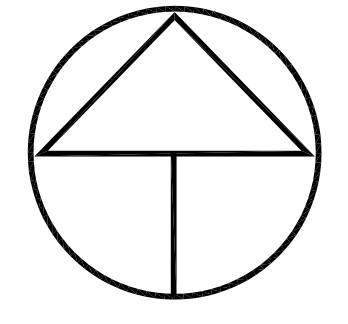


0' 50' 100' 200'

SCALE: 1"=200'
DATE: 10.11.2021



IOWA COLONY, BRAZORIA COUNTY, TEXAS
VICINITY MAP
 SCALE: 1" = 2000'



GRAPHIC SCALE: 1" = 40'

| CURVE CHART | | | | | |
|-------------|-----------|---------|---------|---------------|---------|
| CURVE | DELTA | RADIUS | LENGTH | BEARING | CHORD |
| C1 | 90°00'00" | 35.00' | 54.98' | S 47°43'36" E | 49.50' |
| C2 | 4°01'05" | 510.00' | 35.76' | S 04°44'08" E | 35.76' |
| C3 | 8°56'03" | 840.00' | 130.98' | S 11°12'42" E | 130.85' |
| C4 | 90°00'00" | 25.00' | 39.27' | S 29°19'17" W | 35.36' |
| C5 | 12°28'02" | 500.00' | 12.51' | S 73°36'15" W | 12.51' |
| C6 | 14°20'34" | 500.00' | 125.16' | S 80°03'31" W | 124.84' |
| C7 | 80°08'04" | 25.00' | 34.97' | N 37°19'30" E | 32.18' |
| C8 | 80°07'07" | 50.00' | 69.92' | N 37°19'58" E | 64.36' |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 74°19'17" W | 18.84' |
| L2 | S 72°53'14" W | 63.28' |
| L3 | S 87°13'48" W | 25.00' |
| L4 | N 87°15'28" E | 20.02' |
| L5 | N 75°49'35" E | 109.41' |

ABBREVIATIONS

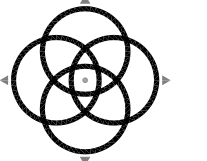
- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND. - FOUND
- B.C.C.F. - BRAZORIA COUNTY CLERKS' FILE
- B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
- B.C.M.R. - BRAZORIA COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRES
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- IRC - IRON ROD
- (S) - SET 5/8" CAPPED IR "WINDROSE"

FINAL PLAT
MH SIERRA VISTA

A SUBDIVISION OF
 10.192 ACRES / 443,957 SQ. FT.
 SITUATED IN THE
 H. T. & B. RR. CO. SURVEY, ABSTRACT NO. 288
 IOWA COLONY, BRAZORIA COUNTY, TEXAS

1 BLOCK 6 RESERVES
 JULY 2024
 Owner
 MH SIERRA VISTA HOLDINGS, LLC
 6003 ISLA VISTA CT
 HOUSTON TX 77041
 832 858-5016

Surveyor



WINDROSE
 LAND SURVEYING I PLATTING

FIRM REGISTRATION NO. 10108800
 713.458.2281 | WINDROSESERVICES.COM
 5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

Z:\0818-SIERRA VISTA\PLAT\20240717-PLAT-FINAL-SIERRA VISTA-8018-1123298.DWG - ARABUS - 07/17/24

CITY OF IOWA COLONY

"Where We Make It Happen"

Item 11.

APPLICATION FOR SPECIFIC USE PERMIT FORM 'B'

APPLICATION DATE: 10/9/2024

NAME OF APPLICANT: BDIM No.2, LLC

THE LEGAL DESCRIPTION AND THE ADDRESS OF THE PROPERTY THAT IS SUBJECT OF THE APPLICATION FOR SPECIFIC USE:

Restricted Reserve "E" consisting of 1.325 acres shown on the attached survey and recorded plat.

A DETAILED DESCRIPTION OF THE SPECIFIC USE PERMIT THAT IS PROPOSED: An approximately 10,322 sf child care facility including playground and parking to accomodate a licensed capacity of 180-200 children.

THE ZONING DISTRICT IN WHICH THE SUBJECT PROPERTY IS LOCATED. CIRCLE ONE: **MU** (SFR) (MH) (BR)

THE SIGNED CONSENT OF THE OWNER OR OWNERS OF THE SUBJECT PROPERTY, IF THE APPLICANT IS NOT THE OWNER OF THE PROPERTY: 

THE APPLICANT'S INTEREST IN THE SUBJECT PRROPERTY IF THE APPLICANT IS NOT AN OWNER OF ALL OR PART OF THE PROPERTY. BDIM No.2, LLC currently has the property under contract.

SUCH OTHER INFORMATION OR DOCUMENTATION AS THE CITY COUNCIL OR ZONING ADMINISTRATOR MAY DEEM NECESSARY.
Please see attachments.

EACH APPLICATION FOR SPECIFIC USE PERMIT MUST BE ACCOMPANIE DBY A NON-REFUNDABLE FEE OF \$1,000.00 TO DEFRAY THE COST OF NOTIFICATION, ATTORNEY'S FEES OR PROCESSING TH APPLICATION.

NOTE: THIS APPLICATION EXPIRES IN 180 DAYS IF NOT SUBMITTED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS AND/ OR ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

SIGNATURE REQUIRED: David J. Brewer, Manager



LAND TITLE SURVEY
00.4

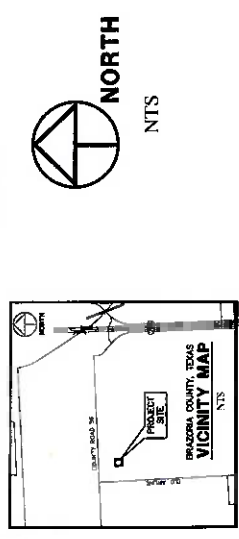
RECORD OF
CALLS BY
ELECT. NO. 247-584336

DESCRIPTION

A CERTAIN TRACT OF LAND BEING MORE OR LESS BOUND BY THE FOLLOWING COURSES AND DISTANCES: N 87°15'00" E 230.57' TO THE POINT OF BEGINNING; S 02°42'30" E 250.42' TO THE POINT OF BEGINNING; N 02°44'32" W 250.50' TO THE POINT OF BEGINNING; S 87°15'00" W 230.43' TO THE POINT OF BEGINNING. THE TOTAL AREA OF SAID TRACT IS 1.339 ACRES (57,741 SQ. FT.).

GENERAL NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACTS OF THE STATE OF TEXAS.
2. THE SURVEY WAS MADE BY MEASUREMENTS OF DISTANCES AND ANGLES.
3. ACCORDING TO THE FEDERAL SURVEYING AND MAPPING ACTS OF THE STATE OF TEXAS, THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.
4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR OTHER INTERESTS.
5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR OTHER INTERESTS.
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14. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR OTHER INTERESTS.



SCHEDULE 'B' NOTES

1. SUBJECT TO THE FOLLOWING RESTRICTIONS, CONDITIONS OF RECORD TRANSMITTED BELOW:
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR OTHER INTERESTS.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR OTHER INTERESTS.
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FIRM
FLOOD INSURANCE RATE MAP
BRAZERIA COUNTY, TEXAS
FIRM NO. 1107 20
EFFECTIVE DATE: 08/01/2010

LEGEND
* DATE OF DATE TRANSMITTED BY USE OF THIS SURVEY

| | | | |
|--------------|---------------|---------------|---------------|
| 1. BOLLARD | 10. CONCRETE | 19. DITCH | 28. SAND |
| 2. BRIDGE | 11. CORNER | 20. DRAINAGE | 29. SANDSTONE |
| 3. CULVERT | 12. CURB | 21. ELEVATION | 30. SANDSTONE |
| 4. DAM | 13. ELEVATION | 22. ELEVATION | 31. SANDSTONE |
| 5. DITCH | 14. ELEVATION | 23. ELEVATION | 32. SANDSTONE |
| 6. DRAINAGE | 15. ELEVATION | 24. ELEVATION | 33. SANDSTONE |
| 7. ELEVATION | 16. ELEVATION | 25. ELEVATION | 34. SANDSTONE |
| 8. ELEVATION | 17. ELEVATION | 26. ELEVATION | 35. SANDSTONE |
| 9. ELEVATION | 18. ELEVATION | 27. ELEVATION | 36. SANDSTONE |

SURVEYOR'S CERTIFICATION
I, **WINDROSE**, LAND SURVEYING, L.P., a limited liability partnership, do hereby certify that I am a duly licensed land surveyor in the State of Texas, and that I have personally supervised and participated in the making of the above described survey, and that the same is a true and correct representation of the facts as shown on the ground.

WINDROSE
LAND SURVEYING, L.P.
1306 AC/5741 SQ. FT.
1306 AC/5741 SQ. FT.
SITUATION IN THE
ABSTRACT NO. 288
BRAZERIA COUNTY, TEXAS

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|-------------|
| 1 | 08/01/2010 | AS SHOWN |

STATE OF TEXAS
COUNTY OF BROWARD

THE UNDERSIGNED, JAMES W. WINDROSE, Surveyor, State of Texas, do hereby certify that the within and foregoing plat was duly recorded in the Public Records of the County of Broward, Texas, on this 29th day of August, 2011.

BY: *[Signature]*
JAMES W. WINDROSE
Surveyor, State of Texas

BY: *[Signature]*
Brett A. Hunsicker
County Clerk

BY: *[Signature]*
Brett A. Hunsicker
County Clerk

BY: *[Signature]*
Brett A. Hunsicker
County Clerk

DISTRICT NOTES

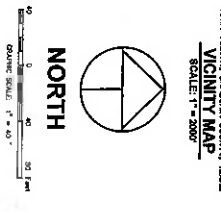
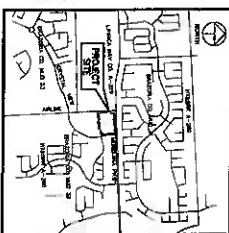
1. THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF BROWARD COUNTY AND THE CITY OF BOCA RATON, FLORIDA.
2. THE PLAT IS SUBJECT TO THE ZONING ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA, AND TO THE SUBDIVISION MAP ACT OF THE STATE OF FLORIDA.
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ASSUMPTIONS

A SET OF PLANS CONTAINING A SUBDIVISION MAP OF LAND IN THE CITY OF BOCA RATON, FLORIDA, HAS BEEN PREPARED BY THE SURVEYOR. THE SURVEYOR HAS ASSUMED THAT THE INFORMATION PROVIDED TO HIM BY THE CLIENT IS TRUE AND ACCURATE. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE LAND DESCRIBED IN THE PLANS. THE SURVEYOR HAS ASSUMED THAT THE LAND IS UNENCUMBERED BY ANY INTERESTS OTHER THAN THOSE SHOWN ON THE PLANS. THE SURVEYOR HAS ASSUMED THAT THE LAND IS NOT SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR OTHER INTERESTS. THE SURVEYOR HAS ASSUMED THAT THE LAND IS NOT SUBJECT TO ANY RESTRICTIONS, COVENANTS, OR OTHER INTERESTS. THE SURVEYOR HAS ASSUMED THAT THE LAND IS NOT SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR OTHER INTERESTS. THE SURVEYOR HAS ASSUMED THAT THE LAND IS NOT SUBJECT TO ANY RESTRICTIONS, COVENANTS, OR OTHER INTERESTS.



FINAL PLAT
MH SIERRA VISTA
WITH A RESERVATION OF
RIGHTS IN THE
SUBDIVISION MAP
COUNTY OF BROWARD
STATE OF TEXAS

WINDROSE
LAND SURVEYING
11111 WINDROSE DRIVE
BOCA RATON, FLORIDA 33433
TEL: 561-368-1111
WWW.WINDROSE-SURVEYING.COM

MH SIERRA VISTA HOLDINGS, LLC
ATTORNEY
SUNNYVALE
11111 WINDROSE DRIVE
BOCA RATON, FLORIDA 33433
TEL: 561-368-1111
WWW.WINDROSE-SURVEYING.COM

MERIDIANA PARKWAY & CRYSTAL VIEW DRIVE TRADE AREA INFORMATION

Homes:

Immediately Adjacent 7,484 Homes

Northwest of the Site 3,701 Homes

Total New Homes 11,185

2024 Population of Children 0-6 within 3 miles = 2,318

2024 Population of Children 0-6 within 5 miles = 4,246

2029 Estimated Population of Children 0-6 within 3 miles = 2,831

2029 Estimated Population of Children 0-6 within 5 miles = 5,057

Based upon industry statistics the area should accommodate a minimum of five (5) child care facilities with a Licensed Capacity of 180 children each.

There is an acute lack of child care facilities in the surrounding area. With so many homes built and to be built an upscale child care school is needed to accommodate the existing and incoming population. Total current Licensed Capacity for child care in the immediate area is 317 including an in-home provider.

The parcel we are intending to purchase is in the rear part of the overall center and not one that would be ideal for retail use given that the parcel has no frontage on Meridiana Parkway. The new child care school would accommodate approximately 200 children.

The school would be owned and operated by Learning Care Group, Inc., which is one of the largest, most well-known and respected child care providers in the United States. The school would be a flagship Children's Courtyard which is an upscale concept.

Child Care in the Area:

Riverstone Montessori School – Licensed Capacity -305 – 1 opening, wait list in place.

A Kid's Village is in a private home in the community adjacent to the center being developed.

Licensed Capacity is 12.

Future Explorers is located on the east side of SR 288 on an interior road within a neighborhood approximately 2.75 miles away. The Licensed Capacity is 181 children with only two openings coming up in November at the earliest. There is also a waiting list. Due to the proximity of where the Children's Courtyard would be located this would not be considered a direct competitor.



Glendale Lakes
Heritage Rose Elementary School
+/-963 Lots

Ferndell Henry Center For Learning
Almeta Crawford HS

Caldwell
+/-1,296 Lots

Southern Colony
+/-1,442 Lots



Sterling Lakes
+/-4,135 Lots

Bel Nafegar Sanchez Elementary School



Proposed Site



Sierra Vista
+/-2,000 Lots

Sierra Vista West
+/-1,349 Lots



48,988 VPD



City Council Agenda Item Request Form

Item 11.

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 11/12/2024

Department Making Request: 35 - Community Development

Person Making Request: Dinh Ho

Item Type: Action (other)

Budgeted? Y / N / n/a Cost: 0

If budgeted, identify account: [] [] []

Short Description:

Specific Use Permit for proposed Child Care Center located within the Sierra Vista Town Center Site

Explanation/Justification Details:

The request is to allow for a specific use permit for a Childcare facility within the Sierra Vista Town Center Plan of Development. This type of business is not listed within the Sierra Vista Town Center approved use (see attached).
Childcare Facility is an approved use within the City of Iowa Colony Business / Retail and Mixed Use Zoning District.
Planning and Zoning recommended approval on 11/7/2024.
Staff is recommending approval for the SUP.

Requestor Signature: *Dinh Ho, P.E.*

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

PROFESSIONAL SERVICES AGREEMENT

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This contract, (the "Contract" or "Agreement"), effective as of the day of , 2024 (the "Effective Date"), is by and between the City of Iowa Colony, (the "CITY"), a Texas home rule municipal corporation, and Burditt Consultants, LLC ("ARCHITECT").

WITNESSETH

WHEREAS, the CITY desires to obtain professional architectural services related to the design and construction for the Municipal Government Center; (the "Services"); and

WHEREAS, ARCHITECT has a professional staff experienced and is qualified to provide professional architectural services related to Services, and will provide the services, as defined below, for the price provided herein, said price stipulated by CITY and ARCHITECT to be a fair and reasonable price; and

WHEREAS, the CITY desires to contract with ARCHITECT to provide professional architectural services related to the Services and ARCHITECT desires to provide the Services related to same.

NOW THEREFORE, for and in consideration of the terms, covenants and conditions set forth in this Contract, the CITY and ARCHITECT hereby agree as follows:

ARTICLE I. TERM

The term of this Contract commences on the Effective Date and continues without interruption through the design and project completion, as set forth in Exhibit A (the Scope of Work "Services"), attached to and made a part of this Agreement for all purposes. If the ARCHITECT determines that additional time is required to complete the Services, the City Manager, or his/her designee, may execute an agreement to grant an additional amount of time so long as the amount of the consideration does not increase. An amendment to this agreement resulting in any increase in the amount of consideration must be approved by the City acting through its governing body.

ARTICLE II. SERVICES AND COMPENSATION

A. ARCHITECT shall conduct all Services and within such timeframes as set forth in Exhibit A.

B. ARCHITECT shall receive as consideration to be paid for the performance of the Services set forth in Exhibit A.

ARTICLE III. TERMINATION

A. General. CITY may terminate this Contract, for any reason or convenience, upon thirty (30) days written notice to ARCHITECT. In the event this Agreement is so terminated, the CITY shall only pay ARCHITECT for services actually performed by ARCHITECT up to the date ARCHITECT is deemed to have received notice of termination as provided herein.

B. Termination and Remedies. In the event ARCHITECT breaches any term and/or provision of this Contract the CITY shall be entitled to exercise any right or remedy available to it by this Contract, at law or equity, including without limitation, termination of this Contract and assertion of action for damages and/or injunctive relief. The exercise of any right or remedy shall not preclude the concurrent or subsequent exercise of any other right or remedy and all other rights and remedies shall be cumulative.

ARTICLE IV. NON-ARBITRATION

The CITY reserves the right to exercise any right or remedy available to it by law, contract, equity, or otherwise, including without limitation, the right to seek any and all forms of relief in a court of competent jurisdiction. Further, the CITY shall not be subject to any arbitration process prior to exercising its unrestricted right to seek judicial remedy. The remedies set forth herein are cumulative and not exclusive and may be exercised concurrently. To the extent of any conflict between this provision and another provision in, or related to, this document, the former shall control.

ARTICLE V. REPRESENTATIONS AND WARRANTIES

A. Existence. ARCHITECT is a corporation validly existing and in good standing under the laws of the State of Texas and is qualified to carry on its business in the State of Texas.

B. Corporate Power. ARCHITECT has the corporate power to enter into and perform this Contract and all other Services contemplated hereby.

C. Authorization. Execution, delivery, and performance of this Contract and the Services contemplated hereby have been duly and validly authorized by all the requisite corporate action on the part of the ARCHITECT. This Contract constitutes legal, valid, and binding obligations of the ARCHITECT and is enforceable in accordance with the terms thereof.

D. ARCHITECT. ARCHITECT maintains a professional staff and employs, as needed, other qualified specialists experienced in providing the Services, and are familiar with all laws, rules, and regulations, both state and federal, including, without limitation the applicable laws, regarding the Services contemplated hereby.

E. Performance. ARCHITECT will and shall conduct all Services contemplated by this Contract in accordance with the standard of care, skill and diligence normally provided by a professional person in performance of similar professional architectural services, and comply with all applicable laws, rules, and regulations, both state and federal, relating to professional architectural services, as contemplated hereby.

F. Use of Copyrighted Material. ARCHITECT acknowledges that any materials provided by ARCHITECT for use by CITY pursuant to this Contract shall not contain any proprietary material owned by any other party that is protected under the Copyright Act or any other law, statute, rule, order, regulation or ordinance relating to the use or reproduction of materials. ARCHITECT shall be solely responsible for ensuring that any materials provided by ARCHITECT pursuant to this Contract satisfy this requirement and ARCHITECT agrees to indemnify and hold CITY harmless from all damages caused to CITY or by to which CITY is exposed on account of ARCHITECT's failure to perform this duty.

ARTICLE VI. SCOPE OF WORK

ARCHITECT shall accomplish the following:

Professional Architectural Services related to the design and construction for the Municipal Government Center as defined in Exhibit A.

ARTICLE VII. INDEPENDENT CONTRACTOR

ARCHITECT and CITY agree that ARCHITECT shall perform the duties under this Contract as an independent contractor and shall be considered as independent contractor under this Agreement and/or in its Services hereunder for all purposes. ARCHITECT, in consultation with City, has the sole discretion to determine the manner in which the services are to be performed. During the performance of the Services under this Agreement, ARCHITECT and ARCHITECT's employees and/or subconsultants, will not be considered, for any purpose, employees or agents of the CITY within the meaning or the application of any federal, state or local law or regulation, including without limitation, laws, rules or regulations regarding or related to unemployment insurance, old age benefits, workers compensation, labor, personal injury or taxes of any kind.

ARTICLE VIII. INSURANCE

ARCHITECT shall procure and carry, at its sole cost and expense through the life of this Agreement and for a period of at least five years following the termination or expiration of this Agreement, insurance protection as hereinafter specified, in form and substance satisfactory to CITY, carried with an insurance company authorized to transact business in the state of Texas, covering all aspects and risks of loss of all operations in connection with this Agreement, including without limitation, the indemnity obligations set forth herein.

ARCHITECT shall obtain and maintain in full force and effect during the term of this Agreement and shall cause each approved subcontractor or subconsultant of ARCHITECT to obtain and maintain in full force and effect during the term of this Agreement, commercial general liability, professional liability and automobile liability coverage for non-owned and hired vehicles with insurance carriers admitted to do business in the state of Texas. The insurance companies must carry a Best’s Rating of A-VII or better. Except for Professional Liability, the policies will be written on an occurrence basis, subject to the following minimum limits of liability:

Commercial General Liability:

Combined Single Limit: \$1,000,000

Professional Liability:

Combined Single Limit: \$1,000,000

Commercial Automobile and Worker’s Compensation: the amount required by state law.

ARCHITECT shall further cause any approved subcontractor or subconsultant to procure and carry, during the term of this Agreement, Professional Liability coverage, as specified above for ARCHITECT, protecting CITY against direct losses caused by the professional negligence of the approved subcontractor or subconsultant.

The CITY shall be listed as a primary additional insured with respect to the Automobile Liability and Commercial General Liability and shall be granted a waiver of subrogation under those policies. ARCHITECT shall provide a Certificate of Insurance to the CITY as evidence of coverage. The Certificate shall provide 30 days notice of cancellation. A copy of the additional insured endorsement and waiver of subrogation attached to the policy will be included in the Certificate.

ARCHITECT shall elect to obtain worker’s compensation coverage. Further, ARCHITECT shall maintain said coverage throughout the term of this Agreement. The ARCHITECT may maintain Occupational Accident and Disability Insurance in lieu of Worker’s Compensation. In either event, the policy must be endorsed to include a waiver of subrogation in favor of the City of Iowa Colony.

If at any time during the life of the Agreement or any extension hereof, ARCHITECT fails to maintain the required insurance in full force and effect, ARCHITECT shall be in breach hereof and all work under the Agreement shall be discontinued immediately.

ARTICLE IX. EMPLOYMENT OF AGENTS/RETAINING OF CONSULTANTS

ARCHITECT may employ or retain consultants, contractors, or third parties (any of which are referred to herein as “Subconsultant”), to perform certain duties of ARCHITECT, as set forth on Exhibit A, attached hereto, under this Contract, provided that CITY approves the retaining of Subconsultants. ARCHITECT is at all times responsible to CITY to perform the Services as provided in this Agreement and ARCHITECT is in no event relieved of any obligation under this Contract upon retainage of any approved

Subconsultant. Any agent and/or Subconsultant retained and/or employed by ARCHITECT shall be required to carry, for the protection and benefit of the CITY and ARCHITECT and naming said third parties as additional insureds, insurance as described above in this Contract.

ARTICLE X. CONFIDENTIALITY

ARCHITECT shall retain all information received from or concerning the CITY and the CITY's business in strictest confidence and shall not reveal such information to third parties without prior written consent of the CITY, unless otherwise required by law.

ARTICLE XI. INDEMNITY

Having considered the potential liabilities that may exist during the performance of the Services, the benefits of the Project, and the ARCHITECT's fee for the Services, and in consideration of the promises contained in this Agreement, ARCHITECT agrees to provide the indemnities set forth herein.

ARCHITECT SHALL INDEMNIFY AND HOLD CITY AND CITY'S ELECTED OFFICIALS, OFFICERS, EMPLOYEES AND INDEPENDENT CONTRACTORS HARMLESS, TO THE FULLEST EXTENT PERMITTED BY LAW, FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, DAMAGES, COSTS, LIABILITIES AND EXPENSES, AND INCLUDING REASONABLE ATTORNEY'S FEES, TO THE EXTENT CAUSED BY OR RESULTING FROM ARCHITECT'S NEGLIGENT ACTS, ERRORS, OR OMISSIONS.

THE INDEMNITY PROVIDED HEREIN SHALL SURVIVE THE EXPIRATION OR TERMINATION OF THIS AGREEMENT.

ARTICLE XII. COMPLIANCE WITH APPLICABLE LAWS

ARCHITECT shall comply with all applicable federal, state and local laws, statutes, ordinances, rules and regulations relating, in any way, manner or form, to the Services under this Contract, and any amendments thereto.

ARTICLE XIII. NOTICE

General. All notices required or contemplated by this Agreement (or otherwise given in connection with this Agreement) (a "Notice") must be in writing, shall be signed by or on behalf of the Party giving the Notice, and shall be effective as follows: (a) on or after the 10th business day after being deposited with the United States mail service, Certified Mail, Return Receipt Requested with a confirming copy sent by E-mail; (b) on the day delivered by a private delivery or private messenger service (such as FedEx or UPS) as evidenced by a receipt signed by any person at the delivery address (whether or not such person is the person to whom the Notice is addressed); or (c) otherwise on the day actually received by the person to whom the Notice is addressed, including, but not limited to, delivery in person and delivery by regular mail (with a confirming copy sent by E-mail). Notices given pursuant to this section shall be addressed as follows:

ARCHITECT:

Attention: Director of Design
 Burditt Consultants, LLC
 310 Longmire Road
 Conroe, Texas 77304
 (936) 756-3041

CITY:

Attention: City Manager
 City of Iowa Colony, Texas
 3144 Meridiana Pkwy.
 Iowa Colony, Texas 77583
 (281) 395-4554

Change of Address. Either party may change its address or numbers for purposes of notice by giving written notice to the other party as provided herein, referring specifically to this Contract, and setting forth such new address or numbers.

ARTICLE XIV. CITY-PROVIDED DATA

CITY shall furnish ARCHITECT non-confidential studies, reports and other available data in the possession of the CITY pertinent to ARCHITECT's Services, so long as CITY is entitled to rely on such studies, reports and other data for the performance of ARCHITECT's Services under this Contract (the "Provided Data"). ARCHITECT shall be entitled to use and rely, so long as such reliance is reasonable, upon all such Provided Data.

ARTICLE XV. MISCELLANEOUS

- A. Captions. The captions for the articles and sections in this Contract are inserted in this Contract strictly for the parties' convenience in identifying the provisions to this Contract and shall not be given any effect in construing this Contract.
- B. Audit. ARCHITECT shall provide access to its corporate books and records to the CITY. The CITY may audit, at its expense and during normal business hours, ARCHITECT's books and records with respect to this Contract between ARCHITECT and CITY.
- C. Records. ARCHITECT shall maintain records that are necessary to substantiate the services provided by ARCHITECT.
- D. Assignability. ARCHITECT may not assign this Contract without the prior written consent of the CITY.
- E. Successor and Assigns. This Contract binds and inures to the benefit of the CITY and ARCHITECT, and in the case of CITY, its respective successors, legal representatives, and assigns, and in the case of ARCHITECT, its permitted successors and assigns.

F. Construction and Venue. THIS CONTRACT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS. THIS CONTRACT IS PERFORMABLE IN BRAZORIA COUNTY, TEXAS.

G. Severability. If any provision of this Contract is ever held to be invalid or ineffective by any court of competent jurisdiction with respect to any person or circumstances, the remainder of this Contract and the application of such provision to persons and/or circumstances other than those with respect to which it is held invalid or ineffective shall not be affected thereby.

H. Amendment. No amendment, modification, or alteration of the terms of this Contract shall be binding unless such amendment, modification, or alteration is in writing, dated subsequent to this Contract, and duly authorized and executed by ARCHITECT and CITY.

I. Entire Agreement. This Contract, including Exhibit A, Scope of Work and Fees, attached hereto, contains the entire Contract between the CITY and ARCHITECT, and there are no other written or oral promises, conditions, warranties, or representations relating to or affecting the matters contemplated herein.

J. No Joint Enterprise. Nothing contained herein shall be construed to imply a joint venture, joint enterprise, partnership or principal – agent relationship between ARCHITECT and the CITY.

K. Documents Owned by CITY. Any and all documents, drawings and specifications prepared by ARCHITECT as part of the Services hereunder, shall become the property of the CITY when ARCHITECT has been compensated as set forth in Article II, above. The ARCHITECT shall make copies of any and all work products for its files.

L. Notice of Waiver. A waiver by either CITY or ARCHITECT of a breach of this Agreement must be in writing to be effective. In the event either party shall execute and deliver such waiver, such waiver shall not affect the waiving party's rights with respect to any other or subsequent breach.

M. Third Party Services. Nothing in this Agreement shall be construed to provide any rights or benefits whatsoever to any party other than CITY and ARCHITECT.

[EXECUTION PAGES FOLLOW]

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement effective as of the date first written above.

CITY OF IOWA COLONY, TEXAS

Wil Kennedy, Mayor

ATTEST:

Kayleen Rosser, City Secretary

BURDITT CONSULTANTS, LLC

Charles Burditt, President

ATTEST:

By: _____
Secretary

October 28, 2024

Sent Via Email: rhemminger@iowacolonytx.gov

Mr. Robert Hemminger
City Manager
City of Iowa Colony
3144 Meridiana Pkwy
Iowa Colony, TX 77583

RE: RFQ titled: Architectural Services for Municipal Government Center;
Scope of Work and Fee Proposal for Professional Architectural Services

Mr. Hemminger,

Thank you for your recent notification that our firm was selected for the above-noted project to plan and design for:

1. Municipal Government Center and Campus (50-acre site)
2. Support Facilities and Campus (43-acre site)

We are honored to once again work with the City and excited about the multiple assignments encompassed by the project.

Based upon our understanding of the project, the attached Exhibit A provides a detailed outline of our proposed Scope of Work. Further clarifications and conversations during the project kick-off meeting would serve to confirm key project tasks, associated milestones, and schedule for progress updates, and selected stakeholders. The resulting studies will ultimately serve as a roadmap for design and construction of future facilities government buildings and the overall campus development of both sites.

Our recommended proposal includes the following:

1. Address architectural space planning, building usage, building materials vernacular, campus site Architectural Design Guidelines, meeting rooms, offices, sustainability goals, public areas, campus outdoor spaces, potential for expansion, parking, and campus navigation, etc.
2. Site master planning including accessibility, preliminary traffic circulation review, preliminary facility siting, landscape features and suitability for future intended use.
3. Limited demand analysis, programming, and development study.
4. Programming and concept scenarios of proposed building improvements (50-acre site).
 - a. City Hall
 - b. Public Library
 - c. Municipal Courthouse
 - d. Community Recreation Center
 - e. Facilities for Administrative Offices and Meeting Space
 - f. Other facilities as determined during development of plan

5. Programming and concept scenarios of all proposed horizontal site improvements and landscape elements.
 - a. Public Park
 - b. Potential Open Area Amenities
 - c. General Site Ingress and Egress, Wayfinding, and Ancillary Support Facilities
6. Programming and concept scenarios of proposed building improvements (43-acre site).
 - a. Support Facilities
 - b. Wastewater Treatment Plant (master plan siting and general sq ft considerations only; further building design, space plan and adjacencies, OPC, etc., to be Additional Services based upon further scoping with City)
 - c. Public Works Operations
 - d. Maintenance Facility
 - e. Animal Control/Adoption Center
7. Preliminary Engineering to address drainage, detention/retention, parking, etc., will be provided by City Engineer (Adico Consulting Engineers)
8. Planning for Phased Development and Construction with Phased Cost Analysis per Phase.
9. Cost estimates for Furniture, Fixtures, and Equipment (FF&E).
10. Pre-schematic Design will address facility technology, space planning & adjacencies, environmental controls, security, lighting, seating, and accessibility requirements.
11. Conceptual design services including Final Master Plans of both sites and associated development, including rendered illustrations of the proposed Pre-Schematic improvements.
12. Develop Opinion of Probable Costs (OPC) of each proposed structure.
13. Review facility capacity based on population projections and FTE staffing needs.
14. Submission of Final Master Plan Study, Pre-Schematic Designs for all facilities (space plans, adjacencies, siting, and concepts), Final OPC, needs analysis, and other supporting documentation.

Project activities will be managed by Burditt's Director of Design & Architecture, Mark Goulas, AIA, RA, RID. Site Master Planning efforts and collaboration with City will be led by Claudia Walker, RLA, LI, CPSI, Director of Landscape Architecture and Diana Wilson, AICP, LEED AP, RLA, Director of Planning.

Attached please find our proposed Scope of Services and draft Terms and Conditions for review by you, staff, City Engineer - Adico Consulting Engineers, and legal counsel. We have structured the proposal in direct response to the scope outlined in the RFQ and following our recent teleconference discussion. Our team is prepared to proceed expeditiously upon execution of a mutually approved Professional Services Agreement. We suggest utilizing the American Institute of Architects (AIA); however, we are also agreeable to the City's standard form PSA.

Your feedback on the proposed Scope of Work is welcomed and we look forward to discussing any questions or comments regarding revisions you see as appropriate. Our goal is to make the approval process as mutual as possible, and we will respond quickly to any modifications or clarifications as required.

On behalf of all of us at Burditt, thank you again for the opportunity to collaborate with you, staff, and elected officials on this important project for Iowa Colony. We look forward to working together again for the benefit of the community!

Very sincerely,



Charles Burditt
President



Mark Goulas, AIA
Director of Design

cc: Claudia Walker, RLA, LI, CPSI, Director of Landscape Architecture

Attachment: Exhibit "A" Scope of Services
Terms and Conditions
2023 Burditt Consultants Hourly Rate Sheet

Statement of Jurisdiction:

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding a registrant's professional practices. The Board may be contacted at:

TEXAS BOARD OF ARCHITECTURAL EXAMINERS
P. O. BOX 12337 – AUSTIN, TX 78711-2337

(REMAINDER OF PAGE LEFT BLANK INTENTIONALLY)

Exhibit A

Scope of Work and Fees

SCOPE OF WORK

The following Scope of Work follows the City's RFQ for Professional Architecture Services and further discussed with City Manager Robert Hemminger by teleconference on October 3rd, 2024. The overall Project requirements and subsequent Architectural and Planning Services will be a detailed and iterative process; therefore, the following is not intended to be exhaustive. It does serve; however, to establish a basis of agreement that certain project parameters and undertakings are to be included in the Project Scope of Work.

PROJECT UNDERSTANDING

The City of Iowa Colony owns approximately 50-acres to be developed as a Municipal Government Center including a City Hall, Library, Municipal Courthouse, and Community Recreation Center. The City also owns an additional 43-acre tract near the Municipal Government Center site which is expected to be developed with a Wastewater Treatment Plant, Public Works operations, Maintenance facilities, and an Animal Control/Adoption Center. Decisions as to the precise facilities to be located on both parcels are to be determined within the master planning exercise and study process. The process will result in visual demonstration of the proposed facilities as desired by the City. The subject parcels are located (approximately) at 4100 CR 63 (50-acre Municipal Government Center tract) and 11425 CR 65 (Public Works, Wastewater Treatment Plant, Maintenance, Animal Control/Adoption Center).

The proposed facilities intended for the future Municipal Government Center (50-acre site) potentially includes the following:

1. City Hall
2. Library
3. Municipal Courthouse
4. Community Recreation Center
5. Facilities for Administrative Offices and Meeting Space
6. Public Park
7. Various Athletic Fields
8. General Site Ingress and Egress, Wayfinding, and Ancillary Support Facilities

The proposed facilities intended for the future Support Facilities (43-acre site) includes the following:

1. Support Facilities
2. Wastewater Treatment Plant
3. Public Works Operations
4. Maintenance Facility
5. Animal Control/Adoption Center

The Project assignments are considered a first step in the process of developing both parcels (50-acre and 43-acre) for their intended purposes according to the conceptual buildout as generally understood. The initial assignment is intended to review and test previous master planning concepts (50-acre parcel) and design master plans for both new campuses and their facilities. Future built project(s), if any, shall include programming, design, and construction observation services as directed by City). The planning and design efforts of the project are intended to provide a variety of key municipal facilities and amenities for the community that are desired, needed, and important for conducting citywide services, social cohesion, education, and quality of life. Efforts must also address the need for specific support facilities that provide important services to the community; however, are not typically open to the public.

Preliminary efforts will involve key exercises affecting the outcome of feasibility and master planning including:

1. Initial studies and master planning will include (but not be limited to) architectural space planning, building usage, building materials vernacular, Architectural Design Guidelines for campus facilities, meeting rooms, offices, sustainability goals, public areas, site navigation, campus outdoor spaces, potential for expansion, parking, and campus navigation, etc.
2. Site master planning including accessibility, preliminary traffic circulation and preliminary site drainage review with City Engineer, Adico Consulting Engineers, landscape features and suitability for future intended use.
3. Programming and concept scenarios of all proposed horizontal site improvements and landscape elements.
4. General Site Ingress and Egress, Wayfinding, and Ancillary Support Facilities
5. Preliminary Engineering to address drainage, detention/retention, parking, etc. (to be provided by City Engineer; Adico Consulting Engineers).
6. Planning for Phased Development and Construction with Phased Cost Analysis.
7. Cost estimates (or allowance) for Furniture, Fixtures, and Equipment (FF&E).
8. Conceptual design services including development of a final Master Plan of the sites and associated development, including plan view renderings of the proposed Pre-Schematic improvements (both Government Center and Public Works/Wastewater Treatment campuses).
9. Development of Opinion of Probable Costs (OPC) of each proposed structure and study areas, site development, and campus improvements.
10. Review facility capacity based on population projections and FTE staffing needs.
11. Submission of Final Master Plan, Pre-Schematic Designs for all facilities (including space plans, and concepts), Final OPC, cursory needs analysis, and other supporting documentation.

MASTER PLANNING PHASES OF PROJECT ASSIGNMENTS: The following are included in the Master Planning efforts.

I. PROGRAMMING PHASE: SITE ASSESSMENT, STAFF & SELECTED USER INTERVIEWS, NEEDS ASSESSMENT, & PROGRAM DEVELOPMENT

1. Conduct Project Kickoff Meeting with City staff, selected members of Council, Council Workshop, specific board members, department representatives, additional City consultants and Project Design Team. During this meeting, a recommended Project Schedule will be presented for consideration.

2. During initial meetings, we will confirm any design intentions and preliminary program needs the City has previously established, improvements and limits of work, and team member roles.
3. Review applicable documents such as the City's Comprehensive Plan, current local development plans, prior feasibility studies (particularly the previous master plan) etc.
4. Initiate a preliminary review of relevant regulatory and current City code.
5. The City shall provide a sealed survey document of the subject properties (topography, metes & bounds, easements, existing improvements, etc.) to Burditt gratis.
6. The City shall initiate and provide Geotechnical Services and Geotech Report from bores collected at potential building sites.
7. Conduct a site assessment of the subject properties (including adjoining grounds), of preliminary site attributes such as topography, accessibility, preliminary site navigation and wayfinding, drainage, vernacular for future landscape features/vegetation, tree canopy, and suitability for additional plantings and establishment.
8. *If requested, work closely with City to develop Stakeholder Engagement Plan, initiate public outreach with selected stakeholders, partner organizations, school district, and develop web-based public survey. (*OPTIONAL TO BE PROVIDED AS AN ADDITIONAL LUMP SUM SERVICE)
9. Conduct interviews with City leaders, elected officials, department heads and staff, community or master planned community organizations for programming input.
10. Develop initial Program Statement as summarized from City input.
11. Facility layout concepts for each facility and site amenities in kind with City intended development approach.
12. Present Program Statement as understood to City for review and comment.
13. Upon City approval, finalize the Program Statement prior to proceeding with Master Planning Concept Development and evaluate against the previous Master Plan for continuity and effective alignment with the City's goals, objectives, and intentions for specific facilities. The approved Program Statement will direct the Team during the concept development and pre-schematic phases.

II. CONCEPT DEVELOPMENT PHASE: DEVELOPMENT CONCEPTS OF NEW IMPROVEMENTS, FINAL MASTER PLAN, SITE RELATED IMPROVEMENTS, UPDATED OPC

1. Confirm design intentions and preliminary program needs, improvements, and limits of work. Additionally, review facility layout concepts for designated facility and site amenities as part of the intended development approach.
2. Initiate space planning and prioritize adjacencies for each new facility. Adjacency studies attempt to establish public vs. internal City use for each building as determined by program needs identified during Phase I. The conceptual facility pre-schematic plan(s) will be developed in association with the design concepts of the proposed Master Plan.
3. While the City currently supports much of the previous Master Plan, we will provide optional concepts of the Master Plan that perhaps addresses gaps or inconsistencies. This may result in discovery of greater opportunities to match the programming goals established in Phase I. The Master Plan is an overall vision of the potential development scenarios of the subject properties as related to the proposed planned improvements.
4. Prepare first Opinion of Probable Costs (OPC) of design concept(s) of the Master Plan and associated improvements. This is a comprehensive aspect of the project assignment as multiple buildings will be conceptualized along with floor plans and space planning. The OPC of each will be detailed based on different uses such as a Recreation Facility vs. Municipal Courthouse or Public Works Bldg. As such, a range of cost factors may have differing effects on individual buildings.

5. Meet with City (and others as directed) to review and revise concept(s) of the Master Plan and present OPC.
6. Upon Client direction, present to leadership, staff, elected officials, etc., concept(s) of the Master Plan and selected rendered illustrations of associated proposed improvements.
7. The Design Team will revise a final concept as a Final Approved Master Plan based upon review comments by the City.
8. Prepare Final Master Plan of proposed improvement concepts with an updated OPC. Typically, two to three (2-3) meetings with Staff should be sufficient to complete the refinements.
9. Present the Final Master Plan and OPC to staff and Council for approval to commence with the Pre-Schematic Design Phase and Preliminary Study Report.

III. PRE-SCHEMATIC DESIGN PHASE & FINAL PRELIMINARY PLAN STUDY REPORT:

Pre-Schematic Design of Facilities, Site Structures, Landscape Amenities, and Updated Opinion of Probable Costs (OPC)

1. During this phase, the Project Schedule will be reaffirmed. Related objectives, tasks, and key milestones will be reviewed. Dates for review of Study Report will be confirmed.
2. Reaffirm the Campus Master Plan and latest OPC with City.
3. Refine conceptual facility plans to study and then finalize pre-schematic floor plans.
4. Development of Site related Architectural Design Guidelines for campus facilities will occur during this phase.
5. Develop pre-schematic exterior and selected interior views.
6. Early site evaluation by City Engineer, Adico Consulting Engineers include Preliminary Engineering Report (PER) and of other preliminary engineering considerations such as structural, & MEP as relates to building types and uses will be engaged to provide Preliminary Engineering Report (PER) or to inform architecture OPC.
7. Confirm sustainable development goals and opportunities with associated systems to be considered.
8. Update OPC in association with Pre-Schematic Design of facilities, site structures, parking, landscaping, and other improvements.
9. Meet with City for review and comment of Pre-Schematic Designs and updated OPC.
10. Draft Pre-Schematic documents for review and comment.
11. Revise per direction from City.
12. Prepare and submit Final Pre-Schematic Drawings.
13. At the conclusion of this phase, submit bound copies of Final Master Plan including concepts, OPC, and Final Pre-Schematic document.

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BASIC SERVICES FEE PROPOSAL:

Basic Services include all detailed and quoted components found in the Scope of Services included. These services shall be invoiced as a lump sum based upon a percentage of completion throughout the project assignment. Increases in project scope, assignments, cost of work, etc., as directed by City of Iowa Colony shall be provided upon mutual agreement and execution of amendment to the Professional Service Agreement or other appropriate document.

Based on the proposed Scope of Work and general program currently understood, we propose the following lump sum fees:

TOTAL BASIC SERVICES FEES:

ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$170,000)

ADDITIONAL SERVICES

Additional assignments outside the Basic Scope of Work will be invoiced at the Burditt 2024 Established Hourly Rates Chart or at an Agreed upon Lump Sum Fee. Additional assignments include, but are not limited to, any changes due to revisions in the original scope of work, base data relating to this matter, any additional meetings or services and any such services requested by Client. All Additional Services must be previously approved by City.

REIMBURSABLE EXPENSES:

Up to ten (10) copies the Final Master Plan and early Study Document will be provided without fee. Additional copies will be invoiced at cost plus ten percent (10%). Other than the printing of more than 10 copies of the project deliverables, NO OTHER REIMBURSABLE EXPENSES SHALL BE BILLED TO CITY. NO TRAVEL EXPENSES, MEALS, OR OVERNIGHT STAYS WILL BE BILLED.

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DESIGN AND CONSTRUCTION SERVICES - The following Programming, Design, and Construction services are included in built assignment projects, when and if individual projects are awarded. **(*NO DESIGN/CONSTRUCTION DOCUMENT PHASE SERVICES ARE INCLUDED WITHOUT CITY AUTHORIZATION)**

- I. **SCHEMATIC DESIGN (SD) PHASE:** Revisit Master Plan Study, Develop Schematic Design of City directed facilities, Landscape and Site Amenities, and Updated Opinion of Probable Costs (OPC)
 1. Review and affirm recommendations and latest City-approved budget from which to initiate an approved design project. Reiterate design intentions and City's desired Program.
 2. Review preliminary site assessments, including confirming site attributes, topography, floodplain data, accessibility, Traffic Impact Analysis (TIA provided by City or as a Supplemental Service), drainage features, existing landscape features/vegetation, tree canopy, and suitability for intended use.
 3. Initiate a preliminary review of relevant and current regulatory Zoning Ordinances and Code requirements adopted by Authorities Having Jurisdiction (AHJ).
 4. Review previous Pre-schematic design and Conceptual plans and renderings.
 5. Develop Schematic Designs of desired site improvements, including architecture, landscape architecture, hardscape, parking, selected amenities relating to the building type, and a blended approach to architecture design guidelines that is consistent with the City of Iowa Colony, its history, and general goals and vision for long-term public structures in the community.
 6. Civil related assignments to be provided by City Engineer, Adico Civil Engineers.
 7. Confirm sustainable development opportunities and associated natural systems to be considered as part of the project.
 8. Develop rendered illustrations of proposed improvements and amenities including selected 3D renderings as required for visualization and decision-making purposes.
 9. Update OPC in association with more fully developed Schematic Design of facility, site development initiatives, landscapes, roadways, engineering studies, etc., as provided by City Engineer, Adico Civil Engineers.
 10. Meet with staff for review/comment of Schematic Design and OPC.
 11. Make revisions as directed by staff.
 12. Upon approval of Schematic Design, proceed with Design Development.

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II. DESIGN DEVELOPMENT (DD) PHASE:

1. Proceed with Design Development including Architecture, Structural Engineering, MEP Engineering, Landscape Architecture, Irrigation) to further develop staff approved Schematic Design, prepare DD Drawings. (* Unless specifically requested otherwise, Civil Engineering Services will be provided by City Engineer, Adico Consulting Engineers.)
2. Burditt will submit proposed subconsultant team members for City review, consideration, and final approval as members of the Architecture team.
3. Prepare Preliminary Structural, MEP, Landscape Architecture and Irrigation Design Drawings. Civil Drawings to be provided by City Engineer, Adico Consulting Engineers.
4. Facilitate a pre-development meeting with the City to confirm relevant development, zoning and code requirements, including fire lane access requirements, driveway, access, etc.
5. Prepare Draft Outline Specifications.
6. Meet with key City staff to review DD Drawings and Outline Specifications. at regular intervals.
7. Revise drawings, details, specifications, and updated OPC as applicable.
8. Present Final DD Drawings, Outline Specifications, and updated OPC.
9. Upon approval of DD Phase and OPC by City, proceed with Construction Document Phase.

III. CONSTRUCTION DOCUMENTS (CD) PHASE: Final Design is comprised of Construction Documents (i.e. drawings, schedules, specifications), and Permit Review. (*Where Civil is stated, assume City Engineer – Adico Consulting Engineers will provide these drawings.)

1. Revise & update Design Development Drawings by Landscape Architect, Architect, Civil/Structural/MEP, Irrigation Designer.
2. Review bidding requirements (front end documents) with staff/team.
3. Conduct initial assessment and preliminary accessibility review discussions with Burditt's Project Manager Architect and Registered Accessibility Specialist (RAS).
4. Prepare and review Construction Documents with the City at specific progress review milestones (30%, 60%, 90%, and 100%) as approved by appropriate City staff members with professional oversight (including City Engineer, Adico Consulting Engineers).
5. Update OPC at each progress review.
6. Produce Final Sealed Architecture Plans, Details, and Specifications.
7. Produce Final Sealed Engineering (Civil, Structural, MEP) Plans, Details, and Specifications.
8. Produce Final Sealed Landscape Architecture Plans, Details, and Specifications.
9. Produce Final Sealed Security, IT, and A/V Plans, Details, and Specifications.
10. Produce Final Sealed Irrigation Plans, Details, and Specifications.
11. Submit to TDLR (TAS 2012) Review to Registered Accessibility Specialist (RAS). Registration Fee to be reimbursed by the City as Registrant.
12. Submit Construction Documents to Authorities Having Jurisdiction (AHJ) for Permit Review and address any review comments.

IV. BIDDING AND CONSTRUCTION PHASE SERVICES: Project Manual, (i.e., bidding requirements), Bidding/Contract Award Management Support, and Construction Contract Administration services

1. Prepare Project Manual (bidding requirements and specifications) and assist staff with Bidding, Requests for Information (RFI), and Addendums as needed.
2. Prepare electronic copies of the bid package (sealed drawings and project manual) for distribution to potential bidders.
3. Participate with City staff in pre-bid meeting to review project scope, instructions to bidders, bidding dates, and probable construction timelines/deadlines.
4. Respond to RFI questions from bidding contractors in the form of Addenda.
5. Assist with bid evaluation and provide contract award recommendations to staff.
6. Coordinate (or in coordination with City) and attend the Project Pre-Construction Conference.
7. Attend scheduled construction progress meetings at regular intervals.
8. Provide Construction Observation reviews appropriate to the stage of construction to:
 - a. Become generally familiar and remain so with, and keep City staff generally informed about, the progress and quality of the portion of the construction completed.
 - b. Make reasonable efforts to identify and document defects and deficiencies in the construction.
 - c. Determine generally whether the construction is being performed in a manner indicating that the project, when fully completed, will be in accordance with the plans and specifications.
 - d. Notify the City in writing of any observed substantial deviation from plans and specifications that may prevent the facility(s) from being occupied for its intended use.
9. Issue Observation Reports to Contractor and City staff following site visits.
10. Review Change Orders and provide recommendations to address changed or unforeseeable conditions that may arise during construction.
11. Issue Architect's Supplemental Instructions (ASI) to modify the contract documents as required due to unforeseen conditions or demonstrably insufficient information to complete the Work.
12. Perform up to two (2) General Contractor Submittal Reviews for conformance of information provided with the design intent of the Contract Documents, including shop drawings, product submittals, test results, and other submittals from vendors and contractors. Review of submittals shall not be for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility.
13. Perform Substantial Completion review of the project to prepare punch list items for completion.
14. Submit Substantial Completion Report to Contractor and City staff.
15. Review and certify construction progress Pay Applications as submitted by Contractor.
16. Communicate and direct contractor to prepare and deliver "As-Built" drawings, specifications, and other Close-Out documents per General Requirements.

17. Review Contractor provided "As-Built" Record drawings and specification and Close-Out documents. Submit final Close-Out documents to City and Contractor.
18. Coordinate Registered Accessibility Specialist (RAS) inspection for obtaining Certificate of Substantial Compliance (TAS 2012).
19. Conduct Final Completion Observation and Close-Out; develop and deliver final report to City Staff.
20. Walk through the project with Contractor and City staff to review relevant warranty issues within the contract scope to be corrected by the Contractor approximately 11 months after date of Substantial Completion.

EXCLUSIONS TO BASIC SERVICES:

CLIENT requests for any of the following shall be considered Additional Services and compensation to CONSULTANT shall be made according to CONSULTANT's published 2024 hourly rates (attached) or fixed fees with prior approval by the CLIENT, or as an Additional Sub-Consultant service:

- a. Cost Recovery Analysis.
- b. Life Cycle Cost Analysis.
- c. Archaeological Studies or Services.
- d. Surveying by a licensed surveyor; metes & bounds, easements, utilities, existing improvements, etc. (to be provided by City).
- e. Civil Engineering
- f. Geotechnical engineering and report (to be provided by City).
- g. Ecological/Environmental or Hazardous Assessment.
- h. Studies for hazard remediation for Asbestos, Brownfield Sites, site contamination, and other hazardous elements.
- i. Historical Preservation.
- j. Re-design of key elements of project after Owner Approval has been given.
- k. Fire Alarm/Suppression System Design/Security Surveillance Design.
- l. Lightning Protection Systems/Design.
- m. Emergency Power Generation Systems/Design (*If Burditt is selected to perform Architectural Design through Construction Services, the Emergency Power Generation Systems/Design will be included in Burditt Team's MEP's SOW.
- n. Design of off-site utility infrastructure improvements.
- o. Drainage mitigation.
- p. Preparation of easements by separate instrument.
- q. Traffic Impact Analysis (TIA).
- r. As-Built Plans.
- s. Commissioning.
- t. Fire Hydrant Flow Test for Fire Suppression and/or Plumbing Design
- u. LEED Design or Application/Audit.
- v. TDLR Fees for filing and recording of Architectural and Landscape Architectural Construction Documents with registration review and inspection for T.A.S. compliance.
- w. USACE 404 Permitting or other Wetland and Endangered Species Mitigation.
- x. Permits and/or fees as required by local authorities having jurisdiction.

Exhibit B

BURDITT CONSULTANTS, LLC
2024 HOURLY RATES

HOURLY RATES APPLY ONLY TO ADDITIONAL SERVICES OR FOR REQUESTS MADE OUTSIDE OF BASIC SERVICES. Professional Services requested and approved by Client shall be provided at the following rates OR at an agreed upon lump sum fee:

| DIVISION | CLASSIFICATION | RATE |
|--------------------------|--|-------------|
| DESIGN | Principal | \$275 |
| | Program Manager | \$250 |
| | Project Manager | \$250 |
| | Project Architect | \$200 |
| | Project Landscape Architect | \$200 |
| | Licensed Irrigator | \$150 |
| | Architect Associate | \$135 |
| | Landscape Architect Associate | \$135 |
| | CAD Design II | \$90 |
| | CAD Design I | \$80 |
| PLANNING | Senior Planner | \$180 |
| | Planning Associate | \$150 |
| | Geographic Information Systems (GIS) Planner | \$135 |
| NATURAL RESOURCES | Natural Resource Planner/Forester | \$170 |
| | Wetland Scientist | \$170 |
| URBAN FORESTRY | Senior Urban Forester | \$170 |
| ADMINISTRATION | Administrative Assistant II | \$70 |
| | Administration Assistant I | \$55 |

Invoices are prepared monthly with payments due 30 days of receipt. Interest at the rate of 1 ½ % per month will be charged on all accounts not paid by the 30th day following the billing date. Reimbursable expenses and necessary sub-consultants not currently required by project that are requested and approved by Owner shall be invoiced at cost plus ten percent (10%).

EXHIBIT C
TERMS AND CONDITIONS

ADDITIONAL SERVICES

Additional assignments outside the scope of work will be invoiced at Burditt Consultants, LLC's published 2024 Hourly Rates. Additional assignments include, but are not limited to, any changes due to revisions in the base data relating to this matter, additional design changes following approval by Client, any additional services requested by Client. Additional services will be provided, with prior authorization from Client.

PAYMENT OF FEES

For the scope of services stated herein, Client agrees to pay Consultant the compensation stated in this Agreement. Consultant agrees to submit invoices monthly for services rendered. Invoices shall be forwarded monthly based upon the percentage of completion. Invoices are due and payable within 30 days of receipt. Any invoice payment due past 30 days will be subject to interest at the rate of the lesser of (i) one and one-half percent (1 1/2%) per month or (ii) the maximum rate allowed by law.

REIMBURSABLE EXPENSES

Printing costs for the Final Study Document in excess of ten (10) copies shall be paid by Client at cost plus ten percent (10)% after prior approval by Client. **NO MILEAGE OR TRAVEL EXPENSES WILL BE CHARGED.**

FORCE MAJEURE

Circumstances or events may occur that are outside the control of either party. Neither party shall be deemed in default of this Agreement to the extent that any delay or failure in the performance of its obligations results from any cause beyond its reasonable control and without its negligence.

STANDARD OF CARE

The standard of care for all professional services performed or furnished by Consultant under this Agreement will be the skill and care used by members of Consultant's profession practicing under similar circumstances at the same time and in the same locality. Consultant makes no warranties, express or implied, under this Agreement or otherwise, in connection with Consultant's services.

INDEMNIFICATION

To the fullest extent permitted by law, Client and Consultant each agree to indemnify and hold the other harmless, and their respective officers, employees, agents and representatives, from and against liability for all claims, losses, damages and expenses, including reasonable attorneys' fees, to the extent such claims, losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors or omissions. In the event claims, losses, damages or expenses are caused by the joint or concurrent negligence of Client and Consultant, they shall be borne by each party in proportion to its negligence.

RISK ALLOCATION

Burditt Consultants, LLC agrees to carry out and perform the services herein agreed to in a professional and competent manner. In recognition of the relative risks, rewards, and benefits of the project both to the Client and Burditt, the risks have been allocated so that the Client agrees that, to the fullest extent permitted by law, Burditt's total liability to the Client, for any and all claims, losses, expenses, damages or claim expenses arising out of this agreement, from any cause or causes, shall not exceed the total amount of Burditt's fee or other amount agreed upon when added under Special Conditions. Such causes include, but are not limited to, Burditt's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

OWNERSHIP OF DOCUMENTS

All documents prepared or furnished by Consultant pursuant to this Agreement are instruments of Consultant's professional service, and Consultant shall retain an ownership and property interest therein. Consultant grants Client a license to use instruments of Consultant's professional service for the purpose of constructing, occupying, and maintaining the Project. To the fullest extent permitted by law, reuse, or modification of any such documents by Client, without Consultant's written permission, shall be at Client's sole risk, and Client agrees to indemnify and hold Consultant harmless from all claims, damages and expenses, including attorneys' fees, arising out of reuse by Client or by others acting through Client.

USE OF ELECTRONIC MEDIA

Copies of documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) that are signed or sealed by Consultant. Files in electronic media format or text, data, graphic or other types that are furnished by Consultant to Client are only for convenience of Client. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, Consultant makes no representations to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by Consultant at the beginning of this assignment.

HAZARDOUS ENVIRONMENTAL CONDITIONS

It is acknowledged by both parties that Consultant's scope of services does not include any services related to the presence at the sites of asbestos, PCBs, petroleum, hazardous waste or radioactive materials. Client acknowledges that Consultant is performing professional services for Client and Consultant is not and shall not be required to become an "arranger," "operator," "generator" or "transporter" of hazardous substances, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA).

OPINIONS OF COST

When included in Consultant's scope of service, opinions or estimates of probable construction cost are prepared based on Consultant's experience and qualifications and represent Consultant's judgment as a professional general familiar with the industry. However, since Consultant has no control over the cost of labor, materials, equipment, or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, Consultant cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Consultant's opinions or estimates of probable construction cost.

TERMINATION OF CONTRACT

Client may terminate this Agreement with seven (7) days prior written notice to Consultant for convenience or cause. Consultant may terminate this Agreement for cause with seven (7) days prior written notice to Client. Failure of Client to make payments when due shall be cause for suspension of services or, ultimately, termination, unless and until Consultant has been paid in full all amounts due for services, expenses and other related charges.

TDLR DOCUMENTATION:

Pursuant to Texas Accessibility Standards (TAS) and ADA Requirements, Client is responsible for any fees associated with the review, filing, and recording of the Landscape Construction Documents. If an Elimination of Architectural Barriers (EAB) project number is available, Client shall provide Burditt with the number prior to finalization of the Construction Documents. Pursuant to the requirements of the law, Burditt will file the plans for review.

CONSTRUCTION PHASE SERVICES

If this Agreement provides for any construction phase services by Consultant, it is understood that
Proposal for Professional Architectural Services
City of Iowa Colony

the Contractor, not Consultant, is responsible for the construction of the project, and that Consultant is not responsible for the acts or omissions of any contractor, subcontractor or material supplier; for safety precautions, programs or enforcement; or for construction means, methods, techniques, sequences and procedures employed by the Contractor.

INSURANCE

Consultant shall maintain in force insurance in the following amounts

\$1,000,000 – General Liability

\$1,000,000 – Professional Liability

Commercial Automobile and Worker's Compensation in the amount required by state law.

TO BE PROVIDED BY CLIENT

Client shall provide the following information if available:

1. Legal descriptions of property (CAD)
2. Any available site plans, relevant documents, utilities or easements.
3. Sealed Design Survey (including topography, metes & bounds, easements, utilities, existing improvements, etc.) of proposed subject parcel.
4. Geotechnical Study/Report



**CITY OF
IOWA
COLONY**

**CITY COUNCIL WORKSESSION
MEETING MINUTES**

Item 13.

**Monday, October 14, 2024
6:00 PM**

Iowa Colony City Council Chambers, 3144 Meridiana Parkway Iowa Colony, Texas 77583

Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 14th day of October 2024, the City Council of the City of Iowa Colony, Texas, held a Worksession at 6:00 P.M. at the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

Mayor Pro Tem Marquette Greene-Scott
Councilmember Arnetta Murray
Councilmember McLean Barnett
Councilmember Tim Varlack (Arrived at 6:23 P.M.)
Councilmember Kareem Boyce
Councilmember Sydney Hargroder

And Mayor Wil Kennedy being absent, constituting a quorum at which time the following business was transacted.

CALL TO ORDER

Mayor Pro Tem Greene-Scott called the worksession to order at 6:00 P.M.

CITIZEN COMMENTS

There were no comments from the public.

ITEMS FOR DISCUSSION

1. Discussion on introduction of new staff members.
Senior Accountant: Sandra Castro introduced new Accountants Sandra Riley and Amber Yaws.
2. Discussion on Council Meeting and holiday schedule.
City Manager: Robert Hemminger stated that the Veteran's Day Holiday falls on the date of our regularly scheduled City Council meeting and asked the City Council if they would like to move the meeting to Tuesday, November 12th or Monday, November 18th. The mutual consensus of the City Council was to hold the meeting on Monday, November 18th.

EXECUTIVE SESSION- 6:05 P.M.

Executive session in accordance with 551.071 and 551.087 of the Texas Gov't Code to deliberate and consult with attorney on the following:

3. Discussion on potential or threatened legal action related to development agreement default.
4. Discussion on Economic Development proposals.

Mayor Pro Tem called for a recess at **7:00 P.M.** The Council resumed at **7:07 P.M.**

ADJOURNMENT

The meeting was adjourned at 8:49 P.M.

APPROVED THIS 18TH DAY OF NOVEMBER 2024

Kayleen Rosser, City Secretary

Wil Kennedy, Mayor





**CITY OF
IOWA
COLONY**

CITY COUNCIL MEETING MINUTES

Item 14.

**Monday, October 14, 2024
7:00 PM**

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583

Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 14th day of October 2024, the City Council of the City of Iowa Colony, Texas, held a meeting at 7:00 P.M. at the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

Mayor Pro Tem Marquette Greene-Scott
Councilmember McLean Barnett
Councilmember Arnetta Murray
Councilmember Tim Varlack
Councilmember Kareem Boyce
Councilmember Sydney Hargroder

And Mayor Wil Kennedy being absent, constituting a quorum at which time the following business was transacted.

CALL TO ORDER

Mayor Pro Tem Greene-Scott called the meeting to order at 7:00 P.M.

INVOCATION

Pastor Jeremy Gundling provided the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance and Texas Pledge were recited.

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

Reserved for formal presentations and proclamations.

1. Proclamation declaring Breast Cancer Awareness Month

Mayor Pro Tem Greene-Scott presented a Proclamation declaring Breast Cancer Awareness Month to the City Secretary.

2. Proclamation declaring Municipal Court Week

Mayor Pro Tem Greene-Scott presented a Proclamation declaring Municipal Court Week to the Court Administrator, Monica Suarez.

CITIZEN COMMENTS

An opportunity for the public to address City Council on agenda items or concerns not on the agenda. To comply with Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must identify themselves and observe a three-minute time limit.

Brenda Dillon; 4402 Bullard Parkway wanted to speak on agenda item no. 11 and agenda item no. 12. mentioned that she lives in the rural area of Iowa Colony, and they invite development in the rural areas. She stated that it is difficult to sell property when part of the property is zoned residential, and part is zoned commercial. She asked that City Council consider rezoning of this property.

PUBLIC HEARINGS

- 3. Hold a public hearing to consider rezoning the following property from Single Family Residential to Planned Unit Development:

Being 20.00 Acres of land situated in the H.T. & B.R.R. Co. Survey, section 56, Abstract 515, Brazoria County, Texas, being out of a called 73.94-acre tract of land recorded under volume 987, pages 519, 521, 523 and 525 of the Brazoria County Deed Records.

Mayor Pro Tem Greene-Scott opened the public hearing at 7:16 P.M. Todd Johnson with Caldwell Companies started off by reciting their vision " Honor God by stewarding resources, cultivating relationships, and creating extraordinary communities that enrich lives." He provided photographs of other communities designed by Caldwell Companies. They focus on programming, meaning they want the residents out engaging with the community, not sitting in their apartments. They want to create a great community for the residents to live in. He played a quick video for council that provided reviews from residents in the current communities. He provided a concept plan of the cottages. Carolyn Bowen; 9102 Iowa Colony Boulevard stated that she is the realtor for this property, and she lives right down the street. She feels like this community may be the answer for many people. She relates to the people who live behind this area and are worried about it. She used to see corn and rice fields and knew everyone in the community and now she sees rooftops where those fields used to be. She is proud of Meridiana and thinks they have done a fabulous job on this nice development. Robert Willis; 3414 Delta Drive moved to Meridiana in 2017. He stated that the developer wants to change the adjacent buffer from 25 ft. to 10 ft. The 25 ft. is for privacy and drainage. He has a problem with the buffer only being 10ft. There are no sidewalks in front of the development. The height off the apartment complex is four stories. When the three-story apartments were brought up the Fire Department stated they did not have the equipment for that. He moved here because it was zoned, and his objection is that it looks like the developer wants us to give away a bunch of things that made Iowa Colony great. Councilmember Hargroder stated she has concerns about the setback and the points of egress and ingress. The developer stated they are putting one story cottages along the outside of the development that is why they are only asking for a 10ft. buffer. Mr. Johnson stated they will have at least two points of ingress and egress. Mayor Pro Tem Greene-Scott closed the public hearing at 7:39 P.M.

- 4. Hold a public hearing to consider rezoning the following property from Single Family Residential/ Business and Retail to Mixed Use:

Approximately 10 acres of land at the Intersection of County Road 48 and County Road 418 (Shaw Road), A0560 H.T. & B.R.R., Tract 162, Brazoria County, Texas.

Mayor Pro Tem Greene-Scott opened the public hearing at 7:39 P.M. There were no comments from the public. Mayor Pro Tem Greene-Scott closed the public hearing at 7:40 P.M.

EXECUTIVE SESSION- 7:41 P.M.

Executive session in accordance with 551.071, 551.074, and 551.087 of the Texas Gov't Code to deliberate and consult with attorney on the following:

- 5. Discussion on Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 applications and appointments

6. Discussion on potential or threatened legal action related to development agreement default.
7. Discussion on Economic Development proposals

POST EXECUTIVE SESSION-8:49 P.M.

ITEMS FOR CONSIDERATION

8. Consideration and possible action on a resolution nominating candidates for the Brazoria County Appraisal District Board of Directors.
 Motion made by Councilmember Hargroder to adopt a resolution nominating Arnetta Murray for the Brazoria County Appraisal District Board of Directors, Seconded by Councilmember Varlack.
 Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

9. Consideration and possible action on a Resolution accepting a grant award from the Community Oriented Policing Services (COPS) Grant Program.
 Motion made by Councilmember Varlack to approve a resolution accepting a grant award from the Department of Justice Community Oriented Policing Services Grant Program in the amount of \$250,000. Chief Bell stated that the Department of Justice allots a certain amount of money every year for agencies that need help bringing more officers on and getting more involved in the community. Chief mentioned we applied for two positions that were awarded. This will be for a three-year period. Councilmember Varlack asked who wrote the grant. Chief Bell stated they hired a company called Lexipol for the first one. Sergeant King, Robert, and Chief provided the information to them. Seconded by Councilmember Murray.
 Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

10. Consideration and possible action on a Contract Award to GM Vera's Construction for ARPA CLFRF TX0833 - 12" Waterline Extension and Improvements on Iowa Colony Boulevard & 8" Extension on Kelly Leigh Drive.
 Motion made by Councilmember Varlack to award a contract to GM Vera's Construction ARPA CLFRF TX0833-12" Waterline Extension and Improvements on Iowa Colony Boulevard & 8" Extension on Kelly Leigh Drive, Seconded by Councilmember Hargroder. Dinh Ho stated that this is the extension from the ARPA grant. The city received approximately \$900,000.00. The project has been a little delayed, but they are ready to award it.
 Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

11. Consideration and possible action on an ordinance rezoning 20 acres of land on Iowa Colony Boulevard to Planned Unit Development.
 Motion made by Councilmember Hargroder to approve an ordinance on first and final reading rezoning approximately 20 acres of land on Iowa Colony Boulevard from Single Family Residential to Planned Unit Development and to include all staff recommendations, Seconded by Councilmember Barnett. Councilmember Hargroder asked about the setback from the road. Dinh Ho provided an overview of the variance requests, and the staff comments and recommendations as listed below.

1. Request to buffer the development as single family adjacent to single family and not multi-family adjacent to single-family.

Recommendation: Staff have no objections to this request.

2. Request for side, rear, and front screening requirements.

Recommendation: Staff recommend requiring 6' masonry fencing along Iowa Colony Blvd. This is consistent with all SFR development.

3. Request to waive Neighborhood and Regional Parkland fees.

Recommendation: Staff recommend denying this request. The Regional Park fee is for the acquisition and development of regional parks per the adopted Master Park Plan within the Iowa Colony. Neighborhood Fees: "Private Neighborhood Parks" (Section 3.2.1.5) and can meet up to 50% of the required park land dedicated acreage. Developer shall be responsible for the balance if no public dedication.

4. Request for Building set back along Arterial frontage.

Recommendation: Staff recommend setbacks to be min 25' along Iowa Colony, consistent with SFR development.

5. Request for Building Height to allow for 4-story variance.

Recommendation: Staff recommend approval subject the following conditions: Two sets of elevators be provided on each side of the building. 2. Backup generator to be provided onsite for emergency backup for operation of both sets of elevators.

6. Request for Approval Building Materials

Recommendation: Staff have no objections to this request.

7. Request for variance of masonry percentage

Recommendation: Staff agrees with the proposed masonry percentage. The development will be gated, therefore visual impact will be negligible from the public roadway.

8. Request for PUD boundary variance

Recommendation: Staff have no objections to this request.

9. Request for separate access points on major thoroughfare variance.

Recommendation: Staff is recommending a 2nd point of access point based on the density of this development

Mayor Pro Tem Greene-Scott asked about the commercial part of the tract. Mr. Johnson stated they currently are focusing on this development for the whole tract. Councilmember Varlack asked about the power being cut off in the event of a fire as this would affect the emergency elevators. He asked about the price point of the apartments and the turnover rates of residents moving out. Mr. Johnson stated that the price point starts at about \$1600 and goes up to \$3000. He asked if the group has looked into the comprehensive plan and figured out how they are going to meet the requirements. Mr. Johnson stated they have looked into it but not in great depth as they wanted to see how this first conversation went. Councilmember Barnett asked about the lighting at night. Mr. Johnson stated they would adhere to the dark sky ordinance. Councilmember Hargroder asked how many units they will have in the complex. Mr. Johnson stated they will have 215 units.

The City Secretary read the ordinance caption aloud.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

- 12. Consideration and possible action on an ordinance rezoning approximately 10 acres of land at intersection of County Road 48 and County Road 418 (Shaw Rd.) to Mixed Use.

Motion made by Councilmember Boyce to approve an ordinance on first and final reading rezoning approximately 10 acres of land at the intersection of County Road 48 and County Road 418 (Shaw Rd.) to Mixed Use, Seconded by Councilmember Hargroder. The City Secretary read the ordinance caption aloud.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

- 13. Consideration and possible action to designate a representative and alternate for the 2025 H-GAC General Assembly.

Motion made by Councilmember Murray to appoint Councilmember Sydney Hargroder as the representative for the H-GAC General Assembly and Councilmember Kareem Boyce as the Alternate, Seconded by Councilmember Barnett.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

- 14. Consideration and possible action on a multi-party agreement to share the cost of the Northwest Regional Wastewater Treatment Plant Phase 1.

Motion made by Councilmember Varlack to approve a multi-party agreement to share the cost of the Northwest Regional Wastewater Treatment Plant Phase 1, Seconded by Councilmember Hargroder.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

- 15. Consideration and possible action on a professional services contract with Adico Consulting Engineers for design the Northwest Regional Wastewater Treatment Plant Phase 1.

Motion made by Councilmember Murray to approve a professional services contract with Adico Consulting Engineers for design of the Northwest Regional Wastewater Treatment Plant Phase 1, Seconded by Councilmember Hargroder.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

- 16. Consideration and possible action on a resolution updating and confirming the TIRZ/ICDA Board Member positions.

Motion made by Councilmember Boyce to approve a resolution updating and confirming the ICDA/TIRZ Board member positions and bank account access, Seconded by Councilmember Barnett.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

- 17. Consideration and possible action on a contract for grant administrative services related to the 2025-26 TxCDBG Program.

Motion made by Councilmember Hargroder to award a contract to Public Management for grant administrative services related to the 2025-26 TxCDBG Program, Seconded by Councilmember Varlack.

CONSENT AGENDA

Consideration and possible action to approve the following consent agenda items:

Motion made by Councilmember Hargroder to approve the consent agenda items as presented minus No. 22, Seconded by Councilmember Barnett.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

- 18. Consider approval of the September 9, 2024 Work Session meeting minutes.
- 19. Consider approval of the September 9, 2024 City Council meeting minutes.
- 20. Consider approval of the September 16, 2024 City Council special meeting minutes.
- 21. Consideration and possible action on an ordinance authorizing the Iowa Colony Development Authority to issue its 2024 Bond Series in an amount not to exceed \$8 million.
- 22. Consideration and possible action on request for projects to be included in the FY 25 interlocal agreement (ILA) with Brazoria County for road projects.

Motion made by Councilmember Hargroder to approve on the request for projects to be included in the fiscal year 25 interlocal agreement with Brazoria County for road projects, Seconded by Councilmember Barnett.

Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Councilmember Hargroder, Councilmember Varlack, Councilmember Boyce

- 23. Consider approval of the Replat of NE 1/2 of the NE 1/2 of the H.T. & B.R.R. Co. Survey 68.
- 24. Consider approval of the Meridiana Section 55C Preliminary Plat.
- 25. Consider approval of the Sierra Vista Section 10 Amended Final Plat.
- 26. Consider approval of the Caldwell Lakes Section 1 Final Plat.
- 27. Consider approval of the Caldwell Lakes Section 2 Final Plat.
- 28. Consider approval of the Caldwell Crossing Section 3 Final Plat.
- 29. Consider approval of the Caldwell Crossing Section 4 Final Plat.
- 30. Consider approval of the Caldwell Crossing Section 5 Final Plat.
- 31. Consider approval of the Caldwell Crossing Section 6 Final Plat.
- 32. Consider approval of the Brazoria County Municipal Utility District No. 57 Water Plant No. 1 Final Plat.
- 33. Consider approval of the Ellwood Detention Reserves "A" and "B" Final Plat.
- 34. Consider approval of the Ellwood Karsten Boulevard Phase I Final Plat.
- 35. Consider approval of the Ellwood Section 1A Final Plat.
- 36. Consider acceptance of Brazoria County Municipal Utility District No. 87 Detention & Grading Phase 1 into One-Year Maintenance Period.
- 37. Consider acceptance of Caldwell Crossing Section 1 - Water, Sanitary Sewer, Drainage and Paving Facilities into the One-Year Maintenance Period.
- 38. Consider approval of an Early Plat Application for Sterling Lakes North Section 8.

39. Consider acceptance of the Quarterly Investment Report.
40. Consider approval of investment of city funds in a Certificate of Deposit with Veritex Community Bank

COUNCIL COMMENTS

Mayor Pro Tem Greene-Scott thanked those in attendance. She had a good time at TML. She reminded everyone that election day is November 5th. Early voting is October 21st through November 1st. She is looking forward to our Festival of Lights.

Councilmember Hargroder thanked those in attendance and for the comments. She thanked staff for their due diligence.

Councilmember Boyce mentioned a Fright Fest event at the park on October 19th from 5:30 P.M. until 9:30 P.M. Costumes are encouraged. He thanked public works for their efforts. The Teen Advisory committee is advocating for community service activities.

Councilmember Varlack thanked those in attendance. He congratulated Chief Bell and Staff on the national night out event. He congratulated the staff and council at TML this week. He mentioned the Veteran's Day event coming up.

Councilmember Barnett had no comments.

Councilmember Murray thanked everyone in attendance.

STAFF REPORTS

Chief Bell shared information regarding a shooting that took place at the 711 store between two men that knew each other. One of the men was taken into custody and they heard that the other went to Florida. Neither of the men are residents of Iowa Colony.

41. Building Official / Fire Marshal Monthly Report
42. Police Department Monthly Report
43. Municipal Court Monthly Report
44. Public Works Monthly Report
45. City Engineer Monthly Report
46. Finance Monthly Reports
47. Technology Department Monthly Report
48. Water/Wastewater Utility Monthly Report

ADJOURNMENT

The meeting was adjourned at 9:41 P.M.

APPROVED THIS 18TH DAY OF NOVEMBER 2024



Kayleen Rosser, City Secretary

Wil Kennedy, Mayor



**CITY COUNCIL WORKSESSION
MINUTES**

Item 15.

**Wednesday, November 06, 2024
6:00 PM**

Iowa Colony City Council Chambers, 3144 Meridiana Parkway Iowa Colony, Texas 77583

Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 6th day of November 2024, the City Council of the City of Iowa Colony, Texas, held a Worksession at 6:00 P.M. at the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

- Mayor Wil Kennedy
- Mayor Pro Tem Marquette Greene-Scott
- Councilmember Arnetta Murray
- Councilmember McLean Barnett
- Councilmember Tim Varlack
- Councilmember Kareem Boyce
- Councilmember Sydney Hargroder

And none being absent, constituting a quorum at which time the following business was transacted.

CALL TO ORDER

Mayor Kennedy called the worksession to order at 6:00 P.M.

CITIZEN COMMENTS

There were no comments from the public.

EXECUTIVE SESSION- 6:01 P.M.

Executive session in accordance with 551.071 of the Texas Gov't Code to deliberate and consult with attorney on the following:

1. Discussion on potential or threatened legal action related to development agreement default.

The City Council returned to open session at **7:17 P.M.**

ADJOURNMENT

The worksession was adjourned at 7:17 P.M.

APPROVED THIS 12TH DAY OF FEBRUARY 2024



Kayleen Rosser, City Secretary

Wil Kennedy, Mayor



City Council Agenda Item Request Form

Item 16.

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date:

Department Making Request: 30 - Public Works

Person Making Request:

Item Type: Agreement

Budgeted? N/A (no cost)

Cost:

If budgeted, identify account:

Short Description:

ILA agreement outlining each party's responsibilities between the City of Iowa Colony and Brazoria County

Explanation/Justification Details:

Under the terms of this contract, Brazoria County will perform all road repairs at no cost to the City. The cost of the project's materials will be covered by the city.

Requestor Signature:

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the

Council Agenda.

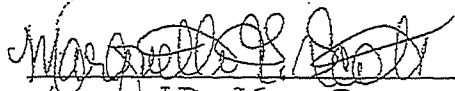
City Secretary

City of Iowa Colony
 Interlocal Agreement Project Request Summary FY-25

| STREET/LOCATION | LIMITS (TO - FROM) | LENGTH (FT) | WIDTH (FT) | WORK DESCRIPTION (Major Street Projects and/or Ditch Digging ONLY) | FOR OFFICE USE ONLY |
|-----------------------------|---|----------------|---------------|--|------------------------|
| c/2 Pursely Blvd. | From Dubuque Pkwy south to Brister Pkwy. | 5,233 | 20 | Mill & 2" Overlay | |
| c/2 Pursely Blvd. | From Cedar Rapids Pkwy. north to city limits | 3,119 | 20 | Mill & 2" Overlay | |
| N/4 Cedar Rapids Parkway | From city limits at SH 288 to Karsten Blvd. | 1,440 | 20 | Mill & 2" Overlay | |
| | | | | | |

Note: Must have Mayoral approval

Return to: County Engineer's Office
Engineer-Interlocals@brazoriacountytexas.gov


 Approved By: Mayor Pro Tem
10/14/2024
 Date

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

INTERLOCAL AGREEMENT
BETWEEN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY
IS25-0005

This Agreement is made between BRAZORIA COUNTY and the CITY OF IOWA COLONY hereinafter referred to as the COUNTY and CITY respectively.

RECITALS

WHEREAS, the CITY wishes to repair all roads as listed on Exhibit “A”; and

WHEREAS, the CITY has requested the COUNTY’S assistance to providing labor and equipment to repair all roads as listed on Exhibit “A”; and

WHEREAS, the COUNTY has agreed to utilize Brazoria County Road & Bridge equipment and employees to perform this work pursuant to the authority of Tex. Transp. Code §251.012, and the Interlocal Cooperation Act, Tex. Gov. Code Sec. 791.001 et. Seq., subject to the conditions and limitations of this Agreement;

NOW THEREFORE, the CITY and COUNTY agree as follows:

- 1.01 COUNTY agrees to supply such equipment as may be necessary together with operators to repair all roads listed on Exhibit “A”.

- 1.02 The CITY agrees to pay for material needed in the project directly to supplier, and in the event COUNTY costs in performing above-described work exceed \$10,000.00, the CITY shall pay, from the point in time that COUNTY’S costs equal the sum \$10,000.00, the labor costs and the hourly value of equipment used, plus any other costs associated with the use of the equipment. Though it is contemplated by this agreement that CITY will obtain the necessary design and engineering studies required by the project prior to the commencement of the work, CITY agrees to pay the reasonable cost of any design or engineering work obtained by COUNTY if it exceeds the sum of \$10,000.00. The value of equipment shall be those hourly rates which have been previously established by the COUNTY for each item of its equipment, multiplying the same by the number of hours, such equipment has been utilized in excess of the point in time when COUNTY’s costs equaled the sum of \$10,000.00. COUNTY equipment utilized on site for the project shall be charged to CITY on a daily rate for each day it is on-site.

- 1.03 The parties intend that COUNTY, in performing such services, shall act as an independent contractor and shall have control of the work and the manner in which it is performed. COUNTY is not considered an agent or employee of CITY.
- 1.04 Each party agrees that payments for the performance of governmental functions or services shall be from current revenues available to the paying party and further that such payments shall fairly compensate the performing party for the service it supplies provides for the other party's benefit.
- 1.05 COUNTY does not warrant the suitability for this project of any material purchased by CITY from a third party which maintains a continuing contract with COUNTY. Any cost estimate made connection with this project is only an estimate and is not warranty of the final cost of the project.
- 1.06 To the extent permitted by law, CITY agrees to assume the risk of, fully indemnify, hold harmless and defend COUNTY, its agent, officers and employees from any and all loss, damage, cost demands and causes of action of any manner from the performance of the above referenced work.
- 1.07 COUNTY executes this Agreement by and through the County Judge acting pursuant to Order of the Commissioners Court so authorizing, and the CITY executes this Agreement by and through the Mayor or City Manager acting pursuant to authorizations of its City Council.
- 1.08 Nothing herein shall be constructed to make either party purchaser or consumer of goods or services from the other.
- 1.09 Nothing herein shall be constructed to create any rights in third parties.
- 1.10 Misspelling of one or more words in this agreement shall not void this agreement. Such misspelled words shall be read so as to have the meaning apparently intended by the parties.

IN TESTIMONY OF WHICH, witness our signatures on the execution dates herein below.

By: _____
 CITY OF IOWA COLONY
 MAYOR

By: _____
 BRAZORIA COUNTY
 COUNTY JUDGE

Date signed: _____

Date signed: _____

| | | | | |
|------------------------|------------------------|--------------------|------------------|-----------------|
| CCSJ # | | 0598-02-125 | | <i>Item 17.</i> |
| AFA CSJs | | 0598-02-125 | | |
| District # | 12 | AFA ID | Z00011115 | |
| Code Chart 64 # | 20400 | | | |
| Project Name | SH 288 at CR 56 | | | |

**ATTACHMENT A
PAYMENT PROVISION AND WORK RESPONSIBILITIES**

The Local Government has requested the State install lighted street signs in the State's project to widen the bridge on SH 288 at CR 56 (Meridiana Parkway), in Iowa Colony, Texas. The State will install via change order, twelve (12) lighted street signs at the following intersections: SH 288 Northbound Frontage Road at CR 56, SH 288 Southbound Frontage Road at CR 56 SH 288 Northbound Frontage Road at CR 64, and SH 288 Southbound Frontage Road at CR 64.

The Local Government shall pay a fixed amount of \$104,476.53 to the State for the requested work.

| | | | | |
|-----------------|-----------------|--------|-----------|----------|
| CCSJ # | 0598-02-125 | | | Item 17. |
| AFA CSJs | 0598-02-125 | | | |
| District # | 12 | AFA ID | Z00011115 | |
| Code Chart 64 # | 20400 | | | |
| Project Name | SH 288 at CR 56 | | | |

STATE OF TEXAS §

COUNTY OF TRAVIS §

**ADVANCE FUNDING AGREEMENT FOR VOLUNTARY
LOCAL GOVERNMENT CONTRIBUTIONS
TO TRANSPORTATION IMPROVEMENT PROJECTS
WITH NO REQUIRED MATCH
ON-SYSTEM**

THIS AGREEMENT is made by and between the State of Texas, acting by and through the **Texas Department of Transportation** called the “State”, and the **City of Iowa Colony**, acting by and through its duly authorized officials, called the “Local Government”. The State and Local Government shall be collectively referred to as “the parties” hereinafter.

WITNESSETH

WHEREAS, federal law establishes federally funded programs for transportation improvements to implement its public purposes, and

WHEREAS, Transportation Code, Chapters 201 and 221, authorize the State to lay out, construct, maintain, and operate a system of streets, roads, and highways that comprise the State Highway System; and

WHEREAS, Government Code, Chapter 791, and Transportation Code, §201.209 and Chapter 221, authorize the State to contract with municipalities and political subdivisions; and

WHEREAS, the Texas Transportation Commission passed Minute Order Number **116073** authorizing the State to undertake and complete a highway improvement generally described as the widening of the bridge on SH 288 at CR 56 (Meridiana Parkway); and

WHEREAS, the Local Government has requested that the State allow the Local Government to participate in said improvement by funding that portion of the improvement described as **the installation of lighted street signs** (Project); and

WHEREAS, the State has determined that such participation is in the best interest of the citizens of the state;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties, to be by them respectively kept and performed as set forth in this Agreement, it is agreed as follows:

| | | | |
|-----------------|-----------------|--------|-----------|
| CCSJ # | 0598-02-125 | | |
| AFA CSJs | 0598-02-125 | | |
| District # | 12 | AFA ID | Z00011115 |
| Code Chart 64 # | 20400 | | |
| Project Name | SH 288 at CR 56 | | |

AGREEMENT

1. Period of the Agreement

This Agreement becomes effective when signed by the last party whose signing makes the Agreement fully executed. This Agreement shall remain in full force and effect until the Project has been completed and accepted by all parties or unless terminated as provided below.

2. Project Funding and Work Responsibilities

- A. The State will authorize the performance of only those Project items of work which the Local Government has requested and has agreed to pay for as described in Attachment A, Payment Provision and Work Responsibilities (Attachment A) which is attached to and made a part of this contract. In addition to identifying those items of work paid for by payments to the State, Attachment A also specifies those Project items of work that are the responsibility of the Local Government and will be carried out and completed by the Local Government, at no cost to the State.
- B. At least sixty (60) days prior to the date set for receipt of the construction bids, the Local Government shall remit its financial share for the State’s estimated construction oversight and construction costs.
- C. In the event that the State determines that additional funding by the Local Government is required at any time during the Project, the State will notify the Local Government in writing. The Local Government shall make payment to the State within thirty (30) days from receipt of the State’s written notification.
- D. Whenever funds are paid by the Local Government to the State under this Agreement, the Local Government shall remit a check or warrant made payable to the “Texas Department of Transportation” or may use the State’s Automated Clearing House (ACH) system for electronic transfer of funds in accordance with instructions provided by TxDOT’s Finance Division. The funds shall be deposited and managed by the State and may only be applied by the State to the Project.

3. Right of Access

If the Local Government is the owner of any part of the Project site, the Local Government shall permit the State or its authorized representative access to the site to perform any activities required to execute the work.

4. Adjustments Outside the Project Site

The Local Government will provide for all necessary right of way and utility adjustments needed for performance of the work on sites not owned or to be acquired by the State.

5. Responsibilities of the Parties

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

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|-----------------|-----------------|--------|-----------|
| CCSJ # | 0598-02-125 | | |
| AFA CSJs | 0598-02-125 | | |
| District # | 12 | AFA ID | Z00011115 |
| Code Chart 64 # | 20400 | | |
| Project Name | SH 288 at CR 56 | | |

6. Document and Information Exchange

The Local Government agrees to electronically deliver to the State all general notes, specifications, contract provision requirements and related documentation in a Microsoft® Word or similar document. If requested by the State, the Local Government will use the State's document template. The Local Government shall also provide a detailed construction time estimate including types of activities and month in the format required by the State. This requirement applies whether the local government creates the documents with its own forces or by hiring a consultant or professional provider. At the request of the State, the Local Government shall submit any information required by the State in the format directed by the State.

7. Interest

The State will not pay interest on funds provided by the Local Government. Funds provided by the Local Government will be deposited into, and retained in, the State Treasury.

8. Inspection and Conduct of Work

Unless otherwise specifically stated in Attachment A, the State will supervise and inspect all work performed hereunder and provide such engineering inspection and testing services as may be required to ensure that the Project is accomplished in accordance with the approved plans and specifications. All correspondence and instructions to the contractor performing the work will be the sole responsibility of the State. Unless otherwise specifically stated in Attachment A to this contract, all work will be performed in accordance with the *Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges* adopted by the State and incorporated in this agreement by reference, or special specifications approved by the State.

9. Increased Costs

If any existing or future local ordinances, commissioners court orders, rules, policies, or other directives, including but not limited to outdoor advertising billboards and storm water drainage facility requirements, are more restrictive than State or Federal Regulations, or if any other locally proposed changes, including but not limited to plats or replats, result in increased cost to the department for a highway improvement project, then any increased costs associated with the ordinances or changes will be paid by the Local Government. The cost of providing right of way acquired by the State shall mean the total expenses in acquiring the property interests either through negotiations or eminent domain proceedings, including but not limited to expenses related to relocation, removal, and adjustment of eligible utilities.

10. Insurance

If this Agreement authorizes the Local Government or its contractor to perform any work on State right of way, before beginning work the entity performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on State right of way. This coverage shall be maintained until all work on the State right of way is complete. If coverage is not

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|------------------------|-----------------|---------------|-----------|
| CCSJ # | 0598-02-125 | | |
| AFA CSJs | 0598-02-125 | | |
| District # | 12 | AFA ID | Z00011115 |
| Code Chart 64 # | 20400 | | |
| Project Name | SH 288 at CR 56 | | |

maintained, all work on State right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

11. Project Maintenance

The Local Government shall be responsible for maintenance of locally owned roads and locally owned facilities after completion of the work. The State shall be responsible for maintenance of the State highway system after completion of the work if the work was on the State highway system, unless otherwise provided for in Attachment A or existing maintenance agreements with the Local Government.

12. Termination

- A. This agreement may be terminated in the following manner:
 - 1. By mutual written agreement and consent of both parties;
 - 2. By either party upon the failure of the other party to fulfill the obligations set forth in this agreement; or
 - 3. By the State if it determines that the performance of the Project is not in the best interest of the State.
- B. If the agreement is terminated in accordance with the above provisions, the Local Government will be responsible for the payment of Project costs incurred by the State on behalf of the Local Government up to the time of termination.
- C. Upon completion of the Project, the State will perform an audit of the Project costs. Any funds due to the Local Government, the State, or the Federal Government will be promptly paid by the owing party.

13. Notices

All notices to either party by the other required under this agreement shall be delivered personally or sent by certified or U.S. mail, postage prepaid or sent by electronic mail, (electronic notice being permitted to the extent permitted by law but only after a separate written consent of the parties), addressed to such party at the following addresses:

| Local Government: | State: |
|--|---|
| City of Iowa City ATTN: City Manager 3144 Meridiana Parkway Iowa Colony, TX 77583 | Texas Department of Transportation ATTN: Director of Contract Services 125 E. 11 th Street Austin, TX 78701 |

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided in this agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that such notices shall be delivered personally or by certified U.S. mail and such request shall be honored and carried out by the other party.

| | | | |
|------------------------|------------------------|---------------|------------------|
| CCSJ # | 0598-02-125 | | |
| AFA CSJs | 0598-02-125 | | |
| District # | 12 | AFA ID | Z00011115 |
| Code Chart 64 # | 20400 | | |
| Project Name | SH 288 at CR 56 | | |

14. Sole Agreement

In the event the terms of the agreement are in conflict with the provisions of any other existing agreements between the Local Government and the State, the latest agreement shall take precedence over the other agreements in matters related to the Project.

15. Successors and Assigns

The State and the Local Government each binds itself, its successors, executors, assigns, and administrators to the other party to this agreement and to the successors, executors, assigns, and administrators of such other party in respect to all covenants of this agreement.

16. Amendments

By mutual written consent of the parties, this agreement may be amended in writing prior to its expiration.

17. State Auditor

Pursuant to Texas Government Code § 2262.154, the state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under the contract or indirectly through a subcontract under the contract. Acceptance of funds directly under the contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

18. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this Agreement on behalf of the entity represented.

| | | | |
|-----------------|-----------------|--------|-----------|
| CCSJ # | 0598-02-125 | | |
| AFA CSJs | 0598-02-125 | | |
| District # | 12 | AFA ID | Z00011115 |
| Code Chart 64 # | 20400 | | |
| Project Name | SH 288 at CR 56 | | |

THIS AGREEMENT IS EXECUTED by the State and the Local Government.

THE STATE OF TEXAS

THE LOCAL GOVERNMENT

Signature

Signature

Typed or Printed Name

Typed or Printed Name

Typed or Printed Title

Typed or Printed Title

Date

Date



October 21, 2024

City of Iowa Colony City Hall
3144 Meridiana Pkwy.
Iowa Colony, TX 77583

Attention: Dinh V. Ho, P.E. – City Engineer
Robert Hemminger – City Manager
Kayleen Rosser – City Secretary
Rachel Patterson – City Permitting
Adico Engineering – City Engineering Consulting Firm

Re: **Caldwell Lakes Section 3
Extension of Approval for Plat**

To Whom It May Concern,

On behalf of D.R. Horton – Texas, LTD., a Texas limited partnership, DHI Engineering, LLC is requesting an extension of approval for the Caldwell Lakes Section 3 plat. The preliminary plat was submitted by others and approved by the City of Iowa Colony City Council on Monday, January 08, 2024. Due to project constraints and other mitigating factors, we feel an extension of approval would be in the best interests of the project to ensure the successful completion and approval of the plat. We would like your consideration in the process of the approval for a six (6) month extension.

Feel free to contact me at 281-269-6841 with any questions you may have.

Sincerely,

Levi Morales
Platting Manager



October 21, 2024

City of Iowa Colony City Hall
3144 Meridiana Pkwy.
Iowa Colony, TX 77583

Attention: Dinh V. Ho, P.E. – City Engineer
Robert Hemminger – City Manager
Kayleen Rosser – City Secretary
Rachel Patterson – City Permitting
Adico Engineering – City Engineering Consulting Firm

Re: **Caldwell Lakes Section 4
Extension of Approval for Plat**

To Whom It May Concern,

On behalf of D.R. Horton – Texas, LTD., a Texas limited partnership, DHI Engineering, LLC is requesting an extension of approval for the Caldwell Lakes Section 4 plat. The preliminary plat was submitted by others and approved by the City of Iowa Colony City Council on Monday, January 8, 2024. Due to project constraints and other mitigating factors, we feel an extension of approval would be in the best interests of the project to ensure the successful completion and approval of the plat. We would like your consideration in the process of the approval for a six (6) month extension.

Feel free to contact me at 281-269-6841 with any questions you may have.

Sincerely,

Levi Morales
Platting Manager

Thursday, October 31, 2024

Mayor Wil Kennedy
City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: Bullard Parkway Street Dedication Phase I – Water, Drainage Facilities & Paving and Appurtenances
Brazoria County Municipal Utility District No. 87
Recommendation for Acceptance into One Year Maintenance Period
City of Iowa Colony Project No. 4936
Adico, LLC Project No. 16007-4-545

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed the final inspection for Bullard Parkway Street Dedication Phase I – Water, Drainage Facilities & Paving and Appurtenances. The final inspection was held September 27, 2024, and all punch list items completed on or about October 25, 2024.

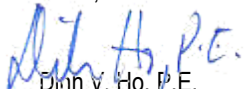
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Bullard Parkway Street Dedication Phase I – Water, Drainage Facilities & Paving and Appurtenances into the One-Year Maintenance Period. The maintenance period shall be effective November 11, 2024, if approved by city council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-545

CERTIFICATION OF INFRASTRUCTURE FOR:

Bullard Parkway Phase 1

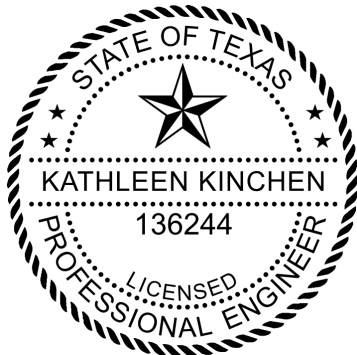
(Project Name)

I, Kathleen Kinchen

(Name of Licensed Engineer)

a Licensed Professional Engineer in the State of Texas , do hereby certify that all the paving, drainage, sanitary and water infrastructure has been built in compliance with the City of Iowa Colony Engineering Design and Criteria Manual the Engineer of Records Construction Documents. In addition, the infrastructure meets the required specifications based on our field investigation, inspections and evaluation of and approval of testing of infrastructure.

Engineer's Seal



Kathleen Kinchen

Engineer's Signature

LJA Engineering, Inc.

Licensed Engineering Firm Name

1904 W. Grand Parkway N, Suite 100

Address

Katy, TX 77449

City, State and Zip Code

713-358-8816

Phone No.

CITY OF IOWA COLONY
MAINTENANCE BOND

1. The following terms shall have the following meanings in this document:

a. Bond Number: 61BSBJC7814

b. Principal: Dimas Bros. Construction, L.L.C.

c. Surety:

Name: Hartford Casualty Insurance Company

State Where Surety is Incorporated: Connecticut

d. Obligee(s): Brazoria County Municipal Utility District No. 87; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)

If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: _____

Parties: Principal and Brazoria County Municipal Utility District No. 87

Subdivision involved: Bullard Parkway Phase 1

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Sanitary Sewer, Drainage Facilities & Paving and Appurtenances

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 246,166.30

g. Maintenance Period:

Starting Date of Maintenance Period: One (1) Year

(Fill in date of completion and acceptance of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.

2. Principal has entered into the Contract.

3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Obligee, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.

4. The condition of this obligation is that if the Principal shall remedy without cost to the Obligee any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.

5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.

6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: October 17, 2024

SURETY: Hartford Casualty Insurance Company

PRINCIPAL: Dimas Bros. Construction, L.L.C.

By: [Signature]
Signature

By: [Signature]
Signature

Rebecca Garza
Print or Type Signer's Name

Iron Dimas
Print or Type Signer's Name

Attorney-In-Fact
Signer's Title

Vice President
Signer's Title

ATTACH POWER OF ATTORNEY

POWER OF ATTORNEY

THE HARTFORD
BOND, T-11
One Hartford Pl
Hartford, Connecticut 06183
Bond.Claims@thehartford.com
call: 888-266-3488 or fax: 860-757-5835

Item 20.

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: BOWEN MICLETTE & BRITT INS AGY LLC
Agency Code: 61-615323

- Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of Unlimited :

Philip Baker, Rebecca Garza, Edward Arens, Michele Bonnin, Erica Anne Cox, Hannah Montagne, Jillian O'Neal of THE WOODLANDS, Texas

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle L. LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE

ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



Jessica Ciccone

Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of October 17, 2024

Signed and sealed in Lake Mary, Florida.



Keith D. Dozois

Keith D. Dozois, Assistant Vice President

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your Agent.

You may call The Hartford's Consumer Affairs toll-free telephone number for information or to make a complaint at:

1-800-451-6944

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007

Web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the (agent) (company) (agent or the company) first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su Agente.

Usted puede llamar al número de teléfono gratuito de The Hartford's Consumer Affairs para obtener información o para presentar una queja al:

1-800-451-6944

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007

Sitio web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con (el agente) (la compañía) (el agente o la compañía) primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

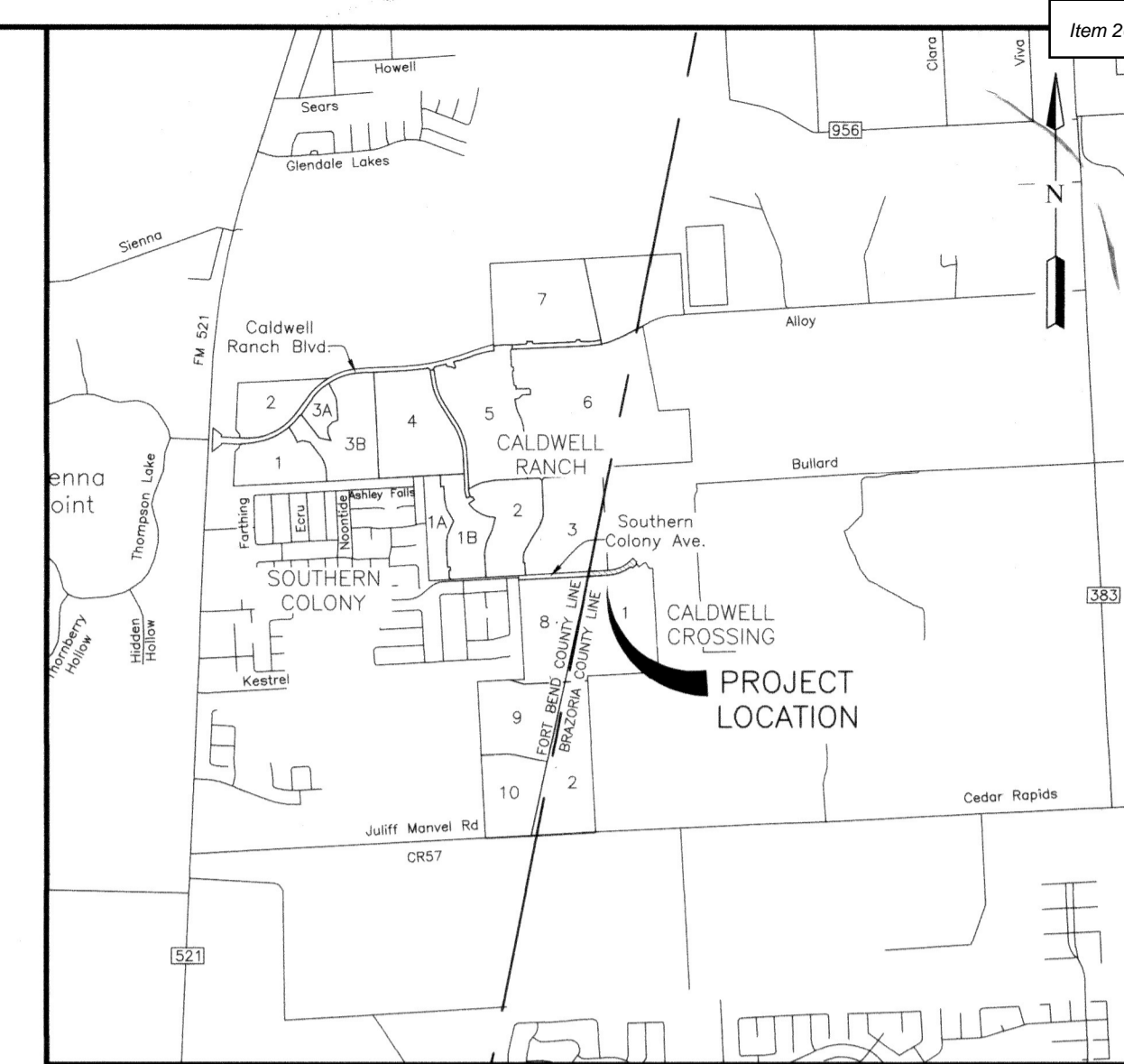
ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

CONSTRUCTION PLANS FOR WATER, DRAINAGE FACILITIES & PAVING AND APPURTENANCES

TO SERVE BULLARD PARKWAY STREET DEDICATION PHASE I BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 87 CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

JOB NO. 1931-8114A (WS&D)
1931-8114B (PAVING)

DATE: May 19, 2023



VICINITY MAP
SCALE: 1" = 1/2 MILE

BRAZORIA COUNTY
KEY MAP NO. 691C&D

SHEET INDEX

- COVER SHEET
- GENERAL CONSTRUCTION NOTES
- FINAL PLAT SHEET 1 OF 2
- FINAL PLAT SHEET 2 OF 2
- WATER AND SANITARY SEWER LAYOUT
- PAVING AND DRAINAGE LAYOUT
- DRAINAGE AREA MAP
- 5 YR & 100 YR DRAINAGE CALCULATIONS
- EXTREME EVENT SHEET FLOW & PONDING LAYOUT
- EROSION CONTROL PLAN LAYOUT
- GRADING PLAN LAYOUT
- TRAFFIC CONTROL PLAN SIGNAGE AND STREET LIGHT LAYOUT

PLAN & PROFILE

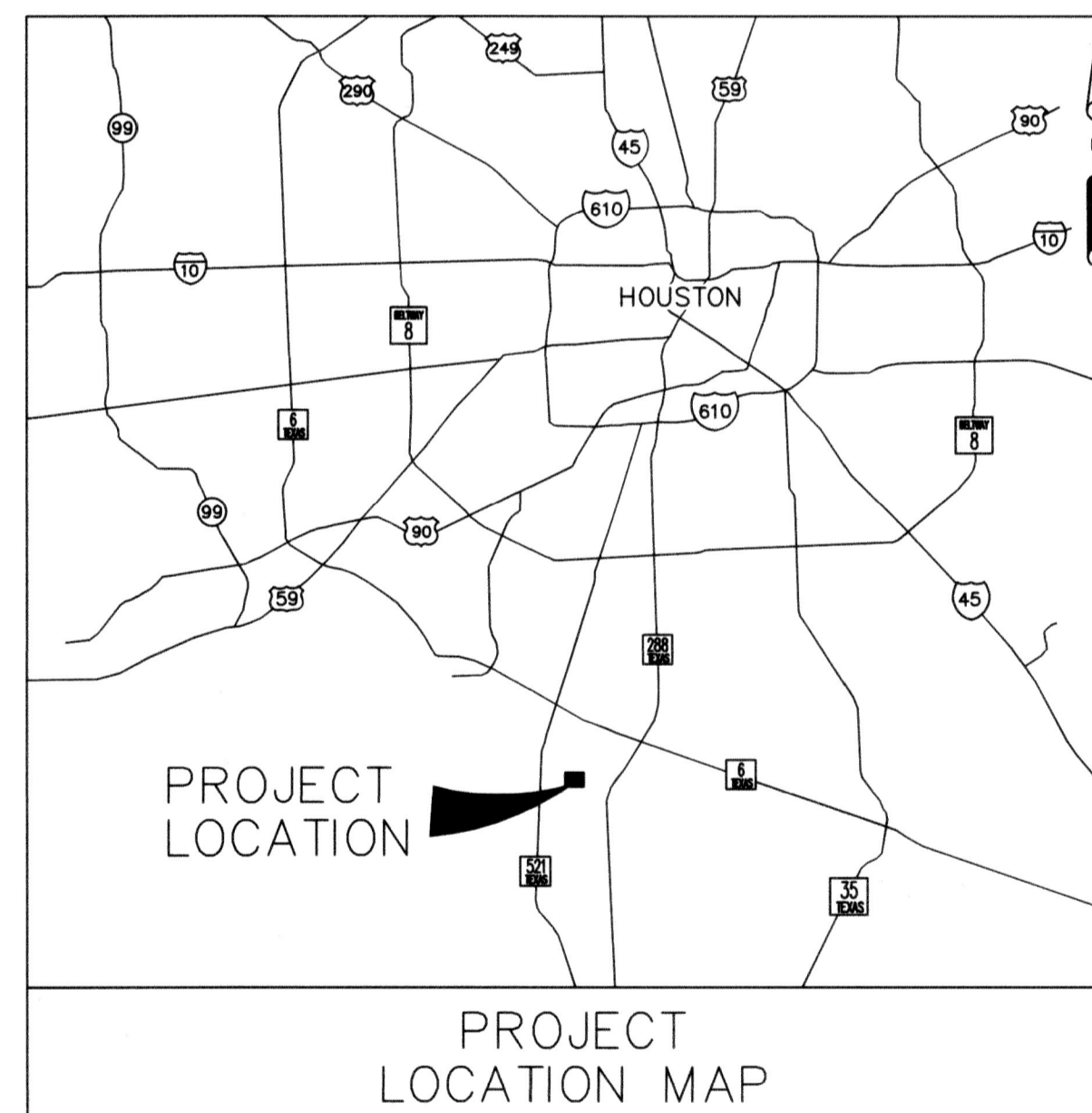
- BULLARD PARKWAY
- OUTFALL A & OUTFALL B & SANDY CORAL LANE

DETAILS

- WATER LINE DETAILS SHEET 1
- WATER LINE DETAILS SHEET 2
- SANITARY SEWER DETAILS SHEET 1
- SANITARY SEWER DETAILS SHEET 2
- SANITARY SEWER DETAILS SHEET 3
- STORM SEWER DETAILS SHEET 1
- STORM SEWER DETAILS SHEET 2
- STORM SEWER DETAILS SHEET 3
- STORM SEWER DETAILS SHEET 4
- PAVING DETAILS SHEET 1
- PAVING DETAILS SHEET 2
- PAVING DETAILS SHEET 3
- PAVING DETAILS SHEET 4
- STORM WATER POLLUTION PREVENTION DETAILS SHEET 1
- STORM WATER POLLUTION PREVENTION DETAILS SHEET 2
- BDD4 STANDARD DETAILS SHEET 1
- BDD4 STANDARD DETAILS SHEET 2
- BDD4 STANDARD DETAILS SHEET 3

NOTES

- THESE PLANS WERE PREPARED TO MEET OR EXCEED CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT NO. 5 DESIGN STANDARDS AS CURRENTLY AMENDED.
- CONSTRUCTION WILL BE MONITORED BY A PROFESSIONAL ENGINEER TO INSURE COMPLIANCE WITH THE CONSTRUCTION PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE FOLLOWING ENTITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION
CITY OF IOWA COLONY ENGINEERING DEPARTMENT c/o ADICO, LLC (832) 895-1093 (DINH@ADICO-LLC.COM)
OR (INSPECTIONS@ADICO-LLC.COM)
- ONLY AUTHORIZED INDIVIDUALS FROM EITHER THE TESTING COMPANY OR A REPRESENTATIVE OF LJA ENGINEERING, INC. HAVE THE AUTHORITY TO ADD WATER TO A CONCRETE TRUCK
- CONTRACTOR SHALL CONTACT ANY PERTINENT UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF EXCAVATION OR CONSTRUCTION IN THE VICINITY OF THEIR EASEMENTS AND/OR RIGHT-OF-WAYS
- THE OPENING AND CLOSING OF ALL VALVES ON EXISTING WATER LINES MUST BE PERFORMED EXCLUSIVELY BY THE DISTRICT OPERATOR
- THE DISTRICT OPERATOR MUST PERFORM ALL WATER LINE BACTERIOLOGICAL TESTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE DISTRICT
- PRIOR TO CONSTRUCTION OF THIS FACILITY WITHIN OR BY THE DISTRICT, THE DISTRICT OR THE ENGINEER WILL GIVE A WRITTEN NOTICE BY REGISTERED OR CERTIFIED MAIL TO THE CITY ENGINEER OF THE CITY OF IOWA COLONY STATING THE DATE SUCH CONSTRUCTION WILL COMMENCE.



Notify Brazoria Drainage District No. 5 at least forty-eight (48) hours before placing any concrete for drainage structures. Failure to properly coordinate an on-site inspection before concrete is poured will cause portions of the concrete to be broken out at the applicant's expense in order to prove to the DISTRICT'S inspector that construction complies with DISTRICT Rules, Regulations & Guidelines.

Commissioner's signature for final approval:

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

| | | | |
|---|------|---|------|
| <i>Lee Walden</i> 7/3/23 Lee Walden, P.E. President | Date | <i>Kerry Osburn</i> 7/3/23 Kerry Osburn Vice President | Date |
| <i>Brandon Middleton</i> 7/3/23 Brandon Middleton Secretary/Treasurer | Date | <i>Nazar Sabti</i> 7/3/23 Nazar Sabti, P.E. District Engineer | Date |

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected. 10/17/2024
BDD5 Ref. ID #: B230011

The signatures above are evidence of approval only for the portion of the proposed project that are within the jurisdiction of Brazoria Drainage District No. 5



APPROVED FOR CONSTRUCTION
BY S.P. DATE 10/16/2023

ENGINEER:
LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (IN HOUSTON)
(NEW STATEWIDE NUMBER OUTSIDE HOUSTON)
1-800-545-6005

I HEREBY CERTIFY THAT THESE RECORD DRAWINGS SUBSTANTIALLY REPRESENT THE CONSTRUCTED CONDITION. THE PLANS WERE PREPARED AND THE CONSTRUCTION WAS PERFORMED IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

Kathleen Kinchen 10/17/2024
KATHLEEN KINCHEN, P.E. 136244 DATE

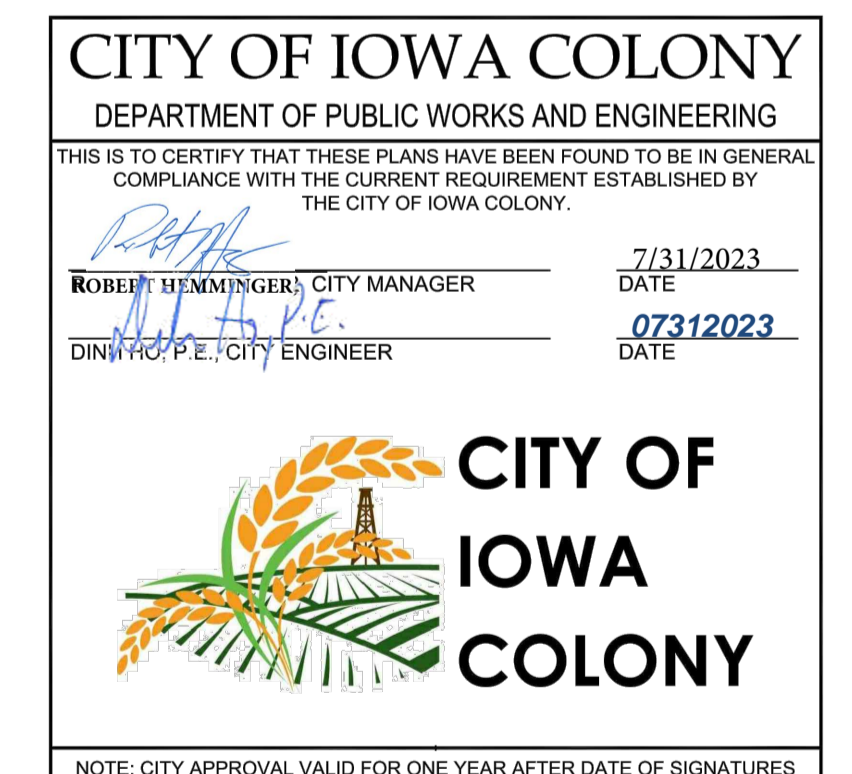
WS&D RECORD DRAWING
I HEREBY CERTIFY THAT THIS DRAWING REFLECTS THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR: **Dimas Bros.** DATE: 10/17/2024
TITLE: Supt. *[Signature]*

PAVING RECORD DRAWING
I HEREBY CERTIFY THAT THIS DRAWING REFLECTS THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

CONTRACTOR: **Dimas Bros.** DATE: 10/17/2024
TITLE: Supt. *[Signature]*

OWNER / DEVELOPER:
608 COLONY INVESTMENTS, LTD.
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
PHONE: (281) 566-2100



NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

Friday, November 1, 2024

Mayor Wil Kennedy
City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: Cedar Rapids Parkway Phase II – Water, Drainage and Paving Facilities
Recommendation for Acceptance into One-Year Maintenance Period
City of Iowa Colony Project No. 2899
Adico, LLC Project No. 16007-4-457

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Cedar Rapids Parkway Phase II – Water, Drainage, and Paving Facilities. The final inspection was completed on August 7, 2024, with all outstanding punch list items addressed on September 6, 2024.

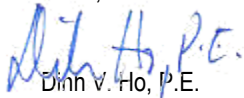
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Cedar Rapids Parkway Phase II – Water, Drainage and Paving Facilities into the One-Year Maintenance Period. The date of acceptance shall be November 11, 2024, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-457

CERTIFICATION OF INFRASTRUCTURE FOR:

Cedar Rapids Pkwy Ph II

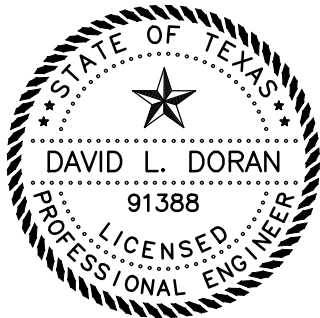
(Project Name)

I, David Leonard Doran

(Name of Licensed Engineer)

a Licensed Professional Engineer in the State of Texas , do hereby certify that all the paving, drainage, sanitary and water infrastructure has been built in compliance with the City of Iowa Colony Engineering Design and Criteria Manual the Engineer of Records Construction Documents. In addition, the infrastructure meets the required specifications based on our field investigation, inspections and evaluation of and approval of testing of infrastructure.

Engineer's Seal



September 13, 2024

TBPELS Firm Reg. No. F-22671

David L Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

9709 Lakeside Blvd., Suite 200

Address

The Woodlands, TX 77381

City, State and Zip Code

(832) 823-2200

Phone No.

**CITY OF IOWA COLONY
MAINTENANCE BOND**

1. The following terms shall have the following meanings in this document:

a. Bond Number: 4475031

b. Principal: Principal Services, Ltd.

c. Surety:

Name: SureTec Insurance Company

State Where Surety is Incorporated: Texas

d. Obligee(s): _____; and the City of Iowa Colony, Texas (If the Principal contracted directly with a general contractor rather than with the City of Iowa Colony, then list that general contractor here. If the Principal contracted directly with the City of Iowa Colony, then the City of Iowa Colony is the only Obligee, so leave this line blank.)
If there is more than one Obligee, then the terms "Obligee" and "Obligees" shall mean any and all Obligees hereunder, jointly and severally.

e. Contract: The Contract described as follows:

Date: _____

Parties: Principal and Brazoria County Muncipal Utility District No.31

Subdivision involved: _____

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Construction of Water, Drainage and Paving Facilities
for Cedar Rapids Parkway Phase II

This description of the subject matter is intended only to identify the Contract and shall not be construed to restrict the scope of the Contract.

f. Bond Amount: \$ 1,365,285.63

g. Maintenance Period:

Starting Date of Maintenance Period: _____
(Fill in **date of completion and acceptance** of the work performed or required to be performed under the Contract.)

Ending Date of Maintenance Period: one year after the Starting Date

h. Covered Defect: Any defect in the work or materials provided or required to be provided by Contractor under the Contract, provided that such defect develops during or before the Maintenance Period, and provided that such defect is caused by defective or inferior materials or workmanship.

2. Principal has entered into the Contract.

3. Principal, as Principal, and Surety, a corporation duly licensed to do business in the State of Texas, as Surety, are held and firmly bound unto Obligee, in the penal sum of the Bond Amount, and we hereby bind ourselves and our heirs, executors, administrators, and assigns, jointly and severally, to the payment of such Bond Amount.

4. The condition of this obligation is that if the Principal shall remedy without cost to the Obligee any Covered Defect, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.

5. However, any suit under this bond must be commenced no later than one year after the expiration date of the Maintenance Period.

6. If there is more than Obligee under this bond, then the Bond Amount applies to the Surety's aggregate liability to all Obligees.

DATED: _____

SURETY: SureTec Insurance Compnay

PRINCIPAL: Principal Services, Ltd.

By: Kelly J. Brooks
Signature

By: K. Burns
Signature

Kelly J. Brooks
Print or Type Signer's Name

Kevin Burns
Print or Type Signer's Name

Attorney in Fact
Signer's Title

COO
Signer's Title

ATTACH POWER OF ATTORNEY

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

C. A. McClure, Kelly J. Brooks, Kenneth L. Meyer, Michelle Ulery

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Fifty Million and 00/100 Dollars (\$50,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 12th day of March, 2024.

SureTec Insurance Company

By: Michael C. Keimig
Michael C. Keimig, President



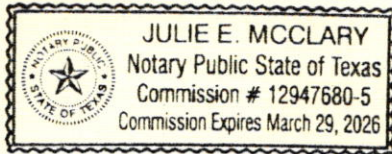
Markel Insurance Company

By: Lindey Jennings
Lindey Jennings, Vice President

State of Texas
County of Harris:

On this 12th day of March, 2024 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.



By: Julie E. McClary
Julie E. McClary, Notary Public
My commission expires 3/29/2026

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the _____ day of _____.

SureTec Insurance Company

By: M. Brent Beaty
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: Andrew Marquis
Andrew Marquis, Assistant Secretary

Any Instrument Issued in excess of the penalty stated above is totally void and without any validity. For verification of the authority of this Power you may call (713)812-0800 on any business day between 8:30 AM and 5:00 PM CST.

SureTec Insurance Company

IMPORTANT NOTICE Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, TX 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write the Texas Department of Insurance at:

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-490-1007
Web: <http://www.tdi.texas.gov>
Email: ConsumerProtection@tdi.texas.gov

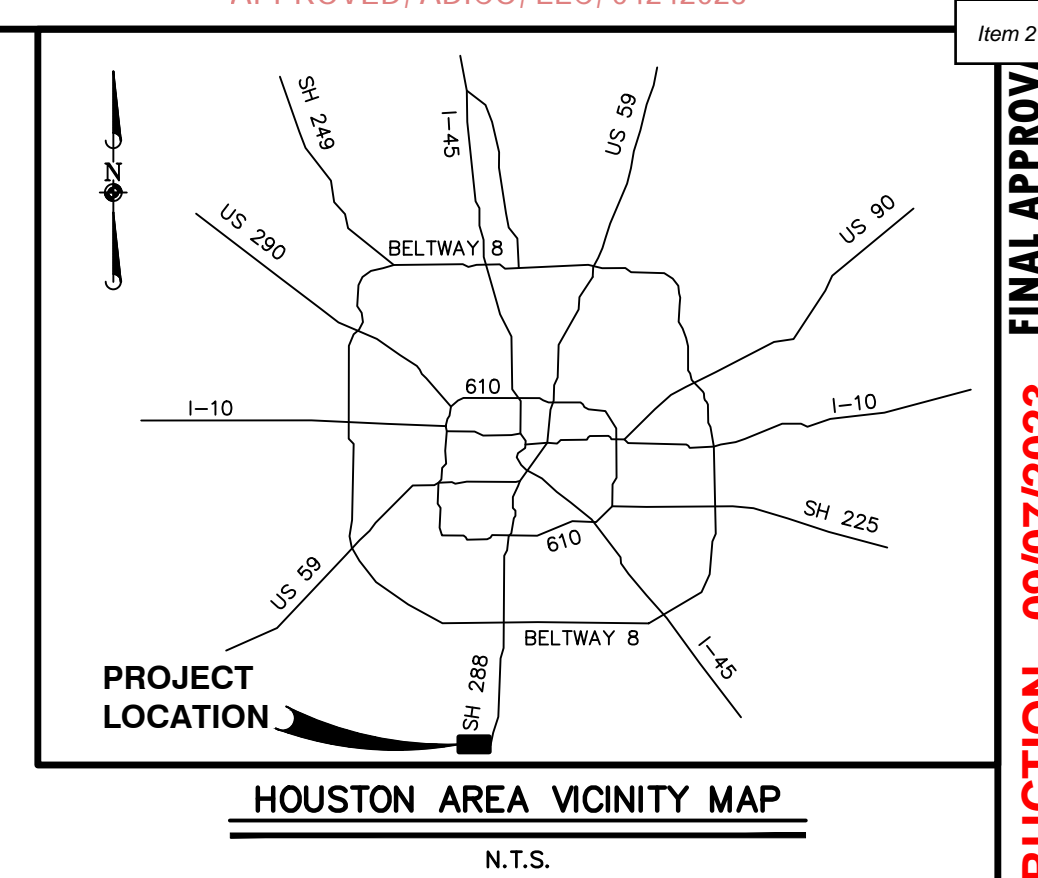
PREMIUM OR CLAIMS DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

DEVELOPER:
ASTRO STERLING LAKES NORTH, L.P.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713)783-6702

CONSTRUCTION OF WATER, DRAINAGE, AND PAVING FACILITIES FOR

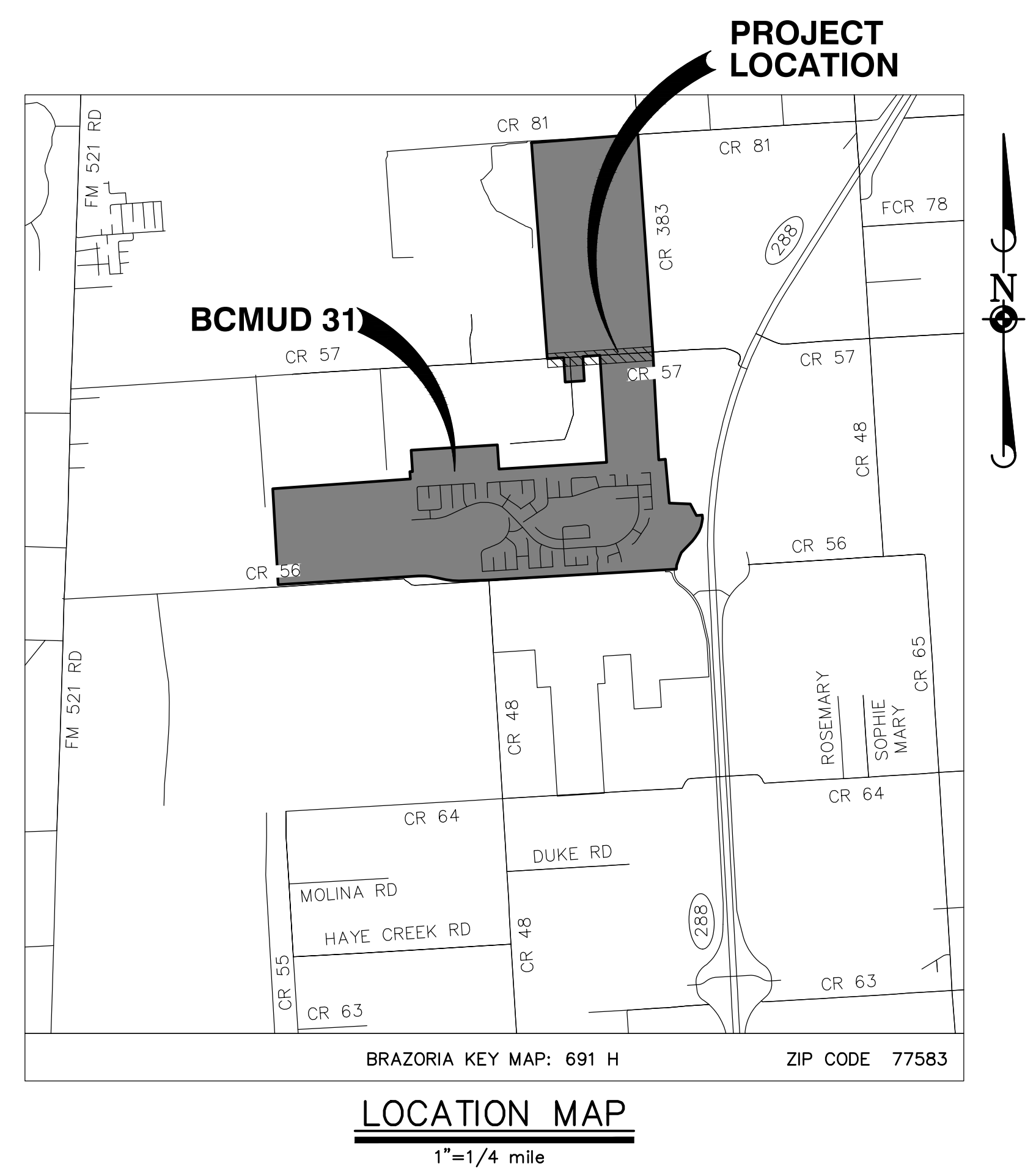
CEDAR RAPIDS PARKWAY - PH II

BRAZORIA COUNTY M.U.D. NO. 31 PROJECT NO. 610.002.013.00



INDEX OF SHEETS

| SHEET NO. | SHEET TITLE |
|-----------|--|
| 1 | COVER SHEET |
| 2 | GENERAL NOTES |
| 3 | EXISTING CONDITIONS & DEMOLITION PLAN |
| 4 | WATER OVERALL |
| 5 | DRAINAGE OVERALL & DRAINAGE CALCULATIONS |
| 6 | GRADING OVERALL |
| 7 | STORM WATER POLLUTION PREVENTION PLAN |
| 8 | TRAFFIC SIGNAGE & PAVEMENT MARKINGS |
| 9 | CEDAR RAPIDS PARKWAY (STA 0+00 TO 4+00) |
| 10 | CEDAR RAPIDS PARKWAY (STA 4+00 TO 8+50) |
| 11 | CEDAR RAPIDS PARKWAY (STA 8+50 TO 12+00) |
| 12 | CEDAR RAPIDS PARKWAY (STA 12+00 TO 16+00) |
| 13 | CEDAR RAPIDS PARKWAY (STA 16+00 TO 20+00) |
| 14 | CEDAR RAPIDS PARKWAY (STA 20+00 TO 24+00) |
| 15 | CEDAR RAPIDS PARKWAY (STA 24+00 TO 29+00) |
| 16 | OUTFALL 1 & BASELINE 1 |
| 17 | WATERLINE EXTENSION |
| 18 | WATER DETAILS (1 OF 2) |
| 19 | WATER DETAILS (2 OF 2) |
| 20 | STORM WATER POLLUTION PREVENTION PLAN DETAILS (1 OF 2) |
| 21 | STORM WATER POLLUTION PREVENTION PLAN DETAILS (2 OF 2) |
| 22 | STORM DETAILS (1 OF 4) |
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| 26 | SLOPE PAVING DETAIL |
| 27 | PAVING DETAILS (1 OF 4) |
| 28 | PAVING DETAILS (2 OF 4) |
| 29 | PAVING DETAILS (3 OF 4) |
| 30 | PAVING DETAILS (4 OF 4) |
| 31 | TXDOT SAFETY END TREATMENT DETAILS |
| 32 | RUTH ROAD TRAFFIC CONTROL PLAN |
| 33 | TRAFFIC CONTROL PLAN |



RECORD DRAWING
08/14/2024
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

BENCHMARKS:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
TEMPORARY BENCHMARK:
T.B.M. "A" BEING A 3/4" IRON ROAD WITH CAP SET ON THE EAST SIDE OF COUNTY ROAD 383, LOCATED APPROXIMATELY 0.4 MILES NORTH OF THE INTERSECTION OF COUNTY ROAD 57 AND COUNTY ROAD 383.
ELEVATION = 55.05 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:
SUBDIVISION IS LOCATED PARTIALLY IN ZONE "X" WITH NO BASE FLOOD BASE ELEVATION REQUIRED AND PARTIALLY LOCATED IN "AE" WITH A BASE FLOOD ELEVATION OF 53.0. THIS INFORMATION IS BASED ON BRAZORIA COUNTY MAP 48039, PANEL 110K, DATED DECEMBER 30, 2020.
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

| DATE | REVISION | APP. |
|------------|--|------|
| 09/07/2023 | UPDATED WATERLINE AND SWPPP DETAILS | TH |
| 09/08/2023 | REVISE KARSTEN TIE-IN GRADIES | |
| 09/26/2023 | REVISE STERLING LAKES NORTH DRIVE WIDTH | |
| 11/02/2023 | REVISE STRIPING AND STOP SIGN AT KARSTEN | |
| 02/09/2024 | REVISED SIDEWALK AND RAMP LOCATION | |

ENGINEER'S SEAL
DE H. NGU
2445 TECHNOLOGY
BLVD, SUITE 200
THE WOODWAY
(832) 823-8888

ISSUED FOR CONSTRUCTION
Issue Date: 09/07/2023

TPBE No. F-22671

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)
1-800-545-6005

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH HO, P.E. AT 832-895-1093, INSPECTIONS@ADICO-LLC.COM) 48 HOURS BEFORE COMMENCING WORK.

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5

Lee Walden, P.E. Date 4/3/23 President
Kerry L. Osburn Date 4/3/23 Vice President
Brandon Middleton Date 4/3/23 Secretary/Treasurer
Nazar Sobti, PhD, P.E. Date 4/3/23 District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCDD 5 I.D. #B220056

PM: TH DFT: NR
DSN: NR/CBJ DATE: 04/04/2023

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.

Michael Byrum Bratsen, Mayor Date 04242023
Dinh Ho, P.E., City Engineer Date 04242023

CITY OF IOWA COLONY

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

4/4/2023 4:37:36 PM P:\610.002 Sterling Lakes - BCMUD 31\013 Cedar Rapids Parkway - Plan - Set Drawings\COVER SHEET.dwg

Thursday, October 31, 2024

Mayor Wil Kennedy
City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: Sierra Vista Section 10 – Water, Sanitary, Drainage and Paving Facilities
Recommendation for Conditional Approval into One-Year Maintenance Period
City of Iowa Colony Project No. 4121 (WSD), 4555 (Paving)
Adico, LLC Project No. 16007-4-515 (WSD), 16007-4-529 (Paving)

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sierra Vista Section 10 – Water, Sanitary, Drainage and Paving Facilities. The final inspection was completed on October 10, 2024, with all outstanding punch list items addressed on October 11, 2024.


Based on our review of the closeout documents provided, Adico, LLC recommends approval of Sierra Vista Section 10 – Water, Sanitary, Storm and Paving Facilities into the One-Year Maintenance Period. The approval is subject to project approval by Brazoria County Commissioner's Court. The maintenance period shall be effective the date the project is approved by Brazoria County Commissioner's Court, if approved by City Council. The Engineer of Record shall provide approval from Commissioner's Court.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Brazoria County Warranty Bond
3. As-Builts (cover only)

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemming
File: 16007-4-515, 529

CERTIFICATION OF INFRASTRUCTURE FOR:

Sierra Vista Section 10

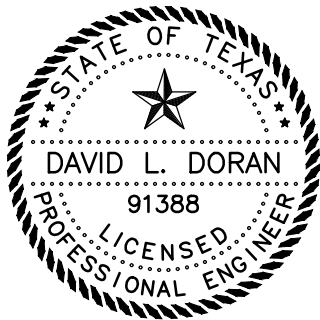
(Project Name)

I, David Leonard Doran

(Name of Licensed Engineer)

a Licensed Professional Engineer in the State of Texas , do hereby certify that all the paving, drainage, sanitary and water infrastructure has been built in compliance with the City of Iowa Colony Engineering Design and Criteria Manual the Engineer of Records Construction Documents. In addition, the infrastructure meets the required specifications based on our field investigation, inspections and evaluation of and approval of testing of infrastructure.

Engineer's Seal



October 14, 2024

TBPELS Firm Registration No. F-22671

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

9709 Lakeside Blvd. Suite 200

Address

The Woodlands, TX 77381

City, State and Zip Code

(832) 823-2200

Phone No.

WARRANTY BOND

Bond No. GS24800143

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF Brazoria §

Rodriguez Construction Group on Behalf of Brazoria County

That we, Municipal Utility District No. 32 (*Principal*), whose address and phone number is 2647 Jo Ann Street, Stafford, TX 77477 | 832.539.6130, hereinafter called the Principal, and The Gray Casualty & Surety Company (*Surety*), a corporation existing under and by virtue of the laws of the State of Lousiana, and authorized to do an indemnifying business in the State of Texas, and whose principal office is located at 3601 N. I-10 Service Road West, Metairie, LA 70002 and phone number is (504) 888-7790, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought within said State is Michael Kremheller (*name/office*), and whose address and phone number is 3601 N. I-10 Service Road West, Metairie, LA 70002 | (504) 888-7790, hereinafter called the Surety; are held and firmly bound unto L.M. “Matt” Sebesta, Jr., County Judge of Brazoria County, Texas or his successors in office, in the full sum of Three Hundred Eighty Seven Thousand Two Hundred Forty Nine Dollars & 55/100 Dollars (\$ 387,249.55) current, lawful money of the United States of America, to be paid to said L.M. “Matt” Sebesta, Jr., County Judge of Brazoria County, Texas, or his successors in office, to which payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us, our heirs, executors, administrators, successors, assigns and legal representatives, jointly and severally, by these presents.

WHEREAS, said Principal is the owner of the following Subdivision(s): Sierra Vista Section 10 located in Brazoria County, Texas; and

WHEREAS, the Commissioners Court of Brazoria County, Texas has promulgated certain rules, regulations and requirements relating to subdivisions in Brazoria County, Texas, as more specifically set out in the Brazoria County Subdivision Regulations, Brazoria County Roadway Design Criteria Manual, and Brazoria County Drainage Criteria Manual, as amended; same being made a part hereof for all purposes, as though fully set out herein; wherein it is provided, among other things, that the owner of a Subdivision will maintain the roads, streets, and drainage (the “Improvements”) to serve said Subdivision, in accordance with the approved plans and specifications submitted to the County Engineer, for at least one year from the completion, inspection, and approval of said Improvements and until said Improvements have been accepted into the County Road System by the Commissioners Court of Brazoria County, Texas.

NOW, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the above bounded Principal, its heirs, executors, administrators, successors, assigns and legal representatives, and each and every one of them do in all things well and truly observe, perform, fulfill, keep and comply with all and singular the rules, regulations, requirements and specifications above referred to, including any deletions, additions, changes or modifications of any kind or character, in the

construction and maintenance of all Improvements in the above named Subdivision, and that upon approval of the construction of said Improvements by the County Engineer, and upon the approval of such maintenance by the County Engineer, and upon acceptance of such Improvements for maintenance by the Commissioners Court of Brazoria County, Texas, then this obligation to be void and of no force and effect.

The Principal and Surety hereon each agree, bind, and obligate themselves to pay L.M. “Matt” Sebesta, Jr., County Judge of Brazoria County, Texas, or his successors in office, for the use and benefit of Brazoria County, all losses or damages to it occasioned by reason of the failure of the Principal to comply strictly with each and every provision contained in the rules, regulations, requirements and specifications above referred to relating to the construction and maintenance of Improvements in the above named Subdivision.

The word Principal when used herein means Principal or Principals, whether an individual, individuals, partnership, corporation or other legal entity having the capacity to contract.

The word “Improvements” is used herein to mean each and every road, street, bridge and each and every ditch, culvert, channel, inlet, pond or other drainage improvement in the rights-of-way and easements in said Subdivision.

The word Maintenance as used herein means all needful, necessary and proper care and repair from completion of the Improvements and approval thereof by the County Engineer until final acceptance of the Improvements for maintenance by the Commissioners Court.

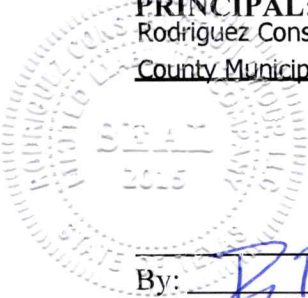
The word Surety when used herein means Surety or Sureties, and it is understood by the parties that any and all liabilities of any kind or character assumed or imposed upon the Principal by the terms hereof extends in full force and vigor to each and every Surety jointly and severally.

In the event of suit hereunder, such suit shall be brought in Brazoria County, Texas.

(Signature Page Follows)

EXECUTED this the 17th day of October, 2024.

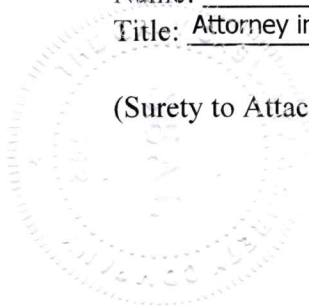
PRINCIPAL:
Rodriguez Construction Group on Behalf of Brazoria
County Municipal Utility District No. 32



By: [Signature]
Name: Roy Rodriguez
Title: President

SURETY:
The Gray Casualty & Surety Company

By: [Signature]
Name: William O'Neal
Title: Attorney in Fact



(Surety to Attach Power of Attorney)

BRAZORIA COUNTY

L.M. "Matt" Sebesta, Jr.
County Judge of Brazoria County, Texas

ATTEST:

Joyce Hudman
Brazoria County Clerk

**THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY**

GENERAL POWER OF ATTORNEY

Bond Number: GS24800143 **Principal:** Rodriguez Construction Group, LLC on behalf of Brazoria County Municipal Utility District 32
Project: Sierra Vista Section 10

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Edward Arens, Phillip Baker, Hannah Montagne, Michele Bonnin, Rebecca Garza, Jillian O'Neal, and Erica Anne Cox of The Woodlands, Texas jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.



By:

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



Leigh Anne Henican
Notary Public
Notary ID No. 92653
Orleans Parish, Louisiana

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 17th day of October, 2024

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 17th day of October, 2024





The Gray Insurance Company
The Gray Casualty & Surety Company

Statutory Complaint Notice

To obtain information or to make a complaint:

You may contact the Surety via telephone for information or to make a complaint at: 1-504-754-6711.

You may also write to the Surety at:

Gray Surety
P.O. Box 6202
Metairie, LA 70009-6202

You may also contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write to the Texas Department of Insurance at:

P.O. Box 149104
Austin, TX 78714-9104
Fax: 512-475-1771

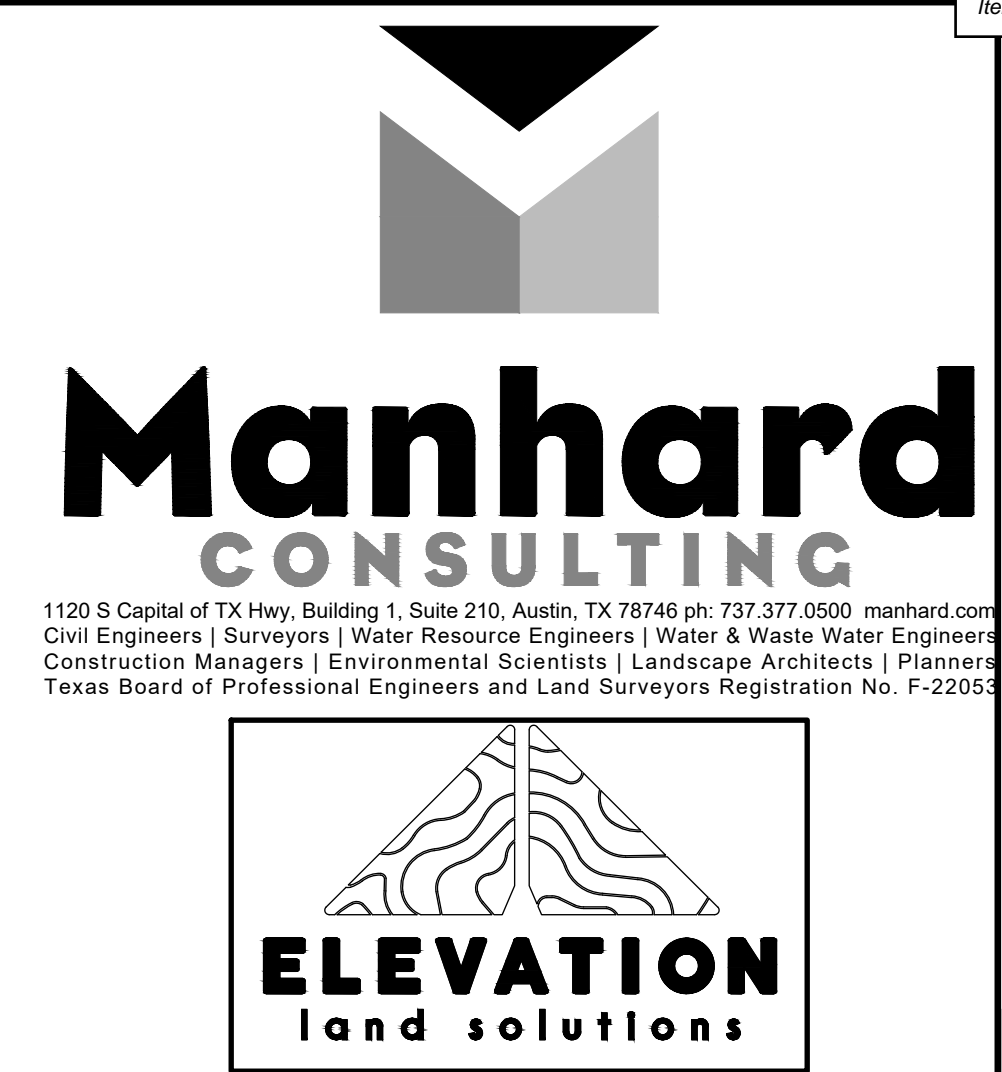
PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become part of condition of the attached document. This notice is written under a complete reservation of rights. Nothing herein shall be deemed to be an estoppel, waiver or modification of any of Gray's rights or defenses, and Gray hereby reserves all of its rights and defenses under any general agreement of indemnity, contracts, agreements, bonds, or applicable law.

DEVELOPER:
MR. JOSH WADLEY
ASTRO SIERRA VISTA LP
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77067
(281) 875-1552

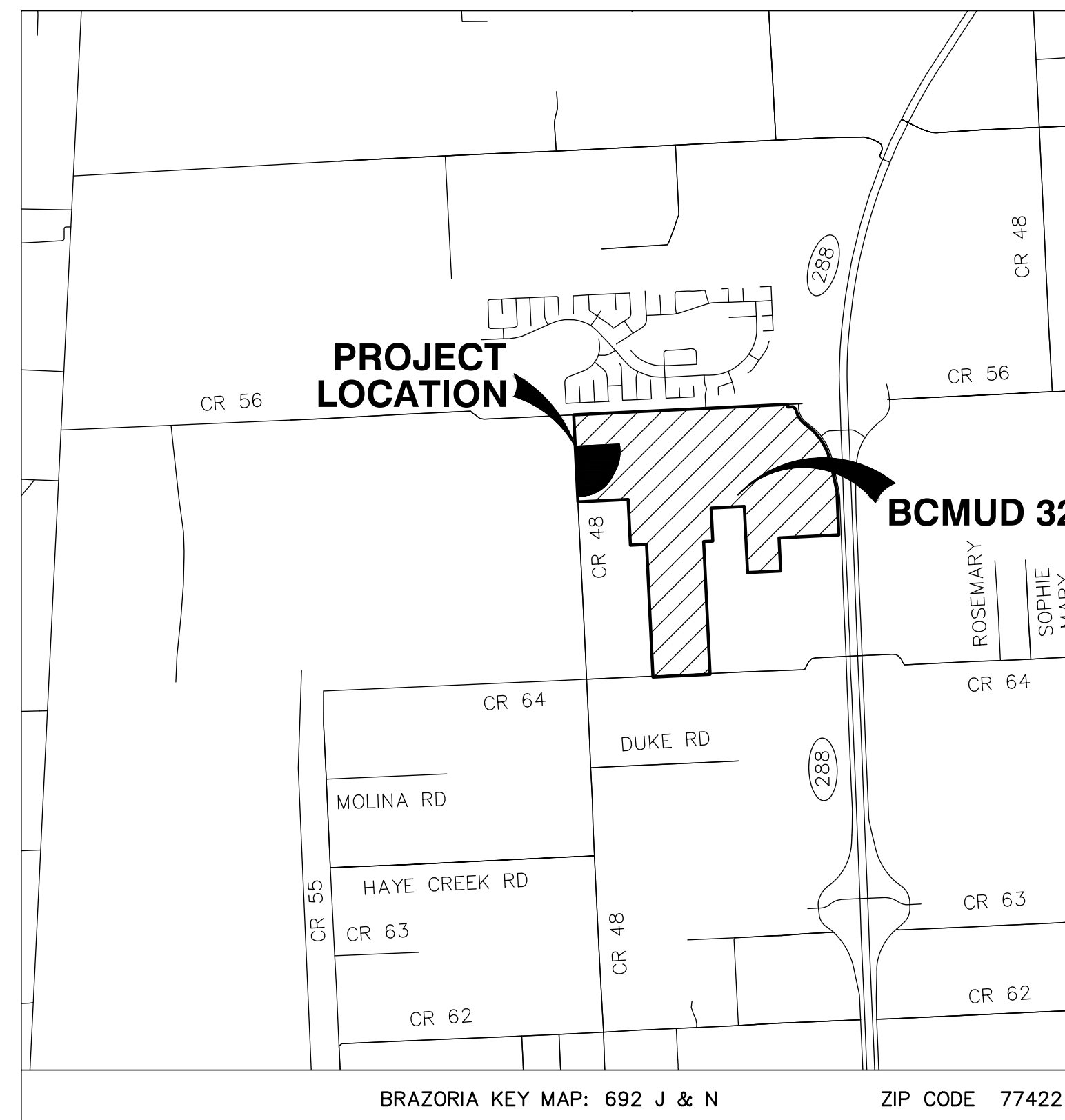
CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES FOR SIERRA VISTA SEC. 10

BRAZORIA COUNTY M.U.D. NO. 32
BRAZORIA COUNTY, TX
PROJECT NO. 615.011027.00

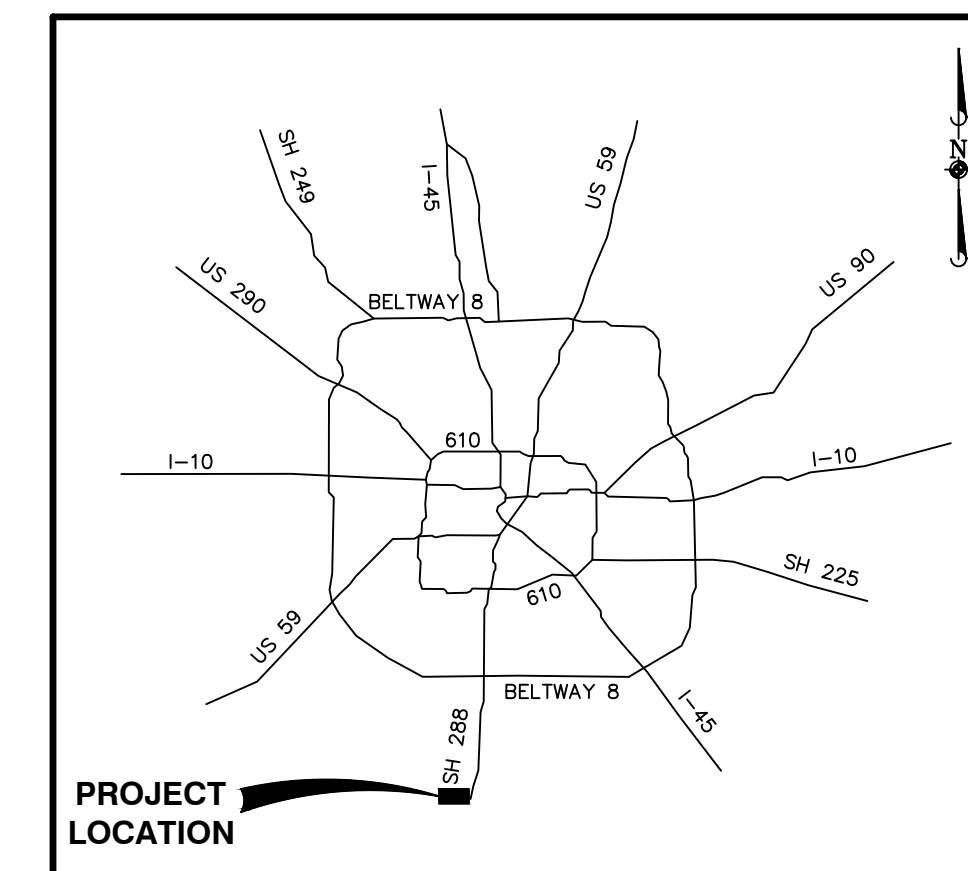


INDEX OF SHEETS

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| 3 | DEMOLITION PLAN |
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| 6 | DRAINAGE CALCULATIONS |
| 7 | GRADING PLAN OVERALL |
| 8 | STORM WATER POLLUTION PREVENTION PLAN |
| 9 | TRAFFIC SIGNAGE & PAVEMENT MARKINGS |
| 10 | MOLINA DRIVE |
| 11 | THUNDERBOLT PEAK DRIVE |
| 12 | SALINAS DRIVE [STA 0+00 TO 4+00] |
| 13 | SALINAS DRIVE [STA 4+00 TO END] |
| 14 | SAN PIETRO DRIVE [STA 0+00 TO 3+50] |
| 15 | SAN PIETRO DRIVE [STA 3+50 TO END] |
| 16 | VIA TORINO DRIVE [STA 0+00 TO 3+50] |
| 17 | VIA TORINO DRIVE [STA 3+50 TO END] |
| 18 | VISALIA VILLA DRIVE [STA 0+00 TO 4+50] |
| 19 | VISALIA VILLA DRIVE [STA 4+50 TO END] |
| 20 | WATER DETAILS - 1 |
| 21 | WATER DETAILS - 2 |
| 22 | SANITARY DETAILS - 1 |
| 23 | SANITARY DETAILS - 2 |
| 24 | SANITARY DETAILS - 3 |
| 25 | STORM DETAILS - 1 |
| 26 | STORM DETAILS - 2 |
| 27 | STORM DETAILS - 3 |
| 28 | STORM DETAILS - 4 |
| 29 | PAVING DETAILS - 1 |
| 30 | PAVING DETAILS - 2 |
| 31 | PAVING DETAILS - 3 |
| 32 | PAVING DETAILS - 4 |
| 33 | PAVING DETAILS - 5 |
| 34 | PAVING DETAILS - 6 |
| 35 | SWPPP DETAILS - 1 |
| 36 | SWPPP DETAILS - 2 |



LOCATION MAP
1" = 1/2 MILE



HOUSTON AREA VICINITY MAP
N.T.S.

BENCHMARKS:

SOURCE BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON TxDOT MONUMENT HV-79C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.

TEMPORARY BENCHMARK:

T.B.M. "A" BEING A SET "PK" NAIL IN ASPHALT LOCATED AT THE CENTERLINE INTERSECTION OF COUNTY ROAD 48 AND COUNTY ROAD 64.

ELEVATION = 54.34 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 48039C0115K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, DATED DECEMBER 30, 2023, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE "X"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

| DATE | REVISION | APP. |
|------------|---|------|
| 06/11/2024 | REVISION TO FINAL-INDEX OF SHEETS UPDATED | |
| 06/27/2024 | REMOVE 8" GV & 12" GV | |
| 07/22/2024 | REVISION TO FINAL-LOWERING SITE | |
| 08/02/2024 | UPDATED MINIMUM ELEVATION SLAB TABLE | |
| 08/28/2024 | ADDED IRRIGATION SLEEVES | |

TITLE & INDEX SHEET

ENGINEER'S SEAL
ROBERT HULBERT
1120 S CAPITAL OF TX HWY
BLDG 1, SUITE 210
AUSTIN, TX 78746
(737) 377-0500

Robert S. Hulbert
TBPE No. F-22053 08/09/2024

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.

ROBERT HEMMINGER, CITY MANAGER DATE 5/20/2024
DINH HO, P.E., CITY ENGINEER DATE 05/21/2024

CITY OF IOWA COLONY

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

48 HOUR NOTICE:

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY, ADICO, LLC, (DINH HO, P.E. AT 832-895-1093, INSPECTIONS@ADICO-LLC.COM) 48 HOURS BEFORE STARTING WORK ON THIS PROJECT.

48 HOUR NOTICE:

CONTRACTOR SHALL NOTIFY BRAZORIA COUNTY PRIOR TO COMMENCING CONSTRUCTION AND/OR BACKFILLING ANY UTILITIES. CONTRACTOR(S) TO CONTACT ENGINEER-CONSTRUCTION@BRAZORIA-COUNTY.COM 48 HOURS BEFORE COMMENCING WORK

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

RECORD DRAWING
10/15/2024
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

Thomas Hanson

ISSUED FOR CONSTRUCTION
Issue Date - 08/28/2024

811
Know what's below.
Call before you dig.

MANHARD CONSULTING - SIERRA VISTA SEC. 10 - PROJECT NO. 615.011027.00

Friday, November 1, 2024

Mayor Wil Kennedy
City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: Sterling Lakes North Section 8 – Water, Sanitary, Drainage and Paving Facilities
Recommendation for Conditional Approval into One-Year Maintenance Period
City of Iowa Colony Project No. 3795 (WSD), 4034 (Paving)
Adico, LLC Project No. 16007-4-502 (WSD), 16007-4-512 (Paving)

Dear Mayor and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sterling Lakes North Section 8 – Water, Sanitary, Drainage and Paving Facilities. The final inspection was completed on September 24, 2024, with all outstanding punch list items addressed on September 27, 2024.


Based on our review of the closeout documents provided, Adico, LLC recommends approval of Sterling Lakes North Section 8 – Water, Sanitary, Storm and Paving Facilities into the One-Year Maintenance Period. The approval is subject to project approval by Brazoria County Commissioner's Court. The maintenance period shall be effective the date the project is approved by Brazoria County Commissioner's Court, if approved by City Council. The Engineer of Record shall provide approval from Commissioner's Court.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Brazoria County Warranty Bond
3. As-Builts (cover only)

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-502, 512

CERTIFICATION OF INFRASTRUCTURE FOR:

Sterling Lakes North Section 8

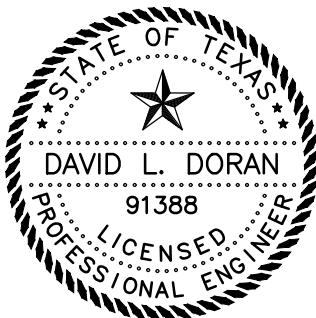
(Project Name)

I, David Leonard Doran

(Name of Licensed Engineer)

a Licensed Professional Engineer in the State of Texas , do hereby certify that all the paving, drainage, sanitary and water infrastructure has been built in compliance with the City of Iowa Colony Engineering Design and Criteria Manual the Engineer of Records Construction Documents. In addition, the infrastructure meets the required specifications based on our field investigation, inspections and evaluation of and approval of testing of infrastructure.

Engineer's Seal



TBPELS Firm Reg. No. F-22671
October 3, 2024

David L. Doran

Engineer's Signature

Elevation Land Solutions

Licensed Engineering Firm Name

9709 Lakeside Blvd. Suite 200

Address

The Woodlands, TX 77381

City, State and Zip Code

(832) 823-2200

Phone No.

WARRANTY BOND

Bond No. 108112266

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BRAZORIA §

That we, Allgood Construction Company, Inc. (*Principal*), whose address and phone number is 1702 Settegast Ranch Road Richmond, Texas 77406 / 832-847-4071, hereinafter called the Principal, and Travelers Casualty and Surety Company of America (*Surety*), a corporation existing under and by virtue of the laws of the State of Connecticut, and authorized to do an indemnifying business in the State of Texas, and whose principal office is located at Tower Square, One, Hartford, CT 06183 and phone number is 800-842-5075, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought within said State is Christopher H. Noble (*name/office*), and whose address and phone number is 1301 E. Collins Blvd. Richardson, Texas 75081 / 214-570-6000, hereinafter called the Surety; are held and firmly bound unto L.M. "Matt" Sebesta, Jr., County Judge of Brazoria County, Texas or his successors in office, in the full sum of Three Hundred Two Thousand Eleven and 28/100 Dollars (\$ 302,011.28) current, lawful money of the United States of America, to be paid to said L.M. "Matt" Sebesta, Jr., County Judge of Brazoria County, Texas, or his successors in office, to which payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us, our heirs, executors, administrators, successors, assigns and legal representatives, jointly and severally, by these presents.

WHEREAS, said Principal is the Contractor who completed the Roads and Streets in the following Subdivision(s):
Sterling Lakes North Section 8 located in Brazoria County, Texas; and

WHEREAS, the Commissioners Court of Brazoria County, Texas has promulgated certain rules, regulations and requirements relating to subdivisions in Brazoria County, Texas, as more specifically set out in the Brazoria County Subdivision Regulations, Brazoria County Roadway Design Criteria Manual, and Brazoria County Drainage Criteria Manual, as amended; same being made a part hereof for all purposes, as though fully set out herein; wherein it is provided, among other things, that the Principal will maintain the roads, streets, and drainage (the "Improvements") to serve said Subdivision, in accordance with the approved plans and specifications submitted to the County Engineer, for at least one year from the completion, inspection, and approval of said Improvements and until said Improvements have been accepted into the County Road System by the Commissioners Court of Brazoria County, Texas.

NOW, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the above bounded Principal, its heirs, executors, administrators, successors, assigns and legal representatives, and each and every one of them do in all things well and truly observe, perform, fulfill, keep and comply with all and singular the rules, regulations, requirements and specifications above referred to, including any deletions, additions, changes or modifications of any kind or character, in the

construction and maintenance of all Improvements in the above named Subdivision, and that upon approval of the construction of said Improvements by the County Engineer, and upon the approval of such maintenance by the County Engineer, and upon acceptance of such Improvements for maintenance by the Commissioners Court of Brazoria County, Texas, then this obligation to be void and of no force and effect.

The Principal and Surety hereon each agree, bind, and obligate themselves to pay L.M. "Matt" Sebesta, Jr., County Judge of Brazoria County, Texas, or his successors in office, for the use and benefit of Brazoria County, all losses or damages to it occasioned by reason of the failure of the Principal to comply strictly with each and every provision contained in the rules, regulations, requirements and specifications above referred to relating to the construction and maintenance of Improvements in the above named Subdivision.

The word Principal when used herein means Principal or Principals, whether an individual, individuals, partnership, corporation or other legal entity having the capacity to contract.

The word "Improvements" is used herein to mean each and every road, street, bridge and each and every ditch, culvert, channel, inlet, pond or other drainage improvement in the rights-of-way and easements in said Subdivision.

The word Maintenance as used herein means all needful, necessary and proper care and repair from completion of the Improvements and approval thereof by the County Engineer until final acceptance of the Improvements for maintenance by the Commissioners Court.

The word Surety when used herein means Surety or Sureties, and it is understood by the parties that any and all liabilities of any kind or character assumed or imposed upon the Principal by the terms hereof extends in full force and vigor to each and every Surety jointly and severally.

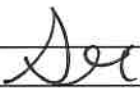
In the event of suit hereunder, such suit shall be brought in Brazoria County, Texas.

(Signature Page Follows)

EXECUTED this the 17th day of September, 2024.


PRINCIPAL:

Allgood Construction Company, Inc.

By: 
Name: Sterling Moore
Title: President

SURETY:

Travelers Casualty and Surety Company of America

By: 
Name: Kelly J. Brooks
Title: Attorney in Fact

(Surety to Attach Power of Attorney)

BRAZORIA COUNTY

L.M. "Matt" Sebesta, Jr.
County Judge of Brazoria County, Texas

ATTEST:

Joyce Hudman
Brazoria County Clerk



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Kelly J. Brooks** of **CYPRESS**, **Texas**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.


IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, **2021**.



State of Connecticut

City of Hartford ss.


On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

By: 
Robert L. Raney, Senior Vice President

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **17th** day of **September**, **2024**.




Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.**



IMPORTANT NOTICE

TO OBTAIN INFORMATION OR MAKE A COMPLAINT:

You may contact Travelers Casualty & Surety Company of America, Travelers Casualty & Surety Company, Travelers Indemnity Company, Standard Fire Insurance Company and/or Farmington Casualty Company for information or to make a complaint at:

Travelers Bond
Attn: Claims
1500 Market Street
West Tower, Suite 2900
Philadelphia, PA 19102

(267) 675-3000
(267) 675-3102 Fax

You may contact the Texas Department of Insurance to obtain the information on companies, coverages, rights or complaints at:

Texas Department of Insurance
P.O. Box 149104
Austin, TX 78714-9104

(800) 252-3439

ATTACH THIS NOTICE TO YOUR BOND. This notice is for information only and does not become a part or a condition of the attached document and is given to comply with Section 2253-021, Government Code, and Section 53.202, Property Code, effective September 1, 2001.

24-30
P:\10.002 Sterling Lakes - BCMUD 31\024 Sterling Lakes N. Site & Utility Plan Set Drawings\01 TITLE SHEET & GENERAL NOTES.dwg

DEVELOPER: ASTRO
STERLING LAKES NORTH, L.P.
2450 FONDREN ROAD, SUITE 110
HOUSTON, TEXAS 77063
JOSH WADLEY
(713)783-6702

CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES

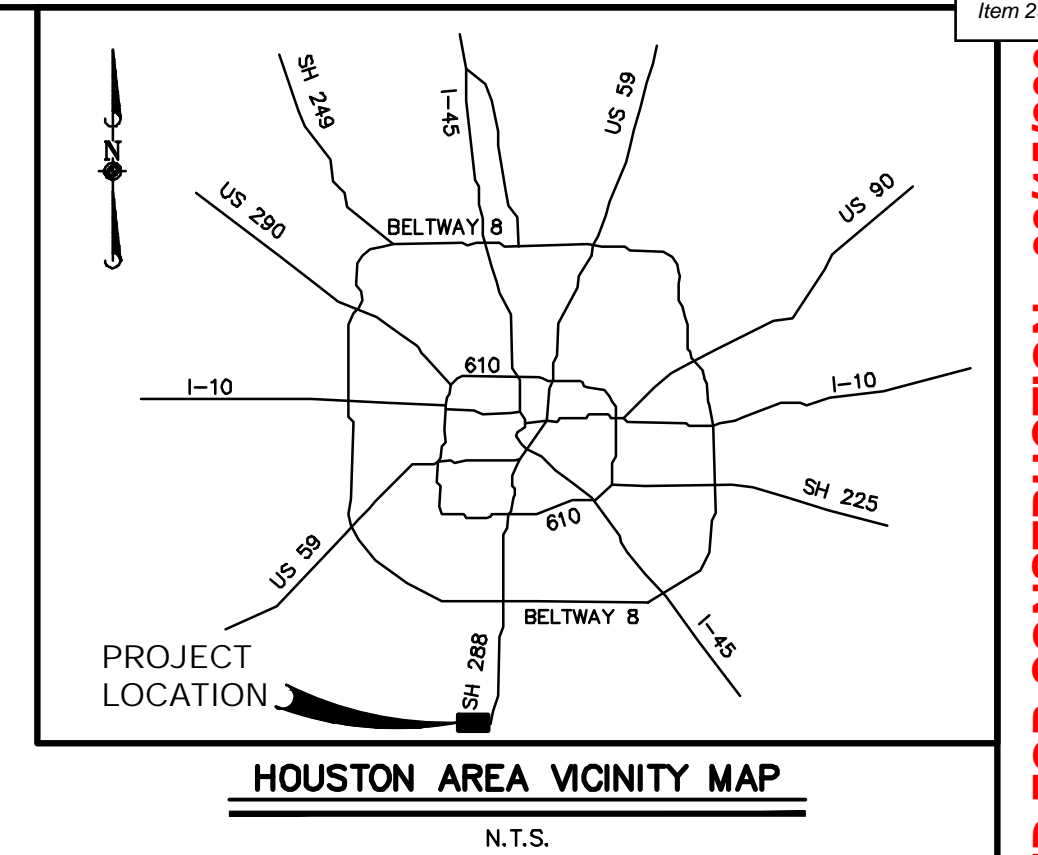
FOR

STERLING LAKES NORTH SEC. 8

BRAZORIA COUNTY, TX M.U.D. NO.32

BRAZORIA COUNTY, TX

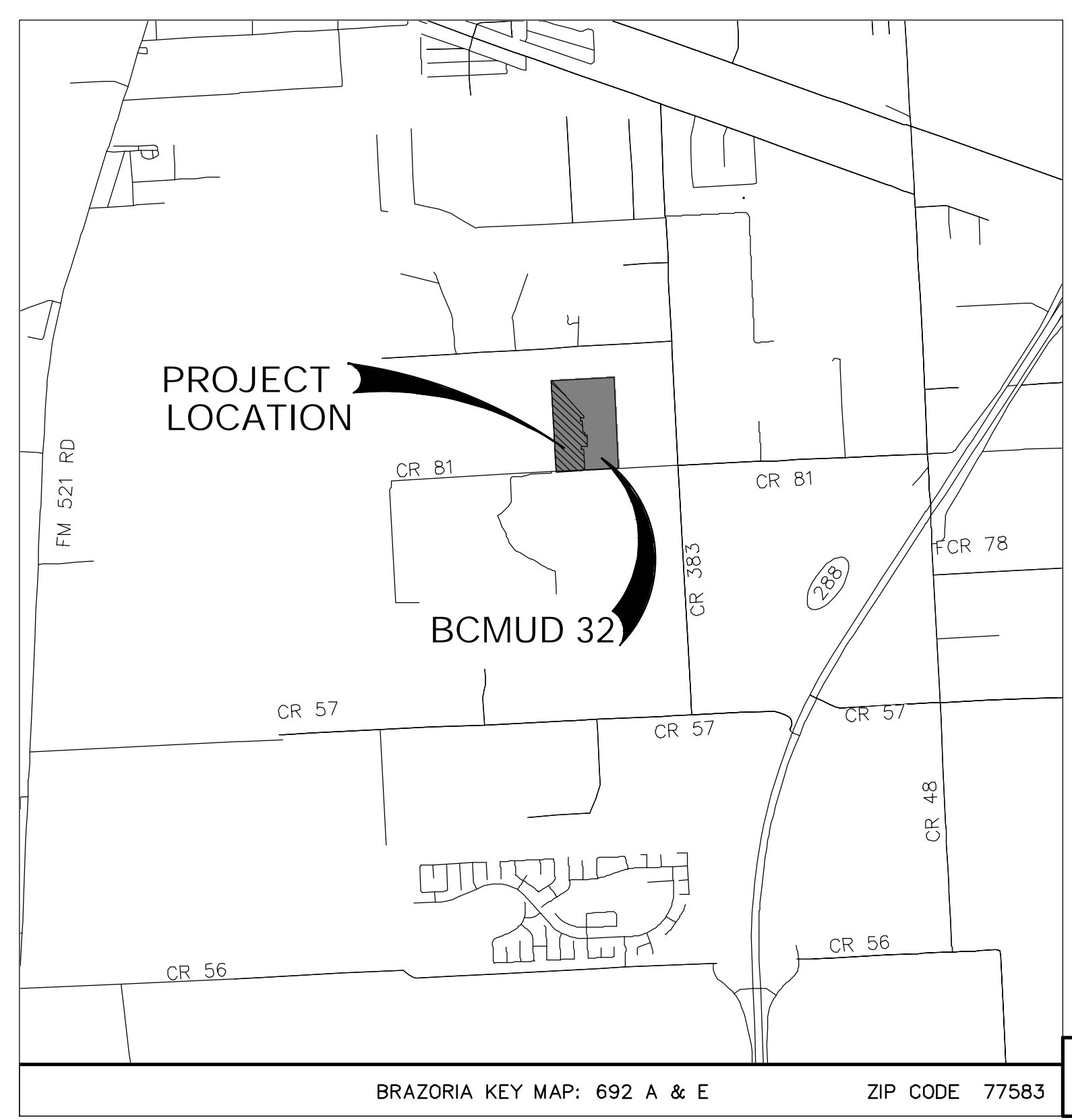
PROJECT NO. 610.002.024.00



INDEX OF SHEETS

| SHEET NO | SHEET TITLE |
|----------|--|
| 1 | TITLE SHEET & SHEET INDEX |
| 2 | GENERAL NOTES |
| 3 | PROJECT OVERALL |
| 4 | WATER & SANITARY OVERALL (1 OF 2) |
| 5 | WATER & SANITARY OVERALL (2 OF 2) |
| 6 | DRAINAGE SERVICE AREA MAP |
| 7 | DRAINAGE OVERALL (1 OF 2) |
| 8 | DRAINAGE OVERALL (2 OF 2) |
| 9 | DRAINAGE CALCULATIONS |
| 10 | GRADING OVERALL (1 OF 2) |
| 11 | GRADING OVERALL (2 OF 2) ▲ |
| 12 | STORM WATER POLLUTION PREVENTION PLAN |
| 13 | TRAFFIC SIGNAGE & PAVEMENT MARKINGS |
| 14 | ROSE GOLD DRIVE |
| 15 | SMOKY QUARTZ DRIVE ▲ |
| 16 | CHERRY RUBY DRIVE |
| 17 | LAVENDER JADE DRIVE (STA 0+00 TO 7+50) |
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| 19 | IMPERIAL JADE DRIVE |
| 20 | OUTFALL |
| 21 | WATERLINE DETAILS - 1 |
| 22 | WATERLINE DETAILS - 2 |
| 23 | SANITARY SEWER DETAILS - 1 |
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| 32 | PAVING DETAILS - 1 |
| 33 | PAVING DETAILS - 2 |
| 34 | PAVING DETAILS - 3 |
| 35 | PAVING DETAILS - 4 |
| 36 | BRAZORIA DRAINAGE DISTRICT No 4 STANDARD DETAILS (1 OF 3) |
| 37 | BRAZORIA DRAINAGE DISTRICT No 4 STANDARD DETAILS (2 OF 3) |
| 38 | BRAZORIA DRAINAGE DISTRICT No 4 STANDARD DETAILS (3 OF 3) |

RECORD DRAWING
10/15/2024
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.



CONTRACTOR SHALL NOTIFY BRAZORIA DRAINAGE DISTRICT No. 4 AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES. FAILURE TO PROPERLY COORDINATE AN ON-SITE INSPECTION BEFORE CONCRETE IS POURED WILL CAUSE PORTIONS OF THE CONCRETE TO BE BROKEN OUT AT THE APPLICANT'S EXPENSE IN ORDER TO PROVE TO THE DISTRICT'S INSPECTOR THAT CONSTRUCTION COMPLIES WITH DISTRICT RULES, REGULATIONS & GUIDELINES.

THE CONTRACTOR MUST OBTAIN A PERMIT FROM BRAZORIA DRAINAGE DISTRICT No 4 PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON AN APPROVED DRAINAGE PLAN. THE PERMIT APPLICATION FORM IS AVAILABLE ON THE DISTRICT WEBSITE OR IN PERSON AT THE DISTRICT OFFICE.

ISSUED FOR CONSTRUCTION
Issue Date - 08/15/2024

BENCHMARKS:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON TxDOT MONUMENT HV-79C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.

TEMPORARY BENCHMARK:
T.B.M. "A" BEING A 5/8" IRON ROD WITH CAP SET ON THE EAST SIDE OF COUNTY ROAD 383, LOCATED APPROXIMATELY 0.4 MILES NORTH OF THE INTERSECTION OF COUNTY ROAD 57 AND COUNTY ROAD 383.
ELEVATION = 55.05 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:
THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0109K, DATED DECEMBER 30, 2020.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

| DATE | REVISION | APP. |
|------------|---------------------------------------|------|
| 04/29/2024 | REVISED STORM LEADS | NB |
| 05/14/2024 | STREET NAME CHANGE | NB |
| 08/15/2024 | REVISED MINIMUM SLAB TABLE ELEVATIONS | TH |

BRAZORIA COUNTY ENGINEERING DEPARTMENT
REVIEWED FOR CONSTRUCTION:
MATT HARKS, P.E., COUNTY ENGINEER DATE 3/16/24
KAREN MCKINNON, P.E., ASSISTANT COUNTY ENGINEER DATE 3/14/24

ENGINEER'S SEAL
DE H. NGUYEN, P.E.
9709 LAKESIDE BLVD.
SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
02/21/2024
129536
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
TPBE No. F-22671

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)
1-800-545-6005

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH HO, P.E. AT 832-895-1093, INSPECTIONS@ADICO-LLC.COM) AND BRAZORIA COUNTY AT ENGINEER-CONSTRUCTION@BRAZORIA-COUNTY.COM 48 HOURS BEFORE COMMENCING WORK.

ELEVATION LAND SOLUTIONS IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671

BRAZORIA DRAINAGE DISTRICT NO. 4 SIGNATURE BLOCK
APPROVED BY BOARD OF COMMISSIONERS ON March 6, 2024
District Engineer

THE SIGNATURES ABOVE ARE EVIDENCE THAT THE DISTRICT'S BOARD OF COMMISSIONERS APPROVED THIS SUBMISSION ON THE DATE PROVIDED ABOVE BASED UPON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED THE SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THE APPROVAL OF A FINAL DRAINAGE PLAN OR REQUEST FOR VARIANCE WILL TYPICALLY EXPIRE ONE YEAR AFTER THE DATE OF BOARD APPROVAL. THE APPROVAL OF A DRAINAGE IMPACT ANALYSIS, MASTER DEVELOPMENT PLAN, OR FINAL PLAT WILL TYPICALLY EXPIRE TWO YEARS AFTER THE DATE OF APPROVAL. SEE SECTION 12 IN THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES FOR ADDITIONAL INFORMATION REGARDING THE EXPIRATION OF APPROVALS. AFTER EXPIRATION, RE-APPROVAL IS REQUIRED. PLEASE NOTE THAT THE DISTRICT APPROVAL DOES NOT NECESSARILY MEAN THAT ALL INFORMATION IN THE SUBMITTAL HAS BEEN CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" AND THIS APPROVED SUBMITTAL, THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" SHALL PREVAIL. ANY BOARD-APPROVED DEVIATIONS FROM DISTRICT CRITERIA SHALL BE ITEMIZED ON THE COVER PAGE AND OTHER APPROPRIATE SHEETS. ANY SUBMITTAL PREPARED BY A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR HAS TYPICALLY BEEN SIGNED AND SEALED BY THAT LICENSED PROFESSIONAL. THAT SIGNATURE AND SEAL CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT ENGINEER OR SURVEYOR.

BDD4 REF ID#: 24-000023

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.
ROBERT HEMMINGER, CITY MANAGER DATE 3/21/2024
DINH HO, P.E., CITY ENGINEER DATE 03/21/2024
CITY OF IOWA COLONY
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

PM: DHN DFT: BNJ
DSN: WP DATE: AUG 2023 SHEET 1 OF 38

Item 23
ISSUED FOR CONSTRUCTION - 08/15/2024
ELEVATION LAND SOLUTIONS - STERLING LAKES NORTH SEC. 8 - PROJECT NO. 610.002.024.00
185

Thursday, October 31, 2024

Mayor Wil Kennedy
City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: Sierra Vista West Section 4 - Water, Sanitary, Drainage and Paving Facilities
Recommendation for Final Approval of Facilities
City of Iowa Colony Project No. CSW 201207-1397
Adico, LLC Project No. 16007-4-336

Dear Mayor and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final reinspection of the Sierra Vista West Section 4 Water, Sanitary, Drainage and Paving Facilities. The final reinspection was completed on January 31, 2023, with all outstanding punch list items addressed on February 19, 2024.

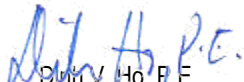
City council approved this project into the One Year Maintenance period on December 20, 2021. Adico, LLC recommends final approval of facilities, effective November 11, 2024, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the one-year maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-336

Tuesday, December 14, 2021

Mayor Michael Byrum-Bratsen
City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: Sierra Vista West Section 4 Water, Sanitary, Drainage and Paving Facilities
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. CSW 201207-1397
Adico, LLC Project No. 16007-4-336

Dear Mayor and City Council;

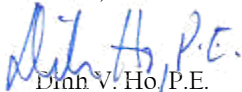
On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of the Sierra Vista West Section 4 Water, Sanitary, Drainage and Paving Facilities. The final walk was completed on September 2, 2021, with all outstanding punch list items addressed on November 22, 2021. Therefore, Adico, LLC recommends approval of facilities into the One-Year Maintenance period. The effective date shall be December 20, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the one-year maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-4-336



Engineer’s Letter of Substantial Completion

OWNER: Brazoria County Municipal Utility District No. 53
 3200 Southwest Freeway, Suite 2600
 Houston, Texas 77027

CONTRACT: Construction of Water, Sanitary, Drainage, and Paving
 Facilities for Sierra Vista West Sec. 4

CONTRACTORS: Clearwater Utilities Inc. and Clearpave, LLC
 22803 Schiel Road
 Cypress, Texas 77433

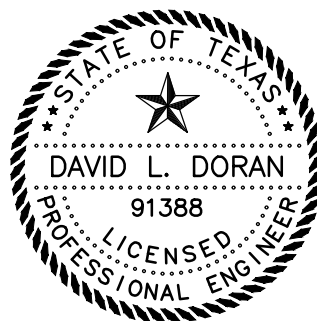
ENGINEER: Elevation Land Solutions
 2445 Technology Forest Boulevard,
 Suite 200 The Woodlands, Texas
 77381

I hereby certify that this project is substantially complete as of September 2, 2021; that the project was under periodic observation during construction; that all observation of the work was performed by or under my supervision; that to the best of my knowledge, the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and “Record Drawings” will be furnished to the Owner.

Sincerely,

David L Doran, P.E., CCM
 Director of Construction Management

DLD/mm



September 7, 2021

Bond No. SUR0060156

MAINTENANCE BOND

STATE OF TEXAS

Contract Date 12/7/2020

COUNTY OF BRAZORIA

Date Bond Executed 12/7/2020

PRINCIPAL Clearwater Utilities, Inc.

SURETY Argonaut Insurance Company

OWNER Brazoria County Municipal Utility District No. 53

PENAL SUM OF BOND (in words and figures) **Two Million Five Hundred Twenty Seven Thousand One Hundred Nineteen Dollars and Thirty Cents (\$2,527,119.30)**, being 100 percent of the Contract Price.

CONTRACT for Construction of Water, Sanitary, and Drainage Facilities for Sierra Vista West Sec. 4 for Brazoria County Municipal District No. 53, Brazoria County, Texas (the "Contract").

KNOW ALL PERSONS BY THESE PRESENTS, that we, Principal and Surety above named, are held and firmly bound unto Owner, its successors and assigns, in the penal sum of the amount stated above, for the payment of which sum well and truly to be made, we bind ourselves and our respective heirs, executors, administrators, officers, directors, shareholders, partners, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal entered into that certain Contract with Owner, which Contract is expressly incorporated herein for all purposes.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH, that if Principal well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work covered by the Contract, including any guaranty or warranty required under the Contract, then this obligation is void; otherwise it is to remain in full force and effect. Should the Principal fail to well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work as required by the Contract in all its terms, the Surety will be liable for all damages, losses, expenses and liabilities that the Owner may suffer in consequence thereof.

The parties intend this maintenance bond to be a common law bond to be constructed in accordance with Texas law.

Surety hereby agrees, for value received, that no change, extension of time, alteration or addition to the terms of the Contract or to work performed under the Contract, or to the plans, specifications or drawings accompanying the Contract, will in any way affect its obligations on this Bond and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder.

The bound parties have executed this instrument pursuant to authority of their respective governing body, to be effective on the same date of the Contract.

Clearwater Utilities, Inc.
PRINCIPAL
By *Dustin Berry*
Name Dustin Berry
Title President
Address 22803 Schiel Road
Cypress, TX 77433

ATTEST
By *Cale Kobza*
Name Cale Kobza
Title Vice President

(SEAL)

Argonaut Insurance Company
SURETY
By *Michael Maddux*
Name Michael Maddux
Title Attorney-in-Fact

ATTEST
By *Todd Mohr*
Name Todd Mohr
Title Witness

(SEAL)

Physical Address:
13100 Wortham Center Drive, Ste 290
Houston, TX 77065
Mailing Address:
13100 Wortham Center Drive, Ste 290
Houston, TX 77065
Telephone: 281-640-7912


Local Recording Agent Personal Identification Number:
TX 1653623

Agency Name: Higginbotham Insurance Agency
Agency Address 11700 Katy Freeway, Ste 1100; Houston, TX 77079
Agency Telephone 713-952-9990

Surety must attach its original Power of Attorney to this Bond.

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, Cale Kobza, certify that I am the secretary of the corporation named as Principal in the Bond; that Dustin Berry, who signed the Bond on behalf of Principal, was then president of the corporation; that I know his or her signature, and his or her signature is genuine; and that the Bond was duly signed for and on behalf of the corporation by authority of its governing body.



Signature of Corporate Secretary (Corporate Seal)

ATTACH POWER OF ATTORNEY

**Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor
Chicago, IL 60606**

United States Postal Service: P.O. Box 469011, San Antonio, TX 78246

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Christopher Kolkhorst, Michael Maddux, Denise Raker, Dudley Ray, Sandra Villegas

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$85,000,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 8th day of May, 2017.



Argonaut Insurance Company

Joshua C. Betz

by: _____

Joshua C. Betz, Senior Vice President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 8th day of May, 2017 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.



Kathleen M. Meeks

(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 7th day of December, 2020



James Bluzard

James Bluzard, Vice President-Surety

THIS DOCUMENT IS NOT VALID UNLESS THE WORDS ARGO POWER OF ATTORNEY ARE IN BLUE. IF YOU HAVE QUESTIONS ON AUTHENTICITY OF THIS DOCUMENT CALL (210) 321 - 8400.

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call Argonaut Insurance Company and its affiliates by telephone for information or to make a complaint:

ARGONAUT INSURANCE COMPANY

Please send all notices of claim on this bond to:

Argonaut Insurance Company
Argo Surety Claims
225 W. Washington St., 24th Floor
Chicago, IL 60606

(833) 820-9137 (toll-free)

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

(512) 490-1007

You may write the Texas Department of Insurance:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact your agent or Argo Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR BOND:

This notice is for information only and does not become a part or condition of the attached document and is given to comply with Texas legal and regulatory requirements.

DEVELOPER: MR JOSH WADLEY LAND
 TEJAS SIERRA VISTA WEST, L.L.C.
 2450 FONDREN ROAD, SUITE 210
 HOUSTON, TEXAS 77063
 (713) 783-6702

CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES

FOR

SIERRA VISTA WEST SEC. 4

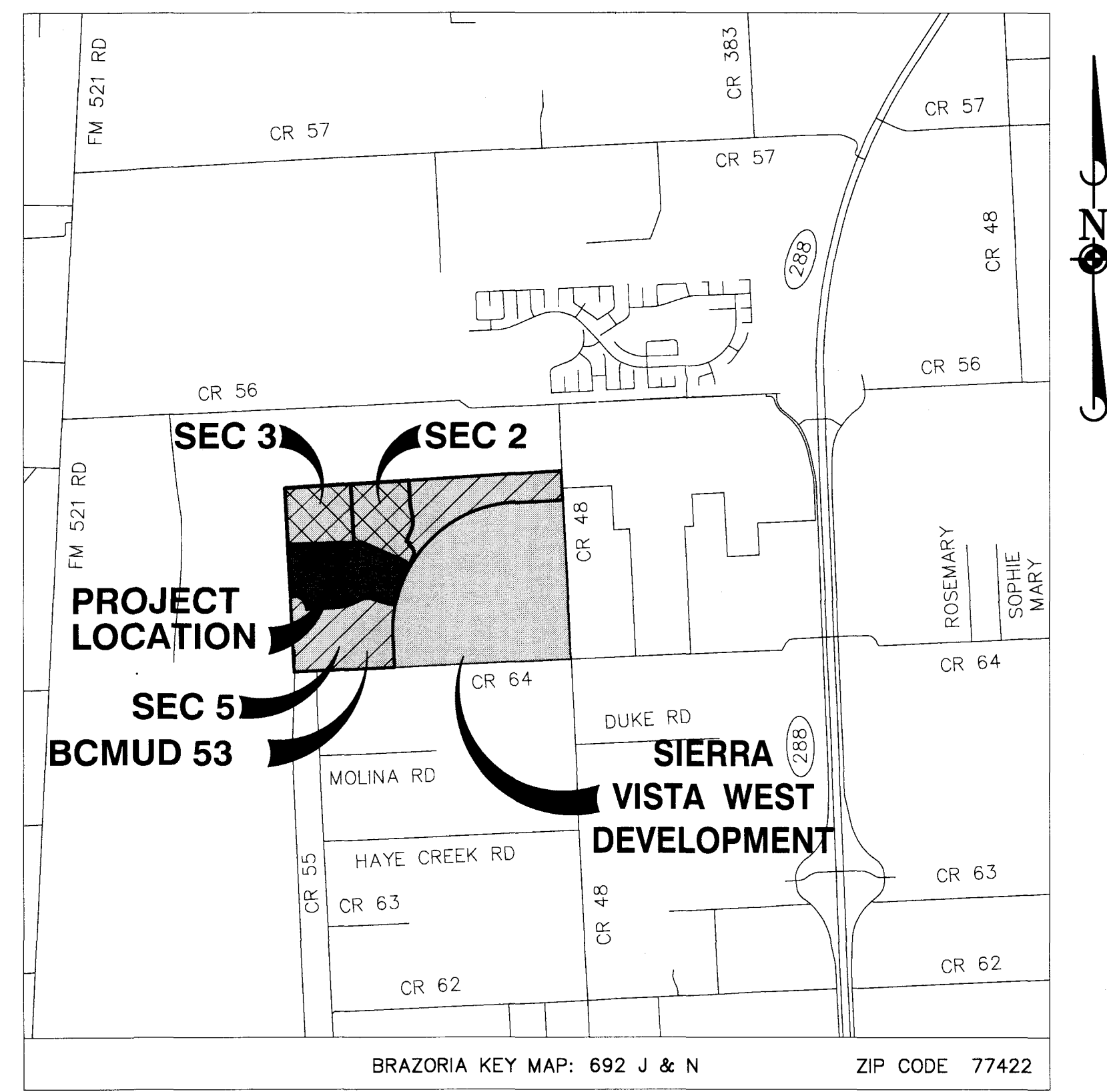
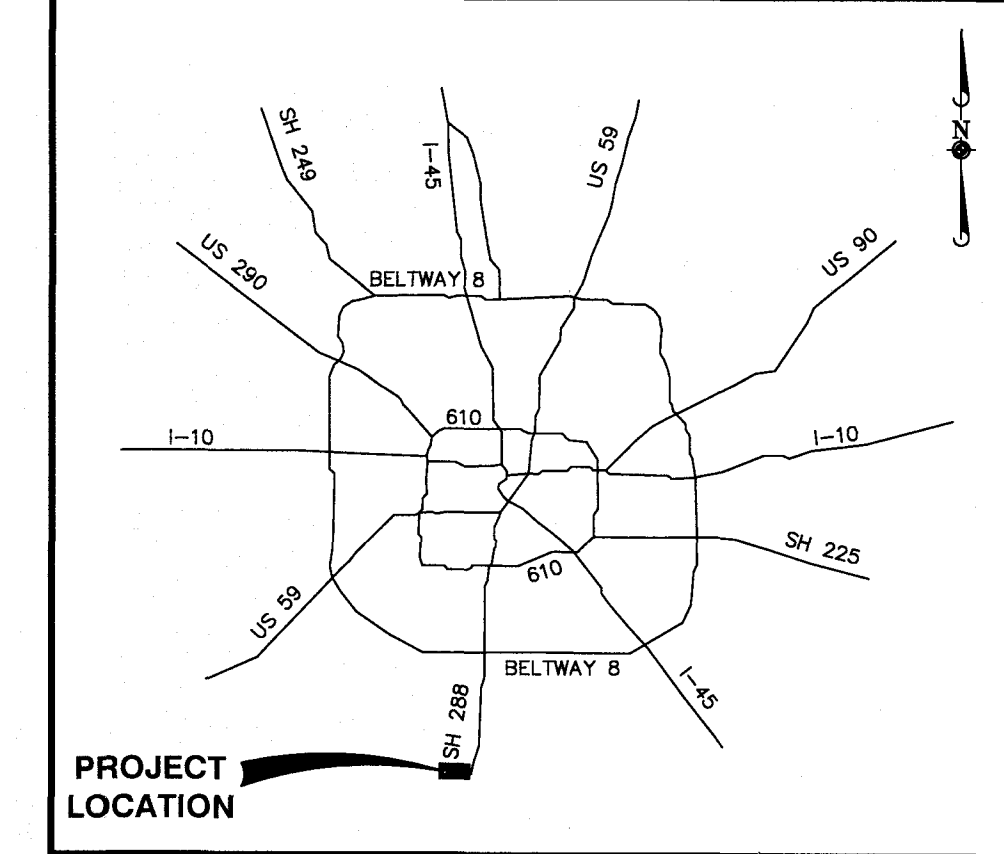
BRAZORIA COUNTY M.U.D. NO. 53

BRAZORIA COUNTY, TX

PROJECT NO. 610.020011.00

INDEX OF SHEETS

| Sheet No. | Sheet Title |
|-----------|---|
| 1 | TITLE SHEET & SHEET INDEX |
| 2 | GENERAL NOTES |
| 3 | PROJECT OVERALL |
| 4 | WATER & SANITARY OVERALL-EAST |
| 5 | WATER & SANITARY OVERALL-WEST |
| 6 | DRAINAGE OVERALL-EAST |
| 7 | DRAINAGE OVERALL-WEST |
| 8 | DRAINAGE CALCULATIONS |
| 9 | GRADING PLAN-EAST |
| 10 | GRADING PLAN-WEST |
| 11 | OFF-SITE SANITARY FORCEMAIN DEMOLITION PLAN |
| 12 | STORM WATER POLLUTION PREVENTION PLAN-EAST |
| 13 | STORM WATER POLLUTION PREVENTION PLAN-WEST |
| 14 | TRAFFIC SIGNAGE & PAVEMENT MARKINGS |
| 15 | TRUCKEE RIVER DRIVE STA (12+50 TO 20+00) |
| 16 | TRUCKEE RIVER DRIVE STA (20+00 TO 29+00) |
| 17 | GREAT BASIN DRIVE |
| 18 | WATERSHED DRIVE STA (0+50 TO 7+50) |
| 19 | ALPINE DRIVE & SNOWY RIDGE LANE |
| 20 | KINGS RIVER DRIVE STA (0+50 TO 6+50) |
| 21 | KINGS RIVER DRIVE STA (6+50 TO 11+50) |
| 22 | CASCADE CREEK DRIVE (STA 0+50 TO 9+50) |
| 23 | CASCADE CREEK DRIVE (STA 9+50 TO 13+00) |
| 24 | SCARLET CREEK DRIVE |
| 25 | WILDFLOWER VIEW DRIVE |
| 26 | PONDEROSA PINE DRIVE STA (9+00 TO 18+00) |
| 27 | PONDEROSA PINE DRIVE STA (17+50 TO 26+00) |
| 28 | PONDEROSA PINE DRIVE STA (26+00 TO 31+00) |
| 29 | CRESCENT PEAK DRIVE & CRESCENT PEAK COURT |
| 30 | MOON VALLEY LANE |
| 31 | EMERSON PEAK DRIVE & STONE PEAK DRIVE |
| 32 | STORM OUTFALL 1 AND 2 |
| 33 | CLIFFS VIEW DRIVE 10+50 TO 13+00 |
| 34 | WATERLINE DETAILS - 1 |
| 35 | WATERLINE DETAILS - 2 |
| 36 | SAN. SEW. DETAILS - 1 |
| 37 | SAN. SEW. DETAILS - 2 |
| 38 | SAN. SEW. DETAILS - 3 |
| 39 | STORM SEW. DETAILS - 1 |
| 40 | STORM SEW. DETAILS - 2 |
| 41 | STORM SEW. DETAILS - 3 |
| 42 | STORM SEW. DETAILS - 4 |
| 43 | PAVING DETAILS - 1 |
| 44 | PAVING DETAILS - 2 |
| 45 | PAVING DETAILS - 3 |
| 46 | PAVING DETAILS - 4 |
| 47 | PAVING DETAILS - 5 |
| 48 | STORM WATER POLLUTION PREVENTION DETAILS |
| 49 | STORM OUTFALL - DETAIL |
| 50 | DRAINAGE AREA SERVICE MAP |



Record Drawings

ISSUED FOR CONSTRUCTION

BOUNDARY & TOPOGRAPHIC SURVEY:
 THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY _____ DATED _____ 20____. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THE SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND TOPOGRAPHY.

BENCHMARKS:
 SOURCE BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON TxDOT MONUMENT HV-79C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
 TEMPORARY BENCHMARK:
 T.B.M. "B" BEING A SET 100-D NAIL IN A POWER POLE LOCATED EAST OF THE ENTRANCE TO STERLING LAKES SUBDIVISION.
 ELEVATION = 57.63 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:
 ACCORDING TO MAP NO. 48039C0120H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, DATED JUNE 5, 1989, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN.
 THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
 (713) 223-4567 (In Houston)
 (New Statewide Number Outside Houston)
 1-800-344-8317

BRAZORIA COUNTY ENGINEERING DEPARTMENT
 REVIEWED FOR CONSTRUCTION:
 MATT HANKS, P.E., COUNTY ENGINEER DATE 07/14/2020
 JORGE REYNA, DEVELOPMENT COORDINATOR DATE 07-5-2020
 ENGINEER'S SEAL: REECE N. BIERHALTER, LICENSED PROFESSIONAL ENGINEER, 131981, 07/14/2020

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH HO, P.E. AT 832-895-1093, INSPECTIONS@ADICO-LLC.COM) AND BRAZORIA COUNTY AT ENGINEER-CONSTRUCTION@BRAZORIA-COUNTY.COM 48 HOURS BEFORE COMMENCING WORK.

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

Manhard CONSULTING
 2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 ph:832.823.2200 tx:832.823.2201 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners
 Texas Board of Professional Engineers Registration No. F-18141

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5
 Lee Walden, P.E. Date 8/3/20 President
 Kerry L. Osburn Date 8/3/20 Vice President
 Mark Roller Date 8/3/20 Secretary/Treasurer
 Jarrod D. Aden, P.E., C.F.M. Date 8/3/20 District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCDD 5 I.D. # B200027

CITY OF IOWA COLONY
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
 THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.
 MICHEL BYRUM, MAYOR DATE 07272020
 DINH HO, P.E., CITY ENGINEER DATE 07272020

CITY OF IOWA COLONY
 NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWN BY: _____
 DATE: _____
 REVISIONS: _____
Manhard CONSULTING
 2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 ph:832.823.2200 tx:832.823.2201 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners
 Texas Board of Professional Engineers Registration No. F-18141
 SIERRA VISTA WEST SEC. 4
 BRAZORIA COUNTY M.U.D. NO. 53
 TITLE SHEET & SHEET INDEX
 PROJ. MGR.: RNB
 PROJ. ASSOC.: TRB
 DRAWN BY: SMW
 DATE: JULY 2020
 SCALE: N/A
 SHEET
1 OF 50
 610.020011.00
 194



IOWA COLONY FIRE MARSHAL'S OFFICE

Item 25.

3144 Meridiana Parkway
Iowa Colony, TX 77583

Albert Cantu, CFM

Office Phone: (346) 395-4551
Email: acantu@iowacolonytx.gov

Cell Phone: (346) 278-9218
Website: iowacolonytx.gov

November 12, 2024

Mayor and Council,

See October 2024, monthly report for Building Department, Code Enforcement/Animal Control, Community Development, and Fire Marshal Offices below.

Community Development

Inspections conducted by Safebuilt-

| | |
|-------------------------|-------------|
| Building Inspections- | 469 |
| Electrical Inspections- | 297 |
| Plumbing Inspections- | 532 |
| Mechanical Inspections- | 182 |
| Total- | 1480 |

Total Paid to Safebuilt for October 2024, for a total of 1480 Inspections- \$33,300.00

Total Paid to Safebuilt for October 2023, for a total of 1379 Inspections- \$31,027.50

Plan Reviews- 87

Building- 2 Commercial Build Out- 1 Electrical- 7 New Addition- 1 New Residential 121
Swimming Pools- 2

Permits Issued

2023- 176

New Home Permits- 107 Other Permits- 41 Engineering Projects- 28

2024- 221

New Home Permits- 125 Other Permits- 81 Engineering Projects- 15

Fees Collected

2023- \$314,749.76

New Home Permit Fees- \$123,749.76 Other Permit Fees- \$13,978.31 Engineer Project Fees- \$176,542.87

2024- \$853,188.34

New Home Permit Fees- \$619,047.27 Other Permit Fees- \$119,887.09 Engineer Project Fees- \$114,253.98

Animal Control**41- Calls for service**

8- Picked Up 5- Returned to Owner 7- Taken to Rescue 5- Wildlife Calls 7- Running at large
7- Livestock 1- Bite Case 1- Welfare Check

Code Compliance**126- Calls for service**

112- Sign Removal 6- Junk Vehicles 2- Irrigation Verification

6- Follow Ups

Fire Marshal

1- Hydro conducted for fire sprinkler systems 5- Fire Marshal Building Finals

No fires investigated.

Thanks,

Albert Cantu, CFM

Fire Marshal/Building Official



IOWA COLONY POLICE DEPARTMENT

3144 Meridiana Pkwy
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

Phone: (281) 369-3444
Fax: (281) 406-3722

Monthly Report October 2024

| Offense | September 2024 | October 2024 |
|-------------------------------|----------------|--------------|
| Burglary | 2 | 6 |
| Theft | 4 | 6 |
| Robbery | 0 | 0 |
| Total Index Crimes Reported | 6 | 12 |
| Reports Taken | | |
| Misdemeanor | 26 | 32 |
| Felony | 14 | 10 |
| Charges Filed/Arrests | | |
| Misdemeanor | 15 | 14 |
| Felony | 11 | 4 |
| Outside Agency Warrant Arrest | 1 | 5 |
| Traffic Enforcement | | |
| Number of Violations | 842 | 800 |
| Crash Investigations | | |
| Minor Crashes | 18 | 23 |
| Major Crashes | 2 | 7 |
| Fatality Crashes | 0 | 0 |
| Calls for Service | | |
| Alarms | 36 | 39 |
| Assist Other Agency | 28 | 22 |
| Disturbance | 9 | 10 |
| Other | 164 | 245 |
| Security Checks | 496 | 529 |
| Suspicious Activity/Persons | 19 | 26 |

Significant Events

- October 1 – Officers were dispatched to the 2800 block of Sapphire Hills Dr in reference to a theft. Several items were stolen from homes under construction. A report was generated and forwarded to investigations.
- October 2 – Officers were dispatched to the 8900 block of Ice Quartz Ln in reference to a theft. Several items were stolen from homes under construction. A report was generated and forwarded to investigations.
- October 3 – Officers were dispatched to the 4100 block of Champlain Way in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.



IOWA COLONY POLICE DEPARTMENT

3144 Meridiana Pkwy
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

Phone: (281) 369-3444
Fax: (281) 406-3722

- October 3 – Officers were dispatched to the 9800 block of Joyce Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- October 5 – Officers were dispatched to the 16300 block of SH 6 in reference to several vehicle burglaries. Five 18-wheelers had been broken into and items had been stolen. A report was generated and forwarded to investigations.
- October 7 – Officers conducted a traffic stop in the area of SH 288/Meridiana Pkwy. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- October 8 – Officers were dispatched to the 3300 block of Meridiana Pkwy in reference to a shooting. One individual was shot in the leg. Two suspects have been identified, one has been arrested and a warrant has been issued for the other.
- October 11 – Officers were dispatched to the area of SH 288/Meridiana Pkwy in reference to a major crash. During the investigation it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- October 19 – Officers conducted a traffic stop in the 17500 block of SH 6. During the traffic stop it was found that the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
- October 20 – Officers conducted a traffic stop in the 2300 block of Meridiana Pkwy. During the traffic stop it was found the driver of the vehicle had an outstanding warrant through Brazoria County. An arrest was made and a report was generated.
- October 24 – Officers conducted a traffic stop in the area of SH 288/CR 60. During the traffic stop it was found the driver of the vehicle had an outstanding warrant through Brazoria County. An arrest was made and a report was generated.
- October 25 – Officers conducted a traffic stop in the 15500 block of SH 288. During the traffic stop it was found the driver of the vehicle had an outstanding warrant through Brazoria County. An arrest was made and a report was generated.
- October 26 – Officers were dispatched to the 4100 block of Watson Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
- October 28 – Officers conducted a traffic stop in the area of SH 288/CR 62. During the traffic stop it was found the driver of the vehicle had an outstanding warrant through Montgomery County. An arrest was made and a report was generated.
- October 30 – Officers conducted a traffic stop in the area of SH 288/Iowa Colony Blvd. During the traffic stop illegal narcotics were located in the vehicle. An arrest was made and a report was generated.
- October 31 – Officers conducted a traffic stop in the area of Iowa Colony Blvd/Breccia Dr. During the traffic stop it was found the driver of the vehicle had an outstanding warrant through Bell County. An arrest was made and a report was generated.

City of Iowa Colony
Municipal Court Council Report
From 10/1/2024 to 10/31/2024

11/6/2024 11

Item 27.

Violations by Type

| Traffic | Penal | City Ordinance | Parking | Other | Total |
|---------|-------|----------------|---------|-------|-------|
| 249 | 1 | 2 | 0 | 7 | 259 |

Financial

| State Fees | Court Costs | Fines | Tech Fund | Building Security | Total |
|-------------|-------------|------------|-----------|-------------------|-------------|
| \$18,388.92 | \$27,977.30 | \$9,323.50 | \$820.06 | \$1,004.57 | \$57,514.35 |

Warrants

| Issued | Served | Closed | Total |
|--------|--------|--------|-------|
| 0 | 0 | 0 | 0 |

FTAs/VPTAs

| FTAs | VPTAs | Total |
|------|-------|-------|
| 0 | 0 | 0 |

Dispositions

| Paid | Non-Cash Credit | Dismissed | Driver Safety | Deferred | Total |
|------|-----------------|-----------|---------------|----------|-------|
| 52 | 0 | 67 | 23 | 128 | 270 |

Trials & Hearings

| Jury | Bench | Appeal | Total |
|------|-------|--------|-------|
| 0 | 0 | 0 | 0 |

Omni/Scofflaw/Collection

| Omni | Scofflaw | Collections | Total |
|------|----------|-------------|-------|
| 0 | 0 | 0 | 0 |

| Street SIGNAGE | | | | |
|--|--|--|------------|------------|
| Iowa Colony & Davenport | picked up school speed zone sign | | complete | 10/2/2024 |
| Iowa Colony & Davenport | picked up school speed zone sign | | complete | 10/8/2024 |
| Pursley & Bullard | replaced stop sign & pole | | complete | 10/15/2024 |
| Iowa Colony & Dubuque | replaced stop sign & pole | | complete | 10/17/2024 |
| Iowa Colony eastside of jr highschool | fix school speed zone sign | | complete | 10/17/2024 |
| Iowa Colony eastside of jr highschool | installed lane direction sign | | complete | 10/17/2024 |
| Iowa Colony & Davenport eastside of jr highschool | installed school speed limit sign | | complete | 10/17/2024 |
| Davenport northside of jr highschool | installed school speed limit sign (2) | | complete | 10/17/2024 |
| Davenport northside of jr highschool | pulled poles (2) | | complete | 10/17/2024 |
| Iowa Colony & Glenn | placed school time on school zone signal | | complete | 10/17/2024 |
| Discovery & Davenport | pulled poles | | complete | 10/17/2024 |
| Meridiana & Innovation way | replaced stop sign ahead sign w/ pole | | complete | 10/21/2024 |
| Murillo & Van Gogh ct | installed stop sign w/ pole & street names | | complete | 10/30/2024 |
| Woodland Ranch & Bison dr | fixed street name | | complete | 10/30/2024 |
| Constellation wy & Big Dipper | fixed street name | | complete | 10/30/2024 |
| Copper Ln & Stride ct | straighten stop sign pole | | complete | 10/30/2024 |
| Bragg st & Observation wy | turned stop sign / needs street names | | complete | 10/30/2024 |
| Maclaren | turned stop sign | | complete | 10/30/2024 |
| Iowa Colony & Meridiana | turned speed limit sign | | complete | 10/30/2024 |
| Iowa Colony & Cedar Rapids | turned stop sign | | complete | 10/30/2024 |
| Iowa Colony & FCR 78 | replaced street sign bracket | | complete | 10/30/2024 |
| Crystal View & Tydall Mist | turned stop sign | | complete | 10/30/2024 |
| Crystal View & Tydall Mist | reinstalled speed limit sign | | complete | 10/30/2024 |
| Meridiana & Crystal View | pulled speed limit sign w/ pole | | complete | 10/30/2024 |
| Meridiana & Crystal View | installed speed limit sign w/ pole | | complete | 10/31/2024 |
| Meridiana & Crystal View | turned directional sign | | complete | 10/31/2024 |
| | | | | |
| | | | | |
| DEBRIS REMOVAL | | | | |
| Public Works | 3rd party removed cut tree limbs & trash from (43 acres) | | complete | 10/8/2024 |
| Cedar Rapids & Puritan Wy | picked up trash on side of road | | complete | 10/15/2024 |
| | | | | |
| | | | | |
| MOWING/TREE TRIMMING | | | | |
| Public Works | cut grass | | complete | 10/1/2024 |
| Public Works | cut grass (43 acre) | | incomplete | 10/2/2024 |
| Public Works | trim trees | | complete | 10/2/2024 |
| Public Works | cut grass (43 acre) | | complete | 10/3/2024 |
| Public Works | relocate cut tree limbs to front of building | | complete | 10/7/2024 |
| Iowa Colony & Dubuque to Dubuque & Pursley | cut right a ways | | complete | 10/7/2024 |
| Dubuque & Pursley to Pursley & Brister | cut right a ways | | complete | 10/7/2024 |
| Brister & Pursley to Iowa Colony & Brister | cut right a ways | | complete | 10/7/2024 |
| Iowa Colony & Dubuque to Dubuque & Pursley | cut right a ways | | complete | 10/8/2024 |
| Dubuque & Pursley to Pursley & Brister | cut right a ways | | complete | 10/8/2024 |
| Brister & Pursley to Iowa Colony & Brister | cut right a ways | | complete | 10/8/2024 |
| Iowa Colony & Dubuque to Iowa Colony & Davenport | cut right a ways | | complete | 10/8/2024 |
| Iowa colony & Davenport to Davenport & Pursley | cut right a ways | | complete | 10/8/2024 |
| Iowa Colony & Dubuque to Iowa Colony & Davenport | cut right a ways | | complete | 10/9/2024 |
| Iowa Colony & Dubuque (south of public work) | cut right a ways | | complete | 10/9/2024 |
| Iowa Colony & Dubuque to Iowa Colony & Brister | cut right a ways | | complete | 10/10/2024 |
| 4626 Dubuque | cut grass in ditch | | complete | 10/10/2024 |
| Dubuque & Pursley (Magnolia Bend side) | cut grass in ditch | | complete | 10/10/2024 |
| Davenport & Iowa Colony(west) | cut right a ways | | complete | 10/10/2024 |
| Iowa Colony & Davenport to Davenport & Discovery | cut right a ways | | complete | 10/14/2024 |
| Pursley & Cedar Rapids to Iowa colony & Cedar Rapids | cut right a ways | | complete | 10/14/2024 |
| Pursley & Cedar Rapids to Iowa colony & Cedar Rapids | cut trees limbs | | complete | 10/14/2024 |
| Pursley & Cedar Rapids to Iowa colony & Cedar Rapids | cut ditch line | | complete | 10/15/2024 |
| Pursley & Cedar Rapids to Cedar Rapids & Iowa Colony | trim trees | | complete | 10/15/2024 |
| Pursley & Cedar Rapids to Pursley & Bullard | cut ditch line | | complete | 10/15/2024 |
| Public Works | cut grass (1 acre) | | complete | 10/16/2024 |
| Pursley & Cedar Rapids to Pursley & Bullard | cut ditch line | | complete | 10/16/2024 |

| | | | | |
|---|------------------------|----------------|----------|------------|
| FCR 78 & FCR 79 | cut ditch line (200ft) | | complete | 10/16/2024 |
| FCR 79 & Bullard to FCR 79 & Cedar Rapids | cut ditch line | | complete | 10/16/2024 |
| City Park | cut grass | | complete | 10/18/2024 |
| Pursley & Davenport | cut trees limbs | | complete | 10/22/2024 |
| City Hall | cut grass | | complete | 10/22/2024 |
| Meridiana & Karsten(street divide) | cut grass | | complete | 10/22/2024 |
| Pursley & Davenport to Davenport & Iowa Colony | cut ditch line | | complete | 10/23/2024 |
| Hwy 288 & FCR 62 to FCR 62 & FCR 48 | cut ditch line | | complete | 10/23/2024 |
| FCR 62 & FCR 48 to FCR 62 & FCR 421 | cut ditch line | | complete | 10/23/2024 |
| FCR 78 & HWY 288 eastside to Iowa Colony & Cedar Rapids | | trim trees | complete | 10/23/2024 |
| FCR 78 & HWY 288 eastside to Iowa Colony & Cedar Rapids | | trim trees | complete | 10/24/2024 |
| FCR 78 & HWY 288 eastside to Iowa Colony & Cedar Rapids | | cut ditch line | complete | 10/24/2024 |
| Hwy 6 & Louisiana | cut ditch line | | complete | 10/24/2024 |
| Ruth & Cedar Rapids | cut ditch line | | complete | 10/24/2024 |
| FCR 62 & FCR 421 to FCR 62 & city limit | cut ditch line | | complete | 10/25/2024 |
| FCR 78 & FCR 79 to FCR 78 & Iowa Colony | cut ditch line | | complete | 10/28/2024 |
| Cactus Ln | cut ditch line | | complete | 10/28/2024 |

STREET REPAIRS

| | | | | |
|---|---|--|----------|------------|
| Pursley & Bullard | filled pot hole(2 bags) | | complete | 10/15/2024 |
| Dubuque & Pursley (Magnolia Bend side) | marked pot holes | | complete | 10/22/2024 |
| 3651 Pasteur Ln | surveyed curbf or damage/ citizen request | | complete | 10/25/2024 |

Ditch Drainage issue

Parks

| | | | | |
|-----------|---------------------------------------|--|----------|------------|
| City Park | collect trash bogs(3) | | complete | 10/7/2024 |
| City Park | collect cut tree limbs | | complete | 10/7/2024 |
| City Park | put new cation tape around playground | | complete | 10/7/2024 |
| City Park | pickup trash | | complete | 10/7/2024 |
| City Park | collect trash bags(1) | | complete | 10/11/2024 |
| City Park | collect trash bags(5) | | complete | 10/14/2024 |
| City Park | pickup trash on basketball court | | complete | 10/14/2024 |
| City Park | cut grass | | complete | 10/18/2024 |
| City Park | collect trash bags(5) | | complete | 10/21/2024 |
| City Park | collect trash bags(4) | | complete | 10/25/2024 |
| City Park | collect trash bags(5) | | complete | 10/31/2024 |

Miscellaneous Works

| | | | | |
|------------------------|--|--|----------|------------|
| Public Works | installing new lights in shop | | complete | 10/1/2024 |
| Public Works | installing new lights in shop | | complete | 10/2/2024 |
| Public Works | pickup materials from Home Depot | | complete | 10/1/2024 |
| City Hall | grind down jail bed frames | | complete | 10/2/2024 |
| Public Works | pickup materials from Home Depot | | complete | 10/4/2024 |
| Public Works | installed water line on side of building | | complete | 10/4/2024 |
| Public Works | clean air filter on tractor/w batwing | | complete | 10/8/2024 |
| Public Works | wash & service equipment | | complete | 10/11/2024 |
| Pursley & Cedar Rapids | picked up tires (3) | | complete | 10/15/2024 |
| Public Works | picked up materials from Home Depot | | complete | 10/16/2024 |
| Ames | picked up dumped furniture & tvs | | complete | 10/18/2024 |
| City Hall | installed paper organizer(finance dpt) | | complete | 10/21/2024 |
| Public Works | fuel up all equipment | | complete | 10/21/2024 |
| Public Works | survey streets & ditch lines | | complete | 10/21/2024 |
| Public Works | got public work's pickup truck tire repaired | | complete | 10/30/2024 |
| City Hall | removed keyboard top from Sandra's deck | | complete | 10/31/2024 |
| 4402 Bullard | picked up trashed matreess in ditch line | | complete | 10/31/2024 |

MEMORANDIUM

Date: November 4, 2024
 To: Mayor Wil Kennedy
 City Council Members
 From: Dinh V. Ho, P.E.
 RE: COIC Council Meeting – November 2024 Engineer’s Report
 cc: Robert Hemminger, Kayleen Rosser

The following is a status report of various engineering items:

1. TxDOT Overpasses:
 - Staff has a standing monthly construction meeting with TxDOT for updates. Next meeting is scheduled for Tuesday 10/8.
 - TxDOT has submitted to the City costs for upgrading the LED street name plate and black powder coated traffic signal poles. We are expecting revised costs for these items.

2. GRANTS UPDATE
 - GLO MIT MOD – ICB DRAINAGE IMPROVEMENTS
 - i. The project is scheduled to be advertise in October and accept bids on 11/14/2024.
 - ii. Expect to be awarded at the December Council Meeting.

3. Capital Improvement Projects
 - 2021 Waterline Extension - ARPA
 - i. GM Vera's Construction was selected as the contractor with a bid in the amount of \$1,179,533.14.
 - ii. Construction is expected to start in January.

 - 2023 Ames Blvd Extension
 - i. Working with the County on ROW acquisition.
 - ii. Currently under design at 80%.

 - Water Plant No. 1 – Filtration System for the removal of Iron and Manganese
 - i. The Pilot Study for the treatment of Iron and Manganese is complete.
 - ii. Recommended a Dual Media Sand/Anthracite filter system.
 - iii. Staff is working on engineering and procurement options for this system.

4. CONSTRUCTION PROJECT STATUS:
 - A. *MERIDIANA SUBDIVISION – RISE COMMUNITIES*
 - Active construction projects
 - Detention Pond O & P – Hardscape – 90% Complete
 - BCMUD 55 WWTP Expansion Ph 4 – 30% complete

 - B. *STERLING LAKES – LAND TEJAS*
 - Active construction projects.
 - BCMUD 31 WWTP Expansion Ph IV – 99% Complete. Awaiting punch list items to be addressed. Awaiting final closeout documents.
 - BCMUD 31 Water Well 1 and 2 Rework – Waiting of close-out docs Well No.2

C. *SIERRA VISTA - LAND TEJAS*

- Active construction projects
 - Section 10 – on agenda for approval into One Year Maintenance Period

D. *SIERRA VISTA WEST - LAND TEJAS*

- Active construction projects:
 - BCMUD 53 Wastewater Treatment Plant Expansion – 85% complete
 - Sierra Vista West Mass Grading and Detention Phase II – Awaiting final walk.
 - Sierra Vista West Ph II B Excavation and Grading – 95% Complete.
 - BCMUD 53 Water Plant Expansion – 85% Complete.
 - SVW Civil Site – Amenity Center – Awaiting final walk.

E. *STERLING LAKES NORTH*

- Active construction projects:
 - Sterling Lakes North Detention – 95% Complete. Awaiting final walk.
 - Sterling Lakes North Lift Station No. 1 – 85% Complete. Awaiting Power
 - Sterling Lakes North Lift Station No. 2 – 85% Complete. Awaiting Power
 - Sterling Lakes North Mass Grading Only – 95% Complete. Awaiting final walk.
 - Cedar Rapids Parkway Phase II – On agenda for acceptance into One Year Maintenance Period
 - Sterling Lakes North Sec 8 – On agenda for acceptance into One Year Maintenance Period
 - Sterling Lakes North (Canterra Creek) Rec Center- Awaiting final walk
 - Karsten Blvd North Ph 2 -60% Utilities.

F. *CALDWELL CROSSING*

- Active construction projects
 - BCMUD 87 Detention and Grading Phase 2 – 65% Complete.
 - BCMUD 87 Water Plant No. 1 – 85% Complete. Awaiting power.
 - BCMUD 87 Offsite 8" Force Main & Waterline – 75% utilities.
 - BCMUD 87 Lift Station No. 2 – 70% complete, awaiting power.
 - BCMUD 87 WWTP Expansion and Onsite Lift Station No. 1 – 70% complete
 - Caldwell Ranch Crossing Detention Ph IIB – 75% complete
 - Caldwell Crossing Section 3 – 75% Utilities, 15% Paving
 - Caldwell Crossing Section 4 – 75% Utilities, 5% Paving

G. *CALDWELL LAKES*

- BCMUD 87 Detention and Grading Ph 3 – 80% complete
- Caldwell Lakes Section 1 – 20% Utilities
- Caldwell Ranch Blvd Ph IIIB – permit pulled.

H. *CREEKHAVEN – MUD 92*

- Active construction projects:
 - Mass Grading and Detention Ph 1 – 75% complete
 - BCMUD 92 Water Plant No. 1 – 55% complete
 - Creekhaven Sec 1 – 80% utilities, 80% paving
 - Creekhaven Sec 2 – 80% utilities, 80% paving
 - Creekhaven Sec 3 – 70% utilities, 50% paving
 - Creekhaven Blvd and Karsten Blvd Ph 1- 75% utilities, 75% paving

I. *ELLWOOD*

- Ellwood Sec 1 Ph 1 Detention, Excavation, Spoils and Outfall –50%

J. *OTHER CONSTRUCTION PROJECTS*

- Magnolia Bend Sec 2 – awaiting completion of punchlist items.
- Break Time C-Store– Meridiana Pkwy & Karsten Blvd – complete

- Star Stop C-Store – Meridiana & Crystal View – Completed.
- Primespot C-Store (Pursley & Meridiana Pkwy)– 80% utilities complete
- Shops at Meridiana (Pursley & Meridiana Pkwy)– 80% utilities complete
- McDonald's – mobilized
- Prose Sierra Vista – 60% utilities
- Autozone- 15% utilities
- Centre at Sierra Vista – precon held.

City of Iowa Colony
 Financial Statement
 As of October 31, 2024

11/12/2024

Item 30.

| 10 - General Fund | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % of Budget | Budget Remaining |
|--------------------------------|-------------------------|-------------------------|---------------------|-------------------|---------------------|----------------|---------------------|
| Revenue Summary | | | | | | | |
| Sales Tax | 60,370.39 | 60,392.50 | (22.11) | 60,370.39 | 725,000.00 | 8.33% | 664,629.61 |
| Property Tax | 58,464.80 | 351,291.50 | (292,826.70) | 58,464.80 | 4,216,800.00 | 1.39% | 4,158,335.20 |
| Miscellaneous | 11,195.54 | 70,595.29 | (59,399.75) | 11,195.54 | 847,300.00 | 1.32% | 836,104.46 |
| License & Permits | 705,156.84 | 247,385.28 | 457,771.56 | 705,156.84 | 2,969,800.00 | 23.74% | 2,264,643.16 |
| Business & Franchise | 20,879.84 | 44,984.00 | (24,104.16) | 20,879.84 | 540,000.00 | 3.87% | 519,120.16 |
| Fines & Forfeitures | 37,544.77 | 28,214.01 | 9,330.76 | 37,544.77 | 338,700.00 | 11.08% | 301,155.23 |
| Revenue Totals | <u>893,612.18</u> | <u>802,862.58</u> | <u>90,749.60</u> | <u>893,612.18</u> | <u>9,637,600.00</u> | <u>9.27%</u> | <u>8,743,987.82</u> |
| Expense Summary | | | | | | | |
| Personnel Services | 233,085.05 | 365,787.61 | (132,702.56) | 233,085.05 | 4,391,190.00 | 5.31% | 4,158,104.95 |
| Professional/Contract Services | 181,208.13 | 168,327.29 | 12,880.84 | 181,208.13 | 2,020,600.00 | 8.97% | 1,839,391.87 |
| Materials & Supplies | 87,175.74 | 50,228.53 | 36,947.21 | 87,175.74 | 602,900.00 | 14.46% | 515,724.26 |
| Services | 35,362.18 | 56,254.29 | (20,892.11) | 35,362.18 | 675,200.00 | 5.24% | 639,837.82 |
| Capital Outlay | 0.00 | 12,500.00 | (12,500.00) | 0.00 | 150,000.00 | 0.00% | 150,000.00 |
| Expense Totals | <u>536,831.10</u> | <u>653,097.72</u> | <u>(116,266.62)</u> | <u>536,831.10</u> | <u>7,839,890.00</u> | <u>6.85%</u> | <u>7,303,058.90</u> |

City of Iowa Colony
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As of October 31, 2024

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Item 30.

| 10 - General Fund | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % of Budget | Budget Remaining |
|---|----------------------|----------------------|-----------------|------------|---------------|-------------|------------------|
| Sales Tax | | | | | | | |
| 10-4109 Mixed Beverage Tax | 556.12 | 416.50 | 139.62 | 556.12 | 5,000.00 | 11.12% | 4,443.88 |
| 10-4110 City Sales Tax | 59,814.27 | 59,976.00 | (161.73) | 59,814.27 | 720,000.00 | 8.31% | 660,185.73 |
| Sales Tax Totals | 60,370.39 | 60,392.50 | (22.11) | 60,370.39 | 725,000.00 | 8.33% | 664,629.61 |
| Property Tax | | | | | | | |
| 10-4120 Property Tax | 67,613.24 | 209,816.04 | (142,202.80) | 67,613.24 | 2,518,800.00 | 2.68% | 2,451,186.76 |
| 10-4121 Delinquent Property Tax | (9,148.44) | 0.00 | (9,148.44) | (9,148.44) | 0.00 | 0.00% | 9,148.44 |
| 10-4135 Property Tax MUD 31 - 70% | 0.00 | 61,325.46 | (61,325.46) | 0.00 | 736,200.00 | 0.00% | 736,200.00 |
| 10-4139 Admin Fee Revenue | 0.00 | 80,150.00 | (80,150.00) | 0.00 | 961,800.00 | 0.00% | 961,800.00 |
| Property Tax Totals | 58,464.80 | 351,291.50 | (292,826.70) | 58,464.80 | 4,216,800.00 | 1.39% | 4,158,335.20 |
| Miscellaneous | | | | | | | |
| 10-4124 Accident Reports | 80.00 | 24.99 | 55.01 | 80.00 | 300.00 | 26.67% | 220.00 |
| 10-4134 Intermodel Ship Container | 0.00 | 499.80 | (499.80) | 0.00 | 6,000.00 | 0.00% | 6,000.00 |
| 10-4140 Intergovernmental receipts from | 0.00 | 4,000.00 | (4,000.00) | 0.00 | 48,000.00 | 0.00% | 48,000.00 |
| 10-4141 Public Safety Debt Contribution | 0.00 | 25,000.00 | (25,000.00) | 0.00 | 300,000.00 | 0.00% | 300,000.00 |
| 10-4142 Land Acquisition Reimbursement | 0.00 | 9,000.00 | (9,000.00) | 0.00 | 108,000.00 | 0.00% | 108,000.00 |
| 10-4910 Interest Income | 11,115.54 | 12,495.00 | (1,379.46) | 11,115.54 | 150,000.00 | 7.41% | 138,884.46 |
| 10-4911 Other Revenue | 0.00 | 14,577.50 | (14,577.50) | 0.00 | 175,000.00 | 0.00% | 175,000.00 |
| 10-4912 Donations/Sponsorships | 0.00 | 4,998.00 | (4,998.00) | 0.00 | 60,000.00 | 0.00% | 60,000.00 |
| Miscellaneous Totals | 11,195.54 | 70,595.29 | (59,399.75) | 11,195.54 | 847,300.00 | 1.32% | 836,104.46 |
| License & Permits | | | | | | | |
| 10-4201 Building Construction Permits | 341,443.88 | 124,950.00 | 216,493.88 | 341,443.88 | 1,500,000.00 | 22.76% | 1,158,556.12 |
| 10-4202 Trade Fees | 13,323.98 | 5,831.00 | 7,492.98 | 13,323.98 | 70,000.00 | 19.03% | 56,676.02 |
| 10-4203 Reinspection Fees | 10,950.00 | 5,414.50 | 5,535.50 | 10,950.00 | 65,000.00 | 16.85% | 54,050.00 |
| 10-4204 Signs | 0.00 | 41.65 | (41.65) | 0.00 | 500.00 | 0.00% | 500.00 |

City of Iowa Colony
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 As of October 31, 2024

11/12/2024

Item 30.

| 10 - General Fund | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % of Budget | Budget Remaining |
|--|-------------------------|-------------------------|--------------------|-------------------|---------------------|----------------|---------------------|
| License & Permits | | | | | | | |
| 10-4205 Property Improvement Permits | 0.00 | 333.20 | (333.20) | 0.00 | 4,000.00 | 0.00% | 4,000.00 |
| 10-4206 Dirt Work Permits | 500.00 | 83.33 | 416.67 | 500.00 | 1,000.00 | 50.00% | 500.00 |
| 10-4207 Driveway Permits | 0.00 | 83.30 | (83.30) | 0.00 | 1,000.00 | 0.00% | 1,000.00 |
| 10-4208 Encroachment Permit | 0.00 | 25.00 | (25.00) | 0.00 | 300.00 | 0.00% | 300.00 |
| 10-4210 Culvert Permit | 0.00 | 41.67 | (41.67) | 0.00 | 500.00 | 0.00% | 500.00 |
| 10-4211 Commercial Vehicle Permit | 0.00 | 166.60 | (166.60) | 0.00 | 2,000.00 | 0.00% | 2,000.00 |
| 10-4212 Park Use Permit | 0.00 | 249.90 | (249.90) | 0.00 | 3,000.00 | 0.00% | 3,000.00 |
| 10-4213 Mobile Food Unit Permit | 975.00 | 249.90 | 725.10 | 975.00 | 3,000.00 | 32.50% | 2,025.00 |
| 10-4214 Solicitation Fees | 50.00 | 0.00 | 50.00 | 50.00 | 0.00 | 0.00% | (50.00) |
| 10-4301 Preliminary Plat Fees | 0.00 | 6,247.50 | (6,247.50) | 0.00 | 75,000.00 | 0.00% | 75,000.00 |
| 10-4302 Final Plat Fees | 4,420.00 | 4,998.00 | (578.00) | 4,420.00 | 60,000.00 | 7.37% | 55,580.00 |
| 10-4303 Abbreviated Plat Fees | 0.00 | 2,083.33 | (2,083.33) | 0.00 | 25,000.00 | 0.00% | 25,000.00 |
| 10-4305 Admin Fee - Early Plat Recording | 0.00 | 6,664.00 | (6,664.00) | 0.00 | 80,000.00 | 0.00% | 80,000.00 |
| 10-4401 Infrastructure Plan Review Fee | 21,935.00 | 22,907.50 | (972.50) | 21,935.00 | 275,000.00 | 7.98% | 253,065.00 |
| 10-4403 Civil Site Plan Review Fee | 87,148.98 | 66,640.00 | 20,508.98 | 87,148.98 | 800,000.00 | 10.89% | 712,851.02 |
| 10-4501 Rezoning Fees | 0.00 | 249.90 | (249.90) | 0.00 | 3,000.00 | 0.00% | 3,000.00 |
| 10-4502 ROW Plan Review Fee | 250.00 | 41.67 | 208.33 | 250.00 | 500.00 | 50.00% | 250.00 |
| 10-4503 Specific Use Permit | 2,000.00 | 83.33 | 1,916.67 | 2,000.00 | 1,000.00 | 200.00% | (1,000.00) |
| 10-4504 Water Meter Fees | 222,160.00 | 0.00 | 222,160.00 | 222,160.00 | 0.00 | 0.00% | (222,160.00) |
| License & Permits Totals | 705,156.84 | 247,385.28 | 457,771.56 | 705,156.84 | 2,969,800.00 | 23.74% | 2,264,643.16 |
| Business & Franchise | | | | | | | |
| 10-4601 Franchise Tax - Electric | 20,879.84 | 33,320.00 | (12,440.16) | 20,879.84 | 400,000.00 | 5.22% | 379,120.16 |
| 10-4602 Franchise Tax - Gas | 0.00 | 4,998.00 | (4,998.00) | 0.00 | 60,000.00 | 0.00% | 60,000.00 |
| 10-4603 Telecommunication Fee - Sales | 0.00 | 1,666.00 | (1,666.00) | 0.00 | 20,000.00 | 0.00% | 20,000.00 |

City of Iowa Colony
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11/12/2024

Item 30.

| 10 - General Fund | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % of Budget | Budget Remaining |
|---|--------------------------|--------------------------|-------------------------|--------------------------|----------------------------|---------------------|----------------------------|
| Business & Franchise | | | | | | | |
| 10-4604 Franchise Fees - Water/Wastewtr | 0.00 | 5,000.00 | (5,000.00) | 0.00 | 60,000.00 | 0.00% | 60,000.00 |
| Business & Franchise Totals | <u>20,879.84</u> | <u>44,984.00</u> | <u>(24,104.16)</u> | <u>20,879.84</u> | <u>540,000.00</u> | <u>3.87%</u> | <u>519,120.16</u> |
| Fines & Forfeitures | | | | | | | |
| 10-4701 Citations/Warrants | 9,289.50 | 6,664.00 | 2,625.50 | 9,289.50 | 80,000.00 | 11.61% | 70,710.50 |
| 10-4703 Municipal Jury Funds | 20.50 | 16.67 | 3.83 | 20.50 | 200.00 | 10.25% | 179.50 |
| 10-4704 Local Truancy Prevention | 21.91 | 666.67 | (644.76) | 21.91 | 8,000.00 | 0.27% | 7,978.09 |
| 10-4705 Time Payment Reimbursement | 30.00 | 41.67 | (11.67) | 30.00 | 500.00 | 6.00% | 470.00 |
| 10-4709 Court Costs | 28,182.86 | 20,825.00 | 7,357.86 | 28,182.86 | 250,000.00 | 11.27% | 221,817.14 |
| Fines & Forfeitures Totals | <u>37,544.77</u> | <u>28,214.01</u> | <u>9,330.76</u> | <u>37,544.77</u> | <u>338,700.00</u> | <u>11.08%</u> | <u>301,155.23</u> |
| Revenue Totals | <u><u>893,612.18</u></u> | <u><u>802,862.58</u></u> | <u><u>90,749.60</u></u> | <u><u>893,612.18</u></u> | <u><u>9,637,600.00</u></u> | <u><u>9.27%</u></u> | <u><u>8,743,987.82</u></u> |

City of Iowa Colony
 Financial Statement
 As of October 31, 2024

11/12/2024 4:10

Item 30.

| 10 - General Fund Administration | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|---|----------------------|----------------------|------------------|-------------------|---------------------|---------------|---------------------|
| Materials & Supplies | 41,847.73 | 12,370.12 | 29,477.61 | 41,847.73 | 148,500.00 | 28.18% | 106,652.27 |
| Personnel Services | 56,444.58 | 86,149.73 | (29,705.15) | 56,444.58 | 1,034,190.00 | 5.46% | 977,745.42 |
| Professional/Contract Services | 32,758.90 | 37,660.22 | (4,901.32) | 32,758.90 | 452,100.00 | 7.25% | 419,341.10 |
| Services | 33,095.57 | 12,020.36 | 21,075.21 | 33,095.57 | 144,300.00 | 22.94% | 111,204.43 |
| Administration Totals | <u>164,146.78</u> | <u>148,200.43</u> | <u>15,946.35</u> | <u>164,146.78</u> | <u>1,779,090.00</u> | <u>9.23%</u> | <u>1,614,943.22</u> |

| 10 - General Fund Finance | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|----------------------------------|----------------------|----------------------|-------------------|------------------|-------------------|---------------|-------------------|
| Materials & Supplies | 14,247.97 | 2,682.28 | 11,565.69 | 14,247.97 | 32,200.00 | 44.25% | 17,952.03 |
| Personnel Services | 11,835.83 | 26,448.54 | (14,612.71) | 11,835.83 | 317,510.00 | 3.73% | 305,674.17 |
| Professional/Contract Services | 343.00 | 1,457.75 | (1,114.75) | 343.00 | 17,500.00 | 1.96% | 17,157.00 |
| Finance Totals | <u>26,426.80</u> | <u>30,588.57</u> | <u>(4,161.77)</u> | <u>26,426.80</u> | <u>367,210.00</u> | <u>7.20%</u> | <u>340,783.20</u> |

| 10 - General Fund Police | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|---------------------------------|----------------------|----------------------|--------------------|-------------------|---------------------|---------------|---------------------|
| Materials & Supplies | 5,933.39 | 11,130.33 | (5,196.94) | 5,933.39 | 133,600.00 | 4.44% | 127,666.61 |
| Personnel Services | 111,578.51 | 166,260.93 | (54,682.42) | 111,578.51 | 1,995,930.00 | 5.59% | 1,884,351.49 |
| Professional/Contract Services | 8,930.60 | 958.33 | 7,972.27 | 8,930.60 | 11,500.00 | 77.66% | 2,569.40 |
| Services | 614.61 | 11,328.80 | (10,714.19) | 614.61 | 136,000.00 | 0.45% | 135,385.39 |
| Police Totals | <u>127,057.11</u> | <u>189,678.39</u> | <u>(62,621.28)</u> | <u>127,057.11</u> | <u>2,277,030.00</u> | <u>5.58%</u> | <u>2,149,972.89</u> |

| 10 - General Fund Animal Control | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|---|----------------------|----------------------|-----------------|------------|---------------|---------------|------------------|
| Materials & Supplies | 759.56 | 908.01 | (148.45) | 759.56 | 10,900.00 | 6.97% | 10,140.44 |

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| | | | | | | | |
|--------------------------------|------------------|------------------|-------------------|------------------|-------------------|--------------|-------------------|
| Personnel Services | 9,055.27 | 11,389.59 | (2,334.32) | 9,055.27 | 136,730.00 | 6.62% | 127,674.73 |
| Professional/Contract Services | 100.00 | 649.75 | (549.75) | 100.00 | 7,800.00 | 1.28% | 7,700.00 |
| Services | 113.70 | 1,965.88 | (1,852.18) | 113.70 | 23,600.00 | 0.48% | 23,486.30 |
| Animal Control Totals | <u>10,028.53</u> | <u>14,913.23</u> | <u>(4,884.70)</u> | <u>10,028.53</u> | <u>179,030.00</u> | <u>5.60%</u> | <u>169,001.47</u> |

| 10 - General Fund Emergency Management | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|---|-------------------------|-------------------------|--------------------|------------------|------------------|------------------|---------------------|
| Materials & Supplies | 0.00 | 458.22 | (458.22) | 0.00 | 5,500.00 | 0.00% | 5,500.00 |
| Professional/Contract Services | 13,765.05 | 833.24 | 12,931.81 | 13,765.05 | 10,000.00 | 137.65% | (3,765.05) |
| Emergency Management Totals | <u>13,765.05</u> | <u>1,291.46</u> | <u>12,473.59</u> | <u>13,765.05</u> | <u>15,500.00</u> | <u>88.81%</u> | <u>1,734.95</u> |

| 10 - General Fund Municipal Court | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|--|-------------------------|-------------------------|--------------------|------------------|-------------------|------------------|---------------------|
| Materials & Supplies | 312.45 | 1,407.77 | (1,095.32) | 312.45 | 16,900.00 | 1.85% | 16,587.55 |
| Personnel Services | 11,681.60 | 16,627.47 | (4,945.87) | 11,681.60 | 199,610.00 | 5.85% | 187,928.40 |
| Professional/Contract Services | 4,688.04 | 8,596.56 | (3,908.52) | 4,688.04 | 103,200.00 | 4.54% | 98,511.96 |
| Municipal Court Totals | <u>16,682.09</u> | <u>26,631.80</u> | <u>(9,949.71)</u> | <u>16,682.09</u> | <u>319,710.00</u> | <u>5.22%</u> | <u>303,027.91</u> |

| 10 - General Fund Public Works | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|---|-------------------------|-------------------------|--------------------|------------------|---------------------|------------------|---------------------|
| Materials & Supplies | 5,260.03 | 10,872.56 | (5,612.53) | 5,260.03 | 130,500.00 | 4.03% | 125,239.97 |
| Personnel Services | 16,520.11 | 24,629.29 | (8,109.18) | 16,520.11 | 295,670.00 | 5.59% | 279,149.89 |
| Professional/Contract Services | 705.00 | 22,491.07 | (21,786.07) | 705.00 | 270,000.00 | 0.26% | 269,295.00 |
| Services | 1,466.45 | 26,932.49 | (25,466.04) | 1,466.45 | 323,200.00 | 0.45% | 321,733.55 |
| Public Works Totals | <u>23,951.59</u> | <u>84,925.41</u> | <u>(60,973.82)</u> | <u>23,951.59</u> | <u>1,019,370.00</u> | <u>2.35%</u> | <u>995,418.41</u> |

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| 10 - General Fund Parks & Recreation | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|---|-------------------------|-------------------------|--------------------|-----------------|-------------------|------------------|---------------------|
| Materials & Supplies | 4,156.62 | 7,791.25 | (3,634.63) | 4,156.62 | 93,500.00 | 4.45% | 89,343.38 |
| Professional/Contract Services | 400.00 | 10,412.67 | (10,012.67) | 400.00 | 125,000.00 | 0.32% | 124,600.00 |
| Parks & Recreation Totals | <u>4,556.62</u> | <u>18,203.92</u> | <u>(13,647.30)</u> | <u>4,556.62</u> | <u>218,500.00</u> | <u>2.09%</u> | <u>213,943.38</u> |

| 10 - General Fund Community Development | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|--|-------------------------|-------------------------|--------------------|-------------------|---------------------|------------------|---------------------|
| Materials & Supplies | 14,199.57 | 1,391.63 | 12,807.94 | 14,199.57 | 16,700.00 | 85.03% | 2,500.43 |
| Personnel Services | 5,570.12 | 22,146.10 | (16,575.98) | 5,570.12 | 265,860.00 | 2.10% | 260,289.88 |
| Professional/Contract Services | 85,958.23 | 59,611.20 | 26,347.03 | 85,958.23 | 715,500.00 | 12.01% | 629,541.77 |
| Services | 0.00 | 3,023.79 | (3,023.79) | 0.00 | 36,300.00 | 0.00% | 36,300.00 |
| Community Development Totals | <u>105,727.92</u> | <u>86,172.72</u> | <u>19,555.20</u> | <u>105,727.92</u> | <u>1,034,360.00</u> | <u>10.22%</u> | <u>928,632.08</u> |

| 10 - General Fund Fire Marshal/Building Official | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|---|-------------------------|-------------------------|--------------------|------------------|-------------------|------------------|---------------------|
| Materials & Supplies | 458.42 | 1,216.36 | (757.94) | 458.42 | 14,600.00 | 3.14% | 14,141.58 |
| Personnel Services | 10,399.03 | 12,135.96 | (1,736.93) | 10,399.03 | 145,690.00 | 7.14% | 135,290.97 |
| Professional/Contract Services | 33,559.31 | 25,656.50 | 7,902.81 | 33,559.31 | 308,000.00 | 10.90% | 274,440.69 |
| Services | 71.85 | 982.97 | (911.12) | 71.85 | 11,800.00 | 0.61% | 11,728.15 |
| Fire Marshal/Building Official Totals | <u>44,488.61</u> | <u>39,991.79</u> | <u>4,496.82</u> | <u>44,488.61</u> | <u>480,090.00</u> | <u>9.27%</u> | <u>435,601.39</u> |

| 10 - General Fund Capital and Planning Projects | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|--|-------------------------|-------------------------|--------------------|---------------|------------------|------------------|---------------------|
| Capital Outlay | 0.00 | 12,500.00 | (12,500.00) | 0.00 | 150,000.00 | 0.00% | 150,000.00 |

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|---|-------------------|-------------------|---------------------|-------------------|---------------------|--------------|---------------------|
| Capital and Planning Projects Totals | <u>0.00</u> | <u>12,500.00</u> | <u>(12,500.00)</u> | <u>0.00</u> | <u>150,000.00</u> | <u>0.00%</u> | <u>150,000.00</u> |
| Expense Total | <u>536,831.10</u> | <u>653,097.72</u> | <u>(116,266.62)</u> | <u>536,831.10</u> | <u>7,839,890.00</u> | <u>6.85%</u> | <u>7,303,058.90</u> |

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| 10 - General Fund Administration | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|---|----------------------|----------------------|-----------------|------------|---------------|---------------|------------------|
| 10-10-5101 Salaries - Full Time | 42,612.80 | 61,476.23 | (18,863.43) | 42,612.80 | 738,010.00 | 5.77% | 695,397.20 |
| 10-10-5102 Salaries - Part Time | 0.00 | 2,916.67 | (2,916.67) | 0.00 | 35,000.00 | 0.00% | 35,000.00 |
| 10-10-5103 Salaries - Temp | 0.00 | 833.33 | (833.33) | 0.00 | 10,000.00 | 0.00% | 10,000.00 |
| 10-10-5106 Social Security/Medicare | 2,619.11 | 4,703.11 | (2,084.00) | 2,619.11 | 56,460.00 | 4.64% | 53,840.89 |
| 10-10-5107 TMRS | 4,868.24 | 6,763.12 | (1,894.88) | 4,868.24 | 81,190.00 | 6.00% | 76,321.76 |
| 10-10-5108 Health & Life Insurance | 4,550.59 | 6,997.20 | (2,446.61) | 4,550.59 | 84,000.00 | 5.42% | 79,449.41 |
| 10-10-5109 Worker's Comp | 0.00 | 478.14 | (478.14) | 0.00 | 5,740.00 | 0.00% | 5,740.00 |
| 10-10-5110 Texas Workforce Commission | 0.00 | 68.30 | (68.30) | 0.00 | 820.00 | 0.00% | 820.00 |
| 10-10-5111 Vehicle Allowance | 553.84 | 600.00 | (46.16) | 553.84 | 7,200.00 | 7.69% | 6,646.16 |
| 10-10-5112 457(b) Reimbursement | 1,090.00 | 1,221.17 | (131.17) | 1,090.00 | 14,660.00 | 7.44% | 13,570.00 |
| 10-10-5114 Benefits Admin Fees | 150.00 | 42.48 | 107.52 | 150.00 | 510.00 | 29.41% | 360.00 |
| 10-10-5115 Longevity Pay | 0.00 | 49.98 | (49.98) | 0.00 | 600.00 | 0.00% | 600.00 |
| 10-10-5201 Legal Services | 7.50 | 3,332.00 | (3,324.50) | 7.50 | 40,000.00 | 0.02% | 39,992.50 |
| 10-10-5202 Audit Services | 0.00 | 5,831.00 | (5,831.00) | 0.00 | 70,000.00 | 0.00% | 70,000.00 |
| 10-10-5206 Professional Services | 15,720.82 | 10,829.00 | 4,891.82 | 15,720.82 | 130,000.00 | 12.09% | 114,279.18 |
| 10-10-5210 Election Expenses | 0.00 | 666.67 | (666.67) | 0.00 | 8,000.00 | 0.00% | 8,000.00 |
| 10-10-5211 Bank Fees | 0.00 | 8.33 | (8.33) | 0.00 | 100.00 | 0.00% | 100.00 |
| 10-10-5212 Credit Card Processing Fees | 0.00 | 83.30 | (83.30) | 0.00 | 1,000.00 | 0.00% | 1,000.00 |
| 10-10-5213 Legal Notices Expense | 557.50 | 583.10 | (25.60) | 557.50 | 7,000.00 | 7.96% | 6,442.50 |
| 10-10-5215 BCAD Fee | 0.00 | 3,873.45 | (3,873.45) | 0.00 | 46,500.00 | 0.00% | 46,500.00 |
| 10-10-5217 Professional Cleaning Services | 2,250.00 | 2,332.40 | (82.40) | 2,250.00 | 28,000.00 | 8.04% | 25,750.00 |
| 10-10-5221 Website Administration | 0.00 | 416.50 | (416.50) | 0.00 | 5,000.00 | 0.00% | 5,000.00 |
| 10-10-5223 Training & Travel | 7,703.93 | 4,998.00 | 2,705.93 | 7,703.93 | 60,000.00 | 12.84% | 52,296.07 |
| 10-10-5224 Dues & Subscriptions | 3,465.00 | 1,832.60 | 1,632.40 | 3,465.00 | 22,000.00 | 15.75% | 18,535.00 |
| 10-10-5225 Seminars & Meetings | 3,054.15 | 2,332.40 | 721.75 | 3,054.15 | 28,000.00 | 10.91% | 24,945.85 |
| 10-10-5227 Legislative Affairs | 0.00 | 499.80 | (499.80) | 0.00 | 6,000.00 | 0.00% | 6,000.00 |

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| 10 - General Fund Administration | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|---|----------------------|----------------------|------------------|-------------------|---------------------|---------------|---------------------|
| 10-10-5228 Tax Appraisal & Collection | 0.00 | 41.67 | (41.67) | 0.00 | 500.00 | 0.00% | 500.00 |
| 10-10-5301 Office Supplies | 630.86 | 1,666.00 | (1,035.14) | 630.86 | 20,000.00 | 3.15% | 19,369.14 |
| 10-10-5302 Janitorial Supplies | 44.80 | 249.90 | (205.10) | 44.80 | 3,000.00 | 1.49% | 2,955.20 |
| 10-10-5309 Uniforms | 18.00 | 416.50 | (398.50) | 18.00 | 5,000.00 | 0.36% | 4,982.00 |
| 10-10-5310 Postage | (39.08) | 208.25 | (247.33) | (39.08) | 2,500.00 | (1.56%) | 2,539.08 |
| 10-10-5311 Building Repairs & | 900.00 | 1,499.40 | (599.40) | 900.00 | 18,000.00 | 5.00% | 17,100.00 |
| 10-10-5312 Recognition, | 313.75 | 416.50 | (102.75) | 313.75 | 5,000.00 | 6.28% | 4,686.25 |
| 10-10-5314 Computer & Technology | 49.25 | 1,666.00 | (1,616.75) | 49.25 | 20,000.00 | 0.25% | 19,950.75 |
| 10-10-5315 Computer Software/License | 38,388.07 | 5,414.50 | 32,973.57 | 38,388.07 | 65,000.00 | 59.06% | 26,611.93 |
| 10-10-5317 Equipment & Other Rentals | 755.27 | 499.80 | 255.47 | 755.27 | 6,000.00 | 12.59% | 5,244.73 |
| 10-10-5329 Mayor's Special Expense | 0.00 | 166.60 | (166.60) | 0.00 | 2,000.00 | 0.00% | 2,000.00 |
| 10-10-5330 Miscellaneous | 0.00 | 166.67 | (166.67) | 0.00 | 2,000.00 | 0.00% | 2,000.00 |
| 10-10-5331 Signs & Postings | 786.81 | 0.00 | 786.81 | 786.81 | 0.00 | 0.00% | (786.81) |
| 10-10-5401 Utilities - Electricity | 4,222.27 | 3,748.50 | 473.77 | 4,222.27 | 45,000.00 | 9.38% | 40,777.73 |
| 10-10-5403 Utilities - Telephone | 0.00 | 1,832.60 | (1,832.60) | 0.00 | 22,000.00 | 0.00% | 22,000.00 |
| 10-10-5404 Mobile Technology Expense | 125.55 | 149.94 | (24.39) | 125.55 | 1,800.00 | 6.98% | 1,674.45 |
| 10-10-5405 Insurance - Liability & Prop | 28,747.75 | 1,666.00 | 27,081.75 | 28,747.75 | 20,000.00 | 143.74% | (8,747.75) |
| 10-10-5406 Insurance - Windstorm | 0.00 | 4,165.00 | (4,165.00) | 0.00 | 50,000.00 | 0.00% | 50,000.00 |
| 10-10-5407 Insurance - Vehicles | 0.00 | 24.99 | (24.99) | 0.00 | 300.00 | 0.00% | 300.00 |
| 10-10-5409 Utilities - Water/Sewer | 0.00 | 333.33 | (333.33) | 0.00 | 4,000.00 | 0.00% | 4,000.00 |
| 10-10-5412 Utilities - Gas | 0.00 | 100.00 | (100.00) | 0.00 | 1,200.00 | 0.00% | 1,200.00 |
| Administration Totals | 164,146.78 | 148,200.43 | 15,946.35 | 164,146.78 | 1,779,090.00 | 9.23% | 1,614,943.22 |

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| 10 - General Fund Finance | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|---------------------------------------|----------------------|----------------------|-------------------|------------------|-------------------|---------------|-------------------|
| 10-15-5101 Salaries - Full Time | 8,524.00 | 19,149.00 | (10,625.00) | 8,524.00 | 229,880.00 | 3.71% | 221,356.00 |
| 10-15-5106 Social Security/Medicare | 631.30 | 1,465.24 | (833.94) | 631.30 | 17,590.00 | 3.59% | 16,958.70 |
| 10-15-5107 TMRS | 963.03 | 2,106.65 | (1,143.62) | 963.03 | 25,290.00 | 3.81% | 24,326.97 |
| 10-15-5108 Health & Life Insurance | 1,470.59 | 3,207.05 | (1,736.46) | 1,470.59 | 38,500.00 | 3.82% | 37,029.41 |
| 10-15-5109 Worker's Comp | 0.00 | 77.46 | (77.46) | 0.00 | 930.00 | 0.00% | 930.00 |
| 10-15-5110 Texas Workforce Commission | 16.13 | 29.98 | (13.85) | 16.13 | 360.00 | 4.48% | 343.87 |
| 10-15-5114 Benefits Admin Fees | 0.00 | 18.32 | (18.32) | 0.00 | 220.00 | 0.00% | 220.00 |
| 10-15-5115 Longevity Pay | 0.00 | 19.99 | (19.99) | 0.00 | 240.00 | 0.00% | 240.00 |
| 10-15-5117 Certificate/Education Pay | 230.78 | 374.85 | (144.07) | 230.78 | 4,500.00 | 5.13% | 4,269.22 |
| 10-15-5223 Training & Travel | 343.00 | 1,332.80 | (989.80) | 343.00 | 16,000.00 | 2.14% | 15,657.00 |
| 10-15-5224 Dues & Subscriptions | 0.00 | 124.95 | (124.95) | 0.00 | 1,500.00 | 0.00% | 1,500.00 |
| 10-15-5301 Office Supplies | 638.22 | 208.25 | 429.97 | 638.22 | 2,500.00 | 25.53% | 1,861.78 |
| 10-15-5309 Uniforms | 0.00 | 41.65 | (41.65) | 0.00 | 500.00 | 0.00% | 500.00 |
| 10-15-5310 Postage | 55.59 | 58.31 | (2.72) | 55.59 | 700.00 | 7.94% | 644.41 |
| 10-15-5314 Computer & Technology | 3,555.30 | 416.50 | 3,138.80 | 3,555.30 | 5,000.00 | 71.11% | 1,444.70 |
| 10-15-5315 Computer Software/License | 9,936.28 | 1,915.90 | 8,020.38 | 9,936.28 | 23,000.00 | 43.20% | 13,063.72 |
| 10-15-5317 Equipment & Other Rentals | 62.58 | 41.67 | 20.91 | 62.58 | 500.00 | 12.52% | 437.42 |
| Finance Totals | 26,426.80 | 30,588.57 | (4,161.77) | 26,426.80 | 367,210.00 | 7.20% | 340,783.20 |

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| 10 - General Fund Police | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|--|-------------------------|-------------------------|--------------------|-------------------|---------------------|------------------|---------------------|
| 10-20-5101 Salaries - Full Time | 75,669.58 | 109,111.33 | (33,441.75) | 75,669.58 | 1,309,860.00 | 5.78% | 1,234,190.42 |
| 10-20-5104 Salaries - Overtime | 4,069.93 | 8,711.51 | (4,641.58) | 4,069.93 | 104,580.00 | 3.89% | 100,510.07 |
| 10-20-5106 Social Security/Medicare | 5,934.78 | 8,149.23 | (2,214.45) | 5,934.78 | 97,830.00 | 6.07% | 91,895.22 |
| 10-20-5107 TMRS | 8,971.92 | 11,717.81 | (2,745.89) | 8,971.92 | 140,670.00 | 6.38% | 131,698.08 |
| 10-20-5108 Health & Life Insurance | 15,035.36 | 20,408.50 | (5,373.14) | 15,035.36 | 245,000.00 | 6.14% | 229,964.64 |
| 10-20-5109 Worker's Comp | 0.00 | 4,357.42 | (4,357.42) | 0.00 | 52,310.00 | 0.00% | 52,310.00 |
| 10-20-5110 Texas Workforce Commission | 73.84 | 175.76 | (101.92) | 73.84 | 2,110.00 | 3.50% | 2,036.16 |
| 10-20-5114 Benefits Admin Fees | 0.00 | 108.29 | (108.29) | 0.00 | 1,300.00 | 0.00% | 1,300.00 |
| 10-20-5115 Longevity Pay | 0.00 | 109.95 | (109.95) | 0.00 | 1,320.00 | 0.00% | 1,320.00 |
| 10-20-5117 Certificate Pay | 1,823.10 | 3,411.13 | (1,588.03) | 1,823.10 | 40,950.00 | 4.45% | 39,126.90 |
| 10-20-5206 Professional Services | 8,310.60 | 708.33 | 7,602.27 | 8,310.60 | 8,500.00 | 97.77% | 189.40 |
| 10-20-5224 Dues & Subscriptions | 405.00 | 166.67 | 238.33 | 405.00 | 2,000.00 | 20.25% | 1,595.00 |
| 10-20-5231 Recruiting & Hiring Expense | 215.00 | 83.33 | 131.67 | 215.00 | 1,000.00 | 21.50% | 785.00 |
| 10-20-5301 Office Supplies | 154.00 | 250.00 | (96.00) | 154.00 | 3,000.00 | 5.13% | 2,846.00 |
| 10-20-5309 Uniforms | 934.00 | 699.72 | 234.28 | 934.00 | 8,400.00 | 11.12% | 7,466.00 |
| 10-20-5310 Postage | 0.00 | 16.66 | (16.66) | 0.00 | 200.00 | 0.00% | 200.00 |
| 10-20-5313 Fuel Expense | 3,411.89 | 3,333.33 | 78.56 | 3,411.89 | 40,000.00 | 8.53% | 36,588.11 |
| 10-20-5317 Equipment & Other Rentals | 425.47 | 1,790.95 | (1,365.48) | 425.47 | 21,500.00 | 1.98% | 21,074.53 |
| 10-20-5319 Vehicle Repairs & Maintenance | 721.13 | 1,249.50 | (528.37) | 721.13 | 15,000.00 | 4.81% | 14,278.87 |
| 10-20-5328 Small Tools & Minor | 36.90 | 3,748.50 | (3,711.60) | 36.90 | 45,000.00 | 0.08% | 44,963.10 |
| 10-20-5330 Miscellaneous | 250.00 | 41.67 | 208.33 | 250.00 | 500.00 | 50.00% | 250.00 |
| 10-20-5404 Mobile Technology Expense | 614.61 | 666.40 | (51.79) | 614.61 | 8,000.00 | 7.68% | 7,385.39 |
| 10-20-5405 Insurance - Liability & Prop | 0.00 | 999.60 | (999.60) | 0.00 | 12,000.00 | 0.00% | 12,000.00 |
| 10-20-5407 Insurance - Vehicles | 0.00 | 1,332.80 | (1,332.80) | 0.00 | 16,000.00 | 0.00% | 16,000.00 |
| 10-20-5410 Vehicle Replacement Fund | 0.00 | 8,330.00 | (8,330.00) | 0.00 | 100,000.00 | 0.00% | 100,000.00 |
| Police Totals | 127,057.11 | 189,678.39 | (62,621.28) | 127,057.11 | 2,277,030.00 | 5.58% | 2,149,972.89 |

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| 10 - General Fund Animal Control | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|---|-------------------------|-------------------------|--------------------|------------------|-------------------|------------------|---------------------|
| 10-21-5101 Salaries - Full Time | 6,353.60 | 7,018.02 | (664.42) | 6,353.60 | 84,250.00 | 7.54% | 77,896.40 |
| 10-21-5104 Salaries - Overtime | 339.79 | 258.23 | 81.56 | 339.79 | 3,100.00 | 10.96% | 2,760.21 |
| 10-21-5106 Social Security/Medicare | 504.32 | 537.28 | (32.96) | 504.32 | 6,450.00 | 7.82% | 5,945.68 |
| 10-21-5107 TMRS | 736.28 | 772.19 | (35.91) | 736.28 | 9,270.00 | 7.94% | 8,533.72 |
| 10-21-5108 Health & Life Insurance | 1,121.28 | 2,332.40 | (1,211.12) | 1,121.28 | 28,000.00 | 4.00% | 26,878.72 |
| 10-21-5109 Worker's Comp | 0.00 | 438.99 | (438.99) | 0.00 | 5,270.00 | 0.00% | 5,270.00 |
| 10-21-5110 Texas Workforce Commission | 0.00 | 19.99 | (19.99) | 0.00 | 240.00 | 0.00% | 240.00 |
| 10-21-5114 Benefits Admin Fees | 0.00 | 12.49 | (12.49) | 0.00 | 150.00 | 0.00% | 150.00 |
| 10-21-5223 Training & Travel | 0.00 | 416.50 | (416.50) | 0.00 | 5,000.00 | 0.00% | 5,000.00 |
| 10-21-5224 Dues & Subscriptions | 0.00 | 25.00 | (25.00) | 0.00 | 300.00 | 0.00% | 300.00 |
| 10-21-5229 Contractual Services | 100.00 | 208.25 | (108.25) | 100.00 | 2,500.00 | 4.00% | 2,400.00 |
| 10-21-5301 Office Supplies | 0.00 | 16.66 | (16.66) | 0.00 | 200.00 | 0.00% | 200.00 |
| 10-21-5309 Uniforms | 0.00 | 124.95 | (124.95) | 0.00 | 1,500.00 | 0.00% | 1,500.00 |
| 10-21-5310 Postage | 0.00 | 16.67 | (16.67) | 0.00 | 200.00 | 0.00% | 200.00 |
| 10-21-5313 Fuel Expense | 532.39 | 499.80 | 32.59 | 532.39 | 6,000.00 | 8.87% | 5,467.61 |
| 10-21-5319 Vehicle Repairs & Maintenance | 227.17 | 83.33 | 143.84 | 227.17 | 1,000.00 | 22.72% | 772.83 |
| 10-21-5328 Small Tools & Minor | 0.00 | 166.60 | (166.60) | 0.00 | 2,000.00 | 0.00% | 2,000.00 |
| 10-21-5404 Mobile Technology Expense | 113.70 | 166.60 | (52.90) | 113.70 | 2,000.00 | 5.69% | 1,886.30 |
| 10-21-5407 Insurance - Vehicles | 0.00 | 133.28 | (133.28) | 0.00 | 1,600.00 | 0.00% | 1,600.00 |
| 10-21-5410 Vehicle Replacement Fund | 0.00 | 1,666.00 | (1,666.00) | 0.00 | 20,000.00 | 0.00% | 20,000.00 |
| Animal Control Totals | 10,028.53 | 14,913.23 | (4,884.70) | 10,028.53 | 179,030.00 | 5.60% | 169,001.47 |

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Item 30.

| 10 - General Fund Emergency Management | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|---|-------------------------|-------------------------|--------------------|------------------|------------------|------------------|---------------------|
| 10-22-5214 Advertising/Printing Expense | 0.00 | 166.67 | (166.67) | 0.00 | 2,000.00 | 0.00% | 2,000.00 |
| 10-22-5223 Training & Travel | 0.00 | 249.90 | (249.90) | 0.00 | 3,000.00 | 0.00% | 3,000.00 |
| 10-22-5229 Contractual Services | 13,765.05 | 416.67 | 13,348.38 | 13,765.05 | 5,000.00 | 275.30% | (8,765.05) |
| 10-22-5301 Office Supplies | 0.00 | 166.67 | (166.67) | 0.00 | 2,000.00 | 0.00% | 2,000.00 |
| 10-22-5315 Computer Software/License | 0.00 | 291.55 | (291.55) | 0.00 | 3,500.00 | 0.00% | 3,500.00 |
| Emergency Management Totals | 13,765.05 | 1,291.46 | 12,473.59 | 13,765.05 | 15,500.00 | 88.81% | 1,734.95 |

City of Iowa Colony
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Item 30.

| 10 - General Fund Municipal Court | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|--|-------------------------|-------------------------|--------------------|------------------|-------------------|------------------|---------------------|
| 10-25-5101 Salaries - Full Time | 8,654.40 | 10,997.26 | (2,342.86) | 8,654.40 | 132,020.00 | 6.56% | 123,365.60 |
| 10-25-5104 Salaries - Overtime | 22.31 | 234.90 | (212.59) | 22.31 | 2,820.00 | 0.79% | 2,797.69 |
| 10-25-5106 Social Security/Medicare | 665.99 | 841.33 | (175.34) | 665.99 | 10,100.00 | 6.59% | 9,434.01 |
| 10-25-5107 TMRS | 973.72 | 1,210.34 | (236.62) | 973.72 | 14,530.00 | 6.70% | 13,556.28 |
| 10-25-5108 Health & Life Insurance | 1,189.80 | 2,915.50 | (1,725.70) | 1,189.80 | 35,000.00 | 3.40% | 33,810.20 |
| 10-25-5109 Worker's Comp | 0.00 | 44.98 | (44.98) | 0.00 | 540.00 | 0.00% | 540.00 |
| 10-25-5110 Texas Workforce Commission | 0.00 | 29.98 | (29.98) | 0.00 | 360.00 | 0.00% | 360.00 |
| 10-25-5114 Benefits Admin Fees | 0.00 | 18.32 | (18.32) | 0.00 | 220.00 | 0.00% | 220.00 |
| 10-25-5115 Longevity Pay | 0.00 | 34.98 | (34.98) | 0.00 | 420.00 | 0.00% | 420.00 |
| 10-25-5117 Certificate Pay | 175.38 | 299.88 | (124.50) | 175.38 | 3,600.00 | 4.87% | 3,424.62 |
| 10-25-5203 Attorney/Prosecutor Fees | 3,750.00 | 4,165.00 | (415.00) | 3,750.00 | 50,000.00 | 7.50% | 46,250.00 |
| 10-25-5209 Judge Fees | 900.00 | 4,165.00 | (3,265.00) | 900.00 | 50,000.00 | 1.80% | 49,100.00 |
| 10-25-5220 Interpreter Services | 38.04 | 99.96 | (61.92) | 38.04 | 1,200.00 | 3.17% | 1,161.96 |
| 10-25-5223 Training & Travel | 0.00 | 166.60 | (166.60) | 0.00 | 2,000.00 | 0.00% | 2,000.00 |
| 10-25-5301 Office Supplies | 46.52 | 291.55 | (245.03) | 46.52 | 3,500.00 | 1.33% | 3,453.48 |
| 10-25-5308 Jury Trial Expense | 48.30 | 166.60 | (118.30) | 48.30 | 2,000.00 | 2.42% | 1,951.70 |
| 10-25-5309 Uniforms | 0.00 | 74.97 | (74.97) | 0.00 | 900.00 | 0.00% | 900.00 |
| 10-25-5310 Postage | 95.91 | 124.95 | (29.04) | 95.91 | 1,500.00 | 6.39% | 1,404.09 |
| 10-25-5315 Computer Software/License | 0.00 | 666.40 | (666.40) | 0.00 | 8,000.00 | 0.00% | 8,000.00 |
| 10-25-5317 Equipment & Other Rentals | 121.72 | 83.30 | 38.42 | 121.72 | 1,000.00 | 12.17% | 878.28 |
| Municipal Court Totals | 16,682.09 | 26,631.80 | (9,949.71) | 16,682.09 | 319,710.00 | 5.22% | 303,027.91 |

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Item 30.

| 10 - General Fund Public Works | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|---|-------------------------|-------------------------|--------------------|---------------|------------------|------------------|---------------------|
| 10-30-5101 Salaries - Full Time | 11,068.80 | 15,102.29 | (4,033.49) | 11,068.80 | 181,300.00 | 6.11% | 170,231.20 |
| 10-30-5104 Salaries - Overtime | 458.61 | 833.00 | (374.39) | 458.61 | 10,000.00 | 4.59% | 9,541.39 |
| 10-30-5106 Social Security/Medicare | 862.79 | 1,155.37 | (292.58) | 862.79 | 13,870.00 | 6.22% | 13,007.21 |
| 10-30-5107 TMRS | 1,268.02 | 1,661.83 | (393.81) | 1,268.02 | 19,950.00 | 6.36% | 18,681.98 |
| 10-30-5108 Health & Life Insurance | 2,827.73 | 4,664.80 | (1,837.07) | 2,827.73 | 56,000.00 | 5.05% | 53,172.27 |
| 10-30-5109 Worker's Comp | 0.00 | 1,128.71 | (1,128.71) | 0.00 | 13,550.00 | 0.00% | 13,550.00 |
| 10-30-5110 Texas Workforce Commission | 34.16 | 39.15 | (4.99) | 34.16 | 470.00 | 7.27% | 435.84 |
| 10-30-5114 Benefits Admin Fees | 0.00 | 24.15 | (24.15) | 0.00 | 290.00 | 0.00% | 290.00 |
| 10-30-5115 Longevity Pay | 0.00 | 19.99 | (19.99) | 0.00 | 240.00 | 0.00% | 240.00 |
| 10-30-5217 Professional Cleaning Services | 600.00 | 666.40 | (66.40) | 600.00 | 8,000.00 | 7.50% | 7,400.00 |
| 10-30-5219 Roads, Bridges & Drainage | 0.00 | 21,658.00 | (21,658.00) | 0.00 | 260,000.00 | 0.00% | 260,000.00 |
| 10-30-5223 Training & Travel | 105.00 | 166.67 | (61.67) | 105.00 | 2,000.00 | 5.25% | 1,895.00 |
| 10-30-5301 Office Supplies | 0.00 | 249.90 | (249.90) | 0.00 | 3,000.00 | 0.00% | 3,000.00 |
| 10-30-5309 Uniforms | 609.85 | 333.20 | 276.65 | 609.85 | 4,000.00 | 15.25% | 3,390.15 |
| 10-30-5311 Building Repairs & | 2,632.91 | 666.67 | 1,966.24 | 2,632.91 | 8,000.00 | 32.91% | 5,367.09 |
| 10-30-5313 Fuel Expense | 1,147.45 | 999.60 | 147.85 | 1,147.45 | 12,000.00 | 9.56% | 10,852.55 |
| 10-30-5317 Equipment & Other Rentals | 15.00 | 1,000.00 | (985.00) | 15.00 | 12,000.00 | 0.13% | 11,985.00 |
| 10-30-5319 Vehicle Repairs & Maintenance | 55.00 | 208.33 | (153.33) | 55.00 | 2,500.00 | 2.20% | 2,445.00 |
| 10-30-5321 Public Works Maintenance | 225.12 | 2,083.33 | (1,858.21) | 225.12 | 25,000.00 | 0.90% | 24,774.88 |
| 10-30-5322 Special Road Work | 0.00 | 4,165.00 | (4,165.00) | 0.00 | 50,000.00 | 0.00% | 50,000.00 |
| 10-30-5328 Small Tools & Minor | 304.50 | 333.20 | (28.70) | 304.50 | 4,000.00 | 7.61% | 3,695.50 |
| 10-30-5331 Signs & Postings | 270.20 | 833.33 | (563.13) | 270.20 | 10,000.00 | 2.70% | 9,729.80 |
| 10-30-5401 Utilities - Electricity | 541.88 | 833.33 | (291.45) | 541.88 | 10,000.00 | 5.42% | 9,458.12 |
| 10-30-5404 Mobile Technology Expense | 79.57 | 99.96 | (20.39) | 79.57 | 1,200.00 | 6.63% | 1,120.43 |
| 10-30-5407 Insurance - Vehicles | 845.00 | 333.20 | 511.80 | 845.00 | 4,000.00 | 21.13% | 3,155.00 |
| 10-30-5410 Vehicle Replacement Fund | 0.00 | 1,666.00 | (1,666.00) | 0.00 | 20,000.00 | 0.00% | 20,000.00 |

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Item 30.

| 10 - General Fund Public Works | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|---|-------------------------|-------------------------|--------------------|---------------|------------------|------------------|---------------------|
| 10-30-5413 Residential Garbage Subsidy | 0.00 | 24,000.00 | (24,000.00) | 0.00 | 288,000.00 | 0.00% | 288,000.00 |
| Public Works Totals | 23,951.59 | 84,925.41 | (60,973.82) | 23,951.59 | 1,019,370.00 | 2.35% | 995,418.41 |

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Item 30.

| 10 - General Fund Parks & Recreation | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|---|-------------------------|-------------------------|--------------------|-----------------|-------------------|------------------|---------------------|
| 10-32-5217 Professional Cleaning Services | 400.00 | 416.67 | (16.67) | 400.00 | 5,000.00 | 8.00% | 4,600.00 |
| 10-32-5229 Contractual Services | 0.00 | 9,996.00 | (9,996.00) | 0.00 | 120,000.00 | 0.00% | 120,000.00 |
| 10-32-5301 Office Supplies | 393.00 | 249.90 | 143.10 | 393.00 | 3,000.00 | 13.10% | 2,607.00 |
| 10-32-5309 Uniforms | 0.00 | 208.25 | (208.25) | 0.00 | 2,500.00 | 0.00% | 2,500.00 |
| 10-32-5317 Equipment & Other Rentals | 0.00 | 583.10 | (583.10) | 0.00 | 7,000.00 | 0.00% | 7,000.00 |
| 10-32-5324 Park Maintenance | 3,763.62 | 6,666.67 | (2,903.05) | 3,763.62 | 80,000.00 | 4.70% | 76,236.38 |
| 10-32-5331 Signs & Postings | 0.00 | 83.33 | (83.33) | 0.00 | 1,000.00 | 0.00% | 1,000.00 |
| Parks & Recreation Totals | 4,556.62 | 18,203.92 | (13,647.30) | 4,556.62 | 218,500.00 | 2.09% | 213,943.38 |

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Item 30.

| 10 - General Fund Community Development | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|--|-------------------------|-------------------------|--------------------|-------------------|---------------------|------------------|---------------------|
| 10-35-5101 Salaries - Full Time | 3,872.00 | 15,378.01 | (11,506.01) | 3,872.00 | 184,610.00 | 2.10% | 180,738.00 |
| 10-35-5104 Salaries - Overtime | 36.30 | 157.43 | (121.13) | 36.30 | 1,890.00 | 1.92% | 1,853.70 |
| 10-35-5106 Social Security/Medicare | 292.66 | 1,177.02 | (884.36) | 292.66 | 14,130.00 | 2.07% | 13,837.34 |
| 10-35-5107 TMRS | 429.91 | 1,691.82 | (1,261.91) | 429.91 | 20,310.00 | 2.12% | 19,880.09 |
| 10-35-5108 Health & Life Insurance | 939.25 | 3,498.60 | (2,559.35) | 939.25 | 42,000.00 | 2.24% | 41,060.75 |
| 10-35-5109 Worker's Comp | 0.00 | 149.94 | (149.94) | 0.00 | 1,800.00 | 0.00% | 1,800.00 |
| 10-35-5110 Texas Workforce Commission | 0.00 | 39.15 | (39.15) | 0.00 | 470.00 | 0.00% | 470.00 |
| 10-35-5114 Benefits Admin Fees | 0.00 | 24.15 | (24.15) | 0.00 | 290.00 | 0.00% | 290.00 |
| 10-35-5115 Longevity Pay | 0.00 | 29.98 | (29.98) | 0.00 | 360.00 | 0.00% | 360.00 |
| 10-35-5206 Professional Services | 0.00 | 4,166.67 | (4,166.67) | 0.00 | 50,000.00 | 0.00% | 50,000.00 |
| 10-35-5208 Engineering Services | 5,608.06 | 6,250.00 | (641.94) | 5,608.06 | 75,000.00 | 7.48% | 69,391.94 |
| 10-35-5223 Training & Travel | 0.00 | 125.00 | (125.00) | 0.00 | 1,500.00 | 0.00% | 1,500.00 |
| 10-35-5232 Early Plat - Admin Fee | 0.00 | 5,331.20 | (5,331.20) | 0.00 | 64,000.00 | 0.00% | 64,000.00 |
| 10-35-5233 Eng Svc: Permits/Inspections | 60,208.92 | 29,155.00 | 31,053.92 | 60,208.92 | 350,000.00 | 17.20% | 289,791.08 |
| 10-35-5234 Eng Svc: Plan Review | 16,826.25 | 8,333.33 | 8,492.92 | 16,826.25 | 100,000.00 | 16.83% | 83,173.75 |
| 10-35-5235 Eng Svc: Platting | 3,315.00 | 6,250.00 | (2,935.00) | 3,315.00 | 75,000.00 | 4.42% | 71,685.00 |
| 10-35-5301 Office Supplies | 137.97 | 83.30 | 54.67 | 137.97 | 1,000.00 | 13.80% | 862.03 |
| 10-35-5309 Uniforms | 0.00 | 16.66 | (16.66) | 0.00 | 200.00 | 0.00% | 200.00 |
| 10-35-5315 Computer Software/License | 14,000.00 | 1,250.00 | 12,750.00 | 14,000.00 | 15,000.00 | 93.33% | 1,000.00 |
| 10-35-5317 Equipment & Other Rentals | 61.60 | 41.67 | 19.93 | 61.60 | 500.00 | 12.32% | 438.40 |
| 10-35-5411 TIF Fund/MUD 31 Payable | 0.00 | 3,023.79 | (3,023.79) | 0.00 | 36,300.00 | 0.00% | 36,300.00 |
| Community Development Totals | 105,727.92 | 86,172.72 | 19,555.20 | 105,727.92 | 1,034,360.00 | 10.22% | 928,632.08 |

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Item 30.

| 10 - General Fund Fire Marshal/Building Official | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|---|-------------------------|-------------------------|--------------------|------------------|-------------------|------------------|---------------------|
| 10-36-5101 Salaries - Full Time | 7,947.20 | 8,780.65 | (833.45) | 7,947.20 | 105,410.00 | 7.54% | 97,462.80 |
| 10-36-5106 Social Security/Medicare | 595.40 | 672.23 | (76.83) | 595.40 | 8,070.00 | 7.38% | 7,474.60 |
| 10-36-5107 TMRS | 874.20 | 966.28 | (92.08) | 874.20 | 11,600.00 | 7.54% | 10,725.80 |
| 10-36-5108 Health & Life Insurance | 982.23 | 1,166.20 | (183.97) | 982.23 | 14,000.00 | 7.02% | 13,017.77 |
| 10-36-5109 Worker's Comp | 0.00 | 518.95 | (518.95) | 0.00 | 6,230.00 | 0.00% | 6,230.00 |
| 10-36-5110 Texas Workforce Commission | 0.00 | 9.99 | (9.99) | 0.00 | 120.00 | 0.00% | 120.00 |
| 10-36-5114 Benefits Admin Fees | 0.00 | 6.67 | (6.67) | 0.00 | 80.00 | 0.00% | 80.00 |
| 10-36-5115 Longevity Pay | 0.00 | 14.99 | (14.99) | 0.00 | 180.00 | 0.00% | 180.00 |
| 10-36-5207 Building Inspector | 33,300.00 | 24,990.00 | 8,310.00 | 33,300.00 | 300,000.00 | 11.10% | 266,700.00 |
| 10-36-5223 Training & Travel | 259.31 | 416.50 | (157.19) | 259.31 | 5,000.00 | 5.19% | 4,740.69 |
| 10-36-5224 Dues & Subscriptions | 0.00 | 250.00 | (250.00) | 0.00 | 3,000.00 | 0.00% | 3,000.00 |
| 10-36-5301 Office Supplies | 0.00 | 83.30 | (83.30) | 0.00 | 1,000.00 | 0.00% | 1,000.00 |
| 10-36-5303 Public Education & Training | 0.00 | 249.90 | (249.90) | 0.00 | 3,000.00 | 0.00% | 3,000.00 |
| 10-36-5307 Investigation Supplies | 0.00 | 83.33 | (83.33) | 0.00 | 1,000.00 | 0.00% | 1,000.00 |
| 10-36-5309 Uniforms | 0.00 | 125.00 | (125.00) | 0.00 | 1,500.00 | 0.00% | 1,500.00 |
| 10-36-5310 Postage | 0.00 | 8.33 | (8.33) | 0.00 | 100.00 | 0.00% | 100.00 |
| 10-36-5313 Fuel Expense | 307.47 | 250.00 | 57.47 | 307.47 | 3,000.00 | 10.25% | 2,692.53 |
| 10-36-5319 Vehicle Repairs & Maintenance | 150.95 | 166.60 | (15.65) | 150.95 | 2,000.00 | 7.55% | 1,849.05 |
| 10-36-5328 Small Tools & Minor | 0.00 | 249.90 | (249.90) | 0.00 | 3,000.00 | 0.00% | 3,000.00 |
| 10-36-5404 Mobile Technology Expense | 71.85 | 83.33 | (11.48) | 71.85 | 1,000.00 | 7.19% | 928.15 |
| 10-36-5407 Insurance - Vehicles | 0.00 | 66.64 | (66.64) | 0.00 | 800.00 | 0.00% | 800.00 |
| 10-36-5410 Vehicle Replacement Fund | 0.00 | 833.00 | (833.00) | 0.00 | 10,000.00 | 0.00% | 10,000.00 |
| Fire Marshal/Building Official Totals | 44,488.61 | 39,991.79 | 4,496.82 | 44,488.61 | 480,090.00 | 9.27% | 435,601.39 |

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Item 30.

| 10 - General Fund Capital and Planning Projects | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|--|-------------------------|-------------------------|--------------------|---------------|------------------|------------------|---------------------|
| 10-90-5660 Contingency/Reserves | 0.00 | 12,500.00 | (12,500.00) | 0.00 | 150,000.00 | 0.00% | 150,000.00 |
| Capital and Planning Projects Totals | 0.00 | 12,500.00 | (12,500.00) | 0.00 | 150,000.00 | 0.00% | 150,000.00 |
| Expense Totals | 536,831.10 | 653,097.72 | (116,266.62) | 536,831.10 | 7,839,890.00 | 6.85% | 7,303,058.90 |

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Item 30.

| 12 - Project Fund Series 2022 | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % of Budget | Budget Remaining |
|--------------------------------------|-------------------------|-------------------------|--------------------|------------------|------------------|----------------|---------------------|
| Revenue Summary | | | | | | | |
| Miscellaneous | 19,337.33 | 0.00 | 19,337.33 | 19,337.33 | 0.00 | 0.00% | (19,337.33) |
| Revenue Totals | <u>19,337.33</u> | <u>0.00</u> | <u>19,337.33</u> | <u>19,337.33</u> | <u>0.00</u> | <u>0.00%</u> | <u>(19,337.33)</u> |

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Item 30.

| 12 - Project Fund Series 2022 | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % of Budget | Budget Remaining |
|---------------------------------------|-------------------------|-------------------------|--------------------|---------------|------------------|----------------|---------------------|
| Miscellaneous | | | | | | | |
| 12-4938 Interest Income - Investments | 19,337.33 | 0.00 | 19,337.33 | 19,337.33 | 0.00 | 0.00% | (19,337.33) |
| Miscellaneous Totals | 19,337.33 | 0.00 | 19,337.33 | 19,337.33 | 0.00 | 0.00% | (19,337.33) |
| Revenue Totals | 19,337.33 | 0.00 | 19,337.33 | 19,337.33 | 0.00 | 0.00% | (19,337.33) |

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Item 30.

| 20 - Crime Control and Prevention District Fund | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % of Budget | Budget Remaining |
|--|----------------------|----------------------|-------------------|------------------|-------------------|--------------|-------------------|
| Revenue Summary | | | | | | | |
| Sales Tax | 25,606.23 | 21,991.20 | 3,615.03 | 25,606.23 | 264,000.00 | 9.70% | 238,393.77 |
| Miscellaneous | 1,864.55 | 1,666.67 | 197.88 | 1,864.55 | 20,000.00 | 9.32% | 18,135.45 |
| Revenue Totals | <u>27,470.78</u> | <u>23,657.87</u> | <u>3,812.91</u> | <u>27,470.78</u> | <u>284,000.00</u> | <u>9.67%</u> | <u>256,529.22</u> |
| Expense Summary | | | | | | | |
| Personnel Services | 12,301.95 | 11,078.89 | 1,223.06 | 12,301.95 | 133,000.00 | 9.25% | 120,698.05 |
| Professional/Contract Services | 2,926.96 | 3,082.10 | (155.14) | 2,926.96 | 37,000.00 | 7.91% | 34,073.04 |
| Materials & Supplies | 6,912.35 | 9,925.56 | (3,013.21) | 6,912.35 | 119,150.00 | 5.80% | 112,237.65 |
| Capital Outlay | 0.00 | 4,165.00 | (4,165.00) | 0.00 | 50,000.00 | 0.00% | 50,000.00 |
| Expense Totals | <u>22,141.26</u> | <u>28,251.55</u> | <u>(6,110.29)</u> | <u>22,141.26</u> | <u>339,150.00</u> | <u>6.53%</u> | <u>317,008.74</u> |

City of Iowa Colony
 Financial Statement
 As of October 31, 2024

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Item 30.

| 20 - Crime Control and Prevention District Fund | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % of Budget | Budget Remaining |
|--|----------------------|----------------------|-----------------|------------|---------------|-------------|------------------|
| Sales Tax | | | | | | | |
| 20-4112 CCPD - Sales Tax | 25,606.23 | 21,991.20 | 3,615.03 | 25,606.23 | 264,000.00 | 9.70% | 238,393.77 |
| Sales Tax Totals | 25,606.23 | 21,991.20 | 3,615.03 | 25,606.23 | 264,000.00 | 9.70% | 238,393.77 |
| Miscellaneous | | | | | | | |
| 20-4910 Interest Income | 1,864.55 | 1,666.67 | 197.88 | 1,864.55 | 20,000.00 | 9.32% | 18,135.45 |
| Miscellaneous Totals | 1,864.55 | 1,666.67 | 197.88 | 1,864.55 | 20,000.00 | 9.32% | 18,135.45 |
| Revenue Totals | 27,470.78 | 23,657.87 | 3,812.91 | 27,470.78 | 284,000.00 | 9.67% | 256,529.22 |

City of Iowa Colony
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Item 30.

| 20 - Crime Control and Prevention Dist Police | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|--|-------------------------|-------------------------|--------------------|------------------|-------------------|------------------|---------------------|
| Capital Outlay | 0.00 | 4,165.00 | (4,165.00) | 0.00 | 50,000.00 | 0.00% | 50,000.00 |
| Materials & Supplies | 6,912.35 | 9,925.56 | (3,013.21) | 6,912.35 | 119,150.00 | 5.80% | 112,237.65 |
| Personnel Services | 12,301.95 | 11,078.89 | 1,223.06 | 12,301.95 | 133,000.00 | 9.25% | 120,698.05 |
| Professional/Contract Services | 2,926.96 | 3,082.10 | (155.14) | 2,926.96 | 37,000.00 | 7.91% | 34,073.04 |
| Police Totals | <u>22,141.26</u> | <u>28,251.55</u> | <u>(6,110.29)</u> | <u>22,141.26</u> | <u>339,150.00</u> | <u>6.53%</u> | <u>317,008.74</u> |
| Expense Total | <u>22,141.26</u> | <u>28,251.55</u> | <u>(6,110.29)</u> | <u>22,141.26</u> | <u>339,150.00</u> | <u>6.53%</u> | <u>317,008.74</u> |

City of Iowa Colony
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Item 30.

| 20 - Crime Control and Prevention Dist Police | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|--|-------------------------|-------------------------|--------------------|---------------|------------------|------------------|---------------------|
| 20-20-5101 Salaries - Full Time | 7,944.36 | 6,758.96 | 1,185.40 | 7,944.36 | 81,140.00 | 9.79% | 73,195.64 |
| 20-20-5104 Salaries - Overtime | 100.38 | 666.40 | (566.02) | 100.38 | 8,000.00 | 1.25% | 7,899.62 |
| 20-20-5106 Social Security/Medicare | 594.57 | 517.29 | 77.28 | 594.57 | 6,210.00 | 9.57% | 5,615.43 |
| 20-20-5107 TMRS | 884.93 | 743.86 | 141.07 | 884.93 | 8,930.00 | 9.91% | 8,045.07 |
| 20-20-5108 Health & Life Insurance | 2,754.10 | 2,332.40 | 421.70 | 2,754.10 | 28,000.00 | 9.84% | 25,245.90 |
| 20-20-5109 Worker's Comp | 0.00 | 27.50 | (27.50) | 0.00 | 330.00 | 0.00% | 330.00 |
| 20-20-5110 Texas Workforce Commission | 23.61 | 19.99 | 3.62 | 23.61 | 240.00 | 9.84% | 216.39 |
| 20-20-5114 Benefits Admin Fees | 0.00 | 12.49 | (12.49) | 0.00 | 150.00 | 0.00% | 150.00 |
| 20-20-5206 Professional Services | 60.00 | 1,041.25 | (981.25) | 60.00 | 12,500.00 | 0.48% | 12,440.00 |
| 20-20-5222 Investigations | 0.00 | 249.90 | (249.90) | 0.00 | 3,000.00 | 0.00% | 3,000.00 |
| 20-20-5223 Training & Travel | 2,866.96 | 1,249.50 | 1,617.46 | 2,866.96 | 15,000.00 | 19.11% | 12,133.04 |
| 20-20-5230 Radio Service | 0.00 | 541.45 | (541.45) | 0.00 | 6,500.00 | 0.00% | 6,500.00 |
| 20-20-5301 Office Supplies | 468.90 | 166.60 | 302.30 | 468.90 | 2,000.00 | 23.45% | 1,531.10 |
| 20-20-5303 Public Education & Training | 1,376.56 | 1,050.41 | 326.15 | 1,376.56 | 12,610.00 | 10.92% | 11,233.44 |
| 20-20-5307 Investigation Supplies | 0.00 | 1,332.80 | (1,332.80) | 0.00 | 16,000.00 | 0.00% | 16,000.00 |
| 20-20-5309 Uniforms | 0.00 | 416.67 | (416.67) | 0.00 | 5,000.00 | 0.00% | 5,000.00 |
| 20-20-5314 Computer & Technology | 0.00 | 833.00 | (833.00) | 0.00 | 10,000.00 | 0.00% | 10,000.00 |
| 20-20-5315 Computer Software/License | 2,646.00 | 1,627.68 | 1,018.32 | 2,646.00 | 19,540.00 | 13.54% | 16,894.00 |
| 20-20-5316 Equipment Repair/Parts | 0.00 | 416.67 | (416.67) | 0.00 | 5,000.00 | 0.00% | 5,000.00 |
| 20-20-5317 Equipment & Other Rentals | 2,420.89 | 3,581.90 | (1,161.01) | 2,420.89 | 43,000.00 | 5.63% | 40,579.11 |
| 20-20-5328 Small Tools & Minor | 0.00 | 416.50 | (416.50) | 0.00 | 5,000.00 | 0.00% | 5,000.00 |
| 20-20-5330 Miscellaneous | 0.00 | 83.33 | (83.33) | 0.00 | 1,000.00 | 0.00% | 1,000.00 |
| 20-20-5650 Vehicles & Machinery | 0.00 | 4,165.00 | (4,165.00) | 0.00 | 50,000.00 | 0.00% | 50,000.00 |
| Police Totals | 22,141.26 | 28,251.55 | (6,110.29) | 22,141.26 | 339,150.00 | 6.53% | 317,008.74 |
| Expense Totals | 22,141.26 | 28,251.55 | (6,110.29) | 22,141.26 | 339,150.00 | 6.53% | 317,008.74 |

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Item 30.

| 30 - Capital Improvements Plan Fund (Debt Service) | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % of Budget | Budget Remaining |
|---|-------------------------|-------------------------|--------------------|-------------------|---------------------|----------------|---------------------|
| Expense Summary | | | | | | | |
| Debt Service | 322,315.00 | 149,085.34 | 173,229.66 | 322,315.00 | 1,789,700.00 | 18.01% | 1,467,385.00 |
| Expense Totals | <u>322,315.00</u> | <u>149,085.34</u> | <u>173,229.66</u> | <u>322,315.00</u> | <u>1,789,700.00</u> | <u>18.01%</u> | <u>1,467,385.00</u> |

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Item 30.

| 30 - Capital Improvements Plan Fund Administration | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|---|--------------------------|--------------------------|--------------------------|--------------------------|----------------------------|----------------------|----------------------------|
| Debt Service | 322,315.00 | 149,085.34 | 173,229.66 | 322,315.00 | 1,789,700.00 | 18.01% | 1,467,385.00 |
| Administration Totals | <u>322,315.00</u> | <u>149,085.34</u> | <u>173,229.66</u> | <u>322,315.00</u> | <u>1,789,700.00</u> | <u>18.01%</u> | <u>1,467,385.00</u> |
| Expense Total | <u><u>322,315.00</u></u> | <u><u>149,085.34</u></u> | <u><u>173,229.66</u></u> | <u><u>322,315.00</u></u> | <u><u>1,789,700.00</u></u> | <u><u>18.01%</u></u> | <u><u>1,467,385.00</u></u> |

City of Iowa Colony
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Item 30.

| 30 - Capital Improvements Plan Fund (Administration) | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % Budget Used | Budget Remaining |
|---|--------------------------|--------------------------|--------------------------|--------------------------|----------------------------|----------------------|----------------------------|
| 30-10-5501 Debt Principal | 0.00 | 82,442.01 | (82,442.01) | 0.00 | 989,700.00 | 0.00% | 989,700.00 |
| 30-10-5513 Interest on Debt | 322,315.00 | 0.00 | 322,315.00 | 322,315.00 | 0.00 | 0.00% | (322,315.00) |
| 30-10-5520 MUD 55 Debt Adjustment | 0.00 | 8,333.33 | (8,333.33) | 0.00 | 100,000.00 | 0.00% | 100,000.00 |
| 30-10-5521 MUD 31 Rebate Payment | 0.00 | 58,310.00 | (58,310.00) | 0.00 | 700,000.00 | 0.00% | 700,000.00 |
| Administration Totals | <u>322,315.00</u> | <u>149,085.34</u> | <u>173,229.66</u> | <u>322,315.00</u> | <u>1,789,700.00</u> | <u>18.01%</u> | <u>1,467,385.00</u> |
| Expense Totals | <u><u>322,315.00</u></u> | <u><u>149,085.34</u></u> | <u><u>173,229.66</u></u> | <u><u>322,315.00</u></u> | <u><u>1,789,700.00</u></u> | <u><u>18.01%</u></u> | <u><u>1,467,385.00</u></u> |

City of Iowa Colony
 Financial Statement
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Item 30.

| 37 - Parkland Fund | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % of Budget | Budget Remaining |
|---------------------------|-------------------------|-------------------------|--------------------|------------------|------------------|----------------|---------------------|
| Revenue Summary | | | | | | | |
| License & Permits | 72,261.00 | 0.00 | 72,261.00 | 72,261.00 | 0.00 | 0.00% | (72,261.00) |
| Revenue Totals | <u>72,261.00</u> | <u>0.00</u> | <u>72,261.00</u> | <u>72,261.00</u> | <u>0.00</u> | <u>0.00%</u> | <u>(72,261.00)</u> |

City of Iowa Colony
 Financial Statement
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Item 30.

| 37 - Parkland Fund | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % of Budget | Budget Remaining |
|-----------------------------------|----------------------|----------------------|-----------------|------------|---------------|-------------|------------------|
| License & Permits | | | | | | | |
| 37-4808 Regional Parkland Revenue | 72,261.00 | 0.00 | 72,261.00 | 72,261.00 | 0.00 | 0.00% | (72,261.00) |
| License & Permits Totals | 72,261.00 | 0.00 | 72,261.00 | 72,261.00 | 0.00 | 0.00% | (72,261.00) |
| Revenue Totals | 72,261.00 | 0.00 | 72,261.00 | 72,261.00 | 0.00 | 0.00% | (72,261.00) |

City of Iowa Colony
 Financial Statement
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Item 30.

| 40 - Court Technology Fund | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % of Budget | Budget Remaining |
|-----------------------------------|-------------------------|-------------------------|--------------------|---------------|------------------|----------------|---------------------|
| Revenue Summary | | | | | | | |
| Fines & Forfeitures | 820.06 | 0.00 | 820.06 | 820.06 | 0.00 | 0.00% | (820.06) |
| Revenue Totals | 820.06 | 0.00 | 820.06 | 820.06 | 0.00 | 0.00% | (820.06) |

City of Iowa Colony
 Financial Statement
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Item 30.

| 40 - Court Technology Fund | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % of Budget | Budget Remaining |
|-----------------------------------|----------------------|----------------------|-----------------|------------|---------------|-------------|------------------|
| Fines & Forfeitures | | | | | | | |
| 40-4707 Court Technology Fee | 820.06 | 0.00 | 820.06 | 820.06 | 0.00 | 0.00% | (820.06) |
| Fines & Forfeitures Totals | 820.06 | 0.00 | 820.06 | 820.06 | 0.00 | 0.00% | (820.06) |
| Revenue Totals | 820.06 | 0.00 | 820.06 | 820.06 | 0.00 | 0.00% | (820.06) |

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Item 30.

| 41 - Court Security Fund | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % of Budget | Budget Remaining |
|---------------------------------|-------------------------|-------------------------|--------------------|-----------------|------------------|----------------|---------------------|
| Revenue Summary | | | | | | | |
| Fines & Forfeitures | 1,004.57 | 0.00 | 1,004.57 | 1,004.57 | 0.00 | 0.00% | (1,004.57) |
| Revenue Totals | <u>1,004.57</u> | <u>0.00</u> | <u>1,004.57</u> | <u>1,004.57</u> | <u>0.00</u> | <u>0.00%</u> | <u>(1,004.57)</u> |

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 Financial Statement
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Item 30.

| 41 - Court Security Fund | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % of Budget | Budget Remaining |
|---------------------------------|----------------------|----------------------|-----------------|------------|---------------|-------------|------------------|
| Fines & Forfeitures | | | | | | | |
| 41-4708 Court Security Fee | 1,004.57 | 0.00 | 1,004.57 | 1,004.57 | 0.00 | 0.00% | (1,004.57) |
| Fines & Forfeitures Totals | 1,004.57 | 0.00 | 1,004.57 | 1,004.57 | 0.00 | 0.00% | (1,004.57) |
| Revenue Totals | 1,004.57 | 0.00 | 1,004.57 | 1,004.57 | 0.00 | 0.00% | (1,004.57) |

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Item 30.

| 50 - Vehicle Replacement Fund | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % of Budget | Budget Remaining |
|--------------------------------------|----------------------|----------------------|-----------------|-----------------|---------------|--------------|-------------------|
| Revenue Summary | | | | | | | |
| Miscellaneous | 1,423.09 | 0.00 | 1,423.09 | 1,423.09 | 0.00 | 0.00% | (1,423.09) |
| Revenue Totals | <u>1,423.09</u> | <u>0.00</u> | <u>1,423.09</u> | <u>1,423.09</u> | <u>0.00</u> | <u>0.00%</u> | <u>(1,423.09)</u> |

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Item 30.

| 50 - Vehicle Replacement Fund | Current Month Actual | Current Month Budget | Budget Variance | YTD Actual | Annual Budget | % of Budget | Budget Remaining |
|--------------------------------------|----------------------|----------------------|-----------------|------------|---------------|-------------|------------------|
| Miscellaneous | | | | | | | |
| 50-4910 Interest Income | 1,423.09 | 0.00 | 1,423.09 | 1,423.09 | 0.00 | 0.00% | (1,423.09) |
| Miscellaneous Totals | 1,423.09 | 0.00 | 1,423.09 | 1,423.09 | 0.00 | 0.00% | (1,423.09) |
| Revenue Totals | 1,423.09 | 0.00 | 1,423.09 | 1,423.09 | 0.00 | 0.00% | (1,423.09) |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

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Item 30.

| Account Type | Account Number | Description | Balance | Total |
|--------------------------|----------------|-----------------------------------|----------------------|----------------------|
| 10 - General Fund | | | | |
| Assets | | | | |
| | 10-1000 | Cash / Due From Consolidated Cash | 7,707,246.07 | |
| | 10-1003 | First State Bank - Manvel | (3,340.97) | |
| | 10-1004 | Petty Cash | 300.00 | |
| | 10-1005 | Texas Advantage - CD | 6,290.33 | |
| | 10-1006 | TexStar CD | 2,697,300.37 | |
| | 10-1007 | Veritex - CD 5471 | 3,393.18 | |
| | 10-1008 | Veritex - CD 7818 | 145,000.00 | |
| | 10-1111 | Sales Tax Receivable | 105,613.00 | |
| | 10-1112 | Allowance for Fines Receivable | (298,310.04) | |
| | 10-1113 | Fines Receivable | 314,011.00 | |
| | 10-1114 | Property Taxes Receivable | 30,646.00 | |
| | 10-1115 | Property Tax Receivable - P & I | 10,334.00 | |
| | 10-1303 | Due from Project Fund Series 2022 | (0.38) | |
| | Total Assets | | <u>10,718,482.56</u> | <u>10,718,482.56</u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

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Item 30.

| Account Type | Account Number | Description | Balance | Total |
|--------------------------|-------------------|--|--------------|-------|
| 10 - General Fund | | | | |
| Liabilities | | | | |
| | 10-2000 | Due To Consolidated Cash / Accounts Payable | 296,171.50 | |
| | 10-2001 | Accounts Payable at Year End | (202.13) | |
| | 10-2200 | Wages Payable | 34,236.99 | |
| | 10-2201 | Employee Dental Insurance | 6,810.97 | |
| | 10-2203 | Federal Tax Payable | 5,015.00 | |
| | 10-2205 | TMRS Payable | 4,322.03 | |
| | 10-2206 | Texas Workforce Commission Payable | (2,493.99) | |
| | 10-2207 | Health & Life Insurance Payable | (36,859.52) | |
| | 10-2208 | Child Support Payable | (1,256.04) | |
| | 10-2300 | State Fees | 29,028.75 | |
| | 10-2304 | Credit Card Fee | 2,684.66 | |
| | 10-2305 | Deferred Revenues - Fines | 15,701.00 | |
| | 10-2405 | Deferred Inflows-Prop taxes | 40,980.00 | |
| | 10-2501 | Baseball Field Reserve | 13,963.50 | |
| | 10-2506 | Early Plat - Sierra V W Sec 5 | 0.01 | |
| | 10-2511 | Meridiana Escrow | (770.00) | |
| | 10-2512 | Old Airline Market-Axis Dev | (0.50) | |
| | 10-2518 | Capital Contribution - CR 64 | 1,731,000.00 | |
| | 10-2522 | Property Delq Tax - TIF 100% | (0.30) | |
| | 10-2523 | Property Tax TIF - 100% | 0.27 | |
| | 10-2528 | Early Plat - Sierra VW Sec 7 | 0.01 | |
| | 10-2533 | Police Training Fund | 0.01 | |
| | 10-2542 | Early Plat - Sterling Lakes North Sec 2, 3 | 203,888.06 | |
| | 10-2543 | Early Plat - Sterling Lakes North Sec 1 | 158,279.00 | |
| | 10-2544 | Early Plat - Sterling Lakes North Sec 4 & Force Main | 143,816.01 | |
| | 10-2603 | Due to Crime Prevention | (3,993.01) | |
| | 10-2606 | Due to ARPA Fund | 0.20 | |
| | 10-2608 | Due to Court Tech Fund | (79.00) | |
| | Total Liabilities | | 2,640,243.48 | |
| Fund Balance | | | | |
| | 10-3000 | Fund Balance | 7,737,453.35 | |
| | 10-3002 | Fund Balance Assigned | 600,000.00 | |

City of Iowa Colony
 Balance Sheet
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Item 30.

| Account Type | Account Number | Description | Balance | Total |
|--------------------------|----------------|----------------------------------|---------------------|-----------------------------|
| 10 - General Fund | | | | |
| Fund Balance | | | | |
| | | Total Fund Balance | <u>8,337,453.35</u> | |
| | | Total Revenue | 893,612.18 | |
| | | Total Expenses | <u>536,831.10</u> | |
| | | Current Year Increase (Decrease) | (259,214.27) | |
| | | Fund Balance Total | 8,337,453.35 | |
| | | Current Year Increase (Decrease) | <u>(259,214.27)</u> | |
| | | Total Fund Balance/Equity | <u>8,078,239.08</u> | |
| | | Total Liabilities & Fund Balance | | <u><u>10,718,482.56</u></u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

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Item 30.

| Account Type | Account Number | Description | Balance | Total |
|---------------------------|----------------|-----------------------------------|---------------------|----------------------------|
| 11 - Retainer Fund | | | | |
| Assets | | | | |
| | 11-1000 | Cash / Due From Consolidated Cash | (131,557.00) | |
| | 11-1002 | Retainer Account | 2,008,854.40 | |
| | Total Assets | | <u>1,877,297.40</u> | |
| | | | | <u><u>1,877,297.40</u></u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

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Item 30.

| Account Type | Account Number | Description | Balance | Total |
|---------------------------|-------------------|--|---------------------|-------|
| 11 - Retainer Fund | | | | |
| Liabilities | | | | |
| | 11-2001 | Accounts Payable at Year End | (4,287.50) | |
| | 11-2010 | Accounts Payable | 5,013.32 | |
| | 11-2400 | Road Damage Deposit | 342,183.65 | |
| | 11-2502 | Baymark Pipeline LLC | 1.00 | |
| | 11-2504 | Cherry Crushed Concrete | 23,200.00 | |
| | 11-2505 | DR Horton/MUD 87 | 7,646.13 | |
| | 11-2509 | Formosa/Lav Pipeline-TRC | 10,826.04 | |
| | 11-2510 | M2E3/Enterprise Pipeline | (47,206.15) | |
| | 11-2511 | Meridiana Escrow | 4,345.00 | |
| | 11-2512 | Old Airline Market-Axis Dev | 208.00 | |
| | 11-2513 | Sierra Vista - Land Tejas | 1,223.10 | |
| | 11-2514 | Sierra Vista West - Land Tejas | 22,456.83 | |
| | 11-2515 | South Texas NGL Pipeline, LLC | 1.00 | |
| | 11-2517 | Sterling Lakes - Land Tejas | 6,296.59 | |
| | 11-2521 | Meritage/Rise- BCMUD 57 | 3,838.10 | |
| | 11-2529 | Meridiana PUD Amendment | 2,337.88 | |
| | 11-2536 | Rally 288 West PUD | 7,509.33 | |
| | 11-2537 | Southern Star PUD | 5,686.21 | |
| | 11-2538 | PUD Hines Investments | 7,745.00 | |
| | 11-2539 | SVW Entertainment Dist PUD | 7,305.38 | |
| | 11-2541 | Extension of Ames Blvd Project | 1,455,097.50 | |
| | 11-2545 | Crystal Center Entertainment District | (162.50) | |
| | 11-2546 | Maple Farms Tract - Special District | 7,690.00 | |
| | 11-2547 | PUD - Caldwell, Active Adult Community | 8,342.50 | |
| | Total Liabilities | | <u>1,877,296.41</u> | |

City of Iowa Colony
 Balance Sheet
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Item 30.

| Account Type | Account Number | Description | Balance | Total |
|---------------------------|----------------|----------------------------------|---------|--------------|
| 11 - Retainer Fund | | | | |
| | | Total Revenue | 0.00 | |
| | | Total Expenses | 0.00 | |
| | | Current Year Increase (Decrease) | 0.99 | |
| | | Fund Balance Total | 0.00 | |
| | | Current Year Increase (Decrease) | 0.99 | |
| | | Total Fund Balance/Equity | 0.99 | |
| | | Total Liabilities & Fund Balance | | 1,877,297.40 |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|--------------------------------------|----------------|-----------------------------------|-------------------|-------------------|
| 12 - Project Fund Series 2022 | | | | |
| Assets | | | | |
| | 12-1000 | Cash / Due From Consolidated Cash | (5,686,024.66) | |
| | 12-1010 | Project Fund Series 2022 | 1,608,084.16 | |
| | 12-1012 | Proj Fund Series 22 - Tx Class | 4,538,335.92 | |
| | 12-4937 | Interest Income - Investments | (54,000.00) | |
| | Total Assets | | <u>406,395.42</u> | <u>406,395.42</u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|--------------------------------------|----------------------------------|---|---------------------|--------------------------|
| 12 - Project Fund Series 2022 | | | | |
| Liabilities | | | | |
| | 12-2000 | Due To Consolidated Cash / Accounts Payable | 473,739.73 | |
| | 12-2001 | Accounts Payable at Year End | 17,236.63 | |
| | 12-2601 | Due to General Fund | (0.38) | |
| | Total Liabilities | | <u>490,975.98</u> | |
| Fund Balance | | | | |
| | 12-3000 | Fund Balance | <u>573,529.42</u> | |
| | Total Fund Balance | | <u>573,529.42</u> | |
| | | Total Revenue | 19,337.33 | |
| | | Total Expenses | <u>0.00</u> | |
| | | Current Year Increase (Decrease) | (658,109.98) | |
| | | Fund Balance Total | 573,529.42 | |
| | | Current Year Increase (Decrease) | <u>(658,109.98)</u> | |
| | | Total Fund Balance/Equity | <u>(84,580.56)</u> | |
| | Total Liabilities & Fund Balance | | | <u><u>406,395.42</u></u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|--|----------------|--|-------------------|--------------------------|
| 20 - Crime Control and Prevention District Fund | | | | |
| Assets | | | | |
| | 20-1000 | Cash / Due From Consolidated Cash | 127,025.56 | |
| | 20-1013 | TexStar - Crime Control | 452,459.16 | |
| | 20-1301 | Due from General Fund | (3,993.01) | |
| | 20-1302 | Sales Tax Receivable Crime Prevention District | 43,273.00 | |
| | Total Assets | | <u>618,764.71</u> | |
| | | | | <u><u>618,764.71</u></u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|--|----------------------------------|---|-------------------|--------------------------|
| 20 - Crime Control and Prevention District Fund | | | | |
| Liabilities | | | | |
| | 20-2000 | Due To Consolidated Cash / Accounts Payable | 5,090.71 | |
| | 20-2001 | Accounts Payable at Year End | 976.17 | |
| | 20-2201 | Employee Dental Insurance | 384.81 | |
| | 20-2206 | Texas Workforce Commission Payable | 23.61 | |
| | 20-2207 | Health & Life Insurance Payable | 6,962.20 | |
| | Total Liabilities | | <u>13,437.50</u> | |
| Fund Balance | | | | |
| | 20-3000 | Fund Balance | <u>586,232.99</u> | |
| | Total Fund Balance | | <u>586,232.99</u> | |
| | | Total Revenue | 27,470.78 | |
| | | Total Expenses | <u>22,141.26</u> | |
| | | Current Year Increase (Decrease) | 19,094.22 | |
| | | Fund Balance Total | 586,232.99 | |
| | | Current Year Increase (Decrease) | <u>19,094.22</u> | |
| | | Total Fund Balance/Equity | <u>605,327.21</u> | |
| | Total Liabilities & Fund Balance | | | <u><u>618,764.71</u></u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|-----------------------------|----------------|-----------------------------------|-----------------|-----------------|
| 21 - Law Enforcement | | | | |
| Assets | | | | |
| | 21-1000 | Cash / Due From Consolidated Cash | 1,585.50 | |
| | Total Assets | | <u>1,585.50</u> | <u>1,585.50</u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

| Account Type | Account Number | Description | Balance | Total |
|-----------------------------|----------------|----------------------------------|----------|----------|
| 21 - Law Enforcement | | | | |
| Fund Balance | | | | |
| | 21-3000 | Fund Balance | 1,585.50 | |
| | | Total Fund Balance | 1,585.50 | |
| | | Total Revenue | 0.00 | |
| | | Total Expenses | 0.00 | |
| | | Current Year Increase (Decrease) | 0.00 | |
| | | Fund Balance Total | 1,585.50 | |
| | | Current Year Increase (Decrease) | 0.00 | |
| | | Total Fund Balance/Equity | 1,585.50 | |
| | | Total Liabilities & Fund Balance | | 1,585.50 |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|---------------------------------------|----------------|-----------------------------------|-----------------------|-----------------------|
| 30 - Capital Improvements Plan | | | | |
| Fund (Debt Service) | | | | |
| Assets | | | | |
| | 30-1000 | Cash / Due From Consolidated Cash | (1,348,318.09) | |
| | 30-1114 | Property Taxes Receivable | 8,055.00 | |
| | 30-1115 | Property Tax Receivable - P & I | 1,666.00 | |
| | Total Assets | | <u>(1,338,597.09)</u> | |
| | | | | <u>(1,338,597.09)</u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|---|----------------------------------|----------------------------------|-----------------------|------------------------------|
| 30 - Capital Improvements Plan Fund (Debt Service) | | | | |
| Liabilities | | | | |
| | 30-2405 | Deferred Inflows-Prop taxes | 9,721.00 | |
| | Total Liabilities | | <u>9,721.00</u> | |
| Fund Balance | | | | |
| | 30-3000 | Fund Balance | (1,026,003.09) | |
| | Total Fund Balance | | <u>(1,026,003.09)</u> | |
| | | Total Revenue | 0.00 | |
| | | Total Expenses | <u>322,315.00</u> | |
| | | Current Year Increase (Decrease) | (322,315.00) | |
| | | Fund Balance Total | (1,026,003.09) | |
| | | Current Year Increase (Decrease) | <u>(322,315.00)</u> | |
| | | Total Fund Balance/Equity | <u>(1,348,318.09)</u> | |
| | Total Liabilities & Fund Balance | | | <u><u>(1,338,597.09)</u></u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|--|----------------|-----------------------------------|-------------------|-------------------|
| 35 - Capital Improvements Plan Fund (Local) | | | | |
| Assets | | | | |
| | 35-1000 | Cash / Due From Consolidated Cash | (8,639.32) | |
| | 35-1101 | Grant / Funding Account | (0.25) | |
| | Total Assets | | <u>(8,639.57)</u> | <u>(8,639.57)</u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|--|----------------------------------|----------------------------------|-------------------|--------------------------|
| 35 - Capital Improvements Plan Fund (Local) | | | | |
| Liabilities | | | | |
| | 35-2411 | TWDB Unearned Revenue | (0.25) | |
| | 35-2532 | Road Works Fund | (0.44) | |
| | Total Liabilities | | <u>(0.69)</u> | |
| Fund Balance | | | | |
| | 35-3000 | Fund Balance | <u>(5,588.88)</u> | |
| | Total Fund Balance | | <u>(5,588.88)</u> | |
| | | Total Revenue | 0.00 | |
| | | Total Expenses | <u>0.00</u> | |
| | | Current Year Increase (Decrease) | (3,050.00) | |
| | | Fund Balance Total | (5,588.88) | |
| | | Current Year Increase (Decrease) | <u>(3,050.00)</u> | |
| | | Total Fund Balance/Equity | <u>(8,638.88)</u> | |
| | Total Liabilities & Fund Balance | | | <u><u>(8,639.57)</u></u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|----------------------------------|----------------|-----------------------------------|------------------|------------------|
| 36 - Public Safety Grants | | | | |
| Assets | | | | |
| | 36-1000 | Cash / Due From Consolidated Cash | 22,521.72 | |
| | Total Assets | | <u>22,521.72</u> | <u>22,521.72</u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

| Account Type | Account Number | Description | Balance | Total |
|----------------------------------|----------------|----------------------------------|-----------|-----------|
| 36 - Public Safety Grants | | | | |
| Fund Balance | | | | |
| | 36-3000 | Fund Balance | 5,699.22 | |
| | | Total Fund Balance | 5,699.22 | |
| | | Total Revenue | 0.00 | |
| | | Total Expenses | 0.00 | |
| | | Current Year Increase (Decrease) | 16,822.50 | |
| | | Fund Balance Total | 5,699.22 | |
| | | Current Year Increase (Decrease) | 16,822.50 | |
| | | Total Fund Balance/Equity | 22,521.72 | |
| | | Total Liabilities & Fund Balance | | 22,521.72 |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|---------------------------|----------------|-----------------------------------|-----------|-----------|
| 37 - Parkland Fund | | | | |
| Assets | | | | |
| | 37-1000 | Cash / Due From Consolidated Cash | 72,261.00 | |
| | | Total Assets | 72,261.00 | |
| | | | | 72,261.00 |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|---------------------------|----------------|----------------------------------|-----------|-----------|
| 37 - Parkland Fund | | | | |
| | | Total Revenue | 72,261.00 | |
| | | Total Expenses | 0.00 | |
| | | Current Year Increase (Decrease) | 72,261.00 | |
| | | Fund Balance Total | 0.00 | |
| | | Current Year Increase (Decrease) | 72,261.00 | |
| | | Total Fund Balance/Equity | 72,261.00 | |
| | | Total Liabilities & Fund Balance | | 72,261.00 |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|-----------------------------------|----------------|-----------------------------------|------------------|-------------------------|
| 40 - Court Technology Fund | | | | |
| Assets | | | | |
| | 40-1000 | Cash / Due From Consolidated Cash | 21,256.56 | |
| | 40-1301 | Due from General Fund | (79.00) | |
| | Total Assets | | <u>21,177.56</u> | |
| | | | | <u><u>21,177.56</u></u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

| Account Type | Account Number | Description | Balance | Total |
|-----------------------------------|----------------|----------------------------------|-----------|-----------|
| 40 - Court Technology Fund | | | | |
| Fund Balance | | | | |
| | 40-3000 | Fund Balance | 19,793.71 | |
| | | Total Fund Balance | 19,793.71 | |
| | | Total Revenue | 820.06 | |
| | | Total Expenses | 0.00 | |
| | | Current Year Increase (Decrease) | 1,383.85 | |
| | | Fund Balance Total | 19,793.71 | |
| | | Current Year Increase (Decrease) | 1,383.85 | |
| | | Total Fund Balance/Equity | 21,177.56 | |
| | | Total Liabilities & Fund Balance | | 21,177.56 |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|---------------------------------|----------------|-----------------------------------|-----------|-----------|
| 41 - Court Security Fund | | | | |
| Assets | | | | |
| | 41-1000 | Cash / Due From Consolidated Cash | 34,069.17 | |
| | Total Assets | | 34,069.17 | |
| | | | | 34,069.17 |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|---------------------------------|----------------|----------------------------------|-----------|-----------|
| 41 - Court Security Fund | | | | |
| Fund Balance | | | | |
| | 41-3000 | Fund Balance | 32,374.16 | |
| | | Total Fund Balance | 32,374.16 | |
| | | Total Revenue | 1,004.57 | |
| | | Total Expenses | 0.00 | |
| | | Current Year Increase (Decrease) | 1,695.01 | |
| | | Fund Balance Total | 32,374.16 | |
| | | Current Year Increase (Decrease) | 1,695.01 | |
| | | Total Fund Balance/Equity | 34,069.17 | |
| | | Total Liabilities & Fund Balance | | 34,069.17 |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|--|----------------|-----------------------------------|-------------------|-------------------|
| 45 - American Rescue Plan Act (ARPA) Fund | | | | |
| Assets | | | | |
| | 45-1000 | Cash / Due From Consolidated Cash | 900,751.00 | |
| | 45-1301 | Due from General Fund | 0.20 | |
| | Total Assets | | <u>900,751.20</u> | <u>900,751.20</u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|--|----------------------------------|----------------------------------|-------------------|--------------------------|
| 45 - American Rescue Plan Act (ARPA) Fund | | | | |
| Liabilities | | | | |
| | 45-2411 | Coronavirus Unearned Revenue | 900,751.00 | |
| | Total Liabilities | | <u>900,751.00</u> | |
| Fund Balance | | | | |
| | 45-3000 | Fund Balance | 0.19 | |
| | Total Fund Balance | | <u>0.19</u> | |
| | | Total Revenue | 0.00 | |
| | | Total Expenses | <u>0.00</u> | |
| | | Current Year Increase (Decrease) | 0.01 | |
| | | Fund Balance Total | 0.19 | |
| | | Current Year Increase (Decrease) | <u>0.01</u> | |
| | | Total Fund Balance/Equity | <u>0.20</u> | |
| | Total Liabilities & Fund Balance | | | <u><u>900,751.20</u></u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|--------------------------------------|----------------|-----------------------------------|-------------------|--------------------------|
| 50 - Vehicle Replacement Fund | | | | |
| Assets | | | | |
| | 50-1000 | Cash / Due From Consolidated Cash | (241,229.18) | |
| | 50-1014 | TexStar - Veh Rep Fund | 345,324.13 | |
| | Total Assets | | <u>104,094.95</u> | |
| | | | | <u><u>104,094.95</u></u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|--------------------------------------|----------------|----------------------------------|------------|------------|
| 50 - Vehicle Replacement Fund | | | | |
| Fund Balance | | | | |
| | 50-3000 | Fund Balance | 108,012.79 | |
| | | Total Fund Balance | 108,012.79 | |
| | | Total Revenue | 1,423.09 | |
| | | Total Expenses | 0.00 | |
| | | Current Year Increase (Decrease) | (3,917.84) | |
| | | Fund Balance Total | 108,012.79 | |
| | | Current Year Increase (Decrease) | (3,917.84) | |
| | | Total Fund Balance/Equity | 104,094.95 | |
| | | Total Liabilities & Fund Balance | | 104,094.95 |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|--------------------------|----------------|-----------------------------------|--------------|--------------|
| 60 - Utility Fund | | | | |
| Assets | | | | |
| | 60-1000 | Cash / Due From Consolidated Cash | (266,291.92) | |
| | Total Assets | | (266,291.92) | (266,291.92) |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|--------------------------|----------------------------------|---|---------------------|----------------------------|
| 60 - Utility Fund | | | | |
| Liabilities | | | | |
| | 60-2000 | Due To Consolidated Cash / Accounts Payable | 26,135.08 | |
| | Total Liabilities | | <u>26,135.08</u> | |
| Fund Balance | | | | |
| | 60-3000 | Fund Balance | <u>(78,178.65)</u> | |
| | Total Fund Balance | | <u>(78,178.65)</u> | |
| | | Total Revenue | 97,673.29 | |
| | | Total Expenses | <u>153,230.77</u> | |
| | | Current Year Increase (Decrease) | (214,248.35) | |
| | | Fund Balance Total | (78,178.65) | |
| | | Current Year Increase (Decrease) | <u>(214,248.35)</u> | |
| | | Total Fund Balance/Equity | <u>(292,427.00)</u> | |
| | Total Liabilities & Fund Balance | | | <u><u>(266,291.92)</u></u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|---|----------------|-----------------------------------|-------------------|--------------------------|
| 70 - ICDA General Operating Fund | | | | |
| Assets | | | | |
| | 70-1001 | ICDA Cash / Due From Consolidated | 360,156.08 | |
| | 70-1120 | ICDA Revenue Fund | 200.10 | |
| | Total Assets | | <u>360,356.18</u> | |
| | | | | <u><u>360,356.18</u></u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|---|----------------------------------|----------------------------------|--------------------|--------------------------|
| 70 - ICDA General Operating Fund | | | | |
| Liabilities | | | | |
| | 70-2001 | Accounts Payable at Year End | 3,431.00 | |
| | 70-2750 | Due To Bond Account | 0.16 | |
| | Total Liabilities | | <u>3,431.16</u> | |
| Fund Balance | | | | |
| | 70-3010 | ICDA Fund Balance | <u>394,414.54</u> | |
| | Total Fund Balance | | <u>394,414.54</u> | |
| | | Total Revenue | 0.00 | |
| | | Total Expenses | <u>564,987.53</u> | |
| | | Current Year Increase (Decrease) | (37,489.52) | |
| | | Fund Balance Total | 394,414.54 | |
| | | Current Year Increase (Decrease) | <u>(37,489.52)</u> | |
| | | Total Fund Balance/Equity | <u>356,925.02</u> | |
| | Total Liabilities & Fund Balance | | | <u><u>360,356.18</u></u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|--|----------------|-------------------------------------|--------------------|--------------------|
| 71 - ICDA Capital Projects Fund | | | | |
| Assets | | | | |
| | 71-1121 | Time Deposits | 447.76 | |
| | 71-4933 | Issuance of Bond Discount (Premium) | (17,079.00) | |
| | Total Assets | | <u>(16,631.24)</u> | <u>(16,631.24)</u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|--|----------------|----------------------------------|-------------|-------------|
| 71 - ICDA Capital Projects Fund | | | | |
| Fund Balance | | | | |
| | 71-3010 | ICDA Fund Balance | (16,631.24) | |
| | | Total Fund Balance | (16,631.24) | |
| | | Total Revenue | 0.00 | |
| | | Total Expenses | 0.00 | |
| | | Current Year Increase (Decrease) | 0.00 | |
| | | Fund Balance Total | (16,631.24) | |
| | | Current Year Increase (Decrease) | 0.00 | |
| | | Total Fund Balance/Equity | (16,631.24) | |
| | | Total Liabilities & Fund Balance | | (16,631.24) |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|------------------------------------|----------------|---------------------------------|---------------------|----------------------------|
| 72 - ICDA Debt Service Fund | | | | |
| Assets | | | | |
| | 72-1121 | Time Deposits | 1,719,436.99 | |
| | 72-1122 | Time Deposits - Pledged Revenue | 2,426,152.14 | |
| | 72-1123 | Time Deposits DSF | 694,160.17 | |
| | Total Assets | | <u>4,839,749.30</u> | |
| | | | | <u><u>4,839,749.30</u></u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|------------------------------------|----------------|----------------------------------|--------------|--------------|
| 72 - ICDA Debt Service Fund | | | | |
| Fund Balance | | | | |
| | 72-3010 | ICDA Fund Balance | 4,274,761.77 | |
| | | Total Fund Balance | 4,274,761.77 | |
| | | Total Revenue | 564,987.53 | |
| | | Total Expenses | 0.00 | |
| | | Current Year Increase (Decrease) | 564,987.53 | |
| | | Fund Balance Total | 4,274,761.77 | |
| | | Current Year Increase (Decrease) | 564,987.53 | |
| | | Total Fund Balance/Equity | 4,839,749.30 | |
| | | Total Liabilities & Fund Balance | | 4,839,749.30 |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|------------------------------------|----------------|--------------------------------------|---------|-------|
| 98 - ICDA Consolidated Cash | | | | |
| Assets | | | | |
| | 98-1270 | Due From ICDA General Operating Fund | 0.34 | |
| | Total Assets | | 0.34 | |
| | | | | 0.34 |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|------------------------------------|----------------------------------|----------------------------------|---------|-------|
| 98 - ICDA Consolidated Cash | | | | |
| Liabilities | | | | |
| | 98-2002 | ICDA Accounts Payable | 0.34 | |
| | Total Liabilities | | 0.34 | |
| | | Total Revenue | 0.00 | |
| | | Total Expenses | 0.00 | |
| | | Current Year Increase (Decrease) | 0.00 | |
| | | Fund Balance Total | 0.00 | |
| | | Current Year Increase (Decrease) | 0.00 | |
| | | Total Fund Balance/Equity | 0.00 | |
| | Total Liabilities & Fund Balance | | | 0.34 |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|-------------------------------|----------------|---|---------------------|----------------------------|
| 99 - Consolidated Cash | | | | |
| Assets | | | | |
| | 99-1000 | Cash | 1,843,868.69 | |
| | 99-1210 | Due From General Fund | 128,875.50 | |
| | 99-1220 | Due From Crime Prevention District Fund | 5,145.71 | |
| | Total Assets | | <u>1,977,889.90</u> | |
| | | | | <u><u>1,977,889.90</u></u> |

City of Iowa Colony
 Balance Sheet
 As of October 31, 2024

11/12/2024

Item 30.

| Account Type | Account Number | Description | Balance | Total |
|-------------------------------|----------------------------------|---|---------------------|----------------------------|
| 99 - Consolidated Cash | | | | |
| Liabilities | | | | |
| | 99-2000 | Accounts Payable | 134,021.21 | |
| | 99-2110 | Due To General Fund | 12,516,012.00 | |
| | 99-2130 | Due To Debt Service Fund | 64,456.00 | |
| | 99-2145 | Due To American Rescue Plan Act (ARPA) Fund | 997,244.00 | |
| | 99-2999 | Due To Other Funds | (11,733,843.31) | |
| | Total Liabilities | | <u>1,977,889.90</u> | |
| | | Total Revenue | 0.00 | |
| | | Total Expenses | <u>0.00</u> | |
| | | Current Year Increase (Decrease) | 0.00 | |
| | | Fund Balance Total | 0.00 | |
| | | Current Year Increase (Decrease) | <u>0.00</u> | |
| | | Total Fund Balance/Equity | <u>0.00</u> | |
| | Total Liabilities & Fund Balance | | | <u><u>1,977,889.90</u></u> |

Technology Department

- Network Resiliency and ISP Performance:
 - Throughout October, issues with inconsistent internet connections were addressed, including investigating and troubleshooting failover systems. Multiple connectivity disruptions from Ezee Fiber were identified, and steps were taken to optimize backup solutions. Further, engagement with alternate ISPs for potential improved services was initiated to ensure network resiliency.
- Cybersecurity Measures:
 - Continued emphasis on cybersecurity was demonstrated by handling multiple phishing attempts targeting staff. Alerts were issued to all city employees and officials regarding the spoofed emails. Engagements with vendors, such as Cisco Meraki and DataVox, were pursued for system maintenance, software updates, and additional guidance on secure configurations, particularly concerning critical infrastructure.
- Police Department and Public Safety Support:
 - Successfully implemented configuration updates for SD-WAN router used for law enforcement communication, ensuring proper connectivity for TLETS data transfer. Additional steps were taken to enhance the visual design of the Police Department patch using software tools, providing necessary support for upcoming publications by the Police Chief.
- IT Infrastructure Improvements:
 - Assisted in hardware acquisition and configuration to support new hires, including managing quotes and orders with vendors to ensure proper setup for incoming staff. Enhanced IT infrastructure by creating distribution lists for more efficient communication among key city personnel, and implemented custom Active Directory groups to streamline access management.

Technology Department

(Continued)

- **Municipal IT Coordination:**
 - Actively engaged in regular correspondence and coordination with vendors like DataVox, CDW-G, and Astound, ensuring city IT projects and support requests were processed efficiently. Managed internal requests for equipment relocation, software setup, and network configurations, including critical tasks for finance and public safety departments.
- **Positive Recognition, Professional Collaboration, and TML Conference Participation:**
 - Received commendations from city leadership and council members for proactive support, professionalism, and technical expertise during city events. Participation in the Texas Municipal League (TML) Conference allowed for the consolidation of relevant conference materials and networking with peers. City staff, including council members, attended various sessions aimed at improving city governance and operations. Continued to foster cooperative relationships with city departments, improving the overall IT environment and service delivery.

City Of Iowa Colony

Operations Report for the meeting held on November 11th, 2024.

Management Report Summary

1. Maintenance & Repairs:

- **Wastewater Treatment Plant**
 - i. C.R. 57 S1 – Replaced bad display screen for chlorine totalizer.
 - ii. C.R. 57 S1 – Ordered and installed new overload block for blower #4
 - iii. C.R. 57 S1 – Replaced bearings on blower motor #5.
 - iv. C.R. 57 S1 – Vactor truck work to clean out headworks, digester, and chlorine contact basin.
- **Lift Station**
 - i. Sterling Lakes Dr L1 – Vactor truck work to clean wet well of heavy debris.
 - ii. Sterling Lakes Dr L1 – Replaced inoperable high and low level floats.
- **Water Plant**
 - i. Nothing to report.
- **Water Distribution**
 - i. In District – Performed monthly end of line flushing.
 - ii. In District – Performed inspections on 192 fire hydrants.
 - iii. 2403 Aquamarine Ln – Excavation to replace leaking section of tapline.
 - iv. 8314 Clear Quartz Ln - Excavation to replace leaking section of tapline.
 - v. 2802 Sapphire Hills Dr – Excavation to reset main line valve riser and set to grade.
- **Sanitary Sewer Collection**
 - i. 9446 Calm Amber Dr – Jett truck and vactor truck cleared blockage in sanitary main.
- **Storm Sewer**
 - i. Nothing to report.

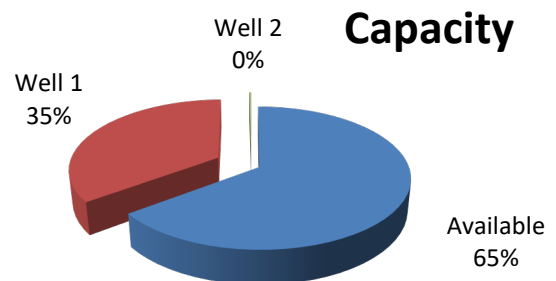
City of Iowa Colony
Production Report

Item 32.

| OCTOBER 2024 PUMPAGE X 1,000 GALS | | | | | | | | |
|-----------------------------------|---------------|------------|---------------|----------|----------|------|----------|------|
| Date | Well 1 | Well 2 | Total | Capacity | Purch | From | Sold | To |
| 1 | 987 | 0 | 987 | 36.0% | | | 0 | B053 |
| 2 | 965 | 0 | 965 | 35.2% | | | 0 | B053 |
| 3 | 901 | 0 | 901 | 32.9% | | | 0 | B053 |
| 4 | 765 | 0 | 765 | 27.9% | | | 0 | B053 |
| 5 | 820 | 0 | 820 | 29.9% | | | 0 | B053 |
| 6 | 1,162 | 0 | 1,162 | 42.4% | | | 0 | B053 |
| 7 | 990 | 0 | 990 | 36.1% | | | 0 | B053 |
| 8 | 1,058 | 0 | 1,058 | 38.6% | | | 0 | B053 |
| 9 | 895 | 0 | 895 | 32.7% | | | 0 | B053 |
| 10 | 1,443 | 0 | 1,443 | 52.7% | | | 0 | B053 |
| 11 | 792 | 0 | 792 | 28.9% | | | 0 | B053 |
| 12 | 933 | 0 | 933 | 34.1% | | | 0 | B053 |
| 13 | 928 | 0 | 928 | 33.9% | | | 0 | B053 |
| 14 | 967 | 45 | 1,012 | 36.9% | | | 0 | B053 |
| 15 | 902 | 0 | 902 | 32.9% | | | 0 | B053 |
| 16 | 963 | 0 | 963 | 35.2% | | | 0 | B053 |
| 17 | 947 | 0 | 947 | 34.6% | | | 0 | B053 |
| 18 | 864 | 0 | 864 | 31.5% | | | 0 | B053 |
| 19 | 982 | 0 | 982 | 35.9% | | | 0 | B053 |
| 20 | 1,060 | 0 | 1,060 | 38.7% | | | 0 | B053 |
| 21 | 1,017 | 0 | 1,017 | 37.1% | | | 0 | B053 |
| 22 | 984 | 55 | 1,039 | 37.9% | | | 0 | B053 |
| 23 | 1,125 | 0 | 1,125 | 41.1% | | | 0 | B053 |
| 24 | 1,020 | 0 | 1,020 | 37.2% | | | 0 | B053 |
| 25 | 854 | 0 | 854 | 31.2% | | | 0 | B053 |
| 26 | 1,033 | 0 | 1,033 | 37.7% | | | 0 | B053 |
| 27 | 1,088 | 0 | 1,088 | 39.7% | | | 0 | B053 |
| 28 | 866 | 69 | 935 | 34.1% | | | 0 | B053 |
| 29 | 1,050 | 0 | 1,050 | 38.3% | | | 0 | B053 |
| 30 | 853 | 0 | 853 | 31.1% | | | 0 | B053 |
| 31 | 602 | 0 | 602 | 22.0% | | | | |
| TOTAL: | 29,816 | 169 | 29,985 | | 0 | | 0 | |

| BC31 PERMIT | PERMIT TERM | GALLONS PUMPED | PERMIT USED | MONTHS | |
|-------------|------------------|----------------|-------------|--------|------|
| | 2/1/24 - 1/31/25 | | | AVAIL | PROJ |
| 300,000 | x 1,000 gallons | 215,690 | 72% | 3 | 4 |

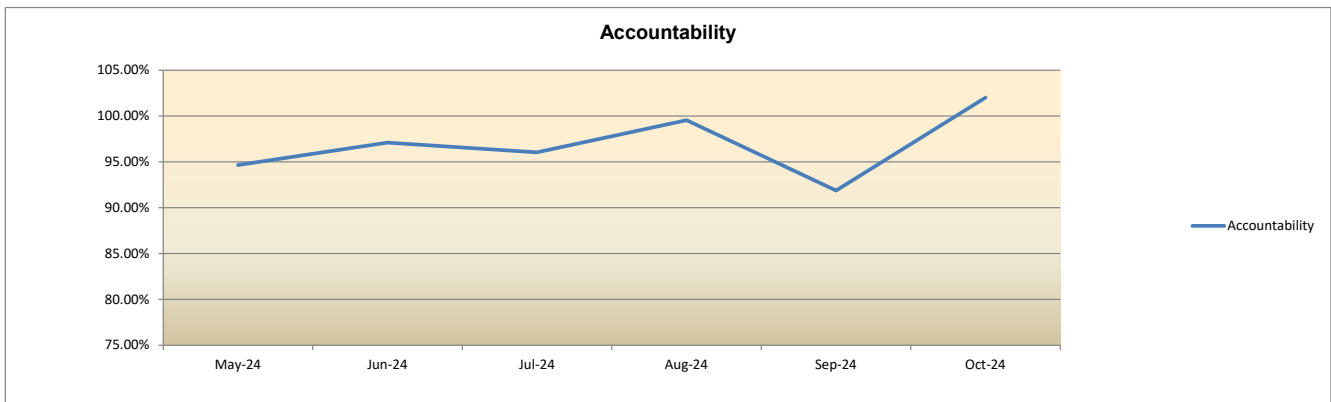
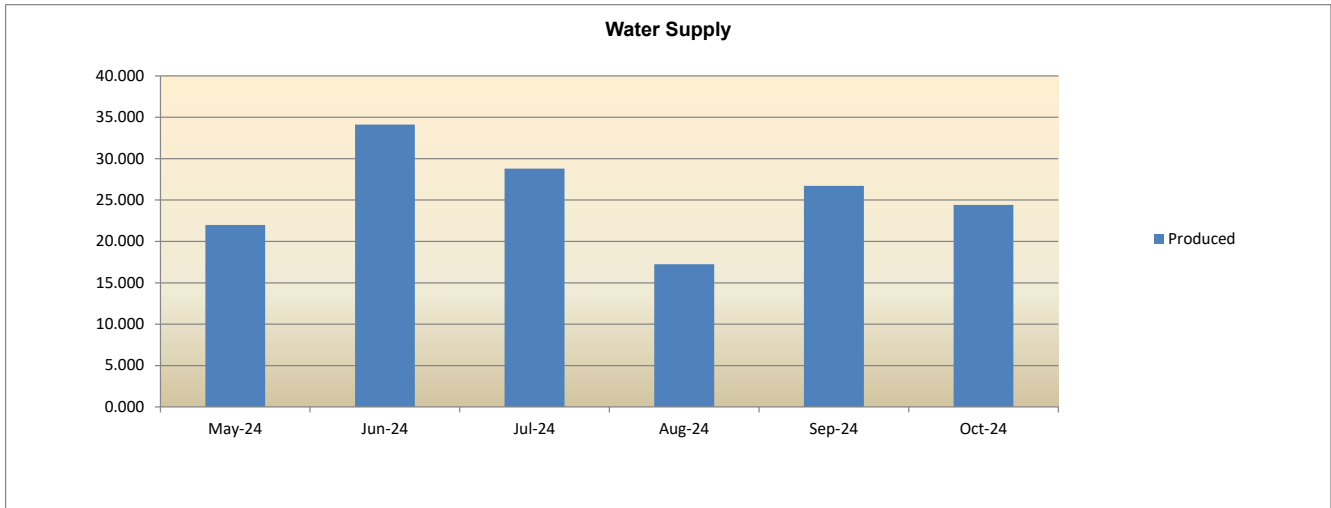
| WATER WELL | PRODUCT TEST | GPM | DAILY CAPACITY |
|--------------|--------------|------|----------------|
| 1 | 6/1/23 | 1311 | 1,888 |
| 2 | 5/16/24 | 622 | 851 |
| TOTAL | | | 2,739 |



City of Iowa Colony Accountability Report

Item 32.

| Billing Period | Produced | Purchased I/C | Total Supplied | Metered COIC | Metered B032 | Sold to B053 | Unmetered | Repairs | Accountability | Four month average |
|---------------------|----------|---------------|----------------|--------------|--------------|--------------|-----------|---------|----------------|--------------------|
| 04/11/24 - 05/10/24 | 21.993 | 0.000 | 21.993 | 11.768 | 5.834 | 0.000 | 0.715 | 2.500 | 94.65% | 96.46% |
| 05/11/24 - 06/10/24 | 34.122 | 0.000 | 34.122 | 26.725 | 6.022 | 0.000 | 0.387 | 0.000 | 97.10% | 96.22% |
| 06/11/24 - 07/11/24 | 28.807 | 0.000 | 28.807 | 20.639 | 6.861 | 0.000 | 0.167 | 0.000 | 96.04% | 95.60% |
| 07/12/24 - 08/08/24 | 17.237 | 3.300 | 20.537 | 15.248 | 4.943 | 0.000 | 0.252 | 0.000 | 99.54% | 96.84% |
| 08/09/24 - 09/09/24 | 26.704 | 0.000 | 26.704 | 16.939 | 7.376 | 0.000 | 0.220 | 0.000 | 91.88% | 96.14% |
| 09/10/24 - 10/07/24 | 24.399 | 0.000 | 24.399 | 16.249 | 8.421 | 0.000 | 0.221 | 0.000 | 102.02% | 97.37% |



City of Iowa Colony
Wastewater Treatment Plant

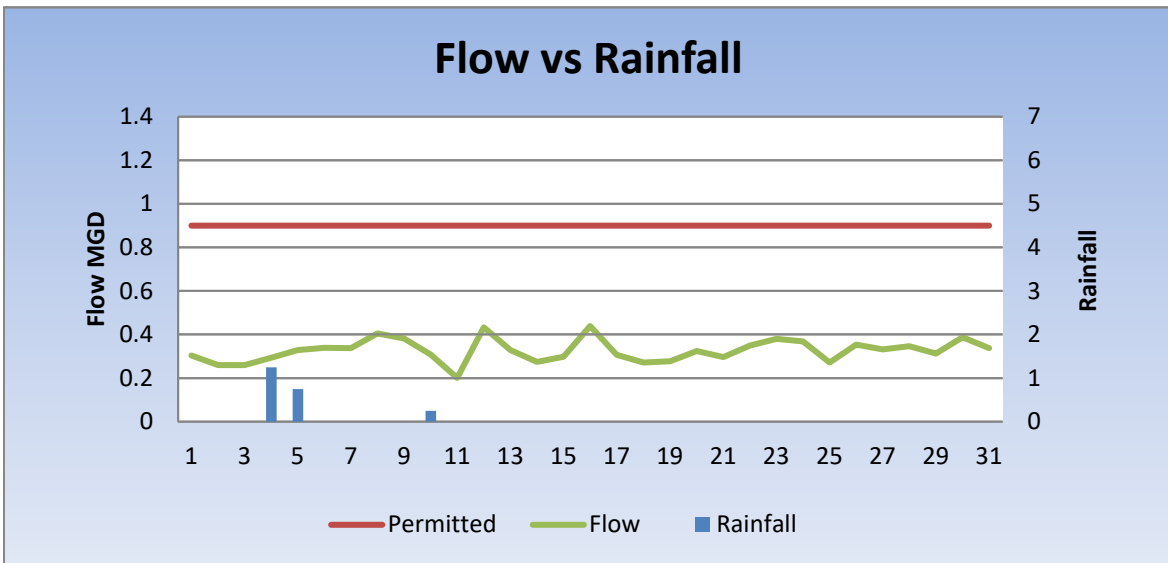
Item 32.

Permit # 14546-001
Expires: 6/26/2024

Design: 0.900 MGD
Utilized 38.4%

| PARAMETER | | UNITS | PERMIT LIMITS | Sep-24 RESULTS | EXCURSION |
|-------------------------|-----|-----------|---------------|----------------|-----------|
| Dissolved Oxygen: | Min | mg / l | 4.0 | 6.9 | 0 |
| pH: | Min | S.U. | 6.0 | 7.0 | 0 |
| | Max | S.U. | 9.0 | 7.3 | 0 |
| Total Suspended Solids: | Avg | lbs / day | 113.0 | 7.9 | 0 |
| | Avg | mg / l | 15.0 | 2.7 | 0 |
| | Max | mg / l | 40.0 | 3.3 | 0 |
| Ammonia: | Avg | lbs / day | 23.0 | 3.4 | 0 |
| | Avg | mg / l | 3.0 | 1.2 | 0 |
| | Max | mg / l | 10.0 | 4.0 | 0 |
| Flow: | Avg | M.G.D. | 0.90 | 0.35 | 0 |
| 2-Hour Peak Flow: | Max | gpm | 3.60 | 0.56 | 0 |
| Chlorine: | Min | mg / l | 1.0 | 1.2 | 0 |
| | Max | mg / l | 4.0 | 2.5 | 0 |
| E.coli: | Avg | CFU/100ml | 126 | 1.0 | 0 |
| | Max | CFU/100ml | 399 | 2.0 | 0 |
| CBOD: | Avg | lbs / day | 75.0 | 8.7 | 0 |
| | Avg | mg / l | 10.0 | 2.9 | 0 |
| | Max | mg / l | 25.0 | 3.4 | 0 |

| | | | |
|--------------------|------|---------------------------|---|
| Permit Excursions: | 0 | Sanitary Sewer Overflows: | 0 |
| Rainfall: | 2.25 | SSO Gallons: | 0 |



City of Iowa Colony Customer Billing Report

Item 32.

| | October 11, 2024 | September 11, 2024 | August 11, 2024 |
|----------------|------------------|--------------------|-----------------|
| Beginning Date | 9/27/2024 | 8/24/2024 | 7/25/2024 |
| Closing Date | 10/25/2024 | 9/26/2024 | 8/23/2024 |

Collected Amount

| | | | |
|-------------------------|----------------------|----------------------|----------------------|
| Penalty | \$ 3,317.86 | \$ 5,076.19 | \$ 730.43 |
| Water | \$ 55,420.92 | \$ 117,656.12 | \$ 78,135.42 |
| Sewer | \$ 39,823.79 | \$ 43,811.14 | \$ 56,627.96 |
| Garbage Tax | \$ 2,748.93 | \$ 3,049.59 | \$ 3,478.12 |
| Garbage Collection Fees | \$ 32,993.21 | \$ 36,643.08 | \$ 42,319.97 |
| Franchise | \$ 4,850.87 | \$ 8,056.56 | \$ 5,404.78 |
| Voluntary Fire | \$ 3,272.37 | \$ 3,350.29 | \$ 3,400.36 |
| Grease Trap | \$ - | \$ - | \$ - |
| Deposit | \$ 3,018.10 | \$ 1,496.05 | \$ 3,288.49 |
| Transfer Fee | \$ 1,437.24 | \$ 780.32 | \$ 712.76 |
| Miscellaneous | \$ 4,973.97 | \$ 5,078.49 | \$ 6,541.49 |
| TOTAL COLLECTED | \$ 151,857.26 | \$ 224,997.83 | \$ 200,639.78 |
| OVERPAYMENT | \$ 6,427.58 | \$ 22,056.37 | \$ 8,114.34 |
| TOTAL COLLECTED | \$ 158,284.84 | \$ 247,054.20 | \$ 208,754.12 |

Billed Amounts

| | | | |
|---------------------|----------------------|----------------------|----------------------|
| Water | \$ 79,704.10 | \$ 81,026.09 | \$ 76,596.94 |
| Sewer | \$ 43,855.00 | \$ 43,384.98 | \$ 43,000.82 |
| Garbage Tax | \$ 2,946.36 | \$ 2,936.04 | \$ 2,910.24 |
| Garbage | \$ 35,630.40 | \$ 35,505.60 | \$ 35,193.60 |
| Franchise Fee | \$ 6,176.99 | \$ 6,219.86 | \$ 5,978.88 |
| Voluntary Fire | \$ 4,965.00 | \$ 4,956.00 | \$ 4,911.00 |
| Grease Trap | \$ 134.00 | \$ 134.00 | \$ 134.00 |
| Deposit | \$ 3,075.00 | \$ 3,975.00 | \$ 1,050.00 |
| Transfer Fee | \$ 1,190.00 | \$ 1,855.00 | \$ 490.00 |
| Miscellaneous | \$ 500.00 | \$ 600.00 | \$ 700.00 |
| TOTAL BILLED | \$ 178,176.85 | \$ 180,592.57 | \$ 170,965.48 |

Aged Receivables

| | | | |
|----------------------------|----------------------|----------------------|----------------------|
| 30 Days Arrears | \$ 33,807.82 | \$ 34,493.49 | \$ 68,286.36 |
| 60 Days Arrears | \$ 27,135.86 | \$ 28,318.99 | \$ 68,191.74 |
| 90 Days Arrears | \$ 20,903.14 | \$ 4,143.03 | \$ 2,655.14 |
| Over 120 Days Arrears | \$ 3,717.90 | \$ 3,463.44 | \$ 8,008.02 |
| Previous Month Overpymt | \$ (10,749.38) | \$ (17,889.51) | \$ (7,007.42) |
| Total Aged Receivables | \$ 74,815.34 | \$ 52,529.44 | \$ 140,133.84 |
| Current Month Overpymt | \$ (8,300.25) | \$ (12,692.48) | \$ (9,155.48) |
| TOTAL LESS OVERPYMT | \$ 66,515.09 | \$ 39,836.96 | \$ 130,978.36 |
| TOTAL RECEIVABLES | \$ 244,691.94 | \$ 220,429.53 | \$ 301,943.84 |

| | | | |
|----------------------------|----------------------|----------------------|----------------------|
| Deposit Liabilities | \$ 164,220.00 | \$ 165,095.00 | \$ 165,570.00 |
|----------------------------|----------------------|----------------------|----------------------|

| | | | |
|---------------------------------|-------|-------|-------|
| Average Usage For Meters | 6,867 | 6,865 | 5,609 |
|---------------------------------|-------|-------|-------|

| | <u>October 11, 2024</u> | <u>September 11, 2024</u> | <u>August 11, 2024</u> |
|--------------------------|-------------------------|---------------------------|------------------------|
| Occupied Single Family | 1700 | 1693 | 1673 |
| Vacant Single Family | 24 | 25 | 25 |
| Multi-Family | 0 | 0 | 0 |
| Commercial | 4 | 3 | 3 |
| Builder | 52 | 38 | 42 |
| Irrigation | 22 | 22 | 22 |
| Rental Meters | 5 | 6 | 7 |
| District Meters | 1 | 1 | 1 |
| TOTAL CONNECTIONS | 1808 | 1788 | 1773 |