



# CITY COUNCIL MEETING

Monday, April 08, 2024  
7:00 PM

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

Phone: 281-369-2471 • Fax: 281-369-0005 • [www.iowacolonytx.gov](http://www.iowacolonytx.gov)

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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, APRIL 8, 2024 IN THE IOWA COLONY CITY COUNCIL CHAMBERS, 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.*

## SPECIAL PRESENTATIONS & ANNOUNCEMENTS

*Reserved for formal presentations and proclamations.*

1. Proclamation declaring Autism Awareness Month
2. Proclamation declaring National Public Safety Telecommunicators Week

## COUNCIL COMMENTS

## STAFF REPORTS

3. Building Official/Fire Marshal Monthly Report
4. Police Department Monthly Report
5. Municipal Court Monthly Report
6. Public Works Monthly Report
7. City Engineer Monthly Report
8. Finance Monthly Reports

## ITEMS FOR CONSIDERATION

9. Consideration and possible action on a contract for Planning Services related to the Resilient Communities Program (RCP).

- [10.](#) Consideration and possible action on an ordinance establishing the City's Water and Sewer Rate Order.
- [11.](#) Consideration and possible action on a resolution adopting the Brazoria County Hazard Mitigation Plan 2023.
- [12.](#) Consideration and possible action on an ordinance assigning annexed areas to council districts.
- [13.](#) Consideration and possible action on an ordinance amending the Truck Route, designating a portion of Karsten Blvd. as No Thru Trucks, and re-opening the road for public use.

## **CONSENT AGENDA**

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

- [14.](#) Consider approval of the March 11, 2024 City Council work session minutes.
- [15.](#) Consider approval of the March 11, 2024 City Council meeting minutes.
- [16.](#) Consideration and possible action to accept the Annual Report for Fiscal Year 2023.
- [17.](#) Consideration and possible action on an Interlocal Agreement with Brazoria County for Tax Collection and Assessment Services.
- [18.](#) Consider acceptance of the Quarterly Investment Report.
- [19.](#) Consider approval of Sterling Lakes North Section 2 Early Plat - Disbursement No. 4.
- [20.](#) Consider approval of Sterling Lakes North Section 3 Early Plat - Disbursement No. 1 and Final.
- [21.](#) Consider approval of the Brazoria County Municipal Utility District No. 57 Water Plant Preliminary Plat.
- [22.](#) Consider approval of the Sterling Lakes Retail Final Plat.
- [23.](#) Consider approval of the Creekhaven Section One Preliminary Plat.
- [24.](#) Consider approval of the Creekhaven Section Two Preliminary Plat.
- [25.](#) Consider acceptance of Sterling Lakes North Section 6 Storm and Paving Facilities into the One-Year Maintenance Period.
- [26.](#) Consider acceptance of Sterling Lakes North Section 6 - Water and Sanitary Facilities into the One-Year Maintenance Period.

## **EXECUTIVE SESSION**

*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:*

27. Discuss personnel matters related to City Attorney annual performance appraisal.
28. Discussion on annual performance appraisals for the City Manager and City Attorney.
29. Discussion on economic development update.

## **POST EXECUTIVE SESSION**

## **ITEMS FOR CONSIDERATION**

30. Consideration and possible action on personnel matters.
31. Consideration and possible action to appoint members to the Iowa Colony Historical Committee.
32. Consideration and possible action to appoint members to the Teen Advisory Board.

**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 April 5, 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: \_\_\_\_\_



**WHEREAS;** Autism Spectrum Disorder (ASD) is a developmental disability that affects a significant number of individuals globally, impacting communication, social interaction, and behavior, and

**WHEREAS;** Autism Awareness Month is recognized annually in April, aiming to promote understanding, acceptance, and inclusion of individuals with autism, fostering a society that embraces neurodiversity, and

**WHEREAS;** Iowa Colony acknowledges the importance of creating an environment that celebrates unique talents and contributions of individuals with autism, and strives to build a community that is inclusive and supportive, and

**WHEREAS;** raising awareness about autism helps dispel misconceptions, reduce stigma, and encourage a culture of acceptance, fostering an atmosphere where individuals with autism can thrive, and

**WHEREAS;** Iowa Colony recognizes the significance of collaborating with local organizations, schools, businesses, and the community to promote education, acceptance, and support for individuals with autism and their families,

**NOW THEREFORE,** I, Wil Kennedy, Mayor of the City of Iowa Colony, do hereby proclaim the month of April as Autism Awareness Month in the City of Iowa Colony, Texas and urge all citizens to participate in activities that promote understanding, acceptance, and inclusion of individuals with autism.

**IN WITNESS WHEREOF,** I have hereunto set my hand and caused the seal of the City of Iowa Colony, Texas, to be affixed this 8<sup>th</sup> day of April 2024.

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Wil Kennedy, Mayor



**WHEREAS;** National Public Safety Telecommunicators Week is observed annually during the second week of April to honor the thousands of men and women who serve as 911 telecommunicators, dispatchers, and call-takers across the United States; and

**WHEREAS;** public safety telecommunicators are the first point of contact in times of crisis, providing lifesaving assistance, guidance, and support to individuals in need; and

**WHEREAS;** public safety telecommunicators play a critical role in coordinating emergency response efforts, ensuring that police, fire, and emergency medical services are dispatched quickly and efficiently; and

**WHEREAS;** public safety telecommunicators work tirelessly and selflessly, often under stressful and demanding conditions, to ensure the safety and well-being of our communities; and

**WHEREAS;** during National Public Safety Telecommunicators Week, we recognize and express our gratitude to these dedicated professionals for their unwavering commitment to public safety and their invaluable contributions to our communities;

**NOW THEREFORE,** I, Wil Kennedy, Mayor of the City of Iowa Colony, do hereby proclaim April 14-20, 2024 as “National Public Safety Telecommunicators Week” in the City of Iowa Colony, Texas and urge all citizens to join me in recognizing the contributions of public safety telecommunicators and expressing our appreciation for their service.

**IN WITNESS WHEREOF,** I have hereunto set my hand and caused the seal of the City of Iowa Colony, Texas, to be affixed this 8<sup>th</sup> day of April 2024.

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Wil Kennedy, Mayor



**MONTHLY REPORT- March 2024**

April 2, 2024

Mayor and Council,

See March 2024, monthly report for Building Department, Code Enforcement/Animal Control, Community Development and Fire Marshal’s Office below.

**Building Department**

**Inspections Conducted by BBG-Inspector**

Building Inspections-	370
Plumbing Inspections -	432
Mechanical Inspections-	147
Electrical Inspections-	<u>311</u>
<b>Total-</b>	<b>1260</b>

**Inspections Conducted by In-House City**

Building Inspections	4
City Ordinance Violations-	6
<b>PD assisted</b>	<b>28</b>
Animal Control Violations-	<u>6</u>
<b>Total-</b>	<b>44</b>

**Inspections paid to BBG for March 2023 total of 654 Inspections- \$14,715.00**

**March fees paid for Inspection services to BBG Consulting, Inc.:**

March 2024, Total Inspections 1260

**Total paid to BBG \$28,350.00**

**Building Department: 58 Plan reviews for construction were conducted.**

3- Building    1- Commercial Build Out    2- Electrical    52- New Residential

**Permits Issued:**

**2023- 125**

Other Permits- 55    New Homes- 65    Civil Projects- 5

**2024- 134**

Other Permits- 49      New Homes- 72      Civil Projects- 13

**Permit Fees Collected:**

**2023- \$204,418.56**

New Homes- \$123,418.56      Other Permit- \$18,367.26      Civil Projects- \$63,082.09

**2024- \$222,975.60**

New Homes- \$165,693.36      Other Permit- \$21,417.15      Civil Projects- \$35,865.09

**Fire Marshals Report:**

Nothing to report.

Thanks,



Albert Cantu,  
Fire Marshal/Building Official



# IOWA COLONY POLICE DEPARTMENT

Item 4.

3144 Meridiana Pkwy  
Iowa Colony, Texas 77583

Aaron I. Bell  
Chief of Police

Phone: (281) 369-3444  
Fax: (281) 406-3722

## Monthly Report March 2024

Offense	February 2024	March 2024
Burglary	3	0
Theft	1	0
Robbery	0	0
Total Index Crimes Reported	4	0
<b>Reports Taken</b>		
Misdemeanor	23	24
Felony	5	10
<b>Charges Filed/Arrests</b>		
Misdemeanor	6	19
Felony	0	4
Outside Agency Warrant Arrest	0	2
<b>Traffic Enforcement</b>		
Citations	259	304
<b>Crash Investigations</b>		
Minor Crashes	5	19
Major Crashes	1	3
Fatality Crashes	0	0
<b>Calls for Service</b>		
Alarms	23	36
Assist Other Agency	17	29
Disturbance	11	11
Other	123	134
Security Checks	402	287
Suspicious Activity/Persons	24	41

### Significant Events

- March 1 – Officers observed a vehicle driving recklessly in the 3100 block of Meridiana Pkwy. When officers attempted to initiate a traffic stop on the vehicle, a short pursuit ensued. The vehicle finally stopped at the dead end of Cactus Lane. The driver of the vehicle, which was found to be a juvenile, was detained and transported to the Brazoria County Juvenile Detention Center. A report was generated.
- March 8 – Officers observed a suspicious vehicle in the 3300 block of Meridiana Pkwy. During investigation of the vehicle it was found the driver had a suspended driver license. An arrest was made and a report was generated.





# IOWA COLONY POLICE DEPARTMENT

Item 4.

3144 Meridiana Pkwy  
Iowa Colony, Texas 77583

Aaron I. Bell  
Chief of Police

Phone: (281) 369-3444  
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- 
- March 9 – Officers were dispatched to the 3900 block of Ballard St in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
  - March 10 – Officers conducted a traffic stop on a vehicle in the area of Sonora Mist Dr/Darwin Cedar Dr for a traffic violation. During the traffic stop it was determined the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
  - March 14 – Officers conducted a traffic stop on a vehicle in the area of Sterling Lakes Dr West/Paradise Found Dr for a traffic violation. During the traffic stop it was determined the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
  - March 15 – Officers conducted a traffic stop on a vehicle in the 15500 block of SH 6 for a traffic violation. During the traffic stop narcotics were located in the vehicle. Multiple occupants of the vehicle were arrested on various charges. A report was generated.
  - March 16 – Officers located a suspicious vehicle in the area of Karsten Blvd/Bullard Pkwy. During the investigation it was found that an occupant of the vehicle had outstanding warrants from Brazoria County. The occupant was transported to the jail and a report was generated.
  - March 20 – Officers conducted a traffic stop on a vehicle in the area of SH 288/CR 62 for a traffic violation. During the traffic stop it was determined the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
  - March 22 – Officers conducted a traffic stop on a vehicle in the area of SH 288/Cedar Rapids Pkwy for a traffic violation. During the traffic stop it was determined the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
  - March 25 – Officers were dispatched to the 9500 block of Opal Gate Dr in reference to a disturbance. Upon arrival it was found an assault had occurred. An arrest was made and a report was generated.
  - March 27 – Officers conducted a traffic stop on a vehicle in the area of SH 288/CR 62 for a traffic violation. During the traffic stop it was determined the driver of the vehicle was intoxicated. An arrest was made and a report was generated.
  - March 30 – Officers were dispatched to the 15800 block of SH 6 in reference to a call for service. During the investigation it was found that one person had outstanding warrants from Brazoria County. The occupant was transported to the jail and a report was generated.

City of Iowa Colony  
Municipal Court Council Report  
From 3/1/2024 to 3/31/2024

4/4/2024 7:

Item 5.

**Violations by Type**

Traffic	Penal	City Ordinance	Parking	Other	Total
205	2	22	0	2	231

**Financial**

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
\$11,428.66	\$17,128.68	\$7,019.40	\$511.83	\$625.93	\$36,714.50

**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
37	0	35	9	86	167

**Trials & Hearings**

Jury	Bench	Appeal	Total
0	0	0	0

**Omni/Scofflaw/Collection**

Omni	Scofflaw	Collections	Total
3	0	3	6

A Street SIGNAGE					
1	pursley @ country meadow	moved/put up new stop sign		complete	3/4/2024
2	Cr78 @ Cr 79	put up new street signs		complete	3/4/2024
3	Bullard @ iowa colony	new speed limit sign		complete	3/4/2024
4	bullard @ iowa colony	put up new truck thru sign		complete	3/4/2024
5	Ames @ cr 53	put up new leaving iowa colony sign		complete	3/4/2024
6	iowa colony @ davenport	repositioned cross walk sign	filled with bricks	complete	3/4/2024
7	bullard @ iowa colony	removed promo sign		complete	3/4/2024
8	iowa colony @ davenport	removed promo sign		complete	3/5/2024
9	Ames @ cr62	repositioned speed limit sign		complete	3/5/2024
10	Ames @ cr62	replaced weight limit sign		complete	3/5/2024
11	meridiana	removed single lane pass sign		complete	3/5/2024
12	meridiana	put up new post for single lane pass		complete	3/6/2024
13	Armstrong @ drake	repositioned stop sign		complete	3/7/2024
14	iowa colony @ bauhaus	straightened stop sign	filled with bricks	complete	3/7/2024
15	Glenn @ lewis	repositioned stop sign		complete	3/7/2024
16	meridiana @ discovery	repositioned speed limit sign	filled with bricks	complete	3/7/2024
17	whitman @ faulkner	repositioned stop sign		complete	3/7/2024
18	Glenn @ iowa colony	repositioned stop sign	filled with bricks	complete	3/7/2024
19	bauhaus @ iowa colony	repositioned stop sign	filled with bricks	complete	3/7/2024
20	drake @ aldrin	repositioned stop sign	filled with bricks	complete	3/7/2024
21	dolce @ allegro	repositioned stop sign	filled with bricks	complete	3/7/2024
22	oak @ iowa colony	changed iowa colony post		complete	3/12/2024
23	meridiana @ discovery	repositioned stop sign		complete	3/14/2024
25	iowa colony @ meridiana	repositioned school sign		complete	3/14/2024
26	merdiana @ crystal view	repositioned 40mph sign		complete	3/14/2024
27	meridiana @ crystal view	repositioned diverging lanes		complete	3/14/2024
28	benito @ bush	straightened street sign		complete	3/14/2024
B. DEBRIS REMOVAL					
1	iowa colony @ bullard	removed barricades from street		complete	3/4/2024
2	oak @ iowa colony	trash pick up		complete	3/12/2024
3	iowa colony @ meridiana	tire pick up		complete	3/5/2024
C. MOWING/TREE TRIMMING					
1	Public works building	cut and weed eated grass		complete	3/12/2024
2	public works building	cut and weed eated grass		complete	3/13/2024
3	Public works building	cut and weed eated grass		complete	3/26/2024
4	Park Space	cut and weed eated grass		complete	3/26/2024
5	City of Iowa Colony	cut and weed eated grass		complete	3/3/2024
D STREET REPAIRS					
1	CR 81	Tear road up		complete	3/4/2024
2	CR 81	Gravel the road		complete	3/11/2024
3	CR 81	Blade the road		complete	3/18/2024

	Ditch Drainage issue				
	Parks				
1	city park	trash pick up		3/11/2024	
2	City Park	trash pick up		3/13/2024	
3	City park	Grass mowing		3/18/2024	
4	City Park	mulch trees		3/19/2024	
5	City Park	mulch Playground		3/19/2024	
6	city park	PV The baseball fields		3/19/2024	
7	City Park	removed sand		3/19/2024	
8	City Park	Removed soccer goal		3/20/2024	
9	City Park	New soccer goals		3/20/2024	
	Miscellaneous Works				

# MEMORANDIUM

Date: April 3, 2024  
 To: Mayor Wil Kennedy  
 City Council Members  
 From: Dinh V. Ho, P.E.  
 RE: COIC Council Meeting – April 2024 Engineer’s Report  
 cc: Robert Hemminger, Kayleen Rosser

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The following is a status report of various engineering items:

1. TxDOT Overpasses:
  - Staff has a standing monthly construction meeting with TxDOT for updates.
  - Construction ongoing.
  - Closure at Cedar Rapids (CR57) in the next few weeks to place beam across SH288.
  
2. GRANTS UPDATE
  - GLO MIT MOD – ICB DRAINAGE IMPROVEMENTS
    - i. Currently at 70% design phase.
    - ii. Currently in environmental review phase, including wetland delineation.
  
3. Capital Improvement Projects
  - 2021 Waterline Extension
    - i. We are working with Public Management on review of the procurement for this project.
    - ii. Expected to bid in April.
  
  - 2023 Ames Blvd Extension
    - i. Survey is complete.
    - ii. Working with the County on ROW acquisition. Slow process.
    - iii. Currently under design at 70%.
  
4. CONSTRUCTION PROJECT STATUS:
  - A. *MERIDIANA SUBDIVISION – RISE COMMUNITIES*
    - Active construction projects
      - Detention Pond O & P – Hardscape – 90% Complete
      - C-Store Break Time – Meridiana Pkwy & Karsten Blvd – Utilities 85% Complete
      - MER Sec 35A – Utilities – 75% 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 – 40% completed Well No.2
  
  - C. *SIERRA VISTA - LAND TEJAS*
    - Active construction projects

**D. SIERRA VISTA WEST - LAND TEJAS**

- Active construction projects:
  - Baird Blvd Ph 1 – Awaiting closeout docs
  - BCMUD 53 Wastewater Treatment Plant Expansion – 55% complete
  - Sierra Vista West Mass Grading and Detention Phase II – Awaiting final walk.
  - Sierra Vista West Ph II B Excavation and Grading – 95% Complete.
  - Davenport Pkwy Ph 1 – 90% Complete, awaiting punch list items.
  - BCMUD 53 Water Plant Expansion – 80% Complete.
  - Ames Blvd. Phase 2 – Awaiting closeout documents.
  - SVW Civil Site – Amenity Center – Utilities 90%, Paving 85%. Note, this does not include the pool and recreation facilities.

**E. STERLING LAKES NORTH**

- Active construction projects:
  - Sterling Lakes North Detention – 95% Complete.
  - Sterling Lakes North Sec 1 – Awaiting closeout documents.
  - Sterling Lakes North Sec 6 – Completed. On current agenda for acceptance.
  - Sterling Lakes North Lift Station No. 1 – 80% Complete. Awaiting Power
  - Sterling Lakes North Lift Station No. 2 – 30% Complete.
  - Sterling Lakes North Mass Grading Only – 95% Complete.
  - Cedar Rapids Parkway Phase II – 80% Utilities and Paving 80% complete.
  - Sterling Lakes North Sec 7 WSD – 10% utilities complete.
  - Sterling Lakes North Sec 8 WSD – Permit issued
  - Sterling Lakes North (Canterra Creek) Rec Center- Utilities 60% complete

**F. CALDWELL CROSSING**

- Active construction projects
  - BCMUD 87 Clearing and Grubbing 1 –Complete.
  - BCMUD 87 Detention and Grading Phase 1 – Awaiting completion of punch list items.
  - BCMUD 87 Detention and Grading Phase 2 – 50% Complete.
  - BCMUD 87 Water Plant No. 1 – 85% Complete. Awaiting power.
  - Caldwell Crossing Section 2 – 85% Utilities, Paving 10%
  - BCMUD 87 Offsite 8" Force Main & Waterline – 75% Utilities.
  - Caldwell Crossing Section 1 – 45% of Utilities.
  - BCMUD 87 Lift Station No. 2 – 55% complete
  - BCMUD 87 WWTP Expansion and Onsite Lift Station No. 1 – 30% complete
  - BCMUD 87 Detention and Grading Ph 3 – 30% complete

**G. CREEK HAVEN**

- Active construction projects:
  - Fite Tract Mass Grading and Detention Ph 1 – 40% complete
  - BCMUD 92 Water Plant No. 1 – 15% complete
  - Creekhaven Sec 1 – permit pulled

**H. OTHER CONSTRUCTION PROJECTS**

- AISD H.S. No. 4 – Awaiting LS approval, awaiting power.
- Riverstone Montessori – 2820 Mer Pkwy – Awaiting Final Walk
- AISD JHS – 90% Utilities. Awaiting Final walk.
- Magnolia Bend Sec 2 - mobilized

City of Iowa Colony  
 Balance Sheet  
 As of March 31, 2024

4/4/2024 3

Item 8.

Account Type	Account Number	Description	Balance	Total
<b>10 - General Fund</b>				
Assets				
	10-1000	Cash / Due From Consolidated Cash	7,484,870.69	
	10-1003	First State Bank - Manvel	(3,805.97)	
	10-1004	Petty Cash	300.00	
	10-1005	Texas Advantage - CD	6,283.33	
	10-1006	TexStar CD	2,616,193.16	
	10-1007	Veritex - CD 5471	100,100.18	
	10-1008	Veritex - CD 7818	145,000.00	
	10-1111	Sales Tax Receivable	88,294.00	
	10-1112	Allowance for Fines Receivable	(298,310.04)	
	10-1113	Fines Receivable	314,011.00	
	10-1114	Property Taxes Receivable	35,005.00	
	10-1115	Property Tax Receivable - P & I	12,771.00	
	10-1303	Due from Project Fund Series 2022	(555,416.38)	
	10-4915	Investment Fair Value Adjustment	4,110.00	
	Total Assets		<u>9,949,405.97</u>	<u>9,949,405.97</u>

City of Iowa Colony  
 Balance Sheet  
 As of March 31, 2024

4/4/2024 3

Item 8.

Account Type	Account Number	Description	Balance	Total
<b>10 - General Fund</b>				
Liabilities				
	10-2000	Due To Consolidated Cash / Accounts Payable	(378,753.35)	
	10-2001	Accounts Payable at Year End	(11,731.13)	
	10-2200	Wages Payable	16,688.99	
	10-2201	Employee Dental Insurance	1,347.93	
	10-2203	Federal Tax Payable	5,015.00	
	10-2205	TMRS Payable	4,322.02	
	10-2206	Texas Workforce Commission Payable	(2,391.63)	
	10-2207	Health & Life Insurance Payable	(1,692.96)	
	10-2208	Child Support Payable	(1,256.04)	
	10-2300	State Fees	45,615.36	
	10-2301	Collections	427.50	
	10-2304	Credit Card Fee	4,497.70	
	10-2305	Deferred Revenues - Fines	15,701.00	
	10-2405	Deferred Inflows-Prop taxes	47,629.00	
	10-2501	Baseball Field Reserve	12,971.00	
	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	1,290,564.34	
	10-2543	Early Plat - Sterling Lakes North Sec 1	383,828.10	
	10-2603	Due to Crime Prevention	(6,407.01)	
	10-2606	Due to ARPA Fund	0.20	
	10-7001	Transfer to Vehicle Replacement	(147,000.00)	
	Total Liabilities		<u>3,009,605.52</u>	
Fund Balance				
	10-3000	Fund Balance	3,009,615.65	
	10-3002	Fund Balance Assigned	275,000.00	



City of Iowa Colony  
 Balance Sheet  
 As of March 31, 2024

4/4/2024 3

Item 8.

Account Type	Account Number	Description	Balance	Total
<b>10 - General Fund</b>				
Fund Balance				
		Total Fund Balance	<u>3,284,615.65</u>	
		Total Revenue	8,514,062.29	
		Total Expenses	<u>4,725,748.13</u>	
		Current Year Increase (Decrease)	3,655,184.80	
		Fund Balance Total	3,284,615.65	
		Current Year Increase (Decrease)	<u>3,655,184.80</u>	
		Total Fund Balance/Equity	<u>6,939,800.45</u>	
		Total Liabilities & Fund Balance		<u><u>9,949,405.97</u></u>

City of Iowa Colony  
 Balance Sheet  
 As of March 31, 2024

4/4/2024 3

Item 8.

Account Type	Account Number	Description	Balance	Total
<b>11 - Retainer Fund</b>				
Assets				
	11-1002	Retainer Account	1,969,004.76	
	Total Assets		<u>1,969,004.76</u>	<u>1,969,004.76</u>

City of Iowa Colony  
 Balance Sheet  
 As of March 31, 2024

4/4/2024 3

Item 8.

Account Type	Account Number	Description	Balance	Total
<b>11 - Retainer Fund</b>				
Liabilities				
	11-2001	Accounts Payable at Year End	(4,287.50)	
	11-2010	Accounts Payable	3,325.00	
	11-2400	Road Damage Deposit	340,370.65	
	11-2502	Baymark Pipeline LLC	1.00	
	11-2504	Cherry Crushed Concrete	23,200.00	
	11-2505	DR Horton/MUD 87	(13,498.87)	
	11-2509	Formosa/Lav Pipeline-TRC	10,826.04	
	11-2510	M2E3/Enterprise Pipeline	(45,393.15)	
	11-2511	Meridiana Escrow	4,345.00	
	11-2512	Old Airline Market-Axis Dev	208.00	
	11-2513	Sierra Vista - Land Tejas	1,748.10	
	11-2514	Sierra Vista West - Land Tejas	24,862.65	
	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	7,537.50	
	11-2536	Rally 288 West PUD	2,512.97	
	11-2537	Southern Star PUD	5,881.21	
	11-2538	PUD Hines Investments	(7,255.00)	
	11-2539	SVW Entertainment Dist PUD	1,261.98	
	11-2541	Extension of Ames Blvd Project	1,463,787.50	
	Total Liabilities		<u>1,829,568.77</u>	
		Total Revenue	0.00	
		Total Expenses	<u>0.00</u>	
		Current Year Increase (Decrease)	139,435.99	
		Fund Balance Total	0.00	
		Current Year Increase (Decrease)	<u>139,435.99</u>	
		Total Fund Balance/Equity	<u>139,435.99</u>	
	Total Liabilities & Fund Balance			<u><u>1,969,004.76</u></u>

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Item 8.

Account Type	Account Number	Description	Balance	Total
<b>12 - Project Fund Series 2022</b>				
Assets				
	12-1000	Cash / Due From Consolidated Cash	(3,765,413.29)	
	12-1010	Project Fund Series 2022	1,608,084.16	
	12-1011	Proj Fund Series 2022 - Frost Investments	(258,631.00)	
	12-1012	Proj Fund Series 22 - Tx Class	6,348,315.99	
	12-4915	Investment Fair Value Adjustment	38,631.00	
	Total Assets		<u>3,970,986.86</u>	<u>3,970,986.86</u>

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Item 8.

Account Type	Account Number	Description	Balance	Total
<b>12 - Project Fund Series 2022</b>				
Liabilities				
	12-2000	Due To Consolidated Cash / Accounts Payable	951,450.59	
	12-2601	Due to General Fund	(555,416.38)	
	Total Liabilities		<u>396,034.21</u>	
Fund Balance				
	12-3000	Fund Balance	<u>6,628,906.50</u>	
	Total Fund Balance		<u>6,628,906.50</u>	
		Total Revenue	184,335.15	
		Total Expenses	<u>2,181,564.95</u>	
		Current Year Increase (Decrease)	(3,053,953.85)	
		Fund Balance Total	6,628,906.50	
		Current Year Increase (Decrease)	<u>(3,053,953.85)</u>	
		Total Fund Balance/Equity	<u>3,574,952.65</u>	
	Total Liabilities & Fund Balance			<u><u>3,970,986.86</u></u>

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Account Type	Account Number	Description	Balance	Total
<b>20 - Crime Control and Prevention District Fund</b>				
Assets				
	20-1000	Cash / Due From Consolidated Cash	41,967.55	
	20-1013	TexStar - Crime Control	438,853.85	
	20-1301	Due from General Fund	(6,407.01)	
	20-1302	Sales Tax Receivable Crime Prevention District	34,888.00	
	Total Assets		<u>509,302.39</u>	
				<u><u>509,302.39</u></u>

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Account Type	Account Number	Description	Balance	Total
<b>20 - Crime Control and Prevention District Fund</b>				
Liabilities				
	20-2000	Due To Consolidated Cash / Accounts Payable	1,237.70	
	Total Liabilities		1,237.70	
Fund Balance				
	20-3000	Fund Balance	463,074.84	
	Total Fund Balance		463,074.84	
		Total Revenue	152,383.60	
		Total Expenses	105,689.81	
		Current Year Increase (Decrease)	44,989.85	
		Fund Balance Total	463,074.84	
		Current Year Increase (Decrease)	44,989.85	
		Total Fund Balance/Equity	508,064.69	
	Total Liabilities & Fund Balance			509,302.39

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Account Type	Account Number	Description	Balance	Total
<b>21 - Law Enforcement</b>				
Assets				
	21-1000	Cash / Due From Consolidated Cash	1,585.50	
	Total Assets		<u>1,585.50</u>	<u>1,585.50</u>



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Account Type	Account Number	Description	Balance	Total
<b>21 - Law Enforcement</b>				
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

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Account Type	Account Number	Description	Balance	Total
<b>30 - Capital Improvements Plan</b>				
<b>Fund (Debt Service)</b>				
Assets				
	30-1000	Cash / Due From Consolidated Cash	(1,327,379.09)	
	30-1114	Property Taxes Receivable	996.00	
	30-1115	Property Tax Receivable - P & I	234.00	
	Total Assets		<u>(1,326,149.09)</u>	<u>(1,326,149.09)</u>

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Account Type	Account Number	Description	Balance	Total
<b>30 - Capital Improvements Plan Fund (Debt Service)</b>				
Liabilities				
	30-2405	Deferred Inflows-Prop taxes	1,230.00	
	Total Liabilities		<u>1,230.00</u>	
Fund Balance				
	30-3000	Fund Balance	(912,469.09)	
	Total Fund Balance		<u>(912,469.09)</u>	
		Total Revenue	0.00	
		Total Expenses	<u>414,910.00</u>	
		Current Year Increase (Decrease)	(414,910.00)	
		Fund Balance Total	(912,469.09)	
		Current Year Increase (Decrease)	<u>(414,910.00)</u>	
		Total Fund Balance/Equity	<u>(1,327,379.09)</u>	
	Total Liabilities & Fund Balance			<u><u>(1,326,149.09)</u></u>

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Account Type	Account Number	Description	Balance	Total
<b>35 - Capital Improvements Plan Fund (Local)</b>				
Assets				
	35-1000	Cash / Due From Consolidated Cash	(278,114.92)	
	35-1101	Grant / Funding Account	(0.25)	
	Total Assets		(278,115.17)	(278,115.17)

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Account Type	Account Number	Description	Balance	Total
<b>35 - Capital Improvements Plan Fund (Local)</b>				
Liabilities				
	35-2411	TWDB Unearned Revenue	(0.25)	
	35-2532	Road Works Fund	(228,115.04)	
	Total Liabilities		(228,115.29)	
Fund Balance				
	35-3000	Fund Balance	(49,999.88)	
	Total Fund Balance		(49,999.88)	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.00	
		Fund Balance Total	(49,999.88)	
		Current Year Increase (Decrease)	0.00	
		Total Fund Balance/Equity	(49,999.88)	
	Total Liabilities & Fund Balance			(278,115.17)

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Account Type	Account Number	Description	Balance	Total
<b>36 - Public Safety Grants</b>				
Assets				
	36-1000	Cash / Due From Consolidated Cash	6,328.22	
	Total Assets		<u>6,328.22</u>	<u>6,328.22</u>

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Account Type	Account Number	Description	Balance	Total
<b>36 - Public Safety Grants</b>				
Fund Balance				
	36-3000	Fund Balance	1,745.76	
	Total Fund Balance		1,745.76	
		Total Revenue	4,582.46	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	4,582.46	
		Fund Balance Total	1,745.76	
		Current Year Increase (Decrease)	4,582.46	
		Total Fund Balance/Equity	6,328.22	
	Total Liabilities & Fund Balance			6,328.22

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Account Type	Account Number	Description	Balance	Total
<b>40 - Court Technology Fund</b>				
Assets				
	40-1000	Cash / Due From Consolidated Cash	15,659.12	
	Total Assets		<u>15,659.12</u>	<u>15,659.12</u>



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Account Type	Account Number	Description	Balance	Total
<b>40 - Court Technology Fund</b>				
Fund Balance				
	40-3000	Fund Balance	11,448.42	
		Total Fund Balance	11,448.42	
		Total Revenue	4,290.15	
		Total Expenses	79.90	
		Current Year Increase (Decrease)	4,210.70	
		Fund Balance Total	11,448.42	
		Current Year Increase (Decrease)	4,210.70	
		Total Fund Balance/Equity	15,659.12	
		Total Liabilities & Fund Balance		15,659.12

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Account Type	Account Number	Description	Balance	Total
<b>41 - Court Security Fund</b>				
Assets				
	41-1000	Cash / Due From Consolidated Cash	27,288.75	
	Total Assets		<u>27,288.75</u>	<u>27,288.75</u>

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Account Type	Account Number	Description	Balance	Total
<b>41 - Court Security Fund</b>				
Fund Balance				
	41-3000	Fund Balance	22,035.61	
		Total Fund Balance	22,035.61	
		Total Revenue	5,252.78	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	5,253.14	
		Fund Balance Total	22,035.61	
		Current Year Increase (Decrease)	5,253.14	
		Total Fund Balance/Equity	27,288.75	
		Total Liabilities & Fund Balance		27,288.75

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Account Type	Account Number	Description	Balance	Total
<b>45 - American Rescue Plan Act (ARPA) Fund</b>				
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>

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Account Type	Account Number	Description	Balance	Total
<b>45 - American Rescue Plan Act (ARPA) Fund</b>				
Liabilities				
	45-2411	Coronavirus Unearned Revenue	900,751.00	
	Total Liabilities		900,751.00	
Fund Balance				
	45-3000	Fund Balance	0.19	
	Total Fund Balance		0.19	
		Total Revenue	0.00	
		Total Expenses	0.00	
		Current Year Increase (Decrease)	0.01	
		Fund Balance Total	0.19	
		Current Year Increase (Decrease)	0.01	
		Total Fund Balance/Equity	0.20	
	Total Liabilities & Fund Balance			900,751.20

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Account Type	Account Number	Description	Balance	Total
<b>50 - Vehicle Replacement Fund</b>				
Assets				
	50-1000	Cash / Due From Consolidated Cash	(141,702.42)	
	50-1014	TexStar - Veh Rep Fund	334,940.32	
	Total Assets		<u>193,237.90</u>	
				<u><u>193,237.90</u></u>

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 Balance Sheet  
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Item 8.

Account Type	Account Number	Description	Balance	Total
<b>50 - Vehicle Replacement Fund</b>				
Fund Balance				
	50-3000	Fund Balance	286,622.08	
		Total Fund Balance	286,622.08	
		Total Revenue	7,940.32	
		Total Expenses	101,324.50	
		Current Year Increase (Decrease)	(93,384.18)	
		Fund Balance Total	286,622.08	
		Current Year Increase (Decrease)	(93,384.18)	
		Total Fund Balance/Equity	193,237.90	
		Total Liabilities & Fund Balance		193,237.90

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Account Type	Account Number	Description	Balance	Total
<b>99 - Consolidated Cash</b>				
Assets				
	99-1000	Cash	10,285,835.39	
	99-1210	Due From General Fund	(546,049.35)	
	99-1220	Due From Crime Prevention District Fund	1,292.70	
	Total Assets		<u>9,741,078.74</u>	<u>9,741,078.74</u>



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Account Type	Account Number	Description	Balance	Total
<b>99 - Consolidated Cash</b>				
Liabilities				
	99-2000	Accounts Payable	(544,756.65)	
	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	(3,291,876.61)	
	Total Liabilities		<u>9,741,078.74</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>9,741,078.74</u></u>

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 Financial Statement  
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Item 8.

<b>10 - General Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Sales Tax	50,849.02	45,315.20	5,533.82	337,141.97	544,000.00	61.97%	206,858.03
Property Tax	59,049.79	260,262.52	(201,212.73)	5,652,271.71	3,124,400.00	180.91%	(2,527,871.71)
Miscellaneous	41,082.72	123,405.89	(82,323.17)	262,370.17	1,481,450.00	17.71%	1,219,079.83
License & Permits	234,575.60	183,597.65	50,977.95	1,679,613.08	2,204,000.00	76.21%	524,386.92
Business & Franchise	0.00	25,825.00	(25,825.00)	404,647.69	310,000.00	130.53%	(94,647.69)
Fines & Forfeitures	24,218.60	23,782.17	436.43	178,017.67	285,500.00	62.35%	107,482.33
Revenue Totals	<u>409,775.73</u>	<u>662,188.43</u>	<u>(252,412.70)</u>	<u>8,514,062.29</u>	<u>7,949,350.00</u>	<u>107.10%</u>	<u>(564,712.29)</u>
<b>Expense Summary</b>							
Personnel Services	293,225.45	262,085.50	31,139.95	1,314,213.36	3,146,250.00	41.77%	1,832,036.64
Professional/Contract Services	81,994.27	149,822.35	(67,828.08)	1,257,068.46	1,798,400.00	69.90%	541,331.54
Materials & Supplies	24,860.44	36,987.06	(12,126.62)	201,556.18	443,900.00	45.41%	242,343.82
Services	2,956.19	34,170.86	(31,214.67)	1,919,663.33	410,200.00	467.98%	(1,509,463.33)
Capital Outlay	0.00	37,490.00	(37,490.00)	33,246.80	450,000.00	7.39%	416,753.20
Expense Totals	<u>403,036.35</u>	<u>520,555.77</u>	<u>(117,519.42)</u>	<u>4,725,748.13</u>	<u>6,248,750.00</u>	<u>75.63%</u>	<u>1,523,001.87</u>

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Item 8.

10 - General Fund	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Sales Tax</b>							
10-4109 Mixed Beverage Tax	0.00	333.20	(333.20)	2,681.22	4,000.00	67.03%	1,318.78
10-4110 City Sales Tax	50,849.02	44,982.00	5,867.02	334,460.75	540,000.00	61.94%	205,539.25
Sales Tax Totals	50,849.02	45,315.20	5,533.82	337,141.97	544,000.00	61.97%	206,858.03
<b>Property Tax</b>							
10-4120 Property Tax	59,176.35	194,089.00	(134,912.65)	5,656,574.19	2,330,000.00	242.77%	(3,326,574.19)
10-4121 Delinquent Property Tax	(126.56)	1,249.50	(1,376.06)	(4,302.48)	15,000.00	(28.68%)	19,302.48
10-4135 Property Tax MUD 31 - 70%	0.00	64,924.02	(64,924.02)	0.00	779,400.00	0.00%	779,400.00
Property Tax Totals	59,049.79	260,262.52	(201,212.73)	5,652,271.71	3,124,400.00	180.91%	(2,527,871.71)
<b>Miscellaneous</b>							
10-4124 Accident Reports	25.00	12.50	12.50	205.00	150.00	136.67%	(55.00)
10-4134 Intermodel Ship Container	0.00	250.00	(250.00)	0.00	3,000.00	0.00%	3,000.00
10-4910 Interest Income	15,047.33	10,412.50	4,634.83	81,833.74	125,000.00	65.47%	43,166.26
10-4911 Other Revenue	8,510.39	110,230.89	(101,720.50)	134,157.07	1,323,300.00	10.14%	1,189,142.93
10-4912 Donations/Sponsorships	17,500.00	2,500.00	15,000.00	46,174.36	30,000.00	153.91%	(16,174.36)
Miscellaneous Totals	41,082.72	123,405.89	(82,323.17)	262,370.17	1,481,450.00	17.71%	1,219,079.83
<b>License &amp; Permits</b>							
10-4201 Building Construction Permits	156,404.36	99,960.00	56,444.36	652,231.90	1,200,000.00	54.35%	547,768.10
10-4202 Trade Fees	7,686.15	8,333.33	(647.18)	34,440.80	100,000.00	34.44%	65,559.20
10-4203 Reinspection Fees	7,300.00	2,082.50	5,217.50	37,350.00	25,000.00	149.40%	(12,350.00)
10-4204 Signs	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
10-4205 Property Improvement Permits	1,020.00	166.60	853.40	2,448.15	2,000.00	122.41%	(448.15)
10-4206 Dirt Work Permits	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-4207 Driveway Permits	0.00	125.00	(125.00)	500.00	1,500.00	33.33%	1,000.00

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<b>10 - General Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>License &amp; Permits</b>							
10-4210 Culvert Permit	0.00	41.67	(41.67)	0.00	500.00	0.00%	500.00
10-4211 Commercial Vehicle Permit	500.00	250.00	250.00	1,100.00	3,000.00	36.67%	1,900.00
10-4212 Park Use Permit	0.00	83.33	(83.33)	400.00	1,000.00	40.00%	600.00
10-4213 Mobile Food Unit Permit	0.00	83.33	(83.33)	1,775.00	1,000.00	177.50%	(775.00)
10-4301 Preliminary Plat Fees	9,050.00	6,247.50	2,802.50	57,350.00	75,000.00	76.47%	17,650.00
10-4302 Final Plat Fees	12,660.00	2,915.50	9,744.50	31,360.00	35,000.00	89.60%	3,640.00
10-4303 Abbreviated Plat Fees	0.00	2,083.33	(2,083.33)	5,160.00	25,000.00	20.64%	19,840.00
10-4305 Admin Fee - Early Plat Recording	0.00	6,664.00	(6,664.00)	70,606.22	80,000.00	88.26%	9,393.78
10-4401 Infrastructure Plan Review Fee	14,155.09	16,660.00	(2,504.91)	164,693.06	200,000.00	82.35%	35,306.94
10-4403 Civil Site Plan Review Fee	0.00	37,485.00	(37,485.00)	537,622.95	450,000.00	119.47%	(87,622.95)
10-4501 Rezoning Fees	0.00	166.60	(166.60)	2,000.00	2,000.00	100.00%	0.00
10-4502 ROW Plan Review Fee	0.00	0.00	0.00	750.00	0.00	0.00%	(750.00)
10-4503 Specific Use Permit	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-4504 Water Meter Fees	25,800.00	0.00	25,800.00	79,825.00	0.00	0.00%	(79,825.00)
License & Permits Totals	<u>234,575.60</u>	<u>183,597.65</u>	<u>50,977.95</u>	<u>1,679,613.08</u>	<u>2,204,000.00</u>	<u>76.21%</u>	<u>524,386.92</u>
<b>Business &amp; Franchise</b>							
10-4601 Franchise Tax - Electric	0.00	20,825.00	(20,825.00)	292,988.83	250,000.00	117.20%	(42,988.83)
10-4602 Franchise Tax - Gas	0.00	2,916.67	(2,916.67)	100,000.00	35,000.00	285.71%	(65,000.00)
10-4603 Telecommunication Fee - Sales	0.00	2,083.33	(2,083.33)	11,658.86	25,000.00	46.64%	13,341.14
Business & Franchise Totals	<u>0.00</u>	<u>25,825.00</u>	<u>(25,825.00)</u>	<u>404,647.69</u>	<u>310,000.00</u>	<u>130.53%</u>	<u>(94,647.69)</u>
<b>Fines &amp; Forfeitures</b>							
10-4701 Citations/Warrants	7,014.10	18,742.50	(11,728.40)	44,374.12	225,000.00	19.72%	180,625.88
10-4703 Municipal Jury Funds	12.78	0.00	12.78	107.12	0.00	0.00%	(107.12)
10-4704 Local Truancy Prevention	297.32	0.00	297.32	4,687.80	0.00	0.00%	(4,687.80)

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<b>10 - General Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Fines &amp; Forfeitures</b>							
10-4705 Time Payment Reimbursement	45.00	41.67	3.33	330.00	500.00	66.00%	170.00
10-4709 Court Costs	16,849.40	4,998.00	11,851.40	128,518.63	60,000.00	214.20%	(68,518.63)
Fines & Forfeitures Totals	<u>24,218.60</u>	<u>23,782.17</u>	<u>436.43</u>	<u>178,017.67</u>	<u>285,500.00</u>	<u>62.35%</u>	<u>107,482.33</u>
Revenue Totals	<u><u>409,775.73</u></u>	<u><u>662,188.43</u></u>	<u><u>(252,412.70)</u></u>	<u><u>8,514,062.29</u></u>	<u><u>7,949,350.00</u></u>	<u><u>107.10%</u></u>	<u><u>(564,712.29)</u></u>

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<b>10 - General Fund Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	2,721.31	7,164.57	(4,443.26)	44,915.69	86,000.00	52.23%	41,084.31
Personnel Services	68,730.13	62,647.82	6,082.31	287,033.84	752,050.00	38.17%	465,016.16
Professional/Contract Services	39,974.99	23,082.84	16,892.15	183,809.38	277,100.00	66.33%	93,290.62
Services	1,641.56	6,173.06	(4,531.50)	14,288.76	74,100.00	19.28%	59,811.24
<b>Administration Totals</b>	<u>113,067.99</u>	<u>99,068.29</u>	<u>13,999.70</u>	<u>530,047.67</u>	<u>1,189,250.00</u>	<u>44.57%</u>	<u>659,202.33</u>

<b>10 - General Fund Finance</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	81.12	2,149.27	(2,068.15)	10,905.94	25,800.00	42.27%	14,894.06
Personnel Services	23,603.36	17,852.94	5,750.42	85,624.45	214,320.00	39.95%	128,695.55
Professional/Contract Services	25.00	541.47	(516.47)	4,164.77	6,500.00	64.07%	2,335.23
<b>Finance Totals</b>	<u>23,709.48</u>	<u>20,543.68</u>	<u>3,165.80</u>	<u>100,695.16</u>	<u>246,620.00</u>	<u>40.83%</u>	<u>145,924.84</u>

<b>10 - General Fund Police</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	5,205.59	9,049.22	(3,843.63)	66,850.99	108,600.00	61.56%	41,749.01
Personnel Services	141,239.45	123,642.14	17,597.31	669,337.31	1,484,290.00	45.09%	814,952.69
Professional/Contract Services	60.00	83.33	(23.33)	478.14	1,000.00	47.81%	521.86
Services	519.10	8,996.60	(8,477.50)	32,761.98	108,000.00	30.34%	75,238.02
<b>Police Totals</b>	<u>147,024.14</u>	<u>141,771.29</u>	<u>5,252.85</u>	<u>769,428.42</u>	<u>1,701,890.00</u>	<u>45.21%</u>	<u>932,461.58</u>

<b>10 - General Fund Animal Control</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	310.45	491.53	(181.08)	2,468.37	5,900.00	41.84%	3,431.63

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Personnel Services	5,287.46	6,365.76	(1,078.30)	34,495.40	76,420.00	45.14%	41,924.60
Professional/Contract Services	0.00	483.20	(483.20)	2,238.11	5,800.00	38.59%	3,561.89
Services	101.85	833.06	(731.21)	921.56	10,000.00	9.22%	9,078.44
<b>Animal Control Totals</b>	<u>5,699.76</u>	<u>8,173.55</u>	<u>(2,473.79)</u>	<u>40,123.44</u>	<u>98,120.00</u>	<u>40.89%</u>	<u>57,996.56</u>

<b>10 - General Fund Emergency Management</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	250.00	(250.00)	0.00	3,000.00	0.00%	3,000.00
Professional/Contract Services	0.00	666.67	(666.67)	77.00	8,000.00	0.96%	7,923.00
<b>Emergency Management Totals</b>	<u>0.00</u>	<u>916.67</u>	<u>(916.67)</u>	<u>77.00</u>	<u>11,000.00</u>	<u>0.70%</u>	<u>10,923.00</u>

<b>10 - General Fund Municipal Court</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	3,194.24	982.99	2,211.25	6,506.61	11,800.00	55.14%	5,293.39
Personnel Services	16,076.23	13,143.13	2,933.10	71,844.17	157,780.00	45.53%	85,935.83
Professional/Contract Services	4,350.00	8,123.80	(3,773.80)	42,480.85	97,500.00	43.57%	55,019.15
<b>Municipal Court Totals</b>	<u>23,620.47</u>	<u>22,249.92</u>	<u>1,370.55</u>	<u>120,831.63</u>	<u>267,080.00</u>	<u>45.24%</u>	<u>146,248.37</u>

<b>10 - General Fund Public Works</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	407.11	6,791.49	(6,384.38)	12,649.63	81,500.00	15.52%	68,850.37
Personnel Services	15,530.04	21,045.71	(5,515.67)	62,047.78	252,650.00	24.56%	190,602.22
Professional/Contract Services	10,050.00	29,738.34	(19,688.34)	22,510.16	357,000.00	6.31%	334,489.84
Services	619.83	2,382.73	(1,762.90)	1,202.02	28,600.00	4.20%	27,397.98
<b>Public Works Totals</b>	<u>26,606.98</u>	<u>59,958.27</u>	<u>(33,351.29)</u>	<u>98,409.59</u>	<u>719,750.00</u>	<u>13.67%</u>	<u>621,340.41</u>

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<b>10 - General Fund Parks &amp; Recreation</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	12,699.98	7,541.58	5,158.40	36,221.32	90,500.00	40.02%	54,278.68
Professional/Contract Services	18,000.00	6,000.00	12,000.00	42,598.58	72,000.00	59.16%	29,401.42
<b>Parks &amp; Recreation Totals</b>	<u>30,699.98</u>	<u>13,541.58</u>	<u>17,158.40</u>	<u>78,819.90</u>	<u>162,500.00</u>	<u>48.50%</u>	<u>83,680.10</u>

<b>10 - General Fund Community Development</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	18.87	1,391.63	(1,372.76)	14,479.64	16,700.00	86.70%	2,220.36
Personnel Services	7,623.42	6,008.40	1,615.02	34,474.30	72,130.00	47.79%	37,655.70
Professional/Contract Services	9,534.28	59,611.20	(50,076.92)	814,100.02	715,500.00	113.78%	(98,600.02)
Services	0.00	14,952.35	(14,952.35)	1,869,693.45	179,500.00	1041.61%	(1,690,193.45)
<b>Community Development Totals</b>	<u>17,176.57</u>	<u>81,963.58</u>	<u>(64,787.01)</u>	<u>2,732,747.41</u>	<u>983,830.00</u>	<u>277.77%</u>	<u>(1,748,917.41)</u>

<b>10 - General Fund Fire Marshal/Building Official</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	221.77	1,174.78	(953.01)	6,557.99	14,100.00	46.51%	7,542.01
Personnel Services	15,135.36	11,379.60	3,755.76	69,356.11	136,610.00	50.77%	67,253.89
Professional/Contract Services	0.00	21,491.50	(21,491.50)	144,611.45	258,000.00	56.05%	113,388.55
Services	73.85	833.06	(759.21)	795.56	10,000.00	7.96%	9,204.44
<b>Fire Marshal/Building Official Totals</b>	<u>15,430.98</u>	<u>34,878.94</u>	<u>(19,447.96)</u>	<u>221,321.11</u>	<u>418,710.00</u>	<u>52.86%</u>	<u>197,388.89</u>

<b>10 - General Fund Capital and Planning Projects</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
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Capital Outlay	<u>0.00</u>	<u>37,490.00</u>	<u>(37,490.00)</u>	<u>33,246.80</u>	<u>450,000.00</u>	<u>7.39%</u>	<u>416,753.20</u>
<b>Capital and Planning Projects Totals</b>	<u>0.00</u>	<u>37,490.00</u>	<u>(37,490.00)</u>	<u>33,246.80</u>	<u>450,000.00</u>	<u>7.39%</u>	<u>416,753.20</u>
<b>Expense Total</b>	<u><u>403,036.35</u></u>	<u><u>520,555.77</u></u>	<u><u>(117,519.42)</u></u>	<u><u>4,725,748.13</u></u>	<u><u>6,248,750.00</u></u>	<u><u>75.63%</u></u>	<u><u>1,523,001.87</u></u>

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<b>10 - General Fund Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-10-5101 Salaries - Full Time	52,638.40	44,680.45	7,957.95	216,158.40	536,380.00	40.30%	320,221.60
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	4,091.11	3,418.63	672.48	14,269.48	41,040.00	34.77%	26,770.52
10-10-5107 TMRS	6,051.55	4,915.53	1,136.02	24,962.65	59,010.00	42.30%	34,047.35
10-10-5108 Health & Life Insurance	3,569.73	3,998.40	(428.67)	20,338.38	48,000.00	42.37%	27,661.62
10-10-5109 Worker's Comp	0.00	315.70	(315.70)	499.40	3,790.00	13.18%	3,290.60
10-10-5110 Texas Workforce Commission	3.58	19.15	(15.57)	30.57	230.00	13.29%	199.43
10-10-5111 Vehicle Allowance	830.76	600.00	230.76	3,599.96	7,200.00	50.00%	3,600.04
10-10-5112 457(b) Reimbursement	1,545.00	875.00	670.00	6,695.00	10,500.00	63.76%	3,805.00
10-10-5114 Benefits Admin Fees	0.00	29.98	(29.98)	0.00	360.00	0.00%	360.00
10-10-5115 Longevity Pay	0.00	44.98	(44.98)	480.00	540.00	88.89%	60.00
10-10-5201 Legal Services	15.00	2,915.50	(2,900.50)	1,622.50	35,000.00	4.64%	33,377.50
10-10-5202 Audit Services	0.00	4,165.00	(4,165.00)	50,200.00	50,000.00	100.40%	(200.00)
10-10-5206 Professional Services	25,620.00	4,998.00	20,622.00	70,134.57	60,000.00	116.89%	(10,134.57)
10-10-5210 Election Expenses	0.00	666.67	(666.67)	2,000.00	8,000.00	25.00%	6,000.00
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	71.04	583.10	(512.06)	1,746.33	7,000.00	24.95%	5,253.67
10-10-5215 BCAD Fee	9,603.50	2,332.40	7,271.10	20,692.44	28,000.00	73.90%	7,307.56
10-10-5217 Professional Cleaning Services	2,500.00	2,082.50	417.50	10,800.00	25,000.00	43.20%	14,200.00
10-10-5221 Website Administration	0.00	499.80	(499.80)	1,325.00	6,000.00	22.08%	4,675.00
10-10-5223 Training & Travel	1,308.59	3,665.20	(2,356.61)	11,007.44	44,000.00	25.02%	32,992.56
10-10-5224 Dues & Subscriptions	326.16	291.67	34.49	5,334.28	3,500.00	152.41%	(1,834.28)
10-10-5225 Seminars & Meetings	530.70	583.10	(52.40)	8,946.82	7,000.00	127.81%	(1,946.82)
10-10-5227 Legislative Affairs	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00

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<b>10 - General Fund Administration</b>	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	318.69	1,166.67	(847.98)	9,769.49	14,000.00	69.78%	4,230.51
10-10-5302 Janitorial Supplies	0.00	333.33	(333.33)	777.04	4,000.00	19.43%	3,222.96
10-10-5309 Uniforms	554.57	166.67	387.90	2,537.91	2,000.00	126.90%	(537.91)
10-10-5310 Postage	375.36	83.33	292.03	837.80	1,000.00	83.78%	162.20
10-10-5311 Building Repairs &	900.00	1,249.50	(349.50)	10,179.41	15,000.00	67.86%	4,820.59
10-10-5312 Recognition,	178.54	249.90	(71.36)	2,257.26	3,000.00	75.24%	742.74
10-10-5314 Computer & Technology	81.94	999.60	(917.66)	2,352.74	12,000.00	19.61%	9,647.26
10-10-5315 Computer Software/License	219.48	2,082.50	(1,863.02)	13,343.63	25,000.00	53.37%	11,656.37
10-10-5317 Equipment & Other Rentals	92.73	499.80	(407.07)	2,860.41	6,000.00	47.67%	3,139.59
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
10-10-5401 Utilities - Electricity	466.88	1,666.00	(1,199.12)	4,560.20	20,000.00	22.80%	15,439.80
10-10-5403 Utilities - Telephone	1,090.98	1,333.33	(242.35)	6,518.82	16,000.00	40.74%	9,481.18
10-10-5404 Mobile Technology Expense	83.70	83.30	0.40	502.12	1,000.00	50.21%	497.88
10-10-5405 Insurance - Liability & Prop	0.00	999.60	(999.60)	2,586.12	12,000.00	21.55%	9,413.88
10-10-5406 Insurance - Windstorm	0.00	2,082.50	(2,082.50)	0.00	25,000.00	0.00%	25,000.00
10-10-5407 Insurance - Vehicles	0.00	8.33	(8.33)	121.50	100.00	121.50%	(21.50)
<b>Administration Totals</b>	<b>113,067.99</b>	<b>99,068.29</b>	<b>13,999.70</b>	<b>530,047.67</b>	<b>1,189,250.00</b>	<b>44.57%</b>	<b>659,202.33</b>

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<b>10 - General Fund Finance</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-15-5101 Salaries - Full Time	17,577.60	13,076.43	4,501.17	61,712.00	156,980.00	39.31%	95,268.00
10-15-5106 Social Security/Medicare	1,322.64	1,000.43	322.21	4,581.23	12,010.00	38.15%	7,428.77
10-15-5107 TMRS	1,966.55	1,438.59	527.96	6,942.69	17,270.00	40.20%	10,327.31
10-15-5108 Health & Life Insurance	2,436.56	1,999.20	437.36	10,861.56	24,000.00	45.26%	13,138.44
10-15-5109 Worker's Comp	0.00	53.31	(53.31)	105.86	640.00	16.54%	534.14
10-15-5110 Texas Workforce Commission	0.00	7.50	(7.50)	18.00	90.00	20.00%	72.00
10-15-5114 Benefits Admin Fees	0.00	12.49	(12.49)	0.00	150.00	0.00%	150.00
10-15-5115 Longevity Pay	0.00	14.99	(14.99)	180.00	180.00	100.00%	0.00
10-15-5117 Certificate/Education Pay	300.01	250.00	50.01	1,223.11	3,000.00	40.77%	1,776.89
10-15-5223 Training & Travel	25.00	499.80	(474.80)	2,927.27	6,000.00	48.79%	3,072.73
10-15-5224 Dues & Subscriptions	0.00	41.67	(41.67)	1,237.50	500.00	247.50%	(737.50)
10-15-5301 Office Supplies	41.87	166.67	(124.80)	1,099.32	2,000.00	54.97%	900.68
10-15-5309 Uniforms	0.00	25.00	(25.00)	0.00	300.00	0.00%	300.00
10-15-5310 Postage	30.08	83.33	(53.25)	245.41	1,000.00	24.54%	754.59
10-15-5314 Computer & Technology	0.00	333.20	(333.20)	0.00	4,000.00	0.00%	4,000.00
10-15-5315 Computer Software/License	0.00	1,499.40	(1,499.40)	9,463.13	18,000.00	52.57%	8,536.87
10-15-5317 Equipment & Other Rentals	9.17	41.67	(32.50)	98.08	500.00	19.62%	401.92
<b>Finance Totals</b>	<b>23,709.48</b>	<b>20,543.68</b>	<b>3,165.80</b>	<b>100,695.16</b>	<b>246,620.00</b>	<b>40.83%</b>	<b>145,924.84</b>

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<b>10 - General Fund Police</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-20-5101 Salaries - Full Time	101,715.10	84,751.08	16,964.02	457,671.52	1,017,420.00	44.98%	559,748.48
10-20-5104 Salaries - Overtime	4,243.94	2,635.61	1,608.33	18,425.71	31,640.00	58.24%	13,214.29
10-20-5106 Social Security/Medicare	8,160.22	6,484.07	1,676.15	36,479.23	77,840.00	46.86%	41,360.77
10-20-5107 TMRS	12,013.42	9,322.93	2,690.49	54,451.04	111,920.00	48.65%	57,468.96
10-20-5108 Health & Life Insurance	11,845.61	13,994.40	(2,148.79)	73,080.19	168,000.00	43.50%	94,919.81
10-20-5109 Worker's Comp	0.00	4,232.47	(4,232.47)	14,188.30	50,810.00	27.92%	36,621.70
10-20-5110 Texas Workforce Commission	7.27	52.47	(45.20)	121.90	630.00	19.35%	508.10
10-20-5114 Benefits Admin Fees	0.00	84.17	(84.17)	0.00	1,010.00	0.00%	1,010.00
10-20-5115 Longevity Pay	0.00	134.94	(134.94)	1,200.00	1,620.00	74.07%	420.00
10-20-5117 Certificate Pay	3,253.89	1,950.00	1,303.89	13,719.42	23,400.00	58.63%	9,680.58
10-20-5206 Professional Services	60.00	0.00	60.00	90.00	0.00	0.00%	(90.00)
10-20-5231 Recruiting & Hiring Expense	0.00	83.33	(83.33)	388.14	1,000.00	38.81%	611.86
10-20-5301 Office Supplies	155.48	250.00	(94.52)	491.77	3,000.00	16.39%	2,508.23
10-20-5309 Uniforms	883.14	699.72	183.42	2,225.21	8,400.00	26.49%	6,174.79
10-20-5310 Postage	1.28	16.66	(15.38)	47.70	200.00	23.85%	152.30
10-20-5313 Fuel Expense	2,884.29	3,333.33	(449.04)	18,065.60	40,000.00	45.16%	21,934.40
10-20-5317 Equipment & Other Rentals	0.00	541.67	(541.67)	1,185.00	6,500.00	18.23%	5,315.00
10-20-5319 Vehicle Repairs & Maintenance	1,022.45	1,249.50	(227.05)	9,306.16	15,000.00	62.04%	5,693.84
10-20-5328 Small Tools & Minor	0.00	2,916.67	(2,916.67)	35,154.61	35,000.00	100.44%	(154.61)
10-20-5330 Miscellaneous	258.95	41.67	217.28	374.94	500.00	74.99%	125.06
10-20-5404 Mobile Technology Expense	519.10	500.00	19.10	3,353.98	6,000.00	55.90%	2,646.02
10-20-5405 Insurance - Liability & Prop	0.00	999.60	(999.60)	5,043.50	12,000.00	42.03%	6,956.50
10-20-5407 Insurance - Vehicles	0.00	833.00	(833.00)	6,025.50	10,000.00	60.26%	3,974.50
10-20-5410 Vehicle Replacement Fund	0.00	6,664.00	(6,664.00)	18,339.00	80,000.00	22.92%	61,661.00
<b>Police Totals</b>	<b>147,024.14</b>	<b>141,771.29</b>	<b>5,252.85</b>	<b>769,428.42</b>	<b>1,701,890.00</b>	<b>45.21%</b>	<b>932,461.58</b>

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<b>10 - General Fund Animal Control</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-21-5101 Salaries - Full Time	3,990.95	4,151.67	(160.72)	22,782.95	49,840.00	45.71%	27,057.05
10-21-5104 Salaries - Overtime	0.00	153.27	(153.27)	1,092.29	1,840.00	59.36%	747.71
10-21-5106 Social Security/Medicare	300.86	318.20	(17.34)	1,791.33	3,820.00	46.89%	2,028.67
10-21-5107 TMRS	439.01	457.31	(18.30)	2,646.08	5,490.00	48.20%	2,843.92
10-21-5108 Health & Life Insurance	555.65	999.60	(443.95)	4,979.25	12,000.00	41.49%	7,020.75
10-21-5109 Worker's Comp	0.00	259.89	(259.89)	1,014.50	3,120.00	32.52%	2,105.50
10-21-5110 Texas Workforce Commission	0.99	4.16	(3.17)	9.00	50.00	18.00%	41.00
10-21-5114 Benefits Admin Fees	0.00	6.67	(6.67)	0.00	80.00	0.00%	80.00
10-21-5115 Longevity Pay	0.00	14.99	(14.99)	180.00	180.00	100.00%	0.00
10-21-5223 Training & Travel	0.00	333.20	(333.20)	1,155.66	4,000.00	28.89%	2,844.34
10-21-5224 Dues & Subscriptions	0.00	25.00	(25.00)	62.20	300.00	20.73%	237.80
10-21-5229 Contractual Services	0.00	125.00	(125.00)	1,020.25	1,500.00	68.02%	479.75
10-21-5301 Office Supplies	0.00	16.66	(16.66)	193.73	200.00	96.87%	6.27
10-21-5309 Uniforms	0.00	41.67	(41.67)	362.92	500.00	72.58%	137.08
10-21-5310 Postage	10.45	16.67	(6.22)	19.90	200.00	9.95%	180.10
10-21-5313 Fuel Expense	0.00	249.90	(249.90)	1,342.37	3,000.00	44.75%	1,657.63
10-21-5319 Vehicle Repairs & Maintenance	300.00	83.33	216.67	467.23	1,000.00	46.72%	532.77
10-21-5328 Small Tools & Minor	0.00	83.30	(83.30)	82.22	1,000.00	8.22%	917.78
10-21-5404 Mobile Technology Expense	101.85	83.33	18.52	611.06	1,000.00	61.11%	388.94
10-21-5407 Insurance - Vehicles	0.00	83.33	(83.33)	310.50	1,000.00	31.05%	689.50
10-21-5410 Vehicle Replacement Fund	0.00	666.40	(666.40)	0.00	8,000.00	0.00%	8,000.00
<b>Animal Control Totals</b>	<b>5,699.76</b>	<b>8,173.55</b>	<b>(2,473.79)</b>	<b>40,123.44</b>	<b>98,120.00</b>	<b>40.89%</b>	<b>57,996.56</b>

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<b>10 - General Fund Emergency Management</b>	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)	77.00	2,000.00	3.85%	1,923.00
10-22-5223 Training & Travel	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
10-22-5229 Contractual Services	0.00	416.67	(416.67)	0.00	5,000.00	0.00%	5,000.00
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	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
<b>Emergency Management Totals</b>	<b>0.00</b>	<b>916.67</b>	<b>(916.67)</b>	<b>77.00</b>	<b>11,000.00</b>	<b>0.70%</b>	<b>10,923.00</b>

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<b>10 - General Fund Municipal Court</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-25-5101 Salaries - Full Time	12,290.40	9,050.54	3,239.86	53,361.69	108,650.00	49.11%	55,288.31
10-25-5104 Salaries - Overtime	0.00	122.45	(122.45)	274.67	1,470.00	18.69%	1,195.33
10-25-5106 Social Security/Medicare	949.27	693.05	256.22	4,146.93	8,320.00	49.84%	4,173.07
10-25-5107 TMRS	1,380.87	996.26	384.61	6,058.37	11,960.00	50.66%	5,901.63
10-25-5108 Health & Life Insurance	1,189.80	1,999.20	(809.40)	6,418.80	24,000.00	26.75%	17,581.20
10-25-5109 Worker's Comp	0.00	36.65	(36.65)	125.76	440.00	28.58%	314.24
10-25-5110 Texas Workforce Commission	2.82	7.49	(4.67)	17.98	90.00	19.98%	72.02
10-25-5114 Benefits Admin Fees	0.00	12.50	(12.50)	0.00	150.00	0.00%	150.00
10-25-5115 Longevity Pay	0.00	24.99	(24.99)	300.00	300.00	100.00%	0.00
10-25-5117 Certificate Pay	263.07	200.00	63.07	1,139.97	2,400.00	47.50%	1,260.03
10-25-5203 Attorney/Prosecutor Fees	3,750.00	5,000.00	(1,250.00)	29,200.00	60,000.00	48.67%	30,800.00
10-25-5209 Judge Fees	600.00	2,915.50	(2,315.50)	12,225.00	35,000.00	34.93%	22,775.00
10-25-5220 Interpreter Services	0.00	83.30	(83.30)	154.90	1,000.00	15.49%	845.10
10-25-5223 Training & Travel	0.00	125.00	(125.00)	900.95	1,500.00	60.06%	599.05
10-25-5301 Office Supplies	399.82	249.90	149.92	2,063.37	3,000.00	68.78%	936.63
10-25-5308 Jury Trial Expense	37.34	124.95	(87.61)	1,095.85	1,500.00	73.06%	404.15
10-25-5309 Uniforms	48.61	66.67	(18.06)	48.61	800.00	6.08%	751.39
10-25-5310 Postage	77.17	83.30	(6.13)	530.89	1,000.00	53.09%	469.11
10-25-5314 Computer & Technology	2,625.00	0.00	2,625.00	2,625.00	0.00	0.00%	(2,625.00)
10-25-5315 Computer Software/License	0.00	416.50	(416.50)	0.00	5,000.00	0.00%	5,000.00
10-25-5317 Equipment & Other Rentals	6.30	41.67	(35.37)	142.89	500.00	28.58%	357.11
<b>Municipal Court Totals</b>	<b>23,620.47</b>	<b>22,249.92</b>	<b>1,370.55</b>	<b>120,831.63</b>	<b>267,080.00</b>	<b>45.24%</b>	<b>146,248.37</b>



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<b>10 - General Fund Public Works</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-30-5101 Salaries - Full Time	10,938.43	13,233.87	(2,295.44)	40,244.04	158,870.00	25.33%	118,625.96
10-30-5104 Salaries - Overtime	600.19	801.34	(201.15)	4,067.58	9,620.00	42.28%	5,552.42
10-30-5106 Social Security/Medicare	869.84	1,012.92	(143.08)	3,349.34	12,160.00	27.54%	8,810.66
10-30-5107 TMRS	1,269.25	1,456.08	(186.83)	4,894.08	17,480.00	28.00%	12,585.92
10-30-5108 Health & Life Insurance	1,849.18	3,498.60	(1,649.42)	7,593.80	42,000.00	18.08%	34,406.20
10-30-5109 Worker's Comp	0.00	988.77	(988.77)	1,703.00	11,870.00	14.35%	10,167.00
10-30-5110 Texas Workforce Commission	3.15	14.99	(11.84)	15.94	180.00	8.86%	164.06
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	14.99	(14.99)	180.00	180.00	100.00%	0.00
10-30-5217 Professional Cleaning Services	750.00	416.67	333.33	1,350.00	5,000.00	27.00%	3,650.00
10-30-5219 Roads, Bridges & Drainage	0.00	24,990.00	(24,990.00)	2,446.41	300,000.00	0.82%	297,553.59
10-30-5223 Training & Travel	0.00	166.67	(166.67)	113.75	2,000.00	5.69%	1,886.25
10-30-5229 Contractual Services	9,300.00	4,165.00	5,135.00	18,600.00	50,000.00	37.20%	31,400.00
10-30-5301 Office Supplies	46.29	249.90	(203.61)	1,248.68	3,000.00	41.62%	1,751.32
10-30-5309 Uniforms	0.00	166.60	(166.60)	895.68	2,000.00	44.78%	1,104.32
10-30-5311 Building Repairs &	32.88	666.67	(633.79)	414.28	8,000.00	5.18%	7,585.72
10-30-5313 Fuel Expense	290.50	333.33	(42.83)	1,886.53	4,000.00	47.16%	2,113.47
10-30-5317 Equipment & Other Rentals	0.00	1,000.00	(1,000.00)	168.50	12,000.00	1.40%	11,831.50
10-30-5319 Vehicle Repairs & Maintenance	0.00	208.33	(208.33)	104.02	2,500.00	4.16%	2,395.98
10-30-5321 Public Works Maintenance	0.00	2,083.33	(2,083.33)	4,017.09	25,000.00	16.07%	20,982.91
10-30-5322 Special Road Work	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
10-30-5328 Small Tools & Minor	0.00	416.67	(416.67)	1,861.58	5,000.00	37.23%	3,138.42
10-30-5331 Signs & Postings	37.44	833.33	(795.89)	2,053.27	10,000.00	20.53%	7,946.73
10-30-5401 Utilities - Electricity	577.98	833.33	(255.35)	621.46	10,000.00	6.21%	9,378.54
10-30-5404 Mobile Technology Expense	41.85	50.00	(8.15)	251.06	600.00	41.84%	348.94
10-30-5407 Insurance - Vehicles	0.00	166.60	(166.60)	329.50	2,000.00	16.48%	1,670.50

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<b>10 - General Fund Public Works</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-30-5410 Vehicle Replacement Fund	0.00	1,332.80	(1,332.80)	0.00	16,000.00	0.00%	16,000.00
Public Works Totals	26,606.98	59,958.27	(33,351.29)	98,409.59	719,750.00	13.67%	621,340.41

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<b>10 - General Fund Parks &amp; Recreation</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-32-5229 Contractual Services	18,000.00	6,000.00	12,000.00	42,598.58	72,000.00	59.16%	29,401.42
10-32-5301 Office Supplies	0.00	208.25	(208.25)	713.27	2,500.00	28.53%	1,786.73
10-32-5309 Uniforms	0.00	83.33	(83.33)	244.42	1,000.00	24.44%	755.58
10-32-5317 Equipment & Other Rentals	0.00	500.00	(500.00)	192.76	6,000.00	3.21%	5,807.24
10-32-5324 Park Maintenance	12,699.98	6,666.67	6,033.31	35,070.87	80,000.00	43.84%	44,929.13
10-32-5331 Signs & Postings	0.00	83.33	(83.33)	0.00	1,000.00	0.00%	1,000.00
<b>Parks &amp; Recreation Totals</b>	<b>30,699.98</b>	<b>13,541.58</b>	<b>17,158.40</b>	<b>78,819.90</b>	<b>162,500.00</b>	<b>48.50%</b>	<b>83,680.10</b>

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<b>10 - General Fund Community Development</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-35-5101 Salaries - Full Time	5,637.60	4,050.87	1,586.73	24,156.00	48,630.00	49.67%	24,474.00
10-35-5104 Salaries - Overtime	0.00	149.10	(149.10)	128.93	1,790.00	7.20%	1,661.07
10-35-5106 Social Security/Medicare	424.96	310.70	114.26	1,842.84	3,730.00	49.41%	1,887.16
10-35-5107 TMRS	620.13	445.65	174.48	2,704.35	5,350.00	50.55%	2,645.65
10-35-5108 Health & Life Insurance	939.25	999.60	(60.35)	5,275.50	12,000.00	43.96%	6,724.50
10-35-5109 Worker's Comp	0.00	16.66	(16.66)	57.68	200.00	28.84%	142.32
10-35-5110 Texas Workforce Commission	1.48	4.16	(2.68)	9.00	50.00	18.00%	41.00
10-35-5114 Benefits Admin Fees	0.00	6.67	(6.67)	0.00	80.00	0.00%	80.00
10-35-5115 Longevity Pay	0.00	24.99	(24.99)	300.00	300.00	100.00%	0.00
10-35-5206 Professional Services	9,465.28	4,166.67	5,298.61	81,959.82	50,000.00	163.92%	(31,959.82)
10-35-5208 Engineering Services	0.00	6,250.00	(6,250.00)	102,867.05	75,000.00	137.16%	(27,867.05)
10-35-5223 Training & Travel	69.00	125.00	(56.00)	69.00	1,500.00	4.60%	1,431.00
10-35-5232 Early Plat - Admin Fee	0.00	5,331.20	(5,331.20)	87,709.12	64,000.00	137.05%	(23,709.12)
10-35-5233 Eng Svc: Permits/Inspections	0.00	29,155.00	(29,155.00)	384,343.11	350,000.00	109.81%	(34,343.11)
10-35-5234 Eng Svc: Plan Review	0.00	8,333.33	(8,333.33)	100,551.92	100,000.00	100.55%	(551.92)
10-35-5235 Eng Svc: Platting	0.00	6,250.00	(6,250.00)	56,600.00	75,000.00	75.47%	18,400.00
10-35-5301 Office Supplies	0.00	83.30	(83.30)	181.76	1,000.00	18.18%	818.24
10-35-5309 Uniforms	0.00	16.66	(16.66)	183.00	200.00	91.50%	17.00
10-35-5315 Computer Software/License	0.00	1,250.00	(1,250.00)	14,000.00	15,000.00	93.33%	1,000.00
10-35-5317 Equipment & Other Rentals	18.87	41.67	(22.80)	114.88	500.00	22.98%	385.12
10-35-5411 TIF Fund/MUD 31 Payable	0.00	14,952.35	(14,952.35)	1,869,693.45	179,500.00	1041.61%	(1,690,193.45)
<b>Community Development Totals</b>	<b>17,176.57</b>	<b>81,963.58</b>	<b>(64,787.01)</b>	<b>2,732,747.41</b>	<b>983,830.00</b>	<b>277.77%</b>	<b>(1,748,917.41)</b>

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<b>10 - General Fund Fire Marshal/Building Official</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-36-5101 Salaries - Full Time	11,575.20	8,315.83	3,259.37	49,970.40	99,830.00	50.06%	49,859.60
10-36-5106 Social Security/Medicare	839.61	636.41	203.20	3,571.97	7,640.00	46.75%	4,068.03
10-36-5107 TMRS	1,273.26	915.46	357.80	5,516.50	10,990.00	50.20%	5,473.50
10-36-5108 Health & Life Insurance	1,447.29	999.60	447.69	8,323.74	12,000.00	69.36%	3,676.26
10-36-5109 Worker's Comp	0.00	491.47	(491.47)	1,784.50	5,900.00	30.25%	4,115.50
10-36-5110 Texas Workforce Commission	0.00	4.16	(4.16)	9.00	50.00	18.00%	41.00
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	10.00	(10.00)	180.00	120.00	150.00%	(60.00)
10-36-5207 Building Inspector	0.00	20,825.00	(20,825.00)	140,467.50	250,000.00	56.19%	109,532.50
10-36-5223 Training & Travel	0.00	416.50	(416.50)	2,505.90	5,000.00	50.12%	2,494.10
10-36-5224 Dues & Subscriptions	0.00	250.00	(250.00)	1,638.05	3,000.00	54.60%	1,361.95
10-36-5301 Office Supplies	0.00	83.30	(83.30)	218.78	1,000.00	21.88%	781.22
10-36-5303 Public Education & Training	0.00	249.90	(249.90)	65.64	3,000.00	2.19%	2,934.36
10-36-5307 Investigation Supplies	0.00	83.33	(83.33)	145.49	1,000.00	14.55%	854.51
10-36-5309 Uniforms	0.00	125.00	(125.00)	773.90	1,500.00	51.59%	726.10
10-36-5310 Postage	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
10-36-5313 Fuel Expense	212.77	250.00	(37.23)	1,439.93	3,000.00	48.00%	1,560.07
10-36-5319 Vehicle Repairs & Maintenance	9.00	208.25	(199.25)	3,897.76	2,500.00	155.91%	(1,397.76)
10-36-5328 Small Tools & Minor	0.00	166.67	(166.67)	16.49	2,000.00	0.82%	1,983.51
10-36-5404 Mobile Technology Expense	73.85	83.33	(9.48)	433.06	1,000.00	43.31%	566.94
10-36-5407 Insurance - Vehicles	0.00	83.33	(83.33)	362.50	1,000.00	36.25%	637.50
10-36-5410 Vehicle Replacement Fund	0.00	666.40	(666.40)	0.00	8,000.00	0.00%	8,000.00
<b>Fire Marshal/Building Official Totals</b>	<b>15,430.98</b>	<b>34,878.94</b>	<b>(19,447.96)</b>	<b>221,321.11</b>	<b>418,710.00</b>	<b>52.86%</b>	<b>197,388.89</b>

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Item 8.

<b>10 - General Fund Capital and Planning Projects</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
10-90-5610 Land Purchase and	0.00	20,825.00	(20,825.00)	33,246.80	250,000.00	13.30%	216,753.20
10-90-5620 Building Purchase,	0.00	4,165.00	(4,165.00)	0.00	50,000.00	0.00%	50,000.00
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	37,490.00	(37,490.00)	33,246.80	450,000.00	7.39%	416,753.20
Expense Totals	403,036.35	520,555.77	(117,519.42)	4,725,748.13	6,248,750.00	75.63%	1,523,001.87

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Item 8.

<b>12 - Project Fund Series 2022</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Miscellaneous	29,313.65	0.00	29,313.65	184,335.15	0.00	0.00%	(184,335.15)
Revenue Totals	<u>29,313.65</u>	<u>0.00</u>	<u>29,313.65</u>	<u>184,335.15</u>	<u>0.00</u>	<u>0.00%</u>	<u>(184,335.15)</u>
<b>Expense Summary</b>							
Professional/Contract Services	120.82	0.00	120.82	889,274.64	0.00	0.00%	(889,274.64)
Materials & Supplies	7,621.91	0.00	7,621.91	845,614.27	0.00	0.00%	(845,614.27)
Services	4,685.18	0.00	4,685.18	37,852.70	0.00	0.00%	(37,852.70)
Capital Outlay	25,605.77	0.00	25,605.77	408,823.34	0.00	0.00%	(408,823.34)
Expense Totals	<u>38,033.68</u>	<u>0.00</u>	<u>38,033.68</u>	<u>2,181,564.95</u>	<u>0.00</u>	<u>0.00%</u>	<u>(2,181,564.95)</u>

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Item 8.

<b>12 - Project Fund Series 2022</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Miscellaneous</b>							
12-4938 Interest Income - Investments	29,313.65	0.00	29,313.65	184,335.15	0.00	0.00%	(184,335.15)
Miscellaneous Totals	29,313.65	0.00	29,313.65	184,335.15	0.00	0.00%	(184,335.15)
Revenue Totals	29,313.65	0.00	29,313.65	184,335.15	0.00	0.00%	(184,335.15)



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Item 8.

<b>12 - Project Fund Series 2022 Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	25,605.77	0.00	25,605.77	408,823.34	0.00	0.00%	(408,823.34)
Materials & Supplies	7,621.91	0.00	7,621.91	845,614.27	0.00	0.00%	(845,614.27)
Professional/Contract Services	120.82	0.00	120.82	889,274.64	0.00	0.00%	(889,274.64)
Services	4,685.18	0.00	4,685.18	37,852.70	0.00	0.00%	(37,852.70)
<b>Administration Totals</b>	38,033.68	0.00	38,033.68	2,181,564.95	0.00	0.00%	(2,181,564.95)
<b>Expense Total</b>	38,033.68	0.00	38,033.68	2,181,564.95	0.00	0.00%	(2,181,564.95)

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Item 8.

<b>12 - Project Fund Series 2022 Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
12-10-5206 Professional Services	120.82	0.00	120.82	14,577.82	0.00	0.00%	(14,577.82)
12-10-5208 Engineering Services	0.00	0.00	0.00	5,941.34	0.00	0.00%	(5,941.34)
12-10-5229 Contractual Services	0.00	0.00	0.00	868,755.48	0.00	0.00%	(868,755.48)
12-10-5301 Office Supplies	1,631.69	0.00	1,631.69	5,364.83	0.00	0.00%	(5,364.83)
12-10-5314 Computer & Technology	5,990.22	0.00	5,990.22	840,249.44	0.00	0.00%	(840,249.44)
12-10-5401 Utilities - Electricity	3,846.56	0.00	3,846.56	5,105.06	0.00	0.00%	(5,105.06)
12-10-5403 Utilities - Telephone	0.00	0.00	0.00	3,701.87	0.00	0.00%	(3,701.87)
12-10-5405 Insurance - Liability & Prop	0.00	0.00	0.00	27,696.00	0.00	0.00%	(27,696.00)
12-10-5409 Utilities - Water/Sewer	838.62	0.00	838.62	1,349.77	0.00	0.00%	(1,349.77)
12-10-5630 Furniture & Equipment	25,605.77	0.00	25,605.77	408,823.34	0.00	0.00%	(408,823.34)
Administration Totals	<u>38,033.68</u>	<u>0.00</u>	<u>38,033.68</u>	<u>2,181,564.95</u>	<u>0.00</u>	<u>0.00%</u>	<u>(2,181,564.95)</u>
Expense Totals	<u><u>38,033.68</u></u>	<u><u>0.00</u></u>	<u><u>38,033.68</u></u>	<u><u>2,181,564.95</u></u>	<u><u>0.00</u></u>	<u><u>0.00%</u></u>	<u><u>(2,181,564.95)</u></u>

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<b>20 - Crime Control and Prevention District Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Sales Tax	21,617.86	18,000.00	3,617.86	141,979.75	216,000.00	65.73%	74,020.25
Miscellaneous	1,966.09	0.00	1,966.09	10,403.85	0.00	0.00%	(10,403.85)
Revenue Totals	<u>23,583.95</u>	<u>18,000.00</u>	<u>5,583.95</u>	<u>152,383.60</u>	<u>216,000.00</u>	<u>70.55%</u>	<u>63,616.40</u>
<b>Expense Summary</b>							
Personnel Services	0.00	10,704.73	(10,704.73)	3,993.13	128,460.00	3.11%	124,466.87
Professional/Contract Services	0.00	2,873.85	(2,873.85)	24,006.03	34,500.00	69.58%	10,493.97
Materials & Supplies	1,300.22	7,353.89	(6,053.67)	12,139.44	88,276.00	13.75%	76,136.56
Capital Outlay	404.98	6,250.00	(5,845.02)	65,551.21	75,000.00	87.40%	9,448.79
Expense Totals	<u>1,705.20</u>	<u>27,182.47</u>	<u>(25,477.27)</u>	<u>105,689.81</u>	<u>326,236.00</u>	<u>32.40%</u>	<u>220,546.19</u>

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Item 8.

<b>20 - Crime Control and Prevention District Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Sales Tax</b>							
20-4112 CCPD - Sales Tax	21,617.86	18,000.00	3,617.86	141,979.75	216,000.00	65.73%	74,020.25
Sales Tax Totals	21,617.86	18,000.00	3,617.86	141,979.75	216,000.00	65.73%	74,020.25
<b>Miscellaneous</b>							
20-4910 Interest Income	1,966.09	0.00	1,966.09	10,403.85	0.00	0.00%	(10,403.85)
Miscellaneous Totals	1,966.09	0.00	1,966.09	10,403.85	0.00	0.00%	(10,403.85)
Revenue Totals	23,583.95	18,000.00	5,583.95	152,383.60	216,000.00	70.55%	63,616.40

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Item 8.

<b>20 - Crime Control and Prevention Dist Police</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	404.98	6,250.00	(5,845.02)	65,551.21	75,000.00	87.40%	9,448.79
Materials & Supplies	1,300.22	7,353.89	(6,053.67)	12,139.44	88,276.00	13.75%	76,136.56
Personnel Services	0.00	10,704.73	(10,704.73)	3,993.13	128,460.00	3.11%	124,466.87
Professional/Contract Services	0.00	2,873.85	(2,873.85)	24,006.03	34,500.00	69.58%	10,493.97
<b>Police Totals</b>	<u>1,705.20</u>	<u>27,182.47</u>	<u>(25,477.27)</u>	<u>105,689.81</u>	<u>326,236.00</u>	<u>32.40%</u>	<u>220,546.19</u>
<b>Expense Total</b>	<u>1,705.20</u>	<u>27,182.47</u>	<u>(25,477.27)</u>	<u>105,689.81</u>	<u>326,236.00</u>	<u>32.40%</u>	<u>220,546.19</u>

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<b>20 - Crime Control and Prevention Dist Police</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
20-20-5101 Salaries - Full Time	0.00	6,725.83	(6,725.83)	0.00	80,710.00	0.00%	80,710.00
20-20-5104 Salaries - Overtime	0.00	666.40	(666.40)	3,993.13	8,000.00	49.91%	4,006.87
20-20-5106 Social Security/Medicare	0.00	515.00	(515.00)	0.00	6,180.00	0.00%	6,180.00
20-20-5107 TMRS	0.00	740.00	(740.00)	0.00	8,880.00	0.00%	8,880.00
20-20-5108 Health & Life Insurance	0.00	2,000.00	(2,000.00)	0.00	24,000.00	0.00%	24,000.00
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	0.00	11.67	(11.67)	0.00	140.00	0.00%	140.00
20-20-5114 Benefits Admin Fees	0.00	18.33	(18.33)	0.00	220.00	0.00%	220.00
20-20-5206 Professional Services	0.00	624.75	(624.75)	5,722.76	7,500.00	76.30%	1,777.24
20-20-5222 Investigations	0.00	133.28	(133.28)	1,176.17	1,600.00	73.51%	423.83
20-20-5223 Training & Travel	0.00	1,666.00	(1,666.00)	11,887.10	20,000.00	59.44%	8,112.90
20-20-5230 Radio Service	0.00	449.82	(449.82)	5,220.00	5,400.00	96.67%	180.00
20-20-5301 Office Supplies	0.00	166.60	(166.60)	44.38	2,000.00	2.22%	1,955.62
20-20-5303 Public Education & Training	0.00	333.33	(333.33)	2,989.57	4,000.00	74.74%	1,010.43
20-20-5307 Investigation Supplies	0.00	64.64	(64.64)	124.49	776.00	16.04%	651.51
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	2,915.50	(2,915.50)	1,032.49	35,000.00	2.95%	33,967.51
20-20-5315 Computer Software/License	1,034.00	1,541.05	(507.05)	7,682.29	18,500.00	41.53%	10,817.71
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	0.00	999.60	(999.60)	0.00	12,000.00	0.00%	12,000.00
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	266.22	83.33	182.89	266.22	1,000.00	26.62%	733.78
20-20-5650 Vehicles & Machinery	404.98	6,250.00	(5,845.02)	65,551.21	75,000.00	87.40%	9,448.79
<b>Police Totals</b>	<b>1,705.20</b>	<b>27,182.47</b>	<b>(25,477.27)</b>	<b>105,689.81</b>	<b>326,236.00</b>	<b>32.40%</b>	<b>220,546.19</b>
<b>Expense Totals</b>	<b>1,705.20</b>	<b>27,182.47</b>	<b>(25,477.27)</b>	<b>105,689.81</b>	<b>326,236.00</b>	<b>32.40%</b>	<b>220,546.19</b>

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Item 8.

<b>30 - Capital Improvements Plan Fund (Debt Service)</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Expense Summary</b>							
Debt Service	85,455.00	140,775.34	(55,320.34)	414,910.00	1,689,700.00	24.56%	1,274,790.00
Expense Totals	<u>85,455.00</u>	<u>140,775.34</u>	<u>(55,320.34)</u>	<u>414,910.00</u>	<u>1,689,700.00</u>	<u>24.56%</u>	<u>1,274,790.00</u>

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Item 8.

<b>30 - Capital Improvements Plan Fund Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Debt Service	85,455.00	140,775.34	(55,320.34)	414,910.00	1,689,700.00	24.56%	1,274,790.00
<b>Administration Totals</b>	<u>85,455.00</u>	<u>140,775.34</u>	<u>(55,320.34)</u>	<u>414,910.00</u>	<u>1,689,700.00</u>	<u>24.56%</u>	<u>1,274,790.00</u>
<b>Expense Total</b>	<u>85,455.00</u>	<u>140,775.34</u>	<u>(55,320.34)</u>	<u>414,910.00</u>	<u>1,689,700.00</u>	<u>24.56%</u>	<u>1,274,790.00</u>



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Item 8.

<b>30 - Capital Improvements Plan Fund (Administration)</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
30-10-5501 Debt Principal	75,000.00	82,442.01	(7,442.01)	75,000.00	989,700.00	7.58%	914,700.00
30-10-5513 Interest on Debt	10,455.00	0.00	10,455.00	339,910.00	0.00	0.00%	(339,910.00)
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	50,000.00	(50,000.00)	0.00	600,000.00	0.00%	600,000.00
Administration Totals	<u>85,455.00</u>	<u>140,775.34</u>	<u>(55,320.34)</u>	<u>414,910.00</u>	<u>1,689,700.00</u>	<u>24.56%</u>	<u>1,274,790.00</u>
Expense Totals	<u>85,455.00</u>	<u>140,775.34</u>	<u>(55,320.34)</u>	<u>414,910.00</u>	<u>1,689,700.00</u>	<u>24.56%</u>	<u>1,274,790.00</u>

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<b>36 - Public Safety Grants</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Grant Income	0.00	0.00	0.00	4,582.46	0.00	0.00%	(4,582.46)
Revenue Totals	0.00	0.00	0.00	4,582.46	0.00	0.00%	(4,582.46)

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Item 8.

<b>36 - Public Safety Grants</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Grant Income</b>							
36-4803 State & Federal Grants	0.00	0.00	0.00	2,942.46	0.00	0.00%	(2,942.46)
36-4804 Office of Governor Body Armor	0.00	0.00	0.00	1,640.00	0.00	0.00%	(1,640.00)
Grant Income Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,582.46</u>	<u>0.00</u>	<u>0.00%</u>	<u>(4,582.46)</u>
Revenue Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,582.46</u>	<u>0.00</u>	<u>0.00%</u>	<u>(4,582.46)</u>

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Item 8.

<b>40 - Court Technology Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Fines & Forfeitures	511.83	0.00	511.83	4,290.15	0.00	0.00%	(4,290.15)
Revenue Totals	<u>511.83</u>	<u>0.00</u>	<u>511.83</u>	<u>4,290.15</u>	<u>0.00</u>	<u>0.00%</u>	<u>(4,290.15)</u>
<b>Expense Summary</b>							
Materials & Supplies	0.00	0.00	0.00	79.90	0.00	0.00%	(79.90)
Expense Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>79.90</u>	<u>0.00</u>	<u>0.00%</u>	<u>(79.90)</u>

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Item 8.

<b>40 - Court Technology Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Fines &amp; Forfeitures</b>							
40-4707 Court Technology Fee	511.83	0.00	511.83	4,290.15	0.00	0.00%	(4,290.15)
Fines & Forfeitures Totals	511.83	0.00	511.83	4,290.15	0.00	0.00%	(4,290.15)
Revenue Totals	511.83	0.00	511.83	4,290.15	0.00	0.00%	(4,290.15)

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<b>40 - Court Technology Fund Municipal Court</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Materials & Supplies	0.00	0.00	0.00	79.90	0.00	0.00%	(79.90)
<b>Municipal Court Totals</b>	0.00	0.00	0.00	79.90	0.00	0.00%	(79.90)
<b>Expense Total</b>	0.00	0.00	0.00	79.90	0.00	0.00%	(79.90)

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Item 8.

<b>40 - Court Technology Fund Municipal Court</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
40-25-5332 Court Technology	0.00	0.00	0.00	79.90	0.00	0.00%	(79.90)
Municipal Court Totals	0.00	0.00	0.00	79.90	0.00	0.00%	(79.90)
Expense Totals	0.00	0.00	0.00	79.90	0.00	0.00%	(79.90)

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Item 8.

<b>41 - Court Security Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Fines & Forfeitures	625.93	0.00	625.93	5,252.78	0.00	0.00%	(5,252.78)
Revenue Totals	625.93	0.00	625.93	5,252.78	0.00	0.00%	(5,252.78)



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Item 8.

<b>41 - Court Security Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Fines &amp; Forfeitures</b>							
41-4708 Court Security Fee	625.93	0.00	625.93	5,252.78	0.00	0.00%	(5,252.78)
Fines & Forfeitures Totals	625.93	0.00	625.93	5,252.78	0.00	0.00%	(5,252.78)
Revenue Totals	625.93	0.00	625.93	5,252.78	0.00	0.00%	(5,252.78)

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 As of March 31, 2024

4/4/2024 3

Item 8.

<b>50 - Vehicle Replacement Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Miscellaneous	1,500.53	0.00	1,500.53	7,940.32	0.00	0.00%	(7,940.32)
Revenue Totals	<u>1,500.53</u>	<u>0.00</u>	<u>1,500.53</u>	<u>7,940.32</u>	<u>0.00</u>	<u>0.00%</u>	<u>(7,940.32)</u>
<b>Expense Summary</b>							
Capital Outlay	0.00	0.00	0.00	101,324.50	0.00	0.00%	(101,324.50)
Expense Totals	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>101,324.50</u>	<u>0.00</u>	<u>0.00%</u>	<u>(101,324.50)</u>

City of Iowa Colony  
 Financial Statement  
 As of March 31, 2024

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Item 8.

<b>50 - Vehicle Replacement Fund</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Miscellaneous</b>							
50-4910 Interest Income	1,500.53	0.00	1,500.53	7,940.32	0.00	0.00%	(7,940.32)
Miscellaneous Totals	1,500.53	0.00	1,500.53	7,940.32	0.00	0.00%	(7,940.32)
Revenue Totals	1,500.53	0.00	1,500.53	7,940.32	0.00	0.00%	(7,940.32)

City of Iowa Colony  
 Financial Statement  
 As of March 31, 2024

4/4/2024 3:03:

Item 8.

<b>50 - Vehicle Replacement Fund Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital Outlay	0.00	0.00	0.00	101,324.50	0.00	0.00%	(101,324.50)
<b>Administration Totals</b>	0.00	0.00	0.00	101,324.50	0.00	0.00%	(101,324.50)
<b>Expense Total</b>	0.00	0.00	0.00	101,324.50	0.00	0.00%	(101,324.50)

City of Iowa Colony  
 Financial Statement  
 As of March 31, 2024

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Item 8.

<b>50 - Vehicle Replacement Fund Administration</b>	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
50-10-5650 Vehicles & Machinery	0.00	0.00	0.00	101,324.50	0.00	0.00%	(101,324.50)
Administration Totals	0.00	0.00	0.00	101,324.50	0.00	0.00%	(101,324.50)
Expense Totals	0.00	0.00	0.00	101,324.50	0.00	0.00%	(101,324.50)

**CITY OF IOWA COLONY**  
**BUDGET CALENDAR FOR FY 2024-2025**  
(INCLUDES COUNCIL and CCPD)

Item 8.

<b>Date</b>	<b>Time</b>	<b>Meeting Description</b>
<b>March 28</b>	<b>1:30 PM</b>	“Budget Kickoff” staff meeting to discuss FY 2024-2025 budget process.
<b>May 13-24</b>	<b>TBD</b>	City Manager meets with Department Heads to discuss FY 2023-2024 budget estimates and FY 2024-2025 budget requests.
<b>May 14</b>	<b>7:00 PM</b>	CCPD Meeting – PD presents proposed FY 2023-2024 CCPD budget to board. Board schedules public hearing on proposed budget.
<b>May 13</b>	<b>6:00 PM</b>	Budget Workshop (Initial budget process overview)
<b>May 26</b>		Notice for CCPD public hearing on proposed CCPD budget runs in newspaper. <i>At least 10 days before hearing 363.204(b)</i>
<b>June 10</b>	<b>6:00 PM</b>	Budget Workshop (Priorities and initial estimates)
<b>June 18</b>	<b>7:00 PM</b>	CCPD public hearing on CCPD budget. <i>At least 100 days before October 1; On or before June 23 363.204(a)</i> CCPD Meeting to adopt FY 2022-2023 CCPD budget. <i>At least 80 days before October 1; On or before July 13 363.204(d)</i> Board submits budget to Council. <i>No later than 10 days after adoption 363.204(e)</i>
<b>July 8</b>	<b>6:00 PM</b>	City Council Budget Workshop City Council calls for public hearing on proposed CCPD budget. <i>102.006(b)</i>
<b>July 28</b>		Notice for Council public hearing on CCPD budget runs in newspaper. <i>At least 10 days before hearing 363.205(b)</i>
<b>August 12</b>	<b>7:00 PM</b>	City Manager presents proposed budget to City Council. City Council calls public hearing on proposed City budget. City Council adopts “proposed” tax rate (aka Not-to-Exceed Tax Rate) City Council public hearing on proposed CCPD budget. <i>At least 45 days before October 1; On or before August 17 363.205(a)</i> City Council approves or rejects the CCPD Budget. <i>At least 30 days before October 1; On or before September 1 363.205(d)</i> If the governing body rejects the budget submitted by the board, the governing body and the board shall meet and together amend and approve the budget before the beginning of the fiscal year. <i>363.205(e)</i>
<b>August 13</b>		City Manager files proposed budget with City Secretary. <i>At least 31 days before Council passes property tax rate 102.005(a)</i>
<b>August 25</b>		Notice for Council public hearing on City budget runs in newspaper. <i>At least 10 but no more than 30 days before hearing; Aug 10-Aug 30 102.0065(c)</i>
<b>Sept. 9</b>	<b>7:00 PM</b>	Public Hearing on proposed City budget. Public Hearing on proposed tax rate. Announce the date, time, and place of the meeting at which we will vote on the proposed tax rate. <i>At least 16 days after budget is filed with City Secretary but before the date Council passes property tax rate 102.006(b)</i>
<b>Sept. 16</b>	<b>6:00 PM</b>	City Council adopts FY 2023-2024 Budget. City Council adopts tax rate. City Council ratifies tax rate.
<b>Oct. 1</b>		FY 2023-2024 begins.

This contract (“Contract”) is made and entered effective \_\_\_\_\_, 2024 by and between **PUBLIC MANAGEMENT, INC.**, a Texas corporation, of Houston, Harris County, Texas (“Consultant”) and the **CITY OF IOWA COLONY**, (“Client”) for the purpose of retaining Consultant to render **Application Development, Administration, and Planning Services** to the Client for the Community Development Block Grant – Mitigation (CDBG-MIT) Resilient Communities Program (RCP) administered by the Texas General Land Office (GLO)

Client and Consultant agree that Consultant will provide services to Client on the terms and conditions outlined in this Contract.

**I.**

Consultant will provide Client with administrative services as follows:

PRE- FUNDING SERVICES

**Application Preparation:** The Consultant will prepare the application as directed by the Client to apply for available funding sources adherent to the state and federal agencies guidelines. The Consultant will coordinate all activities and other service providers with regard to the preparation of the application, including, but not limited to:

- Review of proposed project for program compliance and will work with Client staff to provide an overview;
- Advise on important deadlines and procedures;
- Schedule project meetings with client staff to evaluate proposed project and timeframes.
- Prepare project description in conjunction with staff and other interested stakeholders;
- Evaluate project objective and develop timelines/milestones;
- Prepare necessary preliminary Environmental Compliance documentation;
- Conduct public hearings (as applicable) for application submission and attend Client meeting to address application development;
- Package complete application with all pertinent supplemental documentation for client to review prior to submission;
- Identify and document beneficiaries;
- Advise client on funding availability, anticipated scoring, selection and award process.

POST FUNDING SERVICES

**Comprehensive Planning Services**

**Base Planning:** Our Land Use, Housing, and Population planning services provide you with an understanding of your current housing needs and population status as well as both existing and future land uses. These initial planning activates will address questions such as: *What do we do with dilapidated structures? How can we provide more safe, affordable housing? What is the best use of community property?* and, *what do population projections look like?* Determine what is the best future use of all the community’s property. Establish regulatory control, if necessary, to ensure the proper development of the jurisdiction.

- Establish an inventory of all the structures.
- Design policies to sustain and to grow the housing stock.

- Set goals and a timeline to meet housing needs.
- Find ways to finance the development or redevelopment of affordable housing.
- Conduct field work and develop an inventory of current land uses.
- Confirm the acreage devoted to each land use.

**Water Distribution & Wastewater Collection Analysis:** Clean, plentiful water is the lifeblood of any community. Provide for your residents' health and safety—and then watch your city thrive. Our water and wastewater planning services can help identify issues and provide solutions for strong community development.

- Prepare maps showing an inventory of the lines and facilities of each system.
- Identify needs for future service.
- Prepare a list of projects to meet those needs with cost estimates.
- Look for financing to construct these projects in ways that are affordable to the community.

**Storm Drainage Analysis:** We specialize in the essentials, and infrastructure is no exception. Fix what's not working today—and prepare for whatever the future may bring. Protecting the community from flood hazards is the prime focus of our flood and drainage planning services. Trust Public Management, Inc. to deliver a plan that combines solid data gathering and mapping with innovative and practical solutions to flood and drainage issues.

- Establish an inventory showing the location of all key drainage facilities.
- Identify flooding problems and ways to correct them.
- Delineate projects for meeting drainage needs.
- Seek outside sources for financing such as disaster recovery funds and/or find alternatives for financing that are affordable for the fiscal year budget.

**Street and Thoroughfare Analysis:** Whether you're widening a major thoroughfare, maintaining existing streets, building streets for new development or planning for long-term maintenance, we can help.

- Establish and grade the inventory of the current streets and thoroughfares.
- Determine if the current system is meeting the needs for transportation in the community.
- Set goals and a timeline for future projects to meet any identified needs.
- Find alternatives for financing that are affordable for the fiscal year budget.

**Zoning Ordinance:** It's all about balance. See how to anticipate future growth while preserving a strong sense of community. Our subdivision and zoning ordinance planning services can assist you with the development of necessary tools for smart, orderly growth in today's changing communities.

- Protect the future development of the community by integrating ordinances with other existing land use regulation.
- Set aside public areas for future schools and parks.
- Make certain that infrastructure is durable and reliable.
- Enhance private property by ensuring the proper development of land use around it

**Capital Improvements Program:** Long before construction, we work with communities to create a clear vision. From there, we help you plan, finance and manage solutions that deliver maximum return on investment and facilitates positive growth.

- Establish opportunities to affordably finance projects based on the prioritization and the timeline.
- Review all projects delineated in the aforementioned planning elements and prioritize them.
- Determine the timeline on which they will be needed by the community.



**Building Cods & Design Standards:** Updating building codes and design standards to address modern development practices as well as encourage smart development will be critical to the community. This service will assess the regulatory impacts of development within disaster impacted areas as well as create a uniform development code that can be applied throughout the community. Service includes

- Inventory existing codes and development requirements.
- Document disaster impact areas and determine mitigation needs for development.
- See alternative development codes and design standards that will enhance and protect the community during disaster events

**Flood Damage Prevention Ordinance:** Assess flood damage impact within the community and determine necessary ordinances to mitigate these damages. The assessment will include the existing ordinances, sub-division ordinances, as well as building codes to determine other preventative measures to flood damage.

**Hazard Mitigation Assessment:** Hazard mitigation plans are critical to the communities preparation and response to disaster events. Our Team will review the current planning document that covers the Client and make recommendations for updates. Service includes:

- Hazard Mitigation Plan review.
- Plan updates which incorporate findings from updated land use, population, infrastructure analysis, and updated building codes and zoning to reflect revised hazard mitigation needs
- Assist the client with plan revision adoption and submission.

**Public Involvement & Outreach:** Conduct community wide public meetings and surveys to determine mitigation needs and solicit citizen participation. Efforts will be aimed at encouraging participation of the entire community so the resulting planning documents will have maximum impact. Service includes:

- Community public meetings.
- Audience-specific focus groups.
- Leadership interviews.
- Survey development and dissemination.

## **Contract Administration Services**

**Administrative Duties:** The Consultant will work with the Client's staff to provide the necessary administrative and planning services to see the project to completion. The Consultant will meet with officials on a regular basis to review progress on the objectives of the project and then take actions to see that those objectives are met.

- Act as the Client's liaison to the funding agency in all matters concerning the project;
- Coordinate communication via email, conference call, facsimile, and direct meetings to ensure the project is on schedule and all parties are properly informed;
- Prepare and submit any necessary reports required by the funding agency during the course of the project (i.e. Monthly/Quarterly Progress Reports, Project Monitoring Reports, Project Completion Reports, etc.);
- Establish and maintain record keeping systems;
- Assist with resolving monitoring and audit findings.

**Civil Rights Requirements:** The Consultant will structure the program so that all procurement procedures, contracts, and polices will be in accordance with state and federal regulations associated thereto. Ensure that the contractors make affirmative efforts to employ Section 3 Residents and Business Concerns, Minority Business Enterprises, Small Business Enterprises and Women Business Enterprises.

- Set up Civil Rights & Citizen Participation File;
- Designate a Civil Rights Officer (CRO);
- Adopt policies and grievance procedures regarding Citizen Participation;
- Adopt Policies and Pass Resolution/Proclamation/Ordinances regarding Civil Rights;
- Publish Citizen Participation and Civil Rights Notices;
- Place necessary documentation in Bid Packets for Contractors;
- Include required clauses in Construction Contracts between Grant Recipient and Contractor;
- Take action to Affirmatively Further Fair Housing;
- The Consultant will be diligent and consistent in implementing the project's civil rights responsibilities and will undertake further action and reporting requirements.

**Financial Management:** The Consultant will assist the Client in keeping the general journal, general ledger, cash receipts journal and all other necessary financial documents, as well as monitor the Client's financial system.

- Utilize and assist with the agency's system of record to complete milestones, submit documentation, reports, draws, change requests, etc.;
- Request fund expenditure in-line with project milestones;
- Develop a detailed Contract Ledger;
- Establish a filing system that accurately and completely reflects the financial expenditures of the program and project(s).
- Keep track of disbursement of funds and ensure that the vendors are paid within the required timeframe set out by the funding agency.

**Contract Close-out Assistance:** The Consultant will prepare any necessary reports required by the funding agency to close out the project. The Consultant will work with the Client in preparing the annual audits and necessary actions to ensure the project reaches the "Administratively Closed" status.

- Ensure projects outcomes are in line with contract documents and funding agency's goals and objectives;
- Ensure project beneficiaries are appropriately documented and reported;
- Develop, complete, and submit project completion report(s) and any other necessary administrative completion documents.

It is specifically agreed and understood that Consultant will not provide either personally or by contract any professional or technical services requiring a license by the State of Texas in any phase or aspect of the foregoing. Rather, Consultant will advise Client of the need of such services in furtherance of the planned objectives of Client's Program.

Client acknowledges that Consultant is providing Administrative Services only to Client and that Consultant is not responsible for any procurement activities for or on behalf of the Client. That is, Client, not Consultant, will advertise for and procure the services of any third party required to fulfill Program requirements. By way of example only, Client, not Consultant, must timely and properly post any advertisements necessary to fulfill Program requirements and Client, not Consultant, will enter into any required contracts with third parties necessary to fulfill Program requirements.

Client Initials \_\_\_\_\_ Consultant Initials  \_\_\_\_\_

**II.**

Consultant hereby agrees that in the implementation of this Contract, Consultant will comply with the terms and conditions of **Attachment III**, which document is attached hereto and incorporated herein for all purposes, as if set out herein verbatim.

**III.**

Client is awarding this contract in accordance with the State of Texas Government Code 2254, Professional and Consulting Services.

**IV.**

It is agreed by the parties hereto that Consultant will, in the discharge of services herein, be considered as an Independent Contractor as that term is used and understood under the laws of the State of Texas and further for the purposes of governing Consultant's fees under the Procurement Standards of Title 2 CFR Part 200.

**V.**

For work associated to the **Community Development Block Grant - Mitigation (CDBG-MIT) Resilient Communities Program (RCP)** and in consideration of the foregoing, Client agrees to pay Consultant a fee not to exceed **ZERO DOLLARS (\$0.00)** for **Application Preparation Services**.

For work associated to **Community Development Block Grant – Mitigation (CDBG-MIT) Resilient Communities Program (RCP)** and in consideration of the foregoing, Client agrees to pay Consultant a fee not to exceed the maximum project costs on the table below. *The fee will be based on final grant award amount. Consultant reserves the right to renegotiate fees based on the type of project being pursued:*

<u>Planning Element</u>	<u>Percentage Factor</u>	<u>Total Fee</u>
Base mapping, Population Assessment & Projections	10.0%	\$20,000.00
Housing Inventory, Analysis & Plan	10.0%	\$20,000.00
Land Use Inventory, Analysis & Plan	10.0%	\$20,000.00
Infrastructure Assessment & Planning	25.0%	\$50,000.00
Capital Improvements Program	10.0%	\$20,000.00
Building Codes & Design Standards	5.0%	\$10,000.00
Zoning Ordinance Analysis & Adoption	5.0%	\$10,000.00
Flood Damage Prevention Ordinance	5.0%	\$10,000.00
Hazard Mitigation Assessment	10.0%	\$20,000.00
Public Involvement & Outreach	5.0%	\$10,000.00
General Administration	5.0%	\$10,000.00
<b>Total</b>	<b>100%</b>	<b>\$200,000.00</b>

**VI.**

It is agreed that upon determination of total funding request amount Consultant and Client will execute the **Work Authorization (Attachment I)** that will detail final contract amount and cost for services. It is also agreed that payments to such Consultant shall be subject to adjustment where monitoring reviews or audits by the agency indicate that personal services were compensated at greater than reasonable rates. *Services that fall outside the regular scope and/or are not part of the proposed scope will be billed according to the hourly rate and fee schedule defined in **Corporate Hourly Rate and Fee Schedule (Attachment II)**.*

**VII.**

Payment of the fees associated with ("**Part V. and VI.**") - Payment Schedule of this Agreement – shall be contingent upon funding award. In the event that grant funds are not awarded to the Client this agreement shall be terminated by the Client.

**VIII.**

For purposes of this Contract, the City Manager or equivalent authorized person will serve as the Local Program Liaison and primary point of contact for Consultant. All required progress reports and communication regarding the project shall be directed to this liaison and other local personnel as appropriate.

**IX.**

This Contract shall extend and be in full force until the Program has been fully closed out by the agency. Notwithstanding the foregoing, this Contract may be terminated by Consultant, with or without cause, on forty-five (45) days' written notice to Client.

**X.**

Termination for Cause by Client: If Consultant fails to fulfill in a timely and proper manner its obligations under this Contract, or if Consultant violates any of the covenants, conditions, contracts, or stipulations of this Contract, Client shall have the right to terminate this Contract by giving written notice to Consultant of such termination and specifying the effective date thereof, which shall be at least five (5) days before the effective date of such termination. In the event of termination for cause, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by Consultant pursuant to this Contract shall, at the option of Client, be turned over to Client and become the property of Client. In the event of termination for cause, Consultant shall be entitled to receive reasonable compensation for any necessary services actually and satisfactorily performed prior to the date of termination.

Termination for Convenience by Client: Client may at any time and for any reason terminate Consultant's services and work at Client's convenience upon providing written notice to the Consultant specifying the extent of termination and the effective date. Upon receipt of such notice, Consultant shall, unless the notice directs otherwise, immediately discontinue the work and placing of orders for materials, facilities and supplies in connection with the performance of this Agreement. Upon such termination, Consultant shall be entitled to payment only as follows: (1) the actual cost of the work completed in conformity with this Agreement; plus, (2) such other costs actually incurred by Consultant as are permitted by the prime contract and approved by Client; (3) plus ten percent (10%) of the cost of the work referred to in subparagraph above for overhead and profit. There shall be deducted from such sums as provided in this subparagraph the amount of any payments made to Consultant prior to the date of the termination of this Agreement. Consultant shall not be entitled to any claim or claim of lien against Client for any additional compensation or damages in the event of such termination and payment.

Resolution of Program Non-Compliance and Disallowed Costs: In the event of any dispute, claim, question, or disagreement arising from or relating to this Contract, or the breach thereof, including determination of responsibility for any costs disallowed as a result of non-compliance with federal, state or Program requirements, the parties hereto shall use their best efforts to settle the dispute, claim, question or disagreement. To this effect, the parties shall consult and negotiate with each other in good faith within thirty (30) days of receipt of a written notice of the dispute or invitation to negotiate, and attempt to reach a just and equitable solution satisfactory to both parties. If the matter is not resolved by negotiation within thirty (30) days of receipt of written notice or invitation to negotiate, the parties agree first to try in good faith to settle the matter by mediation administered by the American Arbitration Association under its Commercial Mediation Procedures before resorting to arbitration, litigation, or some other dispute resolution procedure. The parties may enter into a written amendment to this Contract and choose a mediator that is not affiliated with the American Arbitration Association. The parties shall bear the costs of such mediation equally. If the matter is not resolved through such mediation within sixty (60) days of the initiation of that procedure, either party may proceed to file suit.

**XI.**

Client, the agency, the U.S. Department of Housing and Urban Development (HUD) and/or Federal Emergency Management Administration (FEMA), Inspectors General, the Comptroller General of the United States, or any of their duly authorized representatives, shall have access to any books, documents, papers, and records of Consultant which are directly pertinent to this Program, for the purpose of making audit, examination, excerpts, and transcriptions, and to close out the Client's contract. Consultant agrees hereby to maintain all records made in connection with the Program for a period of three (3) years after Client makes final payment and all other pending matters are closed. All subcontracts of Consultant shall contain a provision that Client, the agency, and the Texas State Auditor's Office, or any successor agency or representative, shall have access to all books, documents, papers and records relating to subcontractor's contract with Consultant for the administration, construction, engineering or implementation of the Program between the agency and Client.

**XII.**

If, by reason of force majeure, either party hereto shall be rendered unable, wholly or in part, to carry out its obligations under this Contract, then if such party shall give notice and full particulars of such force majeure in writing to the other party within a reasonable time after the occurrence of the event or cause relied on, the obligation of the party giving such notice, so far as it is affected by such force majeure, shall be suspended during the continuance of the inability then claimed, but for no longer period, and such party shall endeavor to remove or overcome such inability with all reasonable dispatch.

The term "force majeure" as employed herein shall mean acts of God, acts of public enemy, orders of any governmental entity of the United States or of the State of Texas, or any civil or military authority, and any other cause not reasonably within the control of the party claiming such inability.

**XIII.**

This document embodies the entire Contract between Consultant and Client. Client may, from time to time, request changes in the services Consultant will perform under this Contract. Such changes, including any increase or decrease in the amount of Consultant's compensation, must be agreed to by all parties and finalized through a signed, written amendment to this Contract.

**XIV.**

If a portion of this Contract is illegal or is declared illegal, the validity of the remainder and balance of the Contract will not be affected thereby.

**XV.**

Any provision of this Contract which imposes upon Consultant or Client an obligation after termination or expiration of this Contract will survive termination or expiration of this Contract and be binding on Consultant or Client.

**XVI.**

No waiver of any provision of this Contract will be deemed, or will constitute, a waiver of any other provision, whether or not similar, nor will any waiver constitute a continuing waiver. No waiver will be binding unless executed in writing by the party making the waiver.

**XVII.**

This Contract will be governed by and construed in accordance with the laws of the State of Texas.

**XVIII.**

Any dispute between Consultant and Client related to this contract which is not resolved through informal discussion will be submitted to a mutually agreeable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

**XIX.**

The party who prevails in any legal proceeding related to this contract is entitled to recover reasonable attorney fees and all costs of such proceeding.

**XX.**

Consultant and Client, each after consultation with an attorney of its own selection (which counsel was not directly or indirectly identified, suggested, or selected by the other party), both voluntarily waive a trial by jury of any issue arising in an action or proceeding between the parties or their successors, under or connected with this contract or its provisions. Consultant and Client acknowledge to each other that Consultant and Client are not in significantly disparate bargaining positions.



*Client*

\_\_\_\_\_  
PATRICK K. WILTSHIRE  
President/CEO

\_\_\_\_\_  
CHIEF ELECTED OFFICIAL

ATTEST:  
  
\_\_\_\_\_

**Attachment I  
Work Authorization**

For work associated to **The City of Iowa Colony Contract No. #####**, and in consideration of the foregoing, Client agrees to pay Consultant a fee not to exceed:

**Two Hundred Thousand Dollars and 0/100 (\$200,000.00)**

The fees are payable upon receipt of invoice from Consultant in accordance with the following schedule for Administrative Services.

<u>Planning Element</u>	<u>Percentage</u>	<u>Total Fee</u>
Base mapping, Population Assessment & Projections	10.0%	\$20,000.00
Housing Inventory, Analysis & Plan	10.0%	\$20,000.00
Land Use Inventory, Analysis & Plan	10.0%	\$20,000.00
Infrastructure Assessment & Planning	25.0%	\$50,000.00
Capital Improvements Program	10.0%	\$20,000.00
Building Codes & Design Standards	5.0%	\$10,000.00
Zoning Ordinance Analysis & Adoption	5.0%	\$10,000.00
Flood Damage Prevention Ordinance	5.0%	\$10,000.00
Hazard Mitigation Assessment	10.0%	\$20,000.00
Public Involvement & Outreach	5.0%	\$10,000.00
General Administration	5.0%	\$10,000.00
<b>Total</b>	<b>100%</b>	<b>\$200,000.00</b>

It is also agreed that payments to such Consultant shall be subject to adjustment where monitoring reviews or audits by the client indicate that personal services were compensated at greater than reasonable rates.



**PUBLIC  
MANAGEMENT**  
P.O. BOX 1827  
CLEVELAND, TEXAS 77328-1827



\_\_\_\_\_  
PATRICK K. WILTSHIRE  
President/CEO

*Client*

\_\_\_\_\_  
Chief Elected Official

ATTEST:  
  
\_\_\_\_\_



**Attachment II  
Corporate Hourly Rate & Fee Schedule**

PUBLIC MANAGEMENT, INC.  
2024 Hourly Rate

Principal Consultant	\$275.00/HR
Senior Consultant	\$250.00/HR
Senior Project Manager	\$225.00/HR
Environmental Specialist	\$200.00/HR
Project Manager	\$200.00/HR
Planner	\$200.00/HR
GIS Manager	\$200.00/HR
GIS Technician	\$185.00/HR
Assistant Project Manager/Planner	\$170.00/HR
Compliance Specialist	\$150.00/HR
Executive Assistant	\$125.00/HR

*Hourly rates for personnel not listed will be billed at direct payroll cost*

**REIMBURSABLE EXPENSES**

- Travel (vehicle miles traveled) at allowable IRS rate per mile, or at actual out-of-pocket cost.
- Actual cost of subsistence and lodging.
- Actual cost of long-distance telephone calls, expenses, charges, delivery charges, and postage.
- Actual invoiced cost of materials required for the job and used in drafting and allied activities, including printing and reproduction.

This rate schedule will be applicable through December 31, 2024. In January, 2025, if increases are necessary due to increases in wages or other salary related costs, the rates shown will be adjusted accordingly.

**ATTACHMENT III  
TERMS AND CONDITIONS**

I.

Equal Employment Opportunity

During the performance of this Contract, Consultant agrees as follows:

a) The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

b) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor; state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

c) The Contractor will not discourage or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employees essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

d) The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Contractor's commitments under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

e) The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, "Equal Employment Opportunity" and of the rules, regulations, and relevant orders of the Secretary of Labor.

f) The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for

purposes of investigation to ascertain compliance with such rules, regulations, and orders.

g) In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

h) The Contractor will include the portion of the sentence immediately preceding paragraph (a) and the provisions of paragraphs (a) through (h) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event a Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

II.

Civil Rights Act of 1964

Under Title VI of the Civil Rights Act of 1964, no person shall, on the grounds of race, color, religion, sex, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

III.

Section 109 of the Housing and Community Development Act of 1974

The Contractor shall comply with the provisions of Section 109 of the Housing and Community Development Act of 1974. No person in the United States shall on the ground of race, color, national origin, religion, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.

IV.

Section 504 Rehabilitation Act of 1973, as Amended

The Contractor agrees that no otherwise qualified individual with disabilities shall, solely by reason of his/her disability, be denied the benefits of, or be subjected to discrimination, including

discrimination in employment, under any program or activity receiving federal financial assistance.

V.

Age Discrimination Act of 1975

The Contractor shall comply with the Age Discrimination Act of 1975 which provides that no person in the United States shall on the basis of age be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

VI.

"Section 3" Compliance in the Provision of Training, Employment and Business Opportunities (Limited to contracts greater than \$100,000)

a) The work to be performed under this contract is subject to the requirements of section 3 of the Federal Emergency Management Administration Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by FEMA assistance or FEMA-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of FEMA assistance for housing.

b) The parties to this contract agree to comply with FEMA's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

c) The Contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

d) The Contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an

e) applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The Contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

f) The Contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the Contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

g) Noncompliance with FEMA's regulations in 24 CFR part 135 may result in sanctions, termination of this Agreement for default, and debarment or suspension from future FEMA assisted contracts.

h) With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this Agreement. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this Agreement that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

VII.

Section 503 of the Rehabilitation Act (the "Act") - Handicapped Affirmative Action for Handicapped Workers

a) Consultant will not discriminate against any employee or applicant for employment because of physical or mental handicap in regard to any position for which the employee or applicant for employment is qualified. Consultant agrees to take affirmative action to employ, advance in employment and otherwise treat qualified handicapped individuals without discrimination based upon their physical or mental handicap in all employment practices such as the following: Employment, upgrading, demotion or transfer, recruitment, advertising layoff or termination rates of pay or other forms of compensation, and selection for training, including apprenticeship.

b) Consultant agrees to comply with the rules, regulations, and relevant orders of the Secretary of Labor issued pursuant to the Act.

c) In the event of Consultant's non-compliance with requirements of this clause, actions for non-compliance may be taken in accordance with rules, regulations, and relevant orders of the Secretary of Labor issued pursuant to the Act.

d) Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices in a form to be prescribed by the director, provided by or through the contracting officer. Such notices shall state the contractor's obligation under the law to take affirmative action to employ and advance in employment qualified handicapped employees and applicants for employment, and the rights of applicants and employees.

e) Consultant will notify each labor union or representative of workers with which it has a collective bargaining agreement or other contract understanding, that the contractor is bound by the terms of Section 503 of the Rehabilitation Act of 1973 and is committed to take affirmative action to employ and advance in employment physically and mentally handicapped individuals.

f) Consultant will include the provisions of this clause in every subcontract or purchase order of \$2,500 or more unless exempted by rules, regulations, or orders of the Secretary Issued pursuant to Section 503 of the Act, so that such provisions will be binding upon each subcontractor with respect to any subcontract or purchase order as the director of the Office of Federal Contract Compliance Programs may direct to enforce such provisions, including action for non-compliance.

VIII.

Interest of Members of Client

No member of the governing body of Client and no other officer, employee, or agent of Client who exercises any functions or responsibilities in connection with the planning and carrying out of the Program, shall have any personal financial interest, direct or indirect, in this Contract and Consultant shall take reasonably appropriate steps to assure compliance.

IX.

Interest of Other Local Public Officials

No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connections with the planning and carrying out of the Program, shall have any personal financial interest, direct or indirect, in this Contract; and Consultant shall take appropriate steps to assure compliance.

X.

Interest of Consultant and Employees

Consultant covenants that he presently has no interest and shall not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of its services hereunder. Consultant further covenants that in the performance of this Contract, no person having any such interest shall be employed.

XI.

Debarment and Suspension (Executive Orders 12549 and 12689)

The Consultant certifies, by entering into this Agreement, that neither it nor its principals are presently debarred, suspended, or otherwise excluded from or ineligible for participation in federally-assisted programs under Executive Orders 12549 (1986) and 12689 (1989). The term "principal" for purposes of this Agreement is defined as an officer, director, owner, partner, key employee, or other person with primary management or supervisory responsibilities, or a person who has a critical influence on or substantive control over the operations of the Consultant. The

Consultant understands that it must not make any award or permit any award (or contract) at any tier to any party which is debarred or suspended or is otherwise excluded from or ineligible for participation in Federal assistance programs under Executive Order 12549, "Debarment and Suspension."

XII.

Copyrights and Rights in Data

FEMA has no regulations pertaining to copyrights or rights in data as provided in 24 CFR 85.36. FEMA requirements, Article 45 of the General Conditions to the Contract for Construction (form FEMA-5370) requires that contractors pay all royalties and license fees. All drawings and specifications prepared by the Design Professional pursuant to this contract will identify any applicable patents to enable the general contractor to fulfill the requirements of the construction contract.

XIII.

Clean Air and Water.

(Applicable to contracts in excess of \$100,000)

Due to 24 CFR 85.36(i)(12) and federal law, the Design Professional shall comply with applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. § 1857h-4 transferred to 42 USC § 7607, section 508 of the Clean Water Act (33 U.S.C. § 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR part 15), on all contracts, subcontracts, and sub grants of amounts in excess of \$100,000.

XIV.

Energy Efficiency

Pursuant to Federal regulations (24 C.F.R 85.36(i)(13)) and Federal law, except when working on an Indian housing authority Project on an Indian reservation, the Design Professional shall comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163 codified at 42 U.S.C.A. § 6321 et. seq.).

XV.

Retention and Inspection of Records

Pursuant to 24 CFR 85.26(i)(10) and (11), access shall be given by the Design Professional to the Owner, FEMA, the Comptroller General of the United States, or any of their duly authorized representatives, to any books, documents, papers, and records of the Design Professional which are directly pertinent to that specific Contract for the purpose of making an audit, examination, excerpts, and transcriptions. All required records shall be retained for three years after the Owner or Design Professional and other sub grantees make final payments and all other pending matters are closed.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, ESTABLISHING RATES AND CHARGES FOR WATER AND SEWER SERVICES; PROVIDING A PENALTY CLAUSE OF UP TO \$2000.00 FOR A VIOLATION OF THIS ORDINANCE; PROVIDING OTHER MATTERS RELATING TO THE SUBJECT; A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE**

**WHEREAS**, the City of Iowa Colony, Texas (“City”), is a home rule municipality operating pursuant to its Charter and the laws of the State of Texas; and

**WHEREAS**, pursuant to Texas Local Government code, Section 552.001(b), a municipality is permitted to operate and regulate a utility system “in a manner that protects the interests of the municipality”; and

**WHEREAS**, pursuant to the City Charter Article 2, Section 2.01, the City may construct, own, lease, operate and regulate public utilities; and

**WHEREAS**, the City of Iowa Colony is undergoing the takeover of utility operations for water and sewer services, and engaged Performance Services to prepare a Utility Rate Study focused on determining the appropriate rates and fee schedules needed for optimal operational reliability and financial integrity; and

**WHEREAS**, the City Council of the City of Iowa Colony, Texas, to maintain the integrity of water and sewer services in the corporate limits of the City of Iowa Colony, Texas, has determined that in order to properly bill water and sewer services to the customers, it is necessary to establish rates and charges according to the City Water and Sewer fee schedule as attached hereto;

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

**SECTION 1. Definitions.** For the purposes of this Ordinance, the following words shall have the meanings ascribed thereto:

- (a) Single-Family Residential User shall mean a residential dwelling unit receiving service for which metering and billing is on an individual basis.
- (b) Non-Single-Family User shall mean all non-residential units and/or any user other than a Single-Family Residential User including, but not limited to, apartments, multi-family dwelling units, and commercial establishments.

**SECTION 2. Customer Charge.** Each water and sewer customer of the city shall have a monthly customer charge according to the volume of water used and in accordance with the fee schedule as attached hereto.

Irrigation Systems. Metered water connections established solely for the purpose of providing water to irrigation systems shall have a monthly customer charge according to the volume of water used and in accordance with the fee schedule as attached hereto. There shall be no sewer service charge for irrigation meters.

**SECTION 3. Delinquency.** An active account becomes delinquent when full payment is not received by the due date printed on the bill. Delinquent accounts are subject to termination of service pursuant to this article. Within (5) working days following the due date a delinquency, notice shall be mailed out to customer giving notice after the expiration of seven (7) days, that service may be discontinued unless the customer can show good cause and arrange for prompt payment. The city shall be authorized to withdraw a disconnection notice. Residential customers who are age 60 and over or considered disabled by Social Security should contact the city operator for options available.

**SECTION 4. Pressure of Water.** The city intends to use all reasonable efforts to supply adequate pressure of water to customers. The city does not guarantee any customer a specific quantity or pressure of water for any purpose whatsoever. The city is required only to furnish a connection to its water system and in no case shall the city be liable for the failure or refusal to furnish water or any amount or pressure of water; however, the city shall use reasonable efforts to supply water to all customers at an acceptable minimum pressure.

**SECTION 5. Sewer Service Lines and Sewer Connections.** The following regulations are to govern the installation of all sanitary service lines and sewer connections within the city.

- (a) Service lines:
  - (1) "Service line" means the sewer from the foundation of the house or commercial building to the sewer line owned by the city.
  - (2) Only one service line connection to the city's sanitary sewage collection system is permitted for each residence or commercial building.
- (b) Connection permit:
  - (1) An application for sanitary sewer service must be filed and a city permit issued prior to beginning construction or installation of a service line and prior to connecting to a city-owned sewage line. The connection fee must accompany the application. Application forms are available from the city.
  - (2) When the service line is complete, and prior to backfilling the pipe trench, the applicant for sewer service will request an inspection of the installation. Should reinspection be required the charge will be according to the fee schedule as attached hereto.
  - (3) A connection permit will be granted after inspection confirms that all requirements of these rules and regulations have been met.
- (c) Grease and lint traps: Grease traps are required for dining establishments where food is prepared and served to customers on premises.
- (d) Excluded flow and waste:

- (1) Only biologically degradable wastes which may be considered as ordinary domestic sewage may be discharged into the city's sewage facilities. Any waste that is determined to be hazardous or toxic under this article must not be discharged into the city's sanitary sewage system. Any person, corporation or entity discharging such prohibited waste is subject to prosecution and termination of service until the city is satisfied that proper measures have been taken to ensure no further violations.
- (2) Industrial discharge will require a permit from the city.
- (3) It is unlawful for a person to discharge mud, sand or debris during service line installation.
- (4) Downspouts, swimming pool drains, yard drains, street drains or gutter drains must not be connected to the city's sanitary sewer facilities.

**SECTION 6. Sale or Use of Water or Sewer Services:**

- (a) No person or entity except the city shall sell or resale water from the city's water system.
- (b) No person or entity except the city shall sell or resale city sewer services.
- (c) No person or entity except the city shall receive or use water from the city's water system without having a direct connection to the city's water system.
- (d) No person or entity except the city shall receive or use city sewer services without having a direct connection to the city's sewer system.
- (e) It is an affirmative defense to this subsection that the person or entity has the express, written, unrevoked consent of the city council or its designee for such sale, resale, receipt, or use.

**SECTION 7. Backflow Prevention.** Any irrigation system that is connected to the potable water supply must be connected through a backflow prevention method approved by the Texas Commission on Environmental Quality (TCEQ). The backflow prevention device must be installed in accordance with the laboratory approval standards or if the approval does not include specific installation information, the manufacturer's current published recommendations.

**SECTION 8.** The attached City Water and Sewer fee schedule is hereby adopted and ordained, and the rates and charges therein stated are hereby established and required to be paid. Any reference in any other ordinance, policy, or other source to a fee schedule or fee ordinance of the City shall refer to this ordinance and the schedule hereby adopted.

**SECTION 9.** This ordinance supersedes any prior fee schedules of the City of Iowa Colony, Texas. However, this ordinance shall not impair, supersede, or excuse any other or different fees not listed in the attached fee schedule.

**SECTION 10.** Said rates and charges adopted by this ordinance may be amended from time to time by City Council by resolution.

**SECTION 11.** Penalties, liabilities, and other remedies for failing to comply with any provision of this ordinance shall be up to \$2,000.00. Each day violation shall constitute a separate offense.

**SECTION 12.** If any part of this ordinance, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this ordinance shall remain in full force and effect.

**SECTION 13.** This ordinance shall be effective immediately upon its passage and approval.

**SECTION 14.** That it is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING ON THE 8<sup>TH</sup> DAY OF APRIL 2024.

PASSED AND APPROVED ON THE SECOND READING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

**CITY OF IOWA COLONY, TEXAS**

By: \_\_\_\_\_  
**WIL KENNEDY, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**KAYLEEN ROSSER, CITY SECRETARY**



## SCHEDULE OF FEES

March 2024

### COMMUNITY DEVELOPMENT

ZONING	
DESCRIPTION	FEE
<b>OCCUPANCY PERMITS, NON RESIDENTIAL</b>	
New Construction	\$100
Remodel/Alterations	\$50
Change of Use/Tenancy	\$75
Temporary Business Permits	\$50
Interpretation From Zoning Official	\$50
<b>REZONING</b>	
Minimum up to 1 Acre	\$1,000
All Request over 1 Acre	\$2,000
Specific Use Permit	\$1,000
Planned Unit Development (See Special District Policy) (See Special District Policy)	Actual Cost ( \$10k Deposit Required)
Appeal To Zoning Board Of Adjustments	\$1,000

SUBDIVISIONS / PLATS	
DESCRIPTION	FEE
<b>PLATTING</b>	
Preliminary Plats	\$750 +\$20 per lot +\$100/ac for reserves
Final Plats	\$750 +\$20 per lot +\$110/ac for reserves
Abbreviated Plat (when allowed)	Sum of Preliminary and Final
General Plan	\$1,000
Recording	\$300 + Fees
Plan Recheck Fee <i>(Beginning with 2nd recheck)</i>	\$350
<b>PLAT AMENDMENTS</b>	
Vacating Preceding Plat	\$350
Without Vacating Preceding Plat	\$500
Note: per acre fees are not prorated	

ENGINEERING	
DESCRIPTION	FEE
<b>COMMERCIAL CIVIL PLAN REVIEW FEES</b>	
\$0 - \$100,000	\$1,000
Over \$100,000.00	\$1,000 + (\$2.50/\$1,000 in value)
<b>SUBDIVISION PLAN REVIEW FEES</b>	
Water, Sewer, Drainage, & Paving	\$100 per lot (min \$1,000)
<b>PUBLIC INFRASTRUCTURE PLAN REVIEW FEES</b>	
Water/Sewer/Storm Drainage	\$1,000 + \$0.50 per LF of Pipe
Paving	\$1,000 + \$2,000 per lane/mile
Detention & Drainage Facilities	\$1,000 + (\$2.50/\$1,000 in value)
Other Infrastructure	\$1,000 + (\$2.50/\$1,000 in value)
Plan Review Recheck Fee (after 2 reviews)	\$350
<b>DRAINAGE REPORT REVIEW FEES</b>	
0 - 100 Acres (up to 2 reviews)	\$3,500
> 100 Acres (up to 2 reviews)	\$3,500 + \$10 per ac. over 100 ac.
Duplicate Fees for Every Two Additional Reviews	
<b>TRAFFIC IMPACT ANALYSIS</b>	
Category I	\$250.00 (min required)
Category II	\$1,000
Category III	\$2,000
Category IV	\$3,000
<b>RIGHT-OF-WAY PLAN REVIEW FEES</b>	
Work within ROW	\$250

PRE-DEVELOPMENT (CONSULTATION/REVIEWS)	
DESCRIPTION	FEE
One to Ten Acres	\$1,000
More than Ten Acres	\$1,000 + \$50/acre over 10 (\$5k Max)

OTHER FEES	
DESCRIPTION	FEE
Use of Special Districts	See Special District Policy
Variance Request	\$1,000
Regional Parkland Dedication Fee	\$1,147 Per Dwelling Unit
Neighborhood Park Fee (in lieu of Dedication)	\$1,538 Per Dwelling Unit

CIVIL CONSTRUCTION PERMIT FEES	
DESCRIPTION	FEE
<b>COMMERCIAL CIVIL SITE PERMIT</b>	
\$0 - \$100,000	\$1,000
\$100,000.01 +	1% of CC value
<b>SUBDIVISION PERMIT</b>	
Water,Sewer,Drainage & Paving	\$1,000 + \$350 per lot
Detention & Drainage Facilities	1% of CC value
<b>PUBLIC INFRASTRUCTURE PERMIT</b>	
Water/Sewer/Storm Drainage	\$1,000 + \$2/LF of Pipe
Paving	\$1,000 + \$8,000 per lane/mi
Other Infrastructure	1% of CC value

## SCHEDULE OF FEES

March 2024

### BUILDING PERMITS

COMMERCIAL CONSTRUCTION PERMIT FEES	
IMPROVEMENT VALUE	FEE
(Based on valuation applied to Table 1A below)	
\$0 - \$1,000	\$75
\$1,000.01 - \$50,000	\$75 + (\$5.00 per \$1,000 of valuation)
\$50,000.01 - \$100,000	\$320 + (\$4.00 per \$1,000 of valuation)
\$100,000.01 - \$500,000	\$520 + (\$3.00 per \$1,000 of valuation)
\$500,000.01 - \$1,000,000	\$1,720 + (\$2.00 per \$1,000 of valuation)
\$1,000,000.01 and up	\$2,500 + (\$1.00 per \$1,000 of valuation)
Construction Valuation based on International Code Council Valuation Tables as of August 2014	

RESIDENTIAL PERMIT FEES	
PERMIT TYPE	FEE
Construction Permit	\$0.40 per square foot
Renewal Building Permit (exp 180 days)	\$150
Home Owners Pond Permits	\$50
Swimming Pool Permit	Based on Value of Pool
Pool Electrical & Plumbing Permits	Schedule D, E, & F as Appropriate
Residential Demolition Permits	\$50
HUD code manufactured home permits are based on the value of the home	

TRADE/OTHER PERMIT FEES (ELECTRICAL, PLUMBING, HVAC, RESIDENTIAL ACCESSORY STRUCTURES)	
IMPROVEMENT VALUE	FEE
Minimums	\$100.00 Residential Minimum \$300.00 Commercial Minimum
\$0 - \$10,000	\$75 + 5% valuation
\$10,000.01 - \$50,000	\$300 + 3% valuation
\$50,000.01 - \$200,000	\$1,000 + 2% valuation
\$200,000.01 and up	\$5,000

DIRT WORK PERMITS	
DESCRIPTION	FEE
Property located in a floodplain	\$500
Property located in floodplain (Incidental fill up to one load (14 cubic yards)/yr, residential only)	\$100
Property Outside the floodplain over 5 loads	\$250
Elevation Certificate Review (each)	\$150

OTHER COMMERCIAL BUILDING PERMITS	
DESCRIPTION	FEE
Commercial Building Permit Renewal (Expires after 365 days)	\$300
Commercial Demolition Permit (Requires asbestos survey)	\$100
Building Plan Review Fee	50% of Building Permit Fee

OTHER BUILDING FEES & PERMITS	
DESCRIPTION	FEE
Re-Inspection Fees	First \$50, Second \$75, Third + \$100
Working without Permit Fee	Double permit fees
Sales/Construction Trailer/Building Permits	\$150

## SCHEDULE OF FEES

March 2024

### BUILDING PERMITS

**Table A1: Square Foot Construction Costs (a, b, c, d)**

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	226.76	219.31	213.96	205.01	192.75	187.2	198.12	176.19	169.52
A-1 Assembly, theaters, without stage	207.79	200.35	194.99	186.04	173.88	168.33	179.15	157.32	150.65
A-2 Assembly, nightclubs	176.13	171.14	166.41	159.9	150.48	146.32	154.26	136.32	131.68
A-2 Assembly, restaurants, bars, banquet halls	175.13	170.14	164.41	158.9	148.48	145.32	153.26	134.32	130.68
A-3 Assembly, Churches	209.84	202.4	197.04	188.09	176.18	170.63	181.2	159.62	152.95
A-3 Assembly, general, community halls, libraries, museums	175.12	167.68	161.32	153.37	140.31	135.76	146.48	123.75	118.08
A-4 Assembly, arenas	206.79	199.35	192.99	185.04	171.88	167.33	178.15	155.32	149.65
B Business	181.09	174.44	168.64	160.29	146.09	140.6	153.96	128.21	122.54
E Educational	193.98	187.3	181.81	173.58	161.65	153.1	167.59	141.27	136.67
F-1 Factory and industrial, moderate hazard	107.9	102.96	96.85	93.24	85.53	79.76	89.27	68.81	64.8
F-2 Factory and industrial, low hazard	106.9	101.96	96.85	92.24	83.53	78.76	88.27	68.81	63.8
H-1 High Hazard, explosives	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	N.P.
H234 High Hazard	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	58.10
H-5 HPM	181.09	174.44	168.64	160.29	146.09	140.60	153.96	128.21	122.54
I-1 Institutional, supervised environment	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
I-2 Institutional, hospitals	305.47	298.82	293.02	284.67	269.47	N.P.	278.34	251.59	N.P.
I-2 Institutional, nursing homes	211.47	204.82	199.02	190.67	177.47	N.P.	184.34	159.59	N.P.
I-3 Institutional, restrained	206.32	199.67	193.87	185.52	172.82	166.33	179.19	154.94	147.27
I-4 Institutional, day care facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
M Mercantile	131.29	126.3	120.57	115.06	105.29	102.13	109.42	91.13	87.49
R-1 Residential, hotels	180.89	174.58	169.54	162.4	149.39	145.5	162.08	134.22	129.61
R-2 Residential, multiple family	151.7	145.39	140.35	133.21	120.92	117.03	132.89	105.75	101.14
R-3 Residential, one and two family	143.18	139.24	135.76	132.27	127.1	123.91	129.53	118.85	111.36
R-4 Residential, care/assisted living facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
S-1 Storage, moderate hazard	100.01	95.07	88.96	85.35	75.83	72.07	81.38	61.11	57.10
S-2 Storage, low hazard	99.01	94.07	88.96	84.35	75.83	71.07	80.38	61.11	56.10
U Utility, miscellaneous	76.35	71.93	67.45	64.00	57.56	53.75	61.01	45.05	42.90

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

## SCHEDULE OF FEES

March 2024

### FIRE PREVENTION PERMITS

OPERATIONAL PERMITS	
DESCRIPTION	FEE
Foster Care Facility (Inspected Annually)	\$125
Adult & Child Daycare Facility (Inspected Annually)	\$150
Residential Care Facility (Inspected Annually)	
3-5 licensed beds	\$100
6-16 licensed beds	\$150
Over 16 licensed beds	\$200
Health Care Facility (Inspected Annually)	
1 - 100 licensed beds	\$100
101 - 150 licensed beds	\$150
> 150 licensed beds	\$200
Hazardous Material	\$125
Carnivals or Fairs (per event)	\$250
High Pile Storage (Inspected Annually)	\$100
Pool Supply Retail Establishment (Inspected Annually)	\$50
Carbon Dioxide Systems (Inspected Annually)	\$75
Dry Cleaning Plant (Inspected Annually)	\$75
<b>Temporary Storage Tanks (Flammable/combustible liquids or compressed gas)</b>	
Per Tank	\$50
Hot-work Operations (per site)	\$100
Flammable/Combustible Liquids	\$75
Compressed Gas (annual - storage over 2,000 cu feet)	\$75
Rooftop Heliports	\$500
Tire-rebuilding Plants	\$500
Explosives/ Fireworks/ Pyrotechnic Special Effects Material (per event)	\$1,000

CONSTRUCTION PERMIT FEES	
PERMIT TYPE	FEE
Permit Fee	\$150
Automatic Fire-Extinguishing System	\$100
First 10,000 sq ft.	Add \$50
Each Additional 10,00 sq. ft	Add \$25 each
Add, Remove, or Relocate 1-25 Sprinkler Heads	Add \$75
Add, Remove, Or Relocate 25+ Sprinkler Heads	Add \$100
Fixed Fire Extinguishing System	\$100
Battery Systems (liquid capacity over 50 gallons)	\$100
Compressed Gasses	\$100
Fire alarm and detection systems & related equipment (automatic, manual, and/or monitored)	\$100
Fire pumps and related equipment	\$100
Flammable and combustible liquids	\$150
Hazardous materials	\$50
Industrial ovens	\$100
LP-gas	\$25
Private fire hydrants (per hydrant installation)	\$150
Spraying or dipping	\$50
Standpipe systems (per 2 connections)	\$50
Smoke control systems	\$75
Underground private fire mains	\$50
Gates or barriers across roadways or private drives	\$50

FIRE RE-INSPECTION FEES	
DESCRIPTION	FEE
First Re-Inspection Fee	\$50
Subsequent Re-inspections will increase	\$25

## SCHEDULE OF FEES

March 2024

### OTHER PERMITS

PARKS AND RECREATION	
DESCRIPTION	RENTAL FEES
<b>PARK USE PERMIT</b>	
Groups Over 25 People	\$50
Groups Over 75 People	\$50 + \$80/hr for 2 COIC Police Officers
<b>ATHLETIC FIELD AND FACILITY RENTAL</b>	
IC User Group	\$5/per person
Non-IC User Group	\$25/per person
<b>FIELD RENTAL RATE</b>	
Daily Rate (per day)	\$100 per field
Evening Rate (per night)	\$100 per field
Weekend Day (per day)	\$175 per field
Weekend Evening (per night)	\$250 per field
<b>Evening Begins after 6 PM. Weekends include Friday, Saturday, &amp; Sunday.</b>	

FOOD SERVICES	
DESCRIPTION	AMOUNT
Food Dealer Annual - 101 & More Employees	\$700
Food Dealer Annual - 51-100 Employees	\$600
Food Dealer Annual - 26-50 Employees	\$500
Food Dealer Annual - 10-25 Employees	\$400
Food Dealer Annual - 5-9 Employees	\$300
Food Dealer Annual - 1-4 Employees	\$200
Food Dealer Other - Compliant Inspection	\$300
Food Dealer Other - Late Fee fo Expired Annual Permit	\$200
Food Dealer Other - Plan Review	\$150
Food Dealer Other - Pre-Opening & Post Opening Insp.	\$75
Food Dealer Other - Re-Inspection Fee	\$125

ELECTRICAL PERMITS	
DESCRIPTION	AMOUNT
Generator with 1 Transfer Switch	\$150
Generator Plan Review Fee	\$50
Solar - Up to 2500 Sq Ft Home	\$150
Solar - Greater than 2500 Sq Ft Home	\$300
Solar - Commercial	\$300
Solar - Plan Review Fee	\$50

PUBLIC WORKS	
PERMIT TYPE	FEE
Culvert Per Crossing	\$150
Additional Culvert Crossings (each)	\$50
After Hours & Weekend Inspections	\$100 per hr (4 hr minimum)
<b>DRIVEWAY PERMITS &amp; INSPECTION FEE</b>	
Commercial Property	\$500
Residential	\$150
Residential Additional Driveway (each)	\$50

HOME-BASED BUSINESS PERMIT	
DESCRIPTION	FEE
Type A Business - No permit or registration required	\$0
Type B Business - No permit or registration required	\$0
Type C Business - Permit or registration required	\$100 (includes inspection)

## SCHEDULE OF FEES

March 2024

### UTILITY BILLINGS

WATER & SEWER RATES	
RESIDENTIAL	RATES
Water	
0 - 5,000 gal	\$25.00 Base
5,001 - 10,000 gal	\$3.00/kGal
10,001 - 20,000 gal	\$3.50/kGal
20,001 and over	\$4.00/kGal
Sewer (All included)	\$25.00
NON-RESIDENTIAL	RATES
Water	
0 - 2,000 gal	\$25.00 Base*LUE
2,001 - 5,000 gal	\$4.00/kGal
5,001 - 10,000 gal	\$4.50/kGal
10,001 - 20,000 gal	\$5.25/kGal
20,001 and over	\$5.25/kGal
Sewer	\$25.00

LIVING UNIT EQUIVALENCY	
Meter Size	LUE Factor
5/8"	1.00
1"	1.00
1 1/2"	3.33
2"	5.33
3"	10.00
4"	16.67
6"	33.33
8"	53.33
10"	76.67
12"	143.33

TAPS AND INSPECTION	
SINGLE FAMILY RESIDENTIAL	
Single Family Residential User tap fee 5/8"	\$1,200
Single Family Residential User tap fee 1"	\$1,920
Single Family Residential User tap fee >1"	Cost X 2
Sewer Tap Fees	\$134
Pre-Builder Inspection	\$134
Post Builder Inspection	\$134
Customer Service Inspection SFR	\$200
Backflow Prevention Device Test	\$134
CSI Backflow Prevention Device Test	\$134
Re-inspection	\$134

TAPS AND METERS	
PERMIT TYPE	FEE
<b>WATER METER COST ONLY</b>	
5/8" Meter	\$230
3/4" Meter	\$250
1" Meter	\$325
1 1/2" Meter	\$1,217
2" Meter	\$2,360
3" Meter	\$3,000
4" Meter	\$4,000
6" Meter	\$6,000
8" Meter	\$8,000
Meters larger than 8"	As quoted
<b>ENDPOINTS</b>	
With Meter	\$175
Replacement (Damaged)	\$225
2nd Replacement	\$400
3+ Replacement	\$750

TAPS AND INSPECTION	
NON SINGLE FAMILY RESIDENTIAL	
Non Single Family Residential User tap fee	Cost X 2
Non Taxable User tap fee	Cost X 2
Public Space User tap fee	Cost
Irrigation Systems tap fee	Cost X 2
Sewer Connection Inspection Fee NSFR	\$266
Sewer Connection Inspection Fee Non Taxable User	\$266
Additional Sewer Connection Inspection Fee NSFR	\$332
Additional Sewer Connection Inspection Fee Non Taxat	\$332
Customer Service Inspection SFR	\$332
Backflow Prevention Device Test (all meters)	\$332
CSI Backflow Prevention Device Test	\$332
Re-inspection	\$332
Grease Trap Inspection monthly fee	\$134
Temporary Water Service deposit	\$800
Temporary water service meter install	\$50
Temporary water service usage (\$/kgal)	\$1.50
Service Agreement admin fee	\$25
Surcharge for Service (per gallon)	\$0.05
Late fees	10%
Reconnection fee	\$65
Pulled Meter re-installation fee	\$110
Termination of Service Upon Request of User discontinu	\$20
After Hours Disconnect/Reconnect Service Charge	\$40
Returned Check fee	\$25
New Account Fee	\$25
New User Security Deposit SFR	\$75
Builder Security Deposit	\$1,000
Transfer Fee	\$35
Delinquent Letter Fee	\$10

**EXHIBIT 'D'**  
**RATES FOR TAPPING & METER INSTALLATION**<sup>(1) (2) (3)</sup>

**RESIDENTIAL:** Residential taps and digital meters less than 8 feet (8') in depth will be billed based on meter size, per connection as follows:

<b><u>Size</u></b>	<b><u>Short Side</u></b>	<b><u>Long Side</u></b>
5/8"	\$500.00 each	\$600.00 each
3/4"	\$565.00 each	\$665.00 each
1"	\$860.00 each	\$960.00 each

**Meter Drop Only**

\$100.00 each

**NON-RESIDENTIAL:** All other taps and meter installations are considered Non-Residential and will be priced on an individual basis.

<sup>(1)</sup> These rates will be in effect for year one (1) of the Contract. For subsequent years, the rates will be adjusted up or down upon written notice to the City and based on the accumulated percentage rate of increase/decrease from the previous year of the Contract, based on the most current Consumer Price Index, as published by the U.S. Bureau of Labor Statistics (CPI-U, all items index), Houston-The Woodlands-Sugar Land, TX Region.

<sup>(2)</sup> Tapping and meter installation rates include tapline footage of up to 40 feet (40').

<sup>(3)</sup> Haul off of debris, restoration costs (landscape and concrete), and dump fees are not included in this price.

**EXHIBIT ‘E’**  
**CONSTRUCTION AND SERVICE INSPECTION FEES** <sup>(1)</sup>

**New Construction**

***Residential*** —

Pre Builder Inspection.....	\$67.00
Post Builder Inspection.....	\$67.00
Sewer Tap Inspection.....	\$67.00
Swimming Pool Inspection.....	\$100.00
Hot Tub Inspection.....	\$100.00
Water Softener Inspection.....	\$100.00
Customer Service Inspection (Incl. cross connection and Pb/Cu).....	\$100.00
Backflow Prevention Device Test.....	\$67.00
CSI Backflow Prevention Device Test Administrative Fee (only in the event the inspection or test is not performed by SE).....	\$67.00
Re-inspection.....	\$67.00

***Commercial*** —

Sewer Tap Inspection.....	\$133.00
Grease Traps.....	\$67.00
Customer Service Inspection (Incl. cross connection and Pb/Cu).....	\$166.00
Backflow Prevention Device Test (all meter sizes).....	\$166.00
Swimming Pool Connection Inspection.....	\$166.00
CSI Backflow Prevention Device Test Administrative Fee (only in the event the inspection or test is not performed by SE).....	\$166.00
Re-inspection.....	\$166.00

<sup>(1)</sup> **These rates will be in effect for year one (1) of the contract. For subsequent years, the rates will be adjusted up or down upon written notice to the District and based on the accumulated percentage rate of increase/decrease from the previous year of the contract, based on the most current Consumer Price Index, as published by the U.S. Bureau of Labor Statistics (CPI-U), Southwest Region.**



**EXHIBIT ‘E’**  
**CONSTRUCTION AND SERVICE INSPECTION FEES (CONTINUED)** <sup>(1)</sup>

**Existing Construction**

*Residential* —

Sewer Tap Inspection.....	\$100.00
Swimming Pool Inspection.....	\$100.00
Hot Tub Inspection .....	\$100.00
Water Softener Inspection.....	\$100.00
Customer Service Inspection (Incl. cross connection and Pb/Cu).....	\$100.00
Backflow Prevention Device Test .....	\$67.00
CSI Backflow Prevention Device Test Administrative Fee (only in the event the inspection or test is not performed by SE).....	\$67.00
Re-inspection .....	\$67.00

*Commercial* —

Sewer Tap Inspection.....	\$133.00
Grease Traps .....	\$67.00
Customer Service Inspection (Incl. cross connection and Pb/Cu).....	\$166.00
Annual Backflow Prevention Device Test (all meter sizes) .....	\$166.00
Swimming Pool Connection Inspection.....	\$166.00
CSI Backflow Prevention Device Test Administrative Fee (only in the event the inspection or test is not performed by SE).....	\$67.00
Re-inspection .....	\$166.00

<sup>(1)</sup> These rates will be in effect for year one (1) of the contract. For subsequent years, the rates will be adjusted up or down upon written notice to the District and based on the accumulated percentage rate of increase/decrease from the previous year of the contract, based on the most current Consumer Price Index, as published by the U.S. Bureau of Labor Statistics (CPI-U), Southwest Region.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, ADOPTING THE BRAZORIA COUNTY HAZARD MITIGATION PLAN 2023**

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

**SECTION 1.** That the City Council of the City of Iowa Colony, Texas (“the City”) recognizes the threat that natural hazards pose to people and property within its jurisdiction.

**SECTION 2.** The City has prepared a multi-hazard mitigation plan, hereby known as the Brazoria County Hazard Mitigation Plan 2023 in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended.

**SECTION 3.** The Brazoria County Hazard Mitigation Plan 2023 identifies goals and actions to reduce or eliminate long-term risk to people and property in its jurisdiction from the impacts of future hazards and disasters. Adoption by the City demonstrates its commitment to hazard mitigation and achieving the goals outlined in the Brazoria County Hazard Mitigation Plan 2023.

**SECTION 4.** That the City Council of the City of Iowa Colony, Texas, hereby adopts the Brazoria County Hazard Mitigation Plan 2023. While content related to the City may require revisions to meet the plan approval requirements, changes occurring after adoption will not require the City to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

**READ, PASSED AND ADOPTED ON APRIL 8, 2024.**

\_\_\_\_\_  
WIL KENNEDY, MAYOR  
CITY OF IOWA COLONY, TEXAS

ATTEST:

\_\_\_\_\_  
KAYLEEN ROSSER, CITY SECRETARY  
CITY OF IOWA COLONY, TEXAS

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS,  
ASSIGNING NEWLY ANNEXED AREAS TO CITY COUNCIL  
DISTRICTS, WITH RELATED PROVISIONS**

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

**SECTION 1.** That the term “Annexed Areas” herein means all areas annexed into the City of Iowa Colony for full or limited purposes before the enactment of this Ordinance but after April 6, 2022, which is the date the City Boundaries Commission passed a Resolution establishing the original boundaries of Iowa Colony City Council Districts A, B, and C. For convenience and without limiting the foregoing, a list and further descriptions of areas included in the Annexed Areas are attached and incorporated herein in full.

**SECTION 2.** That the Council of the City of Iowa Colony, Texas (“the City”) hereby finds that the following facts are true:

- a. Section 3.01 (c) of the Home Rule Charter (“the Charter”) of the City of Iowa Colony, Texas provides for three of the seven City Council members to be elected from single-member districts designated as Districts A, B, and C.
- b. **Section 3.01 (f)(2)(iv) of the Charter states:**

**“Promptly following the addition of territory to the city by a boundary change, the City Council shall by ordinance add that territory to an adjacent district or districts.”**

- c. **Accordingly, this Ordinance adds newly annexed territory to adjacent Council Districts B and C respectively, and does not change Council District A.**
- d. **The Annexed Areas, as herein defined, are adjacent to Council Districts B and C respectively, as hereby attached and incorporated herein in full.**
- e. The district boundaries adopted by this Ordinance are based upon census blocks from the United States Census of 2020 and the boundaries of the Newly Annexed Areas herein defined.
- f. The district boundaries adopted by this Ordinance are as compact as reasonably practicable.
- g. The district boundaries established by this Ordinance are as equally as reasonably practicable in total population and voting age population.
- h. The district boundaries established by this Ordinance neither concentrate nor fracture populations of any racial, ethnic, language, or other demographic group in violation of Section 2 of the Voting Rights Act of 1965.
- i. This Ordinance has been read and passed at two meetings of the City Council, each held after 72 hours of notice and open to the public, in compliance with all requirements of the Texas Open Meetings Act.

- j. A quorum of the members of the City Council was present in person throughout the meetings.
- k. Upon a motion and second duly made, this Ordinance was passed by the members of the City Council present at each of those meetings.
- l. Those meetings and the passage of this Ordinance complied with all requirements of applicable law.

**SECTION 3.** That the Annexed Areas are adjacent to City Council Districts B and C respectively. The City Council hereby adds the Annexed Areas to Council Districts B and C as hereby attached and incorporated herein in full.

**SECTION 4.** The district boundaries hereby established shall be effective for the municipal election(s) after May 2024, and thereafter until lawfully changed.

PASSED AND APPROVED ON THE ON THE FIRST READING ON THE 8<sup>TH</sup> DAY OF APRIL 2024.

PASSED AND APPROVED ON THE ON THE SECOND READING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

CITY OF IOWA COLONY

By: \_\_\_\_\_  
WIL KENNEDY, MAYOR

ATTEST:

\_\_\_\_\_  
KAYLEEN ROSSER, CITY SECRETARY

**EXHIBIT “A”  
ANNEXED AREAS**

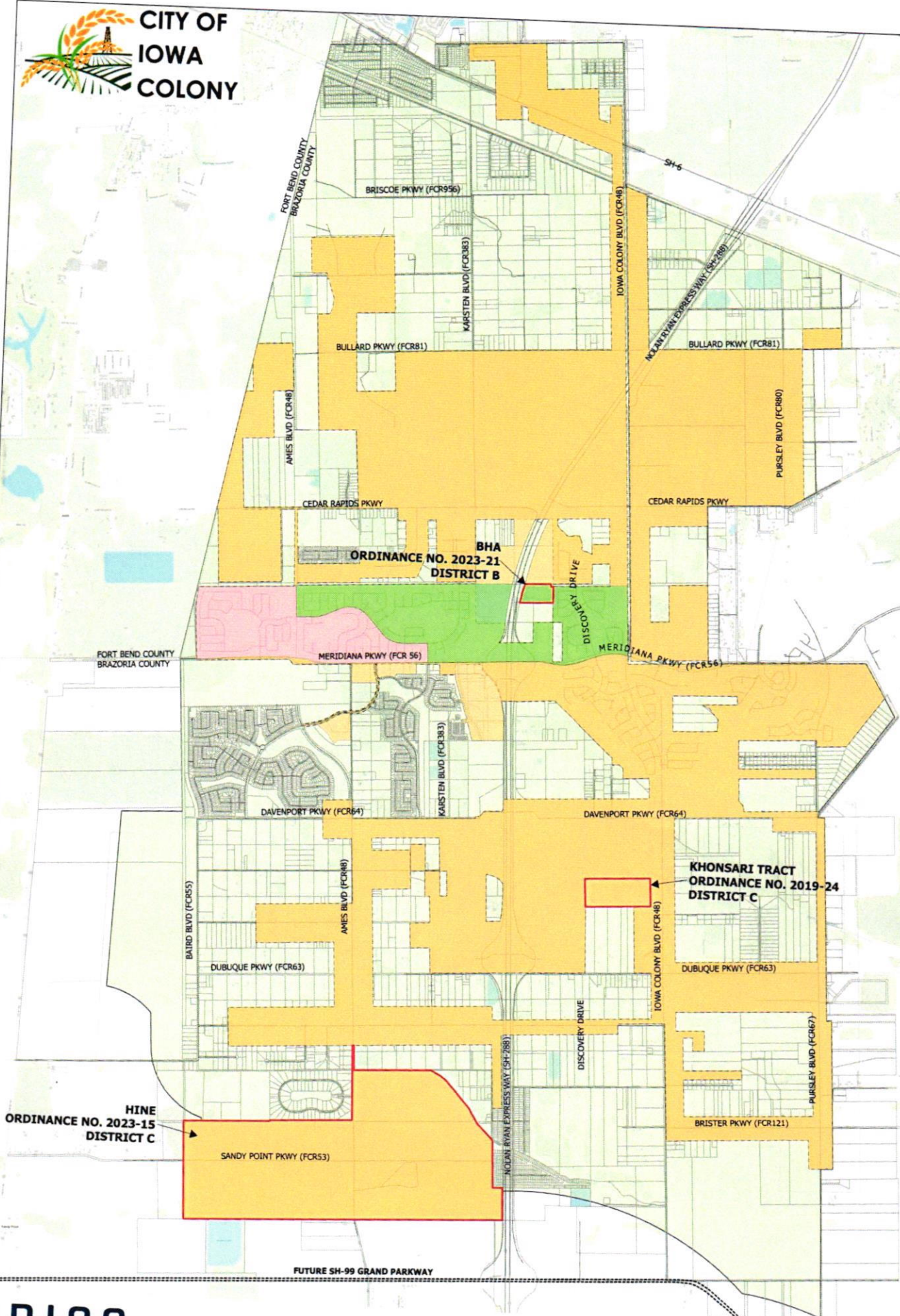
The Annexed Areas added to City Council Districts B and C respectively by the foregoing ordinance include all areas annexed into the City of Iowa Colony by the following ordinances:

1. BHA Investments LLC Ordinance No. 2023-21 – District B
2. Hines Development Ordinance No. 2023-15 – District C
3. Baham/Khonsari Tract Ordinance No. 2019-24 – District C

**Descriptions of the Annexed Areas in those ordinances are attached hereto and incorporated herein in full.**



0 500 1,000 2,000 Feet



**EXHIBIT 'A'**

File No.: **1579299-H062 (CK)**  
 Property: **Vacant Land, Angleton, TX 77515**

**A 15.624 ACRE TRACT OF LAND BEING THE SAME PROPERTY DESCRIBED IN A DEED RECORDED UNDER BRAZORIA COUNTY CLERK FILE NO. 2005069892, BEING OUT OF TRACTS 653 AND 654, SECTION 56, EMIGRATION LAND. CO. SUBDIVISION, RECORDED IN VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 515, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT A ½" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHEAST CORNER OF SAID TRACT 654, SAME BEING THE NORTH LINE OF TRACT 655, A CALLED 10 ACRE TRACT DESCRIBED IN A DEED RECORDED UNDER BRAZORIA COUNTY CLERK FILE NO. 02051431, SAID POINT ALSO BEING ON THE WEST LINE OF A CALLED 53.889 ACRE TRACT DESCRIBED IN A DEED RECORDED UNDER BRAZORIA COUNTY CLERK FILE NO. 2008032761;**

**THENCE ALONG THE COMMON LINE OF SAID TRACT 654 AND SAID TRACT 655, WEST, A DISTANCE OF 659.61 FEET TO A ¾" IRON PIPE FOUND AT THE COMMON CORNER OF SAID TRACT 653, SAID TRACT 655 AND TRACT 652 DESCRIBED IN A DEED RECORDED UNDER BRAZORIA COUNTY, CLERK FILE NO. 93011992;**

**THENCE ALONG THE COMMON LINE OF SAID TRACT 653 AND SAID 652, SOUTH 89° 55' 04" WEST A DISTANCE OF 456.11 FEET TO A ½" IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 288, RECORDED IN VOLUME 1129, PAGE 424, DEED RECORDS, BRAZORIA COUNTY, TEXAS, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 11249.16 FEET;**

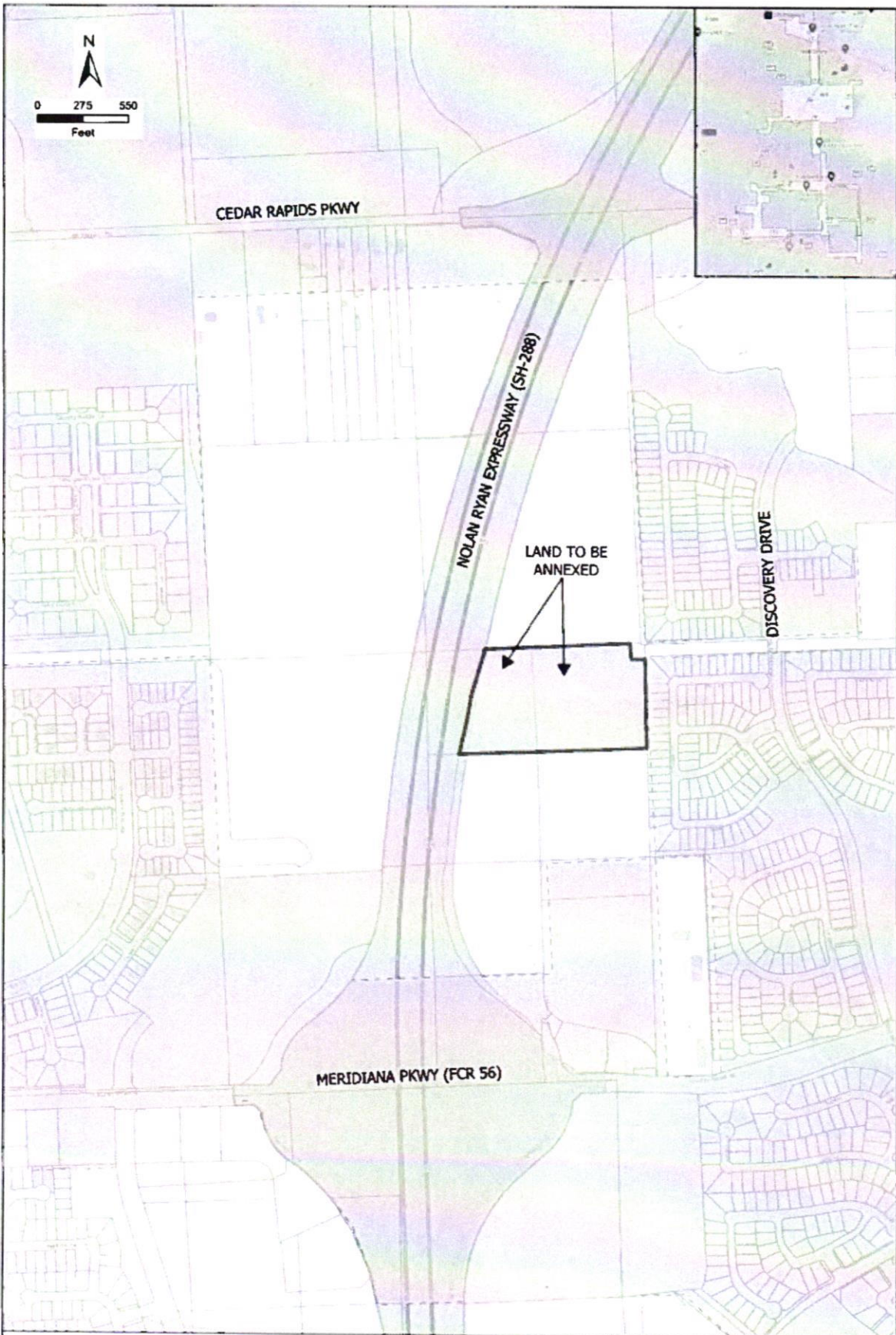
**THENCE ALONG SAID EAST RIGHT OF WAY LINE AND ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 03° 26' 26" PASSING AT AN ARC LENGTH OF 542.79 FEET A CONCRETE RIGHT-OF-WAY MONUMENT AND CONTINUING A TOTAL ARC DISTANCE OF 675.50 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 12° 13' 47" EAST A DISTANCE OF 675.40 FEET TO A 5/8" IRON ROD FOUND ON THE NORTH LINE OF SAID TRACT 653, SAME BEING THE CENTERLINE OF A 40 FOOT WIDE DEDICATED RIGHT-OF-WAY PER VOLUME 2, PAGE 113 OF THE BRAZORIA COUNTY MAP RECORDS;**

**THENCE ALONG THE NORTH LINE OF SAID TRACTS 653 AND 654, AND SAID CENTERLINE NORTH 89° 57' 45" EAST A DISTANCE OF 871.29 FEET TO A ½" IRON ROD WITH YELLOW PLASTIC CAP MARKED "1ST AMER 4053785800" SET;**

**THENCE ACROSS SAID TRACT 654, SOUTH 00° 16' 06" EAST, A DISTANCE OF 100.00 FEET TO A ½" IRON ROD FOUND;**

**THENCE CONTINUING ACROSS SAID TRACT 654, SOUTH 88° 59' 32" EAST, A DISTANCE OF 99.43 FEET TO A ½" IRON ROD FOUND ON THE EAST LINE OF SAID TRACT 654. SAID POINT BEING ON SAID WEST LINE OF A CALLED 53.889 ACRE TRACT;**

**THENCE ALONG THE COMMON LINE OF SAID CALLED 53.889 ACRE TRACT AND SAID TRACT 654, SOUTH 00° 06' 44" EAST, A DISTANCE OF 558.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 680.562 SQUARE FEET OR 15.624 ACRES OF LAND MORE OR LESS.**



**IOWA COLONY ANNEXATION  
AUGUST 2023**





**EXHIBIT "A"**  
**DESCRIPTION OF ANNEXATION AREA**  
**CITY OF IOWA COLONY ANNEXATION OF**  
**HINES DEVELOPMENT AND COUNTY ROADS**

**PART ONE:** BEING A 953.8159 ACRE TRACT OF LAND, CONTAINING LOTS 38, 39, 40, 41, 42, 43, 44, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61 AND 62 AND THE EAST HALF (E-1/2) OF LOT 45, ALL IN THE ALLISON RICHEY SUBDIVISION IN THE EAST END OF THE D. TALLY LEAGUE, ABSTRACT 130, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 126 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; LESS AND EXCEPT, HOWEVER, 21.696 ACRES OUT OF LOT NO. 38, CONVEYED TO C. C. KIRKPATRICK BY DEED RECORDED IN VOLUME 674, AT PAGE 138 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; ALSO, A 20 FOOT STRIP OFF THE EAST SIDE OF LOTS 42 AND 50 SET OUT AS SECOND TRACT IN A PARTIAL RELEASE RECORDED IN VOLUME 168, AT PAGE 214 OF THE DEED OF TRUST RECORDS OF BRAZORIA COUNTY, TEXAS, SAID PARTIAL RELEASE BEING DATED DECEMBER 3, 1956; LESS AND EXCEPT 51.97 ACRES OUT OF LOTS 42, 50, 40 AND 41, CONVEYED TO NORTH ATLANTIC DEVELOPMENT COMPANY BY DEED RECORDED IN VOLUME 752, PAGE 624 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, ALSO A CALLED 7.928 ACRE TRACT TO TEXAS FIREARMS DESCRIBED IN DEED RECORDED IN CLERK'S FILE NO. 1991030411 OF THE OFFICIAL REAL PROPERTY RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON THE FOLLOWING PAGES, WHICH ARE A PART OF THIS PROPERTY DESCRIPTION.

**PART TWO:** The entire width of the right of way of County Road 48 (Ames Boulevard) beginning at the existing city limit of Iowa Colony, which is located on the right of way of County Road 48 at a point 630 feet south from the centerline of the right of way of County Road 62; and continuing southward along the right of way of County Road 48 from the existing city limit to the south boundary of Lot 57 of the Allison Richey Subdivision in the east end of the D. Talley League, Abstract 130, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 126 of the Plat Records of Brazoria County, Texas. This Part Two, the portion of the right of way of County Road 48 being annexed, is also the land described on the attached metes and bounds description of "Part Two Annexation Tract for Ames Boulevard (Airline Road/County Road 48)," LESS AND EXCEPT any portion thereof already in the incorporated limits of the City of Iowa Colony.

**PART THREE:** All county road rights of way within the Annexation Area. Also all county road rights of way adjoining the Annexation Area that are parallel to the Annexation Area, to the extent they are in the extraterritorial jurisdiction of the City of Iowa Colony.



City of Iowa Colony  
7.381 Acres

Lavaca Navigation Co. Survey, Section 3, A-328  
David Talley Survey, A-130

**PART TWO**  
**ANNEXATION TRACT FOR AMES BOULEVARD (AIRLINE ROAD/ COUNTY ROAD 48)  
FROM THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 62 TO THE SOUTH RIGHT-  
OF-WAY LINE OF COUNTY ROAD 53 (SANDY POINT ROAD)**

STATE OF TEXAS           §

COUNTY OF BRAZORIA    §

METES AND BOUNDS DESCRIPTION of a 7.381-acre tract in the Lavaca Navigation Company Survey, Section 3, Abstract No. 328 and the David Talley Survey, Abstract No. 130 in Brazoria County, Texas. Said 7.381-acre tract is a portion of a 40-foot wide Public Road right-of-way affecting Lots 408, 409, 418 and 419 as dedicated on the Plat of Section 3 of the Emigration Land Company Subdivision as recorded in Volume 2, Page 113 in the Brazoria County Plat Records and a portion of Lots 38, 47 and 57 of the Allison-Richey Land Company's Subdivision as recorded in Volume 2, Page 126 in the Brazoria County Plat Records. Said Annexation Tract is more particularly described as follows:

**BEGINNING** at the point of intersection of the south right-of-way line of County Road 62 (based on a width of 60-feet) with the occupied east right-of-way line of County Road 48 (a.k.a. Airline Road, based on a width of 60-feet), said occupied line is 40-feet east of the west line of said Lot 418 and has the following coordinate: N 13,711,998.25, E 3,100,644.73;

**THENCE**, South 02°43'27" East, along the occupied east line of said County Road 48, at a distance of 1,513.85 feet pass the common survey line between the aforementioned Lavaca Navigation Company Survey, Section 3, Abstract No. 328 and David Talley Survey, Abstract No. 130, continuing at a distance of 3,290.29 feet pass the common lot line between the aforementioned Lots 38 and 47, continuing at a distance of 4,610.32 pass the common lot line between said Lot 47 and the aforementioned Lot 57, and continuing for a total distance of 4,640.32 feet to a point on the south right-of-way line of Sandy Point Road (a.k.a. County Road 53, based on a width of 60-feet) for the southeast corner of the herein described tract;

**THENCE**, South 87°33'43" West, along the south line of said Sandy Point Road for a distance of 60.00 feet to the southwest corner of the herein described tract;

**THENCE**, North 02°43'27" West, crossing said Lots 57 and 47 for a distance of 1,350.00 to the common line between said Lots 38 and 47;

**THENCE**, South 87°33'43" West, along the common lot line between said Lots 38 and 47 for a distance of 30.00 feet to a point for corner;

THENCE, North 02°43'27" West, at a distance of 30.00 feet pass the southeast corner of Reserve "C" of the Final Plat of Bel Grand Estates as recorded in Clerk's File No. 2005027928 in the Brazoria County Clerk's Office and continue for a total distance of 1,436.11 feet to the northeast corner of Lot 3, Block 6 of said Final Plat of Bel Grand Estates;

THENCE, North 87°17'07" East, for a distance of 30.00 feet to a point for corner;

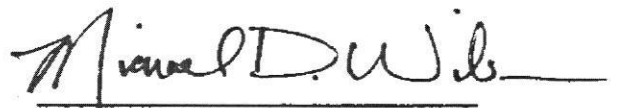
THENCE, North 02°43'27" West, at a distance of 339.82 feet pass the aforementioned Common Survey line and continue for a total distance of 1,853.90 feet to a point in the south line of the aforementioned County Road 62;

THENCE, North 87°25'41" East, along the south line of said County Road 62 for a distance of 60.00 feet to the POINT OF BEGINNING, containing a computed area of 7.381-acres (321,501 square feet).

NOTE:

1. The bearings, distances and grid coordinate shown hereon are based on the Texas Coordinate System of 1983, South Central Zone. Distances are surface. Scale factor: 0.99987.
2. A separate Exhibit Map has been prepared in connection with this metes and bounds description.
3. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

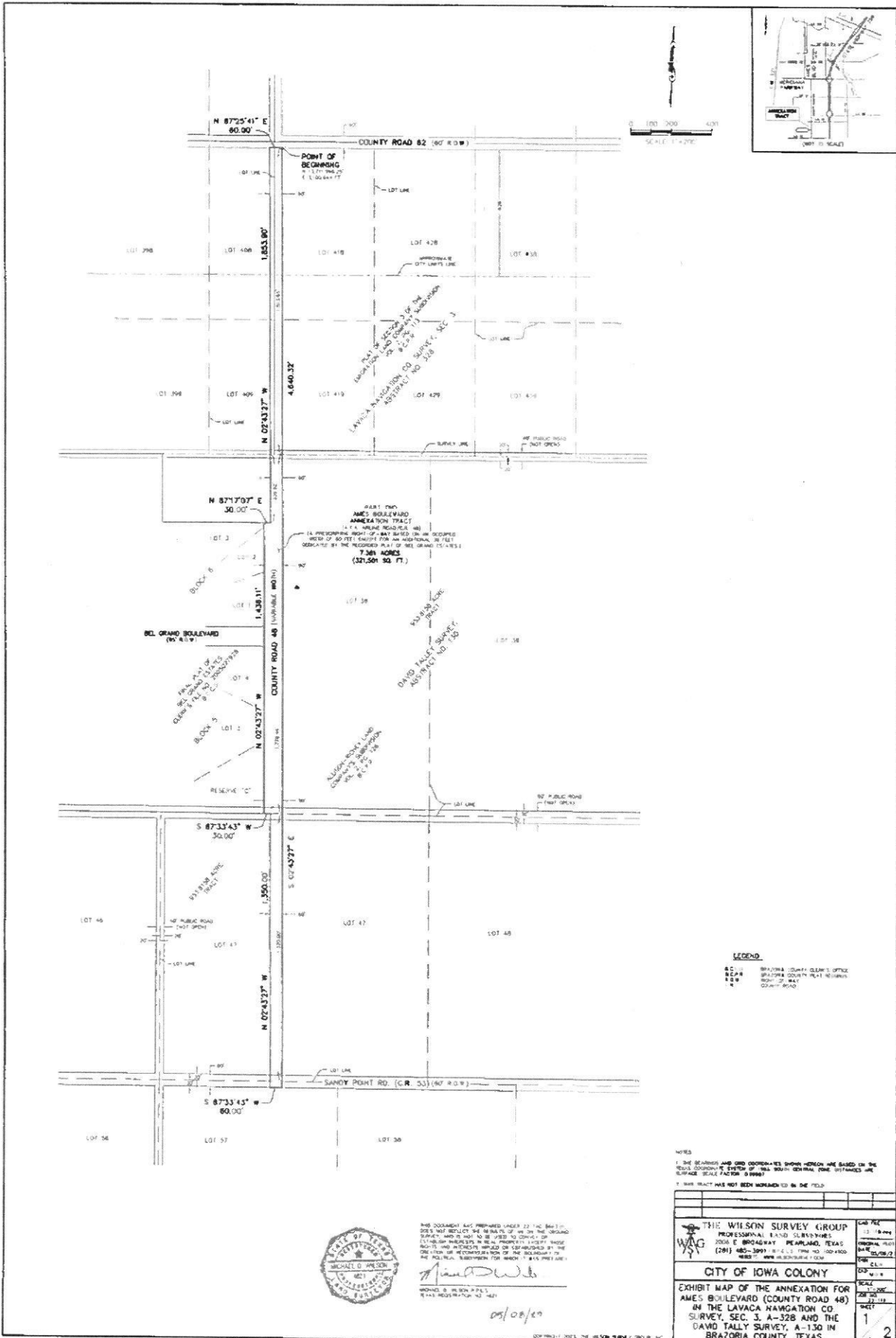
The Wilson Survey Group, Inc.  
 2006 East Broadway, Suite 103  
 Pearland, Texas 77581  
 281-485-3991  
 T.B.P.E.L.S. Firm No. 10014900  
 Job No. 23-119



Michael D. Wilson, R.P.L.S.  
 Registration No 4821

05/08/23





**LEGEND**

B.C. BRAZORIA COUNTY CLERK'S OFFICE  
 B.C.A.P. BRAZORIA COUNTY PUBLIC UTILITIES  
 R.R. RAILROAD  
 C.R. COUNTY ROAD

**NOTES**

1. THE BEARING AND LONG DISTANCE COORDINATES SHOWN HEREON ARE BASED ON THE 1983 GEODESIC SYSTEM OF THE SOUTH ZONAL ZONE. DISTANCES ARE SURFACE MEASURE FACTOR 0.99987.

2. THIS TRACT HAS NOT BEEN INCREASED IN THE FIELD.



THIS DOCUMENT WAS PREPARED UNDER THE BEST PRACTICES AND DOES NOT REFLECT THE OPINION OF ME OR THE SURVEY GROUP. I AM NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE SPECIFICALLY AND EXPLICITLY SET FORTH BY THE INSTRUMENT OR RECONSTRUCTION OF THE INSTRUMENT IN THE FUTURE. SUBSCRIPTION FOR RECORD IS \$10 PER COPY.

*Michael D. Wilson*  
 MICHAEL D. WILSON # 6217  
 SURVEYOR, STATE OF TEXAS

08/08/09

<b>THE WILSON SURVEY GROUP</b> PROFESSIONAL LAND SURVEYORS 2008 E. BROADWAY PEAPLAND, TEXAS (281) 465-2899 FAX (281) 465-2040 WWW.WILSONSURVEY.COM		CUR FILE 13-18-09 ORIGINAL FILE # 2008-02-02
<b>CITY OF IOWA COLONY</b>		SCALE 1" = 200' SHEET 1 OF 2
EXHIBIT MAP OF THE ANNEXATION FOR AMES BOULEVARD (COUNTY ROAD 48) IN THE LAVACA WANGATON CO SURVEY, SEC. 3, A-32B AND THE DAVID TALLY SURVEY, A-130 IN BRAZORIA COUNTY, TEXAS		



**DESCRIPTION OF A TRACT OF LAND CONTAINING  
34.000 ACRES (1,481,040 SQUARE FEET) SITUATED  
IN THE H. T. & B. RR. COMPANY SURVEY, SECTION 49, ABSTRACT 259  
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 34.000 acres (1,481,040 square feet), situated in the H. T. & B. RR. Company Survey, Section 49, Abstract 259, Brazoria County, Texas, being all of a tract of land conveyed unto Ley Ouch by deeds recorded under County Clerk's File Nos. 2005001446 and 2005002636 of the Official Records of Brazoria County, Texas. Said 34.000-acre tract being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of H. T. & B. RR. Company Survey, Section 49, Abstract 259, as recorded in Volume 17, Page 241 of the Plat Records of Brazoria County, Texas, said point being on the east 45.00 feet of County Road 65 (75.00 feet wide);

THENCE North, along the east 45.00 feet of said County Road 65, a distance of 2691.00 feet for the POINT OF BEGINNING and being the southeast corner of said tract herein described,

THENCE West, passing a found 1/2-inch iron rod in the west right-of-way line of said County Road 65 at a distance of 45.00 feet and continue for a total distance of 2640.00 feet to the southwest corner of said tract herein described (from which a found 1/2-inch iron rod bears South 62°49' West, a distance of 1.4 feet);

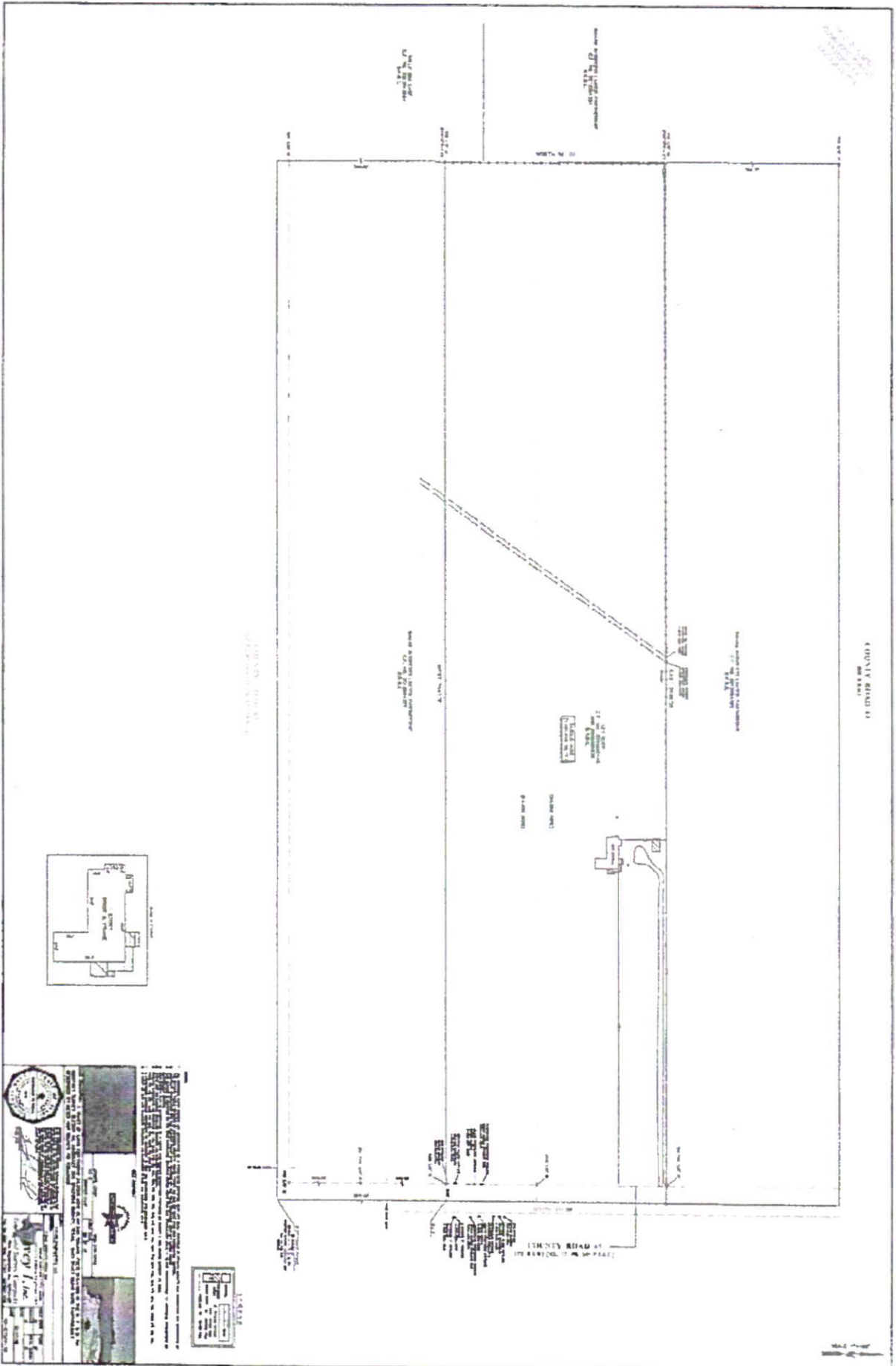
THENCE North 561.00 feet to the northwest corner of said tract herein described (from which a found 1/2-inch iron rod bears South 50°35' West, a distance of 1.2 feet);

THENCE East, passing a found 1/2-inch iron rod in the west right-of-way line of said County Road 65 at a distance of 2595.00 feet, and continue for a total distance of 2640.00 feet for the northeast corner of said tract herein described;

THENCE South, along the east line of the said 45.00 feet of said County Road 65, a distance of 561.00 feet to the POINT OF BEGINNING and containing 34.000 acres (1,481,040 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated October 17, 2018, job number 10-67524-18*







## EXHIBIT \_\_, PAGE 1 OF 3 PAGES

County: Brazoria  
 Project: Baham 288  
 M&B No: 18-031  
 CS Job No: 18039

**METES AND BOUNDS DESCRIPTION OF 26.000 ACRES**

Being a tract of land containing 26.000 acres, located in the H.T. & B. R.R. Co. Survey, Section 49, Abstract 259, in Brazoria County, Texas; Said 26.000 acre tract being all of a called 13.0000 acre tract of land recorded in the name of Baham Interests Limited Partnership in Brazoria County Clerk's File Number (B.C.C.F. No.) 2012054327 (the north 13.0000 acre tract) and all of a called 13.0000 acre tract of land recorded in the name of Baham Interests Limited Partnership in B.C.C.F. No. 2012054326 (the south 13.0000 acre tract); Said 26.000 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

**BEGINNING**, at a point for the northeast corner of said north 13.0000 acre tract and the southwest corner of a called 14.00 acre tract of land recorded in the name of Ley Ouch in B.C.C.F. No. 2005602363, on the centerline of County Road 65 (width varies);

**THENCE**, South 02° 40' 17" East with the east lines of said north and south 13.0000 acre tracts and the centerline of said County Road 65, a distance of 429.00 feet to a point for the southeast corner of said south 13.0000 acre tract and the northeast corner of a called 7.000 acre tract of land recorded in the name of Jack O. Baird, III, in B.C.C.F. No. 2016017044;

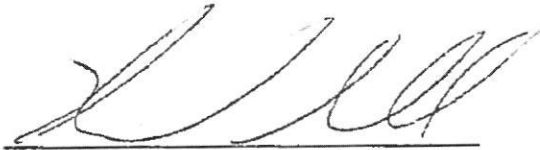
**THENCE**, South 87° 19' 43" West, with the south line of said south 13.0000 acre tract and the north lines of said 7.000 acre tract, a called 11.6060 acre tract of land recorded in the name of Jerry Dace in B.C.C.F. No. 2012041204, a called 11.6060 acre tract of land recorded in the name of Leroy A. Stevens in B.C.C.F. No. 2012041201, a called 43.230 acre tract of land recorded in the name of Lashonda Naco Petry in B.C.C.F. No. 2017025181, and a called 20.03 acre tract of land recorded in the name of Domingo Salinas in B.C.C.F. No. 1996009986, at a distance of 45.00 feet pass a 3/4-inch iron pipe found on the west Right-of-Way (R.O.W.) line of said County Road 65, continuing in all a distance of 2,640.00 feet to a 5/8-inch iron rod found at the southwest corner of said south 13.0000 acre tract and the northwest corner of said 20.03 acre tract, on the east line of a called 132.1854 acre tract of land recorded in the name of Rally Capital Texas, LLC, in B.C.C.F. No. 2013040084;

EXHIBIT \_\_, PAGE 2 OF 3 PAGES

**THENCE**, North 02° 40' 17" West, with the west lines of said south and north 13.000 acre tracts and the east line of said 132.1854 acre tract, a distance of 429.00 feet to a 1/2-inch iron rod found at the northwest corner of said north 13.0000 acre tract and the southwest corner of aforesaid 14.00 acre tract;

**THENCE**, North 87° 19' 43" East, with the north line of said north 13.0000 acre tract and the south line of said 14.00 acre tract, at a distance of 2,595.00 feet pass a 1/2-inch iron rod found on the west R.O.W. line of said County Road 65, continuing in all a distance of 2,640.00 feet the **POINT OF BEGINNING** and containing 26.000 acres of land.

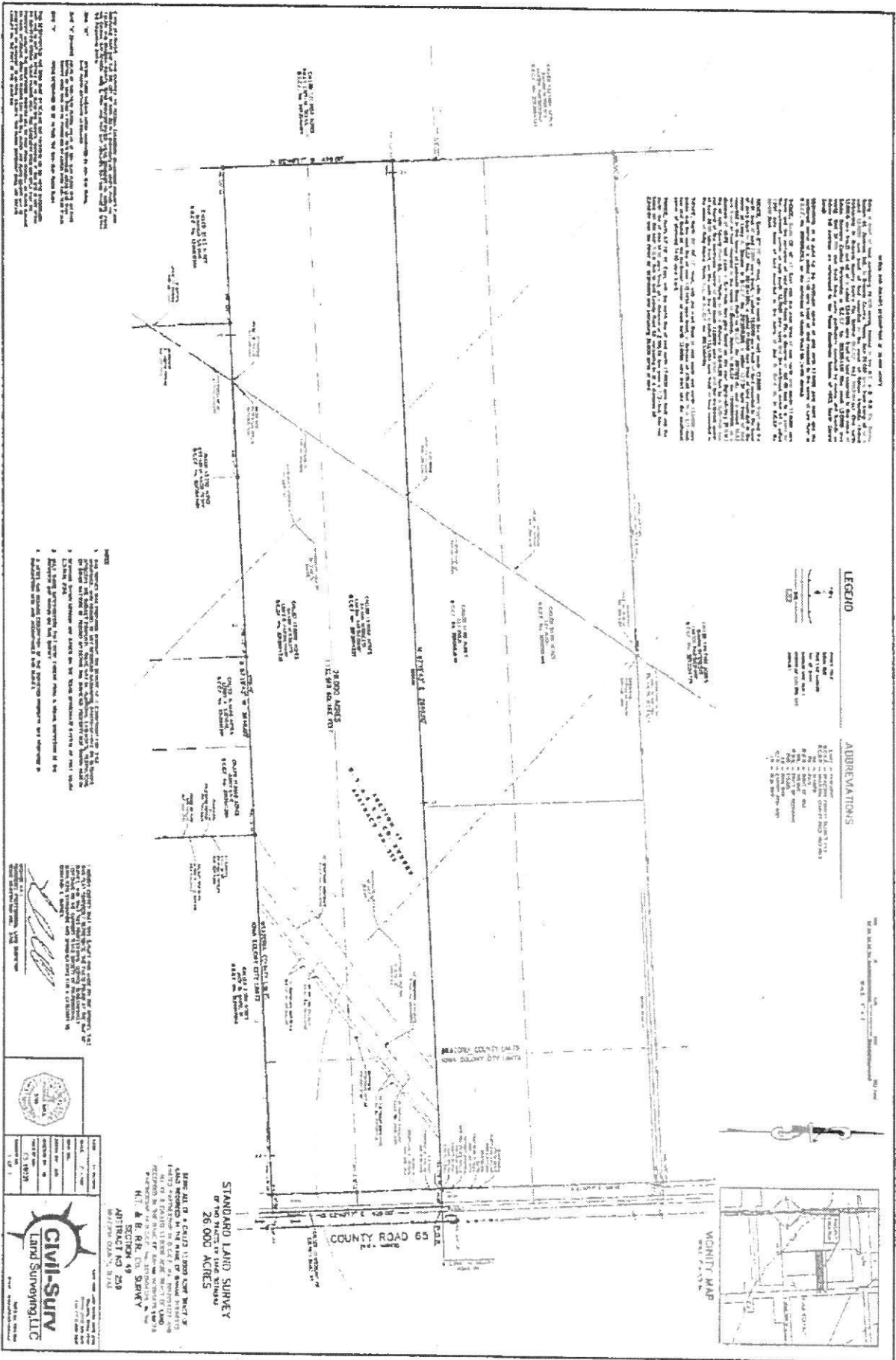
A Standard Land Survey of the herein described tract was prepared in conjunction with and accompanies this description.



Michael Hall, R.P.L.S.  
Texas Registration Number 5765



CIVIL-SURV LAND SURVEYING, LC  
PH: (713) 839-9181  
April 10, 2018



THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE WISCONSIN STATUTES.

DATE: 10/15/2018

BY: [Signature]

SECTION 49, T36N, R12E, COUNTY OF MADISON, WISCONSIN

STANDARD LAND SURVEY OF TRACTS OF LAND, 26,000 ACRES

THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE WISCONSIN STATUTES.

DATE: 10/15/2018

BY: [Signature]

**LEGEND**

[Symbol]	Section Line
[Symbol]	Tract Boundary
[Symbol]	County Road
[Symbol]	Water
[Symbol]	Other

**ABBREVIATIONS**

Ac	Acres
sq ft	square feet
sq mi	square miles
mi	miles
ft	feet
in	inches
yd	yards
mi	miles
sec	section
town	township
range	range
county	county
state	state

1. I, the undersigned, being a duly qualified and licensed land surveyor in the State of Wisconsin, do hereby certify that this is a true and correct copy of the original survey as shown to me by the owner of the land surveyed.

2. I further certify that this survey was made in accordance with the requirements of the Wisconsin Statutes.

3. I further certify that this survey was made in accordance with the requirements of the Wisconsin Statutes.

4. I further certify that this survey was made in accordance with the requirements of the Wisconsin Statutes.

5. I further certify that this survey was made in accordance with the requirements of the Wisconsin Statutes.

**CIVIL-SURV**  
Land Surveying, LLC

26,000 ACRES

STANDARD LAND SURVEY OF TRACTS OF LAND, 26,000 ACRES

SECTION 49

TRACT NO. 239

T36N, R12E, COUNTY OF MADISON, WISCONSIN

DATE: 10/15/2018

BY: [Signature]

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, REOPENING A PORTION OF KARSTEN BOULEVARD; AMENDING THE IOWA COLONY CITY CODE CHAPTER 38 “TRAFFIC AND VEHICLES”, ARTICLE 1 “IN GENERAL”, SECTION 38-4 “NO THROUGH TRUCKS PERMITTED”; PRESERVING ALL EASEMENTS AND RIGHTS OF WAY; REPEALING ORDINANCE 2021-09; PROVIDING A PENALTY CLAUSE OF UP TO \$500.00 FOR A VIOLATION OF THIS ORDINANCE; ALL OTHER APPROPRIATE CLAUSES; AND ESTABLISHING AN EFFECTIVE DATE**

**WHEREAS**, this ordinance promotes the public health, safety, and welfare;

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

**SECTION 1.** That the portion of Karsten Boulevard from the southern edge of its intersection with Bullard Parkway (former County Road 81) southward to a point 100 feet north of the northern edge of the intersection of Karsten Boulevard with Cedar Rapids Parkway (former County Road 57), in the City of Iowa Colony, Brazoria County, Texas, is hereby reopened.

**SECTION 2.** That the Public Works Department of the City is hereby authorized and directed to unblock access to the previously closed street and to provide access and add “No Through Trucks” signage.

**SECTION 3.** That this ordinance hereby repeals and replaces Ordinance No. 2021-09.

**SECTION 4.** That the Iowa Colony City Code Chapter 38 “Traffic and Vehicles”, Article 1 “In General”, Section 38-4 “No Through Trucks Permitted” is hereby amended by adding the following:

**Sec. 38-4. - No through trucks permitted.**

(b) Traffic signs with the term "No Through Trucks" are hereby authorized and shall be placed at locations as established from time to time.

**ADDING:** Karsten Boulevard. The portion of Karsten Boulevard from the southern edge of its intersection with Bullard Parkway (former County Road 81) southward to a point 100 feet north of the northern edge of the intersection of Karsten Boulevard with Cedar Rapids Parkway (former County Road 57), in the City of Iowa Colony, Brazoria County, Texas.

**SECTION 5.** Penalties, liabilities, and other remedies for failing to comply with any sign authorized by this ordinance shall be up to \$500.00, as provided by Ordinance 2004-2 of the City of Iowa Colony.

**SECTION 6.** If any part of this ordinance, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this ordinance shall remain in full force and effect.

**SECTION 7.** This ordinance shall be effective immediately upon its passage and approval.

**SECTION 8.** That it is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING ON THE 8<sup>TH</sup> DAY OF APRIL 2024.

PASSED AND APPROVED ON THE SECOND READING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

**CITY OF IOWA COLONY, TEXAS**

**By:** \_\_\_\_\_  
**Wil Kennedy, Mayor**

**ATTEST:**

\_\_\_\_\_  
**KAYLEEN ROSSER, CITY SECRETARY**



**CITY OF  
IOWA  
COLONY**

**CITY COUNCIL WORKSESSION  
MINUTES**

Item 14.

**Monday, March 11, 2024  
6:00 PM**

---

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

Phone: 281-369-2471 • Fax: 281-369-0005 • [www.iowacolonytx.gov](http://www.iowacolonytx.gov)

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STATE OF TEXAS  
COUNTY OF BRAZORIA  
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 11th day of March 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 Sydney Hargroder

And Councilmember Kareem Boyce being absent, constituting a quorum at which time the following business was transacted.

**CALL TO ORDER**

The worksession was called to order at 6:02 P.M.

**CITIZEN COMMENTS**

There were no comments from the public.

**ITEMS FOR DISCUSSION**

1. Discussion of city facilities being used as polling locations.

The City Council discussed tents and signage regulations for the November 2024 election as the Public Safety Building will be used as a polling place on election day. Councilmember Varlack stated we could regulate the size of the tents. Mayor Pro Tem Greene-Scott and Councilmember Hargroder do not want tents as there are limited parking spaces and they take up parking spaces. Councilmember Murray would like them to be able to have tents. Councilmember Barnett asked if we could get an estimate of the number of parking spaces. This discussion will be placed on the next worksession for another discussion.

2. Discussion on a proposed multifamily development in Sierra Vista.

David Adame with Alliance Residential presented a proposed multi-family development. The development will be on approximately 13-acres with a total of 297 units. With this site they would put about 20% covered parking which is about 60 spaces. The requirement that the city has on covered parking would cost them about another \$350,000. They are asking for a change to the masonry requirement. They are also asking for a request for parking ratio to be less than the

city's requirement. This development will have 219 one-bedroom units and about 78 two-bedroom units. Councilmember Hargroder verified that they are requesting a total of three variances including covered parking, masonry requirements, and parking ratio. Mayor Pro Tem Greene-Scott asked what the proposed reduction in the masonry would be? Councilmember Varlack asked if the previous developer shared the requirements of the lot with them before they decided to go under contract. Mr. Adame said the previous developer shared the requirements with them. They are asking to amend the requirements to help meet the demand and provide a great product. Councilmember Hargroder stated that the economic hardship on the developer is not the city's problem. Councilmember Barnet agrees that people in this area will pay the premium for covered parking. He does not agree with having less spots because residents will have visitors and they will not have any parking and will then begin parking on the streets.

**ADJOURNMENT**

The worksession was adjourned at 6:59 P.M.

APPROVED THIS 8<sup>TH</sup> DAY OF APRIL 2024

\_\_\_\_\_  
Kayleen Rosser, City Secretary

\_\_\_\_\_  
Wil Kennedy, Mayor





**Monday, March 11, 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](http://www.iowacolonytx.gov)

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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, MARCH 11, 2024** IN THE **IOWA COLONY CITY COUNCIL CHAMBERS**, 3144 MERDIANA 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**

Mayor Kennedy called the meeting to order at 7:09 P.M.

### **INVOCATION**

Councilmember Varlack prayed aloud.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance and Texas Pledge were recited.

### **SPECIAL PRESENTATIONS & ANNOUNCEMENTS**

*Reserved for formal presentations and proclamations.*

1. Proclamation declaring Fair Housing Month

Mayor Kennedy read the Proclamation aloud declaring April as "Fair Housing Month."

### **CITIZEN COMMENTS**

Ronald Elerick provided information on the time he served as a police officer for the city. He resigned from his position as a police officer on February 10, 2024. He received an honorable discharge from the city. When he received his last paycheck, he realized that his vacation and holiday time were not included on the check. When he called and asked about it, he was informed that the policy had been changed as of January 1, 2024. The new policy states "upon termination, retirement, resignation, when 10 days of notice is given or death to an employee in good standing shall be paid for the portion of their unused vacation leave. The portion of their vacation time balance to be paid will equal the total vacation leave balance minus the number of hours of sick time used in a 6-month period prior to separation. This will be paid at the rate that the employee was receiving at the time of separation. For the purpose of this policy an employee is not in good standing if he/she is under threat of disciplinary action due or alleged violation of city policy." He did not have either of those. There is nothing saying anything about the holiday time that he had earned while working for the city. He had plenty of sick time that he had not used prior to his separation. He feels as though this is not right. He feels this is sneaky politics to try and not to pay the employees for the time they have earned for holiday and vacation time.

City Manager, Robert Hemminger addressed the concern raised by Mr. Elerick. He stated the city policy did change as of January 1, 2024. During the transition we discovered that in our previous allocation of



leave we were actually awarding employees more than the personnel handbook afforded employees. We met with all employees in December and let them know that no one was being asked to return any hours of leave that they were given. We were going to make sure that everyone was made whole during the transition. We transitioned to a bi-weekly accrual to allow for better accountability and tracking with in our software system. Without getting into individual details, he assured everyone that there were actually more leave hours utilized during Mr. Elerick's tenor with Iowa Colony than the handbook said he should have been awarded. There was not a balance for him to be paid on the last paycheck.

Carolyn Bowen thanked Chief Bell, City Council, and Staff for being helpful. She requests that the city review their training, boundaries, and job descriptions. She feels every staff member should know the boundaries of the city as well as she does. She volunteered to help train the staff if needed.

## **PUBLIC HEARINGS**

2. Hold a Public Hearing to consider rezoning the following property from Single Family Residential to Business and Retail:

Being a 5.34-acre tract of land out of Tract 465, of the Emigration Land Company's Subdivision, Section 3 of the Lavaca Navigation Co's Survey, Abstract 328, recorded in Volume 2, Page 113 of the Deed Records of Brazoria County, Texas, being the same called 5.34-acre tract conveyed to Dennis and Suzie Westerman recorded in County Clerk's File No. 1998-035115 of the Official Records of Brazoria County, Texas.

Mayor Kennedy opened the public hearing at 7:22 P.M.

Judy Myers and Denny Myers reside at 2511 CR 62. They spoke against the rezoning application as zoning was set many years ago. County Road 62 was zoned Single Family Residential, and the intent was to keep it Single Family Residential. They have enjoyed that for over 50 years. He remembers back when he was on the Planning and Zoning Commission and City Council, and they were considering how the city would look and areas would be designated. It was decided back then that CR 62 would be a residential road with single family homes. He pointed out that the new construction of the overpasses across SH 288 are located at Meridiana Parkway, CR 64, CR 63, and CR 60. There is not an overpass being constructed at CR 62, so the plan has always been for that area to remain single family residential with low traffic.

Mayor Kennedy closed the public hearing at 7:27 P.M.

## **COUNCIL COMMENTS**

Mayor Pro Tem Greene-Scott thanked everyone in attendance at the meeting. She thanked the citizens of Iowa Colony. She is a proud Mother. She welcomed her daughter into her sorority and welcomed her into the chapter that she was initiated in.

Councilmember Murray thanked those in attendance. She thanked Councilmember Barnett and Councilmember Hargroder because they pushed for her many years ago. She stated she is who she is because of Christ and the people in Iowa Colony.

Councilmember Barnett appreciates people showing up to the council meeting. He thanked Mr. and Mrs. Elerick for coming to the meeting and speaking up. He appreciates Ms. Bowen and Mr. and Mrs. Myers speaking at the meeting.

Councilmember Boyce was absent.

Councilmember Hargroder thanked those in attendance and for speaking especially during public hearings. She congratulated her fellow Councilmembers and stated it will be wonderful to serve another year with them and she looks forward to it.

Councilmember Varlack thanked all those in attendance. He stated it was good to see Mr. and Mrs. Myers again. They attended the Planning and Zoning Commission meeting as well. He congratulated his fellow Councilmembers on their re-elections. He stated they are all brilliant and he could not think of a more deserving group. He thanked Kayleen and the rest of the staff on the update of the website and how much it has changed. He appreciates all the effort put into getting that done. He reminded citizens to sign up for blackboard notifications.

Mayor Kennedy notified residents that they can register their address on the city website and the Police Department will do routine checks on the home while you are out of town. He thanked those in attendance at the meeting. He is excited about the new Jr. High that will be opening up. Iowa Colony High School had Pioneer Day last week. All future Pioneers from the local elementary schools were running and competing with each other building community. Congratulations to Councilmembers 1, 2, and 3 and Councilmember District B for running unopposed.

**STAFF REPORTS**

Bobby Hurman was introduced as the new IT Systems Manager. He has about 19 years' experience in IT. He has worked for other cities including Kemah and Seabrook. Mayor Kennedy asked that Mr. Hurman make it a priority to get our push notifications back up and running.

Chief Bell announced a Pinning Ceremony tentatively scheduled for Friday April 12th in the afternoon for two new Patrol Sergeants. The officers are Donald Mitchell and Courtney Moerbe and both are currently on staff. Also, Jorge Sosa will be promoted to Lieutenant of Operations. He will be over operations over Investigations and Patrol.

Chief Walters with the ICVFD announced they have had 41 calls for service, 2 to 3 just today, 16 fire alarms, 9 motor vehicle accident responses. They currently have a total of 32 volunteers on the staff. They sent 7 of the volunteers went to fire certification school through the Texas Commission of Fire Protection and all 7 received their state fire certification. They are the first fire department in the County to use the State's commissioning which is the same certification that a paid firefighter has. They currently have 8 members in EMT school, including the Fire Chief himself. They are working to become a first responder agency, which means they would be able to respond alongside the ambulance and provide first aid and medical support along with ESD and EMS personnel. They received a \$10,000 grant funding for some training props for vehicle extrication training.

- 3. Fire Marshal/Building Official Monthly Report
- 4. Police Department Monthly Report
- 5. Municipal Court Monthly Report
- 6. Public Works Monthly Report
- 7. City Engineer Monthly Report
- 8. Finance Monthly Reports

**CONSENT AGENDA**

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

Motion made by Councilmember Hargroder to accept all consent agenda items as presented minus item no. 24, Seconded by Mayor Pro Tem Greene-Scott.

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

9. Consider approval of the February 12, 2024 City Council work session minutes.
10. Consider approval of the February 12, 2024 City Council meeting minutes.
11. Consider approval of the February 13, 2024 City Council meeting minutes.
12. Consider approval of aerial spraying services by the Brazoria County Mosquito Control District for the 2024 season.
13. Consider approval of Ames Boulevard Phase 3 Street Dedication Final Plat.
14. Consider approval of Sierra Vista Section 8A Amending Plat.
15. Consider approval of Boyd's Rental Final Plat.
16. Consider acceptance of Bullard Pkwy Phase II Storm and Paving Facilities into the One Year Maintenance Period.
17. Consider acceptance of Bullard Parkway Phase II - Water and Sanitary Facilities into the One Year Maintenance Period
18. Consider acceptance of Karsten Boulevard & Bullard Parkway Phase I - Storm and Paving Facilities into the One Year Maintenance Period.
19. Consider acceptance of Karsten Boulevard & Bullard Parkway Phase I - Water Facilities into the One Year Maintenance Period.
20. Consider acceptance of Sterling Lakes North Section 2 - Storm and Paving Facilities into One Year Maintenance Period.
21. Consider acceptance of Sterling Lakes North Section 2 Water and Sanitary Facilities into the One Year Maintenance Period.
22. Consider acceptance of Sterling Lakes North Section 3 Storm and Paving Facilities into the One Year Maintenance Period.
23. Consider acceptance of Sterling Lakes North Section 3 - Water and Sanitary Facilities into the One Year Maintenance Period.
24. Consider approval of Sterling Lakes North Section 4 Early Plat Application.

Motion made by Councilmember Varlack to approve the Sterling Lakes North Section 4 early plat application, Seconded by Councilmember Barnett.

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

Voting Nay: Councilmember Murray

25. Consider acceptance of Sterling Lakes North Section 4 Storm and Paving Facilities into the One Year Maintenance Period.
26. Consider acceptance of Sterling Lakes North Section 4 Water and Sanitary Facilities into the One Year Maintenance Period.

27. Consider acceptance of Sterling Lakes North Section 5 - Storm and Paving Facilities into the One Year Maintenance Period.
28. Consider acceptance of Sterling Lakes North Section 5 - Water and Sanitary Facilities into the One Year Maintenance Period.

### ITEMS FOR CONSIDERATION

29. Consider acceptance of Certifications of Unopposed Candidates.  
 Motion made by Councilmember Murray to accept the certifications of unopposed candidates for the May 4, 2024 General Election of Officers and the May 4, 2024 Special Election for City Council District B, Seconded by Councilmember Barnett.  
 Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack
  
30. Consideration and possible action on a resolution canceling the May 4, 2024 General Election of Officers.  
 Motion made by Mayor Pro Tem Greene-Scott to approve a resolution canceling the May 4, 2024 General Election of Officers, Seconded by Councilmember Murray.  
 Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack
  
31. Consideration and possible action on a resolution canceling the May 4, 2024 Special Election for City Council District B.  
 Motion made by Councilmember Hargroder to approve a resolution canceling the May 4, 2024 Special Election for City Council District B, Seconded by Mayor Pro Tem Greene-Scott.  
 Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack
  
32. Consideration and possible action on a resolution amending the Schedule of Fees.  
 Motion made by Councilmember Varlack to adopt a resolution amending the Schedule of Fees, Seconded by Councilmember Hargroder.  
 Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack
  
33. Consideration and possible action on a resolution establishing certain financial policies.  
 Motion made by Councilmember Hargroder to adopt a resolution establishing certain financial policies, Seconded by Mayor Pro Tem Greene-Scott.  
 Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack
  
34. Consideration and possible action on a resolution adopting an Identity Theft Prevention Program.  
 Motion made by Mayor Pro Tem Greene-Scott to adopt a resolution establishing an Identity Theft Prevention Program, Seconded by Councilmember Hargroder.  
 Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack

35. Consideration and possible action on an ordinance annexing portions of the TxDOT ROW for SH 288 and SH 6, and adopting a Municipal Service Plan.

Motion made by Councilmember Varlack to adopt an ordinance annexing portions of the TxDOT ROW for SH 288 and SH 6, and adopting a Municipal Service Plan, Seconded by Councilmember Hargroder. The City Secretary read the ordinance caption aloud.

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

36. Consideration and possible action on an ordinance rezoning a 5.34-acre tract on CR 62 from Single Family Residential to Business Retail.

Motion made by Councilmember Varlack to adopt an ordinance rezoning a 5.34-acre tract on CR 62 from Single Family Residential to Business Retail, Seconded by Mayor Pro Tem Greene-Scott. The City Secretary read the ordinance caption aloud.

Voting Nay: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack

37. Consideration and possible action on a variance to the community plant list requirements in the City's Unified Development Code for the Caldwell Crossing Community,

Motion made by Councilmember Hargroder to approve a variance to the community plant list requirements in the City's Unified Development Code for the Caldwell Crossing Community, Seconded by Mayor Pro Tem Greene-Scott.

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

38. Consideration and possible action on a variance to the community plant list requirements in the City's Unified Development Code for the Caldwell Lakes Community.

Motion made by Councilmember Hargroder to approve a variance to the community plant list requirements in the City's Unified Development Code for the Caldwell Lakes Community, Seconded by Councilmember Varlack.

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

39. Consideration and possible action on a conveyance agreement with Brazoria County MUD 31 for water and wastewater systems.

Motion made by Councilmember Hargroder to approve the conveyance agreement and related documents with Brazoria County MUD 31 for water and wastewater systems, Seconded by Councilmember Barnett.

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

40. Consideration and possible action on the 2024 consumer price index (CPI) adjustment to municipal telecommunications right-of-way access line rates.

Motion made by Councilmember Hargroder to deny the 2024 CPI-based rate increase for telecommunications line access, Seconded by Mayor Pro Tem Greene-Scott.

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

**EXECUTIVE SESSION- 8:26 P.M.**

*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:*

- 41. Discussion on Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 applications and appointments
- 42. Discussion on Annual Performance Appraisals for the City Manager and City Attorney.

**POST EXECUTIVE SESSION- 8:51 P.M.**

**ITEMS FOR CONSIDERATION**

- 43. Consideration and possible action to appoint members to the Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 Boards.

Motion made by Councilmember Hargroder to appoint Tim Underwood and Douglas Chumley to serve on the Iowa Colony Development Authority/Tax Increment Reinvestment Zone No. 2 Board for 2-year terms ending in April 2026, Seconded by Mayor Pro Tem Greene-Scott.  
 Voting Yea: Councilmember Murray, Councilmember Barnett, Mayor Pro Tem Greene-Scott, Mayor Kennedy, Councilmember Hargroder, Councilmember Varlack

**ADJOURNMENT**

The meeting was adjourned at 8:51 P.M.

APPROVED THIS 8<sup>TH</sup> DAY OF APRIL 2024

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Kayleen Rosser, City Secretary

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Wil Kennedy, Mayor



**CITY OF IOWA COLONY, TEXAS**

**ANNUAL FINANCIAL REPORT**

**September 30, 2023**







**CITY OF IOWA COLONY, TEXAS**  
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## INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and  
Members of City Council of  
City of Iowa Colony, Texas

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities, each major fund, the discretely presented component unit, and the aggregate remaining fund information of City of Iowa Colony, Texas (the "City"), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, the discretely presented component unit, and the aggregate remaining fund information of the City, as of September 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

To the Honorable Mayor and  
Members of City Council of  
City of Iowa Colony, Texas

### ***Auditor’s Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City’s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City’s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that management’s discussion and analysis, general fund budgetary comparison schedule, and pension information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

To the Honorable Mayor and  
Members of City Council of  
City of Iowa Colony, Texas

**Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**June 30, 2024**

Houston, Texas

**June 30, 2024** June 30, 2024



**CITY OF IOWA COLONY, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**

As management of the City of Iowa Colony, we offer the readers of the City's financial statements this narrative overview and analysis of the financial activities of the City of Iowa Colony for the fiscal year ended September 30, 2023.

**Overview of the Financial Statements**

This annual report consists of three parts - management's discussion and analysis (this section), the basic financial statements, and the required supplementary information. The basic financial statements include two kinds of statements that present different views of the City:

- The first two statements are government-wide financial statements that provide both long-term and short-term information about the City's overall financial status.
- The governmental funds statements tell how general government services were financed in the short term as well as what remains for future spending.
- The remaining statements are fund financial statements that focus on individual parts of the government, reporting the City's operations in more detail than the government-wide statements.
- The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data.

**Government-wide Financial Statements.** The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the City's assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the difference between the four reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and adjudicated fines).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues. The governmental activities of the City include general government, public safety, public works, municipal court, and community development.

Additionally, the City reports the activities of its sole discretely presented component unit, the Iowa Colony Development Authority in the government-wide financial statements.

The government-wide financial statements can be found beginning on page 12 of this report.

**Fund Financial Statements.** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

**CITY OF IOWA COLONY, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)**

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains four individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for General Fund, American Rescue Plan Act (ARPA) Fund, Debt Service Fund, and Capital Projects Fund, all of which are considered major funds for reporting purposes. Data from the non-major governmental funds is provided in the form of combining statements found beginning on page 42 of this report.

The basic governmental fund financial statements can be found beginning on page 14 of this report.

**Notes to the Basic Financial Statements.** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found beginning on page 19 of this report.

**Other Information.** In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City of Iowa Colony's general fund budgetary comparisons and required supplementary pension plan information. Required supplementary information can be found beginning on page 37 of this report.

**Government-wide Financial Analysis**

Below is a condensed schedule of Net Position as of September 30, 2023 and 2022, in thousands:

	<b>Governmental Activities</b>	
	<b>2023</b>	<b>2022</b>
<b>Assets</b>		
Current assets	\$ 14,829	\$23,132
Capital assets	26,092	13,553
Net Pension Asset	-	66
<b>Total Assets</b>	<b>40,921</b>	<b>\$36,751</b>
<b>Deferred outflows of resources - pension</b>	<b>217</b>	<b>110</b>
<b>Liabilities</b>		
Current liabilities	5,347	4,239
Long term liabilities - net pension liability	15,081	15,330
<b>Total Liabilities</b>	<b>20,428</b>	<b>19,569</b>
<b>Deferred inflows of resources - pension</b>	<b>36</b>	<b>86</b>
<b>Net Position:</b>		
Net investment in capital assets	13,955	10,980
Restricted	751	380
Unrestricted	5,981	5,845
<b>Total Net Position</b>	<b>\$ 20,688</b>	<b>\$ 17,205</b>



**CITY OF IOWA COLONY, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)**

Net position may serve over time as a useful indicator of a government's financial position. The assets and deferred outflows of resources of the City exceeded its liabilities at the close of the most recent fiscal year by \$20.7 million. Of this amount, \$14.0 million was invested in capital assets, \$6.0 million was unrestricted and the balance of \$751 thousand was restricted primarily for economic development activities.

Below is a condensed schedule of Changes in Net Position for fiscal year 2023 and 2022, in thousands:

	<b>Governmental Activities</b>	
	<b>2023</b>	<b>2022</b>
<b>Revenues</b>		
Program Revenues:		
Charges for services:		
Administration	\$ 312	\$ 422
Police	396	228
Community development	2,425	3,091
Operating grants	226	179
Capital grants	2,901	905
General revenues:		
Property taxes	4,894	2,346
Franchise taxes	886	779
Sales taxes	258	209
Other	439	25
<b>Total Revenues</b>	<b>12,737</b>	<b>8,184</b>
<b>Expenses:</b>		
Administration	989	533
Finance	141	130
Police	1,731	1,294
Animal control	85	71
Emergency management	1	1
Municipal court	240	209
Public works	762	273
Parks and recreation	190	118
Community development	4,306	2,523
Fire marshal/inspections	395	445
Interest	661	448
<b>Total Expenses</b>	<b>9,501</b>	<b>6,045</b>
Change in net position	3,484	2,137
<b>Beginning Net Position</b>	<b>17,203</b>	<b>15,066</b>
<b>Ending Net Position</b>	<b>\$ 20,687</b>	<b>\$ 17,203</b>

The government's net position increased by approximately \$3.5 million during the current fiscal year. This increase was mostly due to revenues for community development and property taxes exceeding the current period expenses.

**CITY OF IOWA COLONY, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)**

**Expenses, Program Revenues, and Net Cost of Services – Governmental Activities (in thousands)**  
**For the Fiscal Years Ended September 30, 2023 and 2022**

	Expenses		Program Revenues		Net (Cost) of Services	
	2023	2022	2023	2022	2023	2022
Program:						
Administration	\$ 989	\$ 533	\$ 420	\$ 588	\$ (569)	\$ 55
Finance	141	130	-	-	(141)	(130)
Police	1,731	1,294	3,332	1,145	1,601	(149)
Animal control	85	71	-	-	(85)	(71)
Emergency management	1	1	-	-	(1)	(1)
Municipal court	240	209	-	-	(240)	(209)
Public works	762	273	83	-	(679)	(273)
Parks and recreation	190	118	-	-	(190)	(118)
Community development	4,306	2,523	2,425	3,091	(1,881)	568
Fire marshal/inspections	395	445	-	-	(395)	(445)
Interest	661	448	-	-	(661)	(448)
	<u>\$ 9,501</u>	<u>\$ 6,045</u>	<u>\$ 6,260</u>	<u>\$ 4,824</u>	<u>\$ (3,241)</u>	<u>\$ (1,221)</u>

As indicated above, governmental program expenses were supported by program revenues including permits and developer contributions. The balance of the program expenses was supported by general revenues.

**Financial Analysis of the Government's Funds**

As noted earlier, the City used fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The focus of the City's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The General Fund reported an ending fund balance of \$5,640,691, an increase from the previous fiscal year of \$58,355 after a prior period adjustment to decrease fund balance by \$180,000.

The American Rescue Plan Act (ARPA) Fund reported an ending fund balance of \$0 as all funds in this account are were received in advance and no spending has occurred as of the end of the fiscal year.

The Debt Service Fund reported an ending fund balance of \$563,657, an increase from the previous fiscal year of \$489,759 due to increases in property tax collections.

The Capital Projects Fund reported an ending fund balance of \$2,746,117, a decrease from the previous fiscal year of \$10,011,065 due to planned spending from the Series 2022 Tax and Revenue Certificates of Obligation funds to construct a new public safety building.

**Capital Assets and Debt Administration**

**Capital Assets.** The City's investment in capital assets for its governmental activities as of September 30, 2023 amounted to \$26,106,090 (net of accumulated depreciation). This investment in capital assets includes land, buildings, park facilities and machinery and equipment. Additions in the current year consisted of lands, roads, and police equipment.

Additional information on the City's capital assets can be found in Note 8 to the basic financial statements of this report.

**CITY OF IOWA COLONY, TEXAS**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)**

**Debt Administration.** At the end of the current fiscal year, the City had total certificates of obligation and general obligation bonds outstanding of \$13,785,000.

**General Fund Budgetary Highlights**

During the 2023 fiscal year, the City's final amended budget planned for \$8,423,600 in revenues and \$7,428,720 in expenditures. Actual revenues were less than estimated revenues by \$789,077 and total expenditures were greater than appropriations by \$57,015 resulting in an ending fund balance of \$5,640,691 which was -\$936,525 less than expected. The increases in favorable ending fund balance was a result of higher than expected revenues for license and permits with less than expected spending related to public works and community development.

**Economic Factors and Next Year's Budgets and Rates**

The city has adopted a General Fund operating budget for the 2023 fiscal year as follows:

	<u>Fiscal Year</u> <u>2024</u>
General Fund:	
Revenues	\$ 8,423,600
Expenditures	(8,407,910)
Revenues Over/(Under) Expenditures	<u>\$ 15,690</u>

The 2023 budget includes property tax rates of \$0.361992 for maintenance and operations (M&O) and \$0.157217 for the interest and sinking fund (I&S) per \$100 of value on real and personal property within the City limits, for a total tax rate of \$0.519209. This was an increase of 6% from the 2022 fiscal year tax rate of \$0.489209 per \$100 of value on real and personal property within the City limits.



## BASIC FINANCIAL STATEMENTS

**CITY OF IOWA COLONY, TEXAS**  
**STATEMENT OF NET POSITION**  
**September 30, 2023**

	<b>Primary Government Governmental Activities</b>	<b>Discretely Presented Component Unit</b>
<b>Assets</b>		
Cash and cash equivalents	\$ 14,203,229	\$ 3,147,776
Investments	410,070	-
Receivables, net of allowance for uncollectibles	215,288	-
Capital assets:		
Land	3,760,244	-
Construction in progress	1,433,966	-
Capital assets net of accumulated depreciation:		
Buildings, improvements and roads	20,676,292	-
Machinery and equipment	221,296	-
Right-to-use lease assets	14,292	-
<b>Total Assets</b>	<b>40,934,677</b>	<b>3,147,776</b>
<b>Deferred Outflows of Resources</b>		
Deferred outflows - pension	216,823	-
<b>Total Deferred Outflows of Resources</b>	<b>216,823</b>	<b>-</b>
<b>Liabilities</b>		
Accounts payable and accrued expenses	2,009,329	12,578
Unearned revenue	1,278,816	-
Developer deposits	1,731,000	-
Accrued interest payable	327,655	432,487
Noncurrent liabilities:		
Due within one year - bonds and leases	333,269	645,000
Leases payable	11,255	-
Bonds payable	14,552,211	34,094,786
Net pension liability	184,380	-
<b>Total Liabilities</b>	<b>20,427,915</b>	<b>35,184,851</b>
<b>Deferred Inflows of Resources</b>		
Deferred inflows - pension	35,939	-
<b>Total Deferred Inflows of Resources</b>	<b>35,939</b>	<b>-</b>
<b>Net Position</b>		
Investment in capital assets	13,955,472	-
Restricted for:		
Public safety	503,850	-
Debt service	245,723	-
Grants	1,746	-
Unrestricted	5,980,855	(32,037,075)
<b>Total Net Position</b>	<b>\$ 20,687,646</b>	<b>\$ (32,037,075)</b>

**CITY OF IOWA COLONY, TEXAS**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2023**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position	
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government	Discretely Presented Component Unit
<b>Primary Government:</b>						
Governmental Activities:						
Administration	\$ 988,759	\$ 312,000	\$ 108,387	\$ -	\$ (568,372)	
Finance	140,980	-	-	-	(140,980)	
Police	1,730,924	396,065	34,864	2,900,702	1,600,707	
Animal control	84,868	-	-	-	(84,868)	
Emergency management	895	-	-	-	(895)	
Municipal court	240,001	-	-	-	(240,001)	
Public works	761,843	-	83,076	-	(678,767)	
Parks and recreation	190,120	-	-	-	(190,120)	
Community development	4,306,072	2,425,227	-	-	(1,880,845)	
Fire marshal/inspections	395,386	-	-	-	(395,386)	
Interest	661,128	-	-	-	(661,128)	
Total Governmental Activities	<u>9,500,976</u>	<u>3,133,292</u>	<u>226,327</u>	<u>2,900,702</u>	<u>(3,240,655)</u>	
<b>Total Primary Government</b>	<b>\$ 9,500,976</b>	<b>\$ 3,133,292</b>	<b>\$ 226,327</b>	<b>\$ 2,900,702</b>	<b>(3,240,655)</b>	
<b>Component Unit</b>						
Iowa Colony Development						
Authority	<u>\$ 10,203,768</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>		\$ (10,203,768)
<b>General Revenues:</b>						
Taxes:						
Property taxes				4,893,551	2,579,173	
Sales taxes				886,097	15,619	
Franchise taxes				257,885	-	
Unrestricted investment earnings				380,391	64,016	
Miscellaneous				58,958	-	
Gain on sale of capital assets				247,532	-	
<b>Total General Revenues</b>				<u>6,724,414</u>	<u>2,658,808</u>	
Change in net position				3,483,759	(7,544,960)	
<b>Net Position - beginning</b>				<u>17,203,887</u>	<u>(24,492,115)</u>	
<b>Net Position - ending</b>				<u>\$ 20,687,646</u>	<u>\$ (32,037,075)</u>	

**CITY OF IOWA COLONY, TEXAS**  
**BALANCE SHEET - GENERAL FUND**  
**September 30, 2023**

	General Fund	American Rescue Plan Act (ARPA) Fund	Debt Service Fund	Capital Projects Fund	Non-Major Governmental Funds	Total Governmental Funds
<b>Assets</b>						
Current assets:						
Cash and cash equivalents	\$ 2,504,658	\$ 900,751	\$ 563,657	\$ 9,444,087	\$ 790,076	\$ 14,203,229
Investments	410,070	-	-	-	-	410,070
Due from other funds	5,115,215	-	-	-	-	5,115,215
Property taxes receivable	40,980	-	9,721	-	-	50,701
Sales tax receivable	105,613	-	-	-	43,273	148,886
Fines and forfeitures receivable	15,701	-	-	-	-	15,701
<b>Total Assets</b>	<b>\$ 8,192,237</b>	<b>\$ 900,751</b>	<b>\$ 573,378</b>	<b>\$ 9,444,087</b>	<b>\$ 833,349</b>	<b>\$ 19,943,802</b>
<b>Liabilities</b>						
Accounts payable	\$ 333,981	\$ -	\$ -	\$ 1,582,755	\$ 41,131	\$ 1,957,867
Accrued expenses	51,462	-	-	-	-	51,462
Due to other funds	-	-	-	5,115,215	-	5,115,215
Developer deposits	1,731,000	-	-	-	-	1,731,000
Unearned revenue	378,065	900,751	-	-	-	1,278,816
<b>Total Liabilities</b>	<b>2,494,508</b>	<b>900,751</b>	<b>-</b>	<b>6,697,970</b>	<b>41,131</b>	<b>10,134,360</b>
<b>Deferred Inflows of Resources</b>						
Unavailable revenue - property taxes	40,980	-	9,721	-	-	50,701
Unavailable revenue - fines	16,058	-	-	-	-	16,058
<b>Total Deferred Inflows of Resources</b>	<b>57,038</b>	<b>-</b>	<b>9,721</b>	<b>-</b>	<b>-</b>	<b>66,759</b>
<b>Fund Balances</b>						
Restricted:						
Public safety	-	-	-	-	503,850	503,850
Debt Service	-	-	563,657	-	-	563,657
Capital projects	-	-	-	2,746,117	-	2,746,117
Grants	-	-	-	-	1,746	1,746
Assigned:						
Park Reserves	-	-	-	-	286,622	286,622
Capital improvements	600,000	-	-	-	-	600,000
Unassigned	5,040,691	-	-	-	-	5,040,691
<b>Total Fund Balances</b>	<b>5,640,691</b>	<b>-</b>	<b>563,657</b>	<b>2,746,117</b>	<b>792,218</b>	<b>9,742,683</b>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<b>\$ 8,192,237</b>	<b>\$ 900,751</b>	<b>\$ 573,378</b>	<b>\$ 9,444,087</b>	<b>\$ 833,349</b>	<b>\$ 19,943,802</b>



**CITY OF IOWA COLONY, TEXAS**  
**RECONCILIATION OF THE GENERAL FUND BALANCE SHEET**  
**TO THE STATEMENT OF NET POSITION**  
**September 30, 2023**

Total Fund Balance, Governmental Funds	\$ 9,742,683
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Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not current financial resources and therefore are not reported in this fund financial statement, but are reported in the governmental activities of the Statement of Net Position.	26,106,090
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Uncollected adjudicated fines and outstanding property taxes that are not available to pay current period expenditures and therefore are not reported in this fund financial statement, but are reported in the governmental activities of the Statement of Net Position.	66,759
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Long-term liabilities that are not due and payable in the current period, and therefore, are not reported in the funds.

Certificates of obligation	(13,785,000)
Premium on bonds	(1,097,211)
Leases payable	(14,524)
Net pension asset/(liability)	(184,380)
Accrued interest payable on long-term debt	(327,655)

Differences between expected and actual experiences, assumption changes and net differences between projected and actual earnings and contributions subsequent to the measurement date for the postretirement benefits (pension and OPEB) are recognized as deferred outflows of resources and deferred inflows of resources on the statement of net position.

Deferred outflows - pension related	216,823
Deferred inflows - pension related	(35,939)

<b>Net Position of Governmental Activities</b>	<b><u>\$ 20,687,646</u></b>
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**CITY OF IOWA COLONY, TEXAS**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**GENERAL FUND**  
**For the Year Ended September 30, 2023**

	General Fund	American Rescue Plan Act (ARPA) Fund	Debt Service Fund	Capital Projects Fund	Non-Major Governmental Funds	Total Governmental Funds
<b>Revenues</b>						
Property taxes	\$ 3,415,730	\$ -	\$ 1,476,126	\$ -	\$ -	\$ 4,891,856
Sales taxes	629,823	-	-	-	256,274	886,097
Franchise taxes	257,885	-	-	-	-	257,885
License and permits	2,425,227	-	-	-	-	2,425,227
Intergovernmental	108,387	-	-	-	117,940	226,327
Charges for services - Intergovernmental	312,000	-	-	-	-	312,000
Fines and forfeitures	370,827	-	-	-	24,881	395,708
Investment earnings	55,686	-	-	324,705	-	380,391
Miscellaneous revenue	58,958	-	-	-	-	58,958
<b>Total Revenues</b>	<b>7,634,523</b>	<b>-</b>	<b>1,476,126</b>	<b>324,705</b>	<b>399,095</b>	<b>9,834,449</b>
<b>Expenditures</b>						
Current:						
Administration	902,711	-	-	-	40,378	943,089
Finance	135,980	-	-	-	-	135,980
Police	1,368,838	-	-	-	190,076	1,558,914
Animal control	81,868	-	-	-	-	81,868
Emergency management	895	-	-	-	-	895
Municipal court	234,001	-	-	-	-	234,001
Public works	399,955	-	-	-	350,740	750,695
Parks and recreation	190,120	-	-	-	-	190,120
Community development	3,735,160	-	-	-	-	3,735,160
Fire marshal/inspections	389,386	-	-	-	-	389,386
Debt service:						
Principal	2,626	-	440,000	-	-	442,626
Interest and fees	533	-	545,617	-	-	546,150
Bond issuance costs	-	-	750	-	-	750
Capital outlay	43,662	-	-	10,335,770	-	10,379,432
<b>Total Expenditures</b>	<b>7,485,735</b>	<b>-</b>	<b>986,367</b>	<b>10,335,770</b>	<b>581,194</b>	<b>19,389,066</b>
<b>Revenues Over (Under) Expenditures</b>	<b>148,788</b>	<b>-</b>	<b>489,759</b>	<b>(10,011,065)</b>	<b>(182,099)</b>	<b>(9,554,617)</b>
<b>Other Financing Sources (Uses)</b>						
Proceeds from sale of land	247,532	-	-	-	-	247,532
Operating transfers in	-	-	-	-	355,115	355,115
Issuance of debt - leases	17,150	-	-	-	-	17,150
Operating transfers out	(355,115)	-	-	-	-	(355,115)
<b>Total Other Financing Sources (Uses)</b>	<b>(90,433)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>355,115</b>	<b>264,682</b>
<b>Changes in Fund Balance</b>	<b>58,355</b>	<b>-</b>	<b>489,759</b>	<b>(10,011,065)</b>	<b>173,016</b>	<b>(9,289,935)</b>
<b>Fund Balances - Beginning of Year</b>	<b>5,582,336</b>	<b>-</b>	<b>73,898</b>	<b>12,757,182</b>	<b>619,202</b>	<b>19,032,618</b>
<b>Fund Balances - End of Year</b>	<b>\$ 5,640,691</b>	<b>\$ -</b>	<b>\$ 563,657</b>	<b>\$ 2,746,117</b>	<b>\$ 792,218</b>	<b>\$ 9,742,683</b>

**CITY OF IOWA COLONY, TEXAS****RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES****IN FUND BALANCES - GENERAL FUND TO THE STATEMENT OF ACTIVITIES****For the Year Ended September 30, 2023**

Net Change in Fund Balances - Total Governmental Funds: \$ (9,289,935)

Governmental funds report outlays for capital assets as expenditures. However, in the statement of activities, the cost of those assets is allocated over the assets' estimated useful lives and reported as depreciation expense.

Capital outlay	10,379,432
Contributed capital	2,900,702
Depreciation	(727,071)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.

Property taxes	1,695
Fines and forfeitures	357

Bond and other debt proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of bond and other debt principal is an expenditure in the governmental funds, but repayment reduces long-term liabilities in the Statement of Net Position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

Principal paid on bonds	440,000
Issuance of leases	(17,150)
Principal paid on leases	2,626

Some expenses reported in the statement of activities do not require the use of current resources and these are not reported as expenditures in governmental funds:

Accrued interest on long-term debt	(122,510)
Amortization of bond premiums and discounts	8,282
Changes in pension liabilities and related deferred outflows and inflows of resources	(92,669)

Change in net financial net position of governmental activities	<u>\$ 3,483,759</u>
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**CITY OF IOWA COLONY, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS**

**Note 1 - Organization**

The City of Iowa Colony, Texas (the "City") is a political subdivision incorporated in 1972 through the State of Texas operating as a type B, general law city. In 2005, a resolution was passed to change to a type A, general law city. In 2020, the City adopted a Home Rule Charter and became a home rule municipality with the Council-Manager form of government. The City is governed by an elected Mayor and six-member Council. The Mayor and Council appoint a Manager to oversee the daily operations and manage all personnel.

The City provides the following services: general government, public safety, public works and community development.

**Note 2 - Summary of Significant Accounting Policies**

The financial statements of the City have been prepared in conformity with U.S. generally accepted accounting principles (GAAP) as applied to government units. The GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the government's accounting policies are described below.

**A. Reporting Entity**

The City Council is elected by the public and it has the authority to make decisions, appoint administrators and managers, and significantly influence operations. It also has the primary accountability for fiscal matters. Therefore, the City is a primary government as defined by GAAP.

In March 2010, City Council formed the City of Iowa Colony Development Authority (ICDA) and the City of Iowa Colony Tax Increment Reinvestment Zone No. 2 (TIRZ 2) to facilitate development in connection with a residential neighborhood. The objective of the Zone is to facilitate quality mixed-use development with a self-sustaining tax base for the City of Iowa Colony, Brazoria County, and any other participating taxing entity. As of September 30, all financial activity of ICDA and TIRZ 2 has been funded privately by the developer and is reflected as a discretely presented component unit under the ICDA caption. Separate financial statements are available for the ICDA through the City Secretary's office.

**B. Government-Wide and Fund Financial Statements**

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Changes in Net Position) report information about the City as a whole. These statements include all activities of the primary government. All activities of the City are classified as governmental activities, as they are supported primarily by taxes and non-exchange revenues.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: (1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

**C. Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Franchise tax and sales tax revenues are recognized, for external reporting purposes, when the underlying sales or transaction occurs. Sales tax revenues are collected by individual commercial enterprises and filed with the State of Texas. The State of Texas remits the City's and Crime Control District's portion of the sales tax on a monthly basis, two months after the sales are reported. Interest is recorded when earned. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

**CITY OF IOWA COLONY, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS (continued)**

**Note 2 - Summary of Significant Accounting Policies (continued)**

**C. Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available if they are collectible within the current period or soon enough to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. As a practical matter, there is no material difference in the recognition of revenues between the government-wide and governmental fund financial statements. Expenditures for governmental funds are recorded when the related liability is incurred.

The City reports the following major governmental funds:

- The *General Fund* is used to account for all financial transactions that are not accounted for in another fund. The principal sources of revenue of the General Fund include local property taxes, sales and use taxes, franchise taxes, licenses and permits, fines and forfeitures, and charges for services. Expenditures include general administration, public safety, public works, and economic development.
- The *American Rescue Plan Act (ARPA) Fund* is used to account for grant funds received from the American Rescue Plan Act to aid in the recovery from the COVID-19 pandemic.
- The *Debt Service Fund* is used to account for interest and sinking property tax revenue and the debt service payments for outstanding bonds.
- The *Capital Projects Fund* is used to account for the proceeds of capital-related bonds and their related capital spending for major building additions and renovations.

Amounts reported as program revenues include: (1) charges to customers or applicants for goods, services or privileges provided (primarily inspection and platting fees), (2) operating grants and contributions (primarily retainer or development fees from developers), and (3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than program revenues. Likewise, general revenues include all taxes.

Net Position of the City and its component units are reported under the following captions:

- Investment in capital assets - This component of Net Position consists of capital assets, including restricted capital assets, net of accumulated depreciation.
- Restricted - This component of Net Position consists of constraints placed on net position use through external constraints imposed by creditors, grantors, contributors, or laws or regulations of other governments or constraints imposed by law through contractual provisions or enabling legislation.
- Unrestricted Net Position - This component of Net Position consists of Net Position that do not meet the definition of "restricted" or "investment in capital assets".

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless City Council has provided otherwise in its commitment or assignment actions.

**CITY OF IOWA COLONY, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS (continued)**

**Note 2 - Summary of Significant Accounting Policies (continued)**

**D. Investments**

The City's local government investment pools are recorded at amortized costs as permitted by GASB Statement No. 79, *Certain Investment Pools and Pool Participants*. The City categorizes fair value measurements of its investments based on the hierarchy established by generally accepted accounting principles. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

**E. Property Taxes**

Property taxes are levied by October 1 in conformity with Subtitle E, Texas Property Tax Code. Taxes are due upon receipt and all taxes not paid prior to February 1 are deemed delinquent and are subject to such penalty and interest set forth by the Property Tax Code. On January 1 of each year, a tax lien attaches to property to secure the payment of all taxes, penalties and interest ultimately imposed. Appraised values are established by the Brazoria County Central Appraisal District (the "CAD"). Taxes are levied by the City Council based on the appraised values received from the CAD. Beginning in tax year 2016, the City began making payments into the City Tax Increment Fund in the Reinvestment Zone Number Two. The City agreed to transfer all Tax Increment received to the Iowa Colony Development Authority. The Zone and the Authority agreed to pay the City an amount equal to thirty percent of each Tax Increment payment.

**F. Receivables**

All receivables are reported at their gross value, with the exception of fines and forfeitures receivables. A provision has been made for an allowance for uncollectible for fines and forfeitures.

**G. Capital Assets**

Capital assets are reported in the applicable governmental activities' column in the government-wide financial statements. The government defines capital assets as assets with an initial, individual cost of \$5,000. All purchased fixed assets are valued at cost where historical records exist. Donated fixed assets are valued at their estimated fair value on the date received.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements, including public domain, and equipment are capitalized and depreciated over the remaining useful lives of the related fixed assets using the straight-line method, as applicable. Buildings, improvements and roads have an estimated useful life of 10 – 40 years. Machinery and equipment have an estimated useful life of 5 – 7 years.

**H. Compensated Absences**

It is the City's policy to permit employees to accumulate earned personal and sick leave. Employees can earn up to a maximum number of hours of personal leave equal to two times the employee's current accrual rate at termination and sick leave hours can accrue up to 480 hours. No amounts have been reported for accrued but unpaid compensated absences as they are not material to the financial statements.

**CITY OF IOWA COLONY, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS (continued)**

**Note 2 - Summary of Significant Accounting Policies (continued)**

**I. Fund Balance**

As of September 30, 2023, fund balances of the governmental funds are classified as follows:

*Restricted* - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.

*Assigned* - amounts that are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The Council has by resolution authorized the finance director to assign fund balance. The Council may also assign fund balance, as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

*Unassigned* - all other spendable amounts.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. The City has not adopted a minimum fund balance policy for the General Fund.

**J. Deferred Outflows / Inflows of Resources**

In addition to assets, the statement of financial position includes a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net assets that applies to a future period(s) and therefore will not be recognized as an outflow of resources (expense/expenditure) until then. The City has one item that qualifies for reporting in this category, which is the deferred amounts related to pension. This amount represents the differences between estimated and actual investment earnings, changes in actuarial assumptions, and other pension changes.

In addition to liabilities, the statement of financial position includes a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net assets that applies to a future period(s) and therefore will not be recognized as an inflow of resources (revenue) until that time. The City has three items that qualify for reporting in this category. Unavailable revenue is reported only in the governmental funds balance sheet from two sources: property taxes and fines. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. In the government-wide financial statements the District reports deferred amounts related to pension.

**K. Pensions**

For purposes of measuring the Net Pension Liability/(Asset), deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.



**CITY OF IOWA COLONY, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS (continued)**

**Note 2 - Summary of Significant Accounting Policies (continued)**

**L. Other Post-Employment Benefits (OPEB)**

The City participates in the Supplemental Death Benefits Fund (SBDF) administered by the Texas Municipal Retirement System (TMRS). Information regarding the City's total OPEB liability is obtained from TMRS through a report prepared for the City by TMRS' consulting actuary, Gabriel Roeder Smith & Company, in compliance with GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. The City does not consider it necessary to record the related net OPEB liability as it is not material to the government-wide financial statements.

**M. Use of Estimates**

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements. Actual amounts could vary from those estimates.

**N. Leases**

The City recognizes lease liabilities with an initial value of \$5,000 or more. At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

**Implementation of New Standard**

GASB No. 87, *Leases*, was issued to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. This statement did not impact the City in fiscal year 2022.

**Note 3 - Cash and Temporary Investments (Cash Equivalents)**

**Authorization for Deposits and Investments**

The Texas Public Funds Investment Act (PFIA), as prescribed in Chapter 2256 of the Texas Government Code, regulates deposits and investment transactions of the City. The Council has adopted a written investment policy regarding the investment of City funds as required by the PFIA. Acceptable investments under this policy are limited to (1) fully insured or collateralized certificates of deposit from a bank in the State of Texas and under the terms of a written depository agreement with that bank; (2) obligations of the United States Government, its agencies and instrumentalities and government sponsoring enterprises; and (3) Texas Local Government Investment Pools as by the PFIA and have been authorized by the City Council. The investments of the City are in compliance with the City's investment policy as to form.

**CITY OF IOWA COLONY, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS (continued)**

**Note 3 - Cash and Temporary Investments (Cash Equivalents) (continued)**

**Local Government Investment Pool**

As of September 30, 2023, the City’s investments included balances in the TexSTAR Public Funds Investment Pool. The investment pool investments are not evidenced by securities that exist in physical or book entry form and, accordingly, do not have custodial risk. Texas Short Term Asset Reserve Program (“TexSTAR”) has been organized in conformity with the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and the Public Funds Investment Act, Chapter 2256 of the Texas Government Code. These two acts provide for the creation of public funds investment pools (including TexSTAR) and authorize eligible governmental entities (“Participants”) to invest their public funds and funds under their control through the investment pools. J.P. Morgan Investment Management, Inc. (“JPMIM” or the “investment manager”) and First Southwest Asset Management, Inc. (“FSAM”) serve as co-administrators for TexSTAR under an agreement with the TexSTAR board of directors (the “Board”). The value of City portions in TexSTAR are the same as the value of the shares. Unlike money market mutual funds which are registered with the Securities and Exchange Commission, TexSTAR does not operate in a manner consistent with Rule 2a-7 of the Investment Company Act of 1940. The external pooled fund uses amortized cost rather than market value to report Net Position to compute share price, because such funds have daily liquidity.

**Deposit and Investment Amounts**

The following schedule shows the City’s recorded cash and investments at year-end:

	General Fund	American Rescue Plan Act (ARPA) Fund	Debt Service Fund	Capital Projects Fund	Non-Major Governmental Funds	Total
Petty cash	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ 300
Demand deposits:						
Consolidated	(1,297,206)	900,751	563,657	-	790,076	957,278
Bond funds				1,608,084	-	1,608,084
Retainer deposits	500,587	-	-	-	-	500,587
Certificates of deposit	410,070	-	-	-	-	410,070
Texstar investment pool	3,300,977	-	-	7,836,003	-	11,136,980
Totals	<u>\$ 2,914,728</u>	<u>\$ 900,751</u>	<u>\$ 563,657</u>	<u>\$ 9,444,087</u>	<u>\$ 790,076</u>	<u>\$ 14,613,299</u>

	Fair Value / Amortized Cost	Percentage of Portfolio	Weighted Average Maturity (days)	S&P Rating
Petty cash	\$ 300	0%	1	N/A
Demand deposits:	-	18%	1	N/A
Retainer deposits	500,587	3%	1	N/A
Certificates of deposit	410,070	3%	203	N/A
Texstar investment pool	11,136,980	76%	30	AAAm
U.S. Treasury Notes	-	0%	49	AAA
Totals	<u>\$ 12,047,937</u>	<u>100%</u>	<u>29</u>	

At September 30, 2023, all of the cash and temporary investments of Iowa Colony Development Authority consisted of balances in demand deposit accounts.

**CITY OF IOWA COLONY, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS (continued)**

**Note 3 - Cash and Temporary Investments (Cash Equivalents) (continued)**

**Deposit and Investment Amounts (continued)**

All bank balances for demand and certificates of deposits for the primary government and the discretely presented component unit at year end was covered by FDIC insurance of \$250,000 and the remaining balance was covered by pledged collateral.

The values of certificates of deposit are determined using level 2 inputs as described in Note 2 D of the financial statements.

Cash and temporary investments of were restricted for amounts related to retainer fees, road damage deposits, and developer deposits.

**Interest Rate Risk and Concentration of Credit Risk**

In accordance with the City’s investment policy, the maturity of investments (to include certificates of deposit) shall not exceed one year, or with the approval of City Council, two years. For pooled fund groups, the maximum dollar-weighted average maturity allowed based on the stated maturity date for the portfolio shall not exceed two years. The City’s investment policy does not restrict or specify levels of concentration or diversification within the City’s portfolio. It does provide that *“The City shall diversify its investments in order to minimize the risk of loss resulting from a concentration of assets in a specific maturity, a specific issuer, or a specific type of investment.”*

**Note 4 - Receivables**

Amounts recorded as receivables as of September 30, 2023, are as follows:

	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Non-Major Governmental Funds</b>	<b>Total</b>
Receivables:				
Property taxes	\$ 40,980	\$ 9,721	\$ -	\$ 50,701
Sales taxes	105,613	-	43,273	148,886
Fines and forfeitures	314,011	-	-	314,011
Gross receivables	460,604	9,721	43,273	513,598
Less: allowance for uncollectibles	(298,310)	-	-	(298,310)
Net total receivables	<u>\$ 162,294</u>	<u>\$ 9,721</u>	<u>\$ 43,273</u>	<u>\$ 215,288</u>

**CITY OF IOWA COLONY, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS (continued)**

**Note 5 - Developer Deposits**

The City has entered into various agreements with Land Tejas Sterling Lakes (the “Developer”). The Developer is developing certain facilities within the city limits or extraterritorial jurisdiction of the City. The Developer deposits refundable funds with the City at the beginning of the agreement term with a non-refundable administrative fee. The refundable deposits will be returned to the Developer upon completion of each project. The agreements do not represent an escrow agreement and the City shall not owe any fiduciary duty to the Developer. The following is a summary of activity for developer deposits for the year ended September 30, 2023.

<u>Project</u>	<u>Balance 9/30/2022</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance 9/30/2023</u>
County Road 64	\$ 1,731,000	\$ -	\$ -	\$ 1,731,000
Early Plat - Sierra V W Sec 8	51,734	-	(51,734)	-
Early Plat - Sierra V W Sec 9	89,463	-	(89,463)	-
Early Plat - Sierra V W Sec 10	74,158	-	(74,158)	-
	<u>\$ 1,946,355</u>	<u>\$ -</u>	<u>\$ (215,355)</u>	<u>\$ 1,731,000</u>

**Note 6 - Unearned Revenue**

As of September 30, 2023, unearned revenue balances consisted of the following:

	<u>General Fund</u>	<u>American Rescue Plan Act (ARPA) Fund</u>	<u>Non-Major Governmental Funds</u>	<u>Total</u>
Unearned Revenues:				
Grants	\$ -	\$ 900,751	\$ -	\$ 900,751
Developer deposits	25,935	-	-	25,935
Other	9,946	-	-	9,946
Road damage deposits	342,184	-	-	342,184
Total Unearned Revenues	<u>\$ 378,065</u>	<u>\$ 900,751</u>	<u>\$ -</u>	<u>\$ 1,278,816</u>

The Road Damage Deposits are for potential repairs that may be required to be completed at a later date. The retainer fees are amounts advanced to the City by developers for community development project costs that will occur at a later date. The grant funds are reported as unearned revenue until qualifying expenditures are incurred.

**Note 7 - Interfund Receivables and Payables and Transfers**

As of September 30, 2023, interfund balances consisted of the following:

	<u>Interfund Receivable</u>	<u>Interfund Payable</u>	<u>Net Totals</u>
General Fund	\$ 5,115,215	\$ -	\$ 5,115,215
Capital Projects Fund	-	(5,115,215)	(5,115,215)
Totals	<u>\$ 5,115,215</u>	<u>\$ (5,115,215)</u>	<u>\$ -</u>

**CITY OF IOWA COLONY, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS (continued)**

**Note 7 - Interfund Receivables and Payables and Transfers (continued)**

The amount of the interfund balance represents the amount of sales tax proceeds collected in the General Fund that will be used for future crime control prevention is - .

	<u>Transfer In</u>	<u>Transfer Out</u>	<u>Net Totals</u>
General Fund	\$ -	\$ (355,115)	\$ (355,115)
Non-Major Governmental Funds	355,115	-	355,115
<b>Totals</b>	<u>\$ 355,115</u>	<u>\$ (355,115)</u>	<u>\$ -</u>

The transfer from the general fund to the vehicle replacement fund of \$70,000 represents amounts set aside for future vehicle replacement costs.

**Note 8 - Capital Assets**

A summary of activity for capital assets for the year ended September 30, 2023, follows:

	<u>Balance 9/30/2022</u>	<u>Additions</u>	<u>Disposals</u>	<u>Transfers</u>	<u>Balance 9/30/2023</u>
<b>Governmental activities:</b>					
Capital assets not being depreciated/amortized:					
Land and right of way	\$ 3,746,042	\$ 14,202	\$ -	\$ -	\$ 3,760,244
Construction in progress	1,407,454	10,302,002	-	(10,275,490)	1,433,966
Total capital assets not being depreciated/amortized	<u>5,153,496</u>	<u>10,316,204</u>	<u>-</u>	<u>(10,275,490)</u>	<u>5,194,210</u>
Capital assets being depreciated/amortized:					
Buildings, improvements and roads	10,285,154	2,900,702	-	10,275,490	23,461,346
Machinery and equipment	777,067	46,078	-	-	823,145
Right-to-use lease assets	-	17,150	-	-	17,150
Total capital assets being depreciated/amortized	<u>11,062,221</u>	<u>2,963,930</u>	<u>-</u>	<u>10,275,490</u>	<u>24,301,641</u>
Less accumulated depreciation/amortization for:					
Buildings, improvements and roads	(2,191,689)	(593,365)	-	-	(2,785,054)
Machinery and equipment	(471,001)	(130,848)	-	-	(601,849)
Right-to-use lease assets	-	(2,858)	-	-	(2,858)
Total accumulated depreciation/amortization	<u>(2,662,690)</u>	<u>(727,071)</u>	<u>-</u>	<u>-</u>	<u>(3,389,761)</u>
Total capital assets being depreciated/amortized, net	<u>8,399,531</u>	<u>2,236,859</u>	<u>-</u>	<u>10,275,490</u>	<u>20,911,880</u>
Governmental activities capital assets, net	<u>\$ 13,553,027</u>	<u>\$ 12,553,063</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 26,106,090</u>

Depreciation was charged to functions of the primary government as follows:

<b>Governmental activities:</b>	<u>Depreciation/ Amortization Expense</u>
Administration	\$ 26,670
Public safety	125,341
Public works	7,148
Community development	567,912
	<u>\$ 727,071</u>

**CITY OF IOWA COLONY, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS (continued)**

**Note 8 - Capital Assets (continued)**

**Private Placement Certificates of Obligation**

During the current fiscal year, the City issued Combination Tax and Revenue Certificates of Obligation, Series 2022, in the amount of \$13,125,000. The principal is payable annually on April 1 and the interest is payable semiannually on October 1 and April 1 at an interest rate of 5.000%. The proceeds are to be used for the acquisition, construction, installation and equipping of a police station and additional City office space physically connected thereto. Additional information for the City’s outstanding debt as of September 30, 2023 is as follows:

	<u>Original Borrowing</u>	<u>Interest Rate</u>	<u>Final Maturity</u>	<u>Outstanding at Year-end</u>
<b>Governmental activities:</b>				
Private Placement Certificates of Obligation				
Series 2020	\$ 1,255,000	2.040%	2035	\$ 1,025,000
Tax and Revenue Certificates of Obligation				
Series 2022	\$ 13,125,000	5.000%	2047	12,760,000

Debt service requirements to maturity are as follows:

<u>Fiscal Year</u>	<u>Private Placement Certificates of Obligation</u>			<u>General Obligation Bonds</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 75,000	\$ 20,910	\$ 95,910	\$ 255,000	\$ 638,000	\$ 893,000
2025	80,000	19,380	99,380	265,000	625,250	890,250
2026	80,000	17,748	97,748	275,000	612,000	887,000
2027	80,000	16,116	96,116	295,000	598,250	893,250
2028	80,000	14,484	94,484	310,000	583,500	893,500
2029-2033	440,000	46,614	486,614	1,780,000	2,671,000	4,451,000
2034-2038	190,000	5,814	195,814	2,570,000	2,164,750	4,734,750
2039-2043	-	-	-	3,515,000	1,418,250	4,933,250
2044-2048	-	-	-	3,495,000	447,750	3,942,750
	<u>\$ 1,025,000</u>	<u>\$ 141,066</u>	<u>\$ 1,166,066</u>	<u>\$ 12,760,000</u>	<u>\$ 9,758,750</u>	<u>\$ 22,518,750</u>

**Note 9 - Changes in Long-term Debt**

The following is a summary of changes in the City’s total governmental long-term liabilities for the year ended September 30, 2023:

	<u>Balance 9/30/2022</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 9/30/2023</u>	<u>Due Within One Year</u>
<b>Governmental activities:</b>					
Private placement					
certificates of obligation	\$ 1,100,000	\$ -	\$ (75,000)	\$ 1,025,000	\$ 75,000
Tax and revenue					
certificates of obligation	13,125,000	-	(365,000)	12,760,000	255,000
Premium	1,105,493	-	(8,282)	1,097,211	-
Leases payable	-	17,150	(2,626)	14,524	3,269
Total	<u>\$ 15,330,493</u>	<u>\$ 17,150</u>	<u>\$ (450,908)</u>	<u>\$ 14,896,735</u>	<u>\$ 333,269</u>

**CITY OF IOWA COLONY, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS (continued)**

**Note 10 - Risk Management**

**General Liability**

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City's risk management program encompasses various means of protecting the City against loss by obtaining property, casualty, and liability coverage through commercial insurance carriers and from participation in a risk pool. The participation of the City in the risk pool is limited to the payment of premiums. There has not been any significant reduction in insurance coverage from the previous year.

**Worker's Compensation**

The City is a member of the Texas Municipal League (TML) Workers' Compensation Intergovernmental Risk Pool, an unincorporated association of political subdivision of the State of Texas. The company is not intended to operate as an insurance company but rather a contracting mechanism by which the City provides self-insurance benefits to its employees. The fund contracts with a third-party administrator for administration, investigation, and adjustment services in the handling of claims. Premiums are based on the estimated City payroll by risk factor and rates. The premiums are adjusted by the City's experience modifier. All loss contingencies, including claims incurred but not reported, if any, are recorded and accounted for by the TML Pool.

**Note 11 - Employee Retirement System**

**Texas Municipal Retirement System**

Effective October 20, 2014, City council approved the participation in the Texas Municipal Retirement System to provide pension benefits for full time employees. Subsequently, the City began making necessary contributions in accordance with the provisions of the plan.

**Plan Description**

The City participates as one of 887 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at [www.tmr.com](http://www.tmr.com).

All eligible employees of the city are required to participate in TMRS.

**Benefits Provided**

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven actuarially equivalent payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

**CITY OF IOWA COLONY, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS (continued)**

**Note 11 - Employee Retirement System (continued)**

**Benefits Provided (continued)**

At the date the plan began, the City granted monetary credits for service rendered before the plan began of a theoretical amount equal to two times what would have been contributed by the employee, with interest, prior to establishment of the plan. Monetary credits for service since the plan began are 200% of the employee's accumulated contributions.

A summary of plan provisions for the City are as follows:

Employee deposit rate	7%
Matching ratio (City to employee)	2 to 1
Years required for vesting	5
Service retirement eligibility	20 years at any age, 5 years at age 60 and above
Updated Service Credit	None
Annuity Increase to retirees	Ad Hoc

The City participates in Social Security.

**Employees Covered by Benefit Terms**

At the December 31, 2022, valuation and measurement date, 19 active City employees were covered by the benefit terms and 13 inactive employees was entitled to but not yet receiving benefits. There were 2 inactive employees or beneficiaries currently receiving benefits as of that date.

**Contributions**

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the city matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contribution rate for each city is determined annually by the consulting actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. For fiscal year 2023, the City made contributions of 10.38% of the employees' annual gross income.

**Net Pension Liability/(Asset)**

The City's Net Pension Liability/(Asset) (NPL) was measured as of December 31, 2022, and the Total Pension Liability/(Asset) (TPL) used to calculate the Net Pension Liability/(Asset) was determined by an actuarial valuation as of that date.

**Actuarial Assumptions**

The Total Pension Liability in the December 31, 2022, actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	3.5% to 11.5% including inflation
Investment Rate of Return	6.75% net of pension plan investment expense, including inflation



**CITY OF IOWA COLONY, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS (continued)**

**Note 11 - Employee Retirement System (continued)**

**Actuarial Assumptions (continued)**

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct 2019 Municipal Retirees of Texas mortality tables, with rates multiplied by an additional factor of 93.0%. The rates are projected on a fully generational basis by scale UMP to account for future mortality improvements. For disabled annuitants, the mortality tables for healthy retirees is used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by scale UMP to account for future mortality improvements subject to the floor.

Actuarial assumptions used in the December 31, 2022, valuation were based on the results of actuarial experience studies. This experience study was for the period January 1, 2014 through December 31, 2018, first used in the December 31, 2019 valuation. Assumptions are reviewed annually. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments is 6.75%. The pension plan’s policy in regard to the allocation of invested assets is established and may be amended by the TMRS Board of Trustees. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return (Arithmetic)</u>
Global Equities	35%	7.55%
Core Fixed Income	6%	2.00%
Non-core Fixed Income	20%	5.68%
Other Public and Private Markets	12%	7.22%
Real Estate	12%	6.85%
Hedge Funds	5%	5.35%
Private Equity	10%	10.00%
Total	<u>100%</u>	

**Discount Rate**

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee contributions will remain at the current 7% and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan’s Fiduciary Net Position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

**CITY OF IOWA COLONY, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS (continued)**

**Note 11 - Employee Retirement System (continued)**

**Sensitivity of the Net Pension Liability/(Asset) to changes in the discount rate**

The following presents the Net Pension Liability/(Asset) of the City, calculated using the discount rate of 6.75%, as well as what the City's Net Pension Liability/(Asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

	<b>1% Decrease</b>	<b>Current Discount Rate (7.75%)</b>	<b>1% Increase</b>
City's net pension liability	\$ 345,980	\$ 184,380	\$ 54,513

**Changes in the Net Pension Liability/(Asset)**

	<b>Increase (Decrease)</b>		
	<b>Total Pension Liability</b>	<b>Plan Fiduciary Net Position</b>	<b>Net Pension Liability</b>
	(a)	(b)	(a) - (b)
Balance at 12/31/2021	\$ 768,978	\$ 834,966	\$ (65,988)
Changes for the year:			
Service Cost	238,243	-	238,243
Interest	65,826	-	65,826
Change in benefit terms	124,964	-	124,964
Difference between expected and actual experience	(10,051)	-	(10,051)
Contributions - employer	-	128,807	(128,807)
Contributions - employee	-	101,195	(101,195)
Net Investment income	-	(61,490)	61,490
Benefit payments, including refunds, of employee contributions	(75,716)	(75,716)	-
Administrative expense	-	(527)	527
Other changes	-	629	(629)
Net changes	<u>343,266</u>	<u>92,898</u>	<u>250,368</u>
Balance at 12/31/2022	<u>\$ 1,112,244</u>	<u>\$ 927,864</u>	<u>\$ 184,380</u>

**Pension Plan Fiduciary Net Position**

Detailed information about the pension plan's Fiduciary Net Position is available in a separately issued TMRS financial report. That report may be obtained on the Internet at [www.tmr.com](http://www.tmr.com).

**CITY OF IOWA COLONY, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS (continued)**

**Note 11 - Employee Retirement System (continued)**

**Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

For the year ended September 30, 2023, the City recognized pension expense of \$57,412.

At September 30, 2023, the City reported deferred outflows of resources related to pensions from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences in expected and actual experience	\$ 11,405	\$ (31,206)
Change in assumptions	-	(4,733)
Difference in projected and actual earnings on pension plan investments	61,540	-
Contributions subsequent to measurement date	143,878	-
<b>Total</b>	<b>\$ 216,823</b>	<b>\$ (35,939)</b>

Deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date of \$143,878 will be recognized as a reduction of the Net Pension Liability/(Asset) for the measurement year ending December 31, 2023 (i.e., recognized in the city's financial statements September 30, 2024). Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

<b>Fiscal Year</b>	<b>Net Deferred Outflows (Inflows) of Resources</b>
2024	\$ (4,703)
2025	7,969
2026	11,416
2027	22,067
2028	257
<b>Total</b>	<b>\$ 37,006</b>

**Note 12 - Post-employment Benefits Other Than Pensions (OPEB)**

**TMRS Supplemental Death Benefits Fund**

The City also participates in the cost sharing multiple-employer defined benefit group-term life insurance plan operated by the Texas Municipal Retirement System (TMRS) known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death); retired employees are insured for \$7,500; this coverage is an "other postemployment benefit," or OPEB.

**CITY OF IOWA COLONY, TEXAS**  
**NOTES TO BASIC FINANCIAL STATEMENTS (continued)**

**Note 12 - Post-employment Benefits Other Than Pensions (OPEB) (continued)**

***TMRS Supplemental Death Benefits Fund (continued)***

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to pre-fund retiree term life insurance during employees' entire careers.

The City's contributions to the TMRS SDBF for the fiscal year 2023 was \$1,634 which equaled the required contribution amount.

Based on calculations of the plan's actuary under the provisions of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, the city has a total OPEB liability of \$18,007. Management has determined the effects of implementing this pronouncement on the City's government wide net position are not material to the financial statements and no provision for this liability or activity, other than cash paid as part the TMRS contribution of \$1,634 have been recorded in the City's financial statements.

**REQUIRED SUPPLEMENTARY INFORMATION**



**CITY OF IOWA COLONY, TEXAS**  
**REQUIRED SUPPLEMENTARY INFORMATION - GENERAL FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCES - BUDGET AND ACTUAL (BUDGETARY BASIS)**  
**For the Year Ended September 30, 2023**

	Budgeted Amounts		Actual	Variance with
	Original	Final		Final Budget
<b>Revenues</b>				
Property taxes	\$ 4,825,700	\$ 4,825,700	\$ 3,415,730	\$ (1,409,970)
Sales taxes	421,000	421,000	629,823	208,823
Franchise taxes	200,000	200,000	257,885	57,885
License and permits	2,399,500	2,399,500	2,425,227	25,727
Intergovernmental	-	-	108,387	108,387
Charges for serices - Intergovernmental	-	-	312,000	312,000
Fines and forfeitures	265,300	265,300	370,827	105,527
Investment earnings	100	100	55,686	55,586
Miscellaneous revenue	312,000	312,000	58,958	(253,042)
<b>Total Revenues</b>	<b>8,423,600</b>	<b>8,423,600</b>	<b>7,634,523</b>	<b>(789,077)</b>
<b>Expenditures</b>				
Current:				
Administration	748,360	748,360	902,711	(154,351)
Finance	136,730	136,730	135,980	750
Police	1,520,120	1,520,120	1,368,838	151,282
Animal control	88,120	88,120	81,868	6,252
Emergency management	11,000	11,000	895	10,105
Municipal court	243,350	243,350	234,001	9,349
Public works	377,890	377,890	399,955	(22,065)
Parks and recreation	162,000	162,000	190,120	(28,120)
Community development	3,136,540	3,136,540	3,735,160	(598,620)
Fire marshal/inspections	454,610	454,610	389,386	65,224
<b>Debt service:</b>				
Principal	-	-	2,626	(2,626)
Interest and fees	-	-	533	(533)
Capital outlay	550,000	550,000	43,662	506,338
<b>Total Expenditures</b>	<b>7,428,720</b>	<b>7,428,720</b>	<b>7,485,735</b>	<b>(57,015)</b>
<b>Revenues Over (Under) Expenditures</b>	<b>994,880</b>	<b>994,880</b>	<b>148,788</b>	<b>(846,092)</b>
<b>Other Financing Sources (Uses)</b>				
Proceeds from sale of land	-	-	247,532	247,532
Issuance of debt - leases	-	-	17,150	17,150
Operating transfers out	-	-	(355,115)	(355,115)
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>(90,433)</b>	<b>(90,433)</b>
<b>Changes in Fund Balance</b>	<b>994,880</b>	<b>994,880</b>	<b>58,355</b>	<b>(936,525)</b>
<b>Fund Balances - Beginning of Year</b>	<b>5,582,336</b>	<b>5,582,336</b>	<b>5,582,336</b>	<b>-</b>
<b>Fund Balances - End of Year</b>	<b>\$ 6,577,216</b>	<b>\$ 6,577,216</b>	<b>\$ 5,640,691</b>	<b>\$ (936,525)</b>

**CITY OF IOWA COLONY, TEXAS**  
**NOTES TO REQUIRED SUPPLEMENTARY BUDGETARY INFORMATION**

**Legal Compliance - Budgets**

Typically, prior to September 1, the departments and agencies of the City transmit their estimates of their budgetary requirements to the Mayor. The Council may revise, alter, increase or decrease the items of the budget, provided that when it shall increase the total proposed expenditures, it shall also increase the total anticipated income. The Council approves the budget plan prior to September 30. One or more public hearings are conducted to obtain taxpayer comments. City Council members may transfer unencumbered appropriated balances, or portion thereof, from one department to another. During the year, Council made no amendments to the original budget.

The City's expenditures exceeded appropriations by for the year ended September 30, 2023. The overages were caused by the City experiencing significant growth as the total revenue exceeded anticipated amounts by .



**CITY OF IOWA COLONY, TEXAS**  
**REQUIRED SUPPLEMENTARY PENSION INFORMATION**  
**TEXAS MUNICIPAL RETIREMENT SYSTEM**  
**SCHEDULE OF CHANGES IN NET PENSION LIABILITY/(ASSET) AND RELATED RATIOS**  
**Last Eight Measurement Years Ended December 31**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
<b>Total Pension Liability:</b>									
Service cost	\$ 238,243	\$ 145,207	\$ 104,170	\$ 51,130	\$ 35,822	\$ 27,020	\$ 25,040	\$ 18,263	\$ 2,931
Interest	65,826	45,012	40,500	38,226	35,677	32,084	28,720	26,581	24,149
Changes of benefit terms	124,964	-	7,461	-	-	-	-	-	-
Difference between expected and actual experience	(10,051)	16,271	(31,039)	(3,796)	(21,411)	(8,477)	(3,118)	(18,632)	343,523
Change in assumptions	-	-	-	(30,309)	-	-	-	16,153	-
Benefit payments, including refunds of employee contributions	(75,716)	(63,492)	(71,119)	(39,967)	-	(3,602)	-	-	-
Net change in total pension liability	343,266	142,998	49,973	15,284	50,088	47,025	50,642	42,365	370,603
<b>Total pension liability - beginning</b>	<b>768,978</b>	<b>625,980</b>	<b>576,007</b>	<b>560,723</b>	<b>510,635</b>	<b>463,610</b>	<b>412,968</b>	<b>370,603</b>	<b>-</b>
<b>Total pension liability - ending (a)</b>	<b>1,112,244</b>	<b>768,978</b>	<b>625,980</b>	<b>576,007</b>	<b>560,723</b>	<b>510,635</b>	<b>463,610</b>	<b>412,968</b>	<b>370,603</b>
<b>Plan fiduciary net position:</b>									
Contributions - employer	128,807	110,498	106,960	94,661	80,321	75,643	81,768	61,097	9,799
Contributions - employee	101,195	74,520	37,798	24,511	17,857	13,403	12,004	8,730	1,401
Net investment income	(61,490)	82,868	39,615	59,208	(8,765)	25,102	5,506	17	-
Benefit payments, including refunds of employee contributions	(75,716)	(63,492)	(71,119)	(39,967)	-	(3,602)	-	-	-
Administrative expense	(527)	(381)	(254)	(332)	(168)	(129)	(65)	(11)	-
Other	629	1	(10)	(9)	(10)	(8)	-	-	-
Net change in plan fiduciary net position	92,898	204,014	112,990	138,072	89,235	110,409	99,213	69,833	11,200
<b>Plan fiduciary net position - beginning</b>	<b>834,966</b>	<b>630,952</b>	<b>517,962</b>	<b>379,890</b>	<b>290,655</b>	<b>180,246</b>	<b>81,033</b>	<b>11,200</b>	<b>-</b>
<b>Plan fiduciary net position - ending (b)</b>	<b>927,864</b>	<b>834,966</b>	<b>630,952</b>	<b>517,962</b>	<b>379,890</b>	<b>290,655</b>	<b>180,246</b>	<b>81,033</b>	<b>11,200</b>
<b>Net Pension Liability (Asset) - Ending (a) - (b)</b>	<b>\$ 184,380</b>	<b>\$ (65,988)</b>	<b>\$ (4,972)</b>	<b>\$ 58,045</b>	<b>\$ 180,833</b>	<b>\$ 219,980</b>	<b>\$ 283,364</b>	<b>\$ 331,935</b>	<b>\$ 359,403</b>
Plan fiduciary net position as a % of total pension liability	83.42%	108.58%	100.79%	89.92%	67.75%	56.92%	38.88%	19.62%	3.02%
Covered payroll (measurement year)	\$ 1,445,645	\$ 1,064,566	\$ 755,952	\$ 490,220	\$ 357,145	\$ 268,052	\$ 240,075	\$ 174,599	\$ 28,020
Net pension liability (asset) as a percentage of covered payroll	12.75%	-6.20%	-0.66%	11.84%	50.63%	82.07%	118.03%	190.11%	1282.67%

Note: The City began participating in TMRS during the 2014 calendar year.

**CITY OF IOWA COLONY, TEXAS**  
**REQUIRED SUPPLEMENTARY PENSION INFORMATION**  
**TEXAS MUNICIPAL RETIREMENT SYSTEM**  
**SCHEDULE OF CONTRIBUTIONS**  
**Last Eight Fiscal Years**

	2023	2022	2021	2020	2019	2018	2017	2016	2015
Actuarially determined contribution	\$ 176,512	\$ 127,048	\$ 114,253	\$ 101,598	\$ 92,000	\$ 81,648	\$ 75,874	\$ 76,809	\$ 52,491
Contribution in relation of the actuarially determined contribution	176,512	127,048	114,253	101,598	92,000	81,648	75,874	76,809	52,491
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll (fiscal year)	\$ 1,710,034	\$ 1,363,746	\$ 1,015,011	\$ 665,101	\$ 448,754	\$ 335,852	\$ 253,819	\$ 224,351	\$ 149,040
Contributions as a percentage of covered payroll	10.32%	9.32%	11.26%	15.28%	20.50%	24.31%	29.89%	34.24%	35.22%

Note: The City began participating in TMRS during the 2015 fiscal year.

**Notes to Required Supplementary Pension Information:**

Valuation Date: Actuarial determined contribution rates are calculated as of December 31 each year and become effective in January, 12 months and a day later.

Methods and Assumptions Used to Determine Contribution Rates:

- Actuarial Cost Method: Entry Age Normal
- Amortization Method: Level Percentage of Payroll, Closed
- Remaining Amortization Period: N/A
- Asset Valuation Method: 10 Year smoothed market; 12% soft corridor
- Inflation: 2.5%
- Salary Increases: 3.50% to 11.50% including inflation
- Investment Rate of Return: 6.75%
- Retirement Age: Age Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2019 valuation pursuant to an experience study of the period 2014 – 2018.
- Mortality: Post-retirement - 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP. Pre-retirement - PUB(10) mortality tables, with the Public Safety table used for males and the General Employee table used for females. The rates are projected on a fully generational basis with scale UMP.
- Other Information: There were no benefit changes during the year.

## NONMAJOR GOVERNMENTAL FUNDS

The Special Revenue Funds are used to account for specific revenue sources that are restricted, committed, or assigned to expenditures for particular purposes.

The *Crime Control District* is used to account for the accumulation and use of the half-cent sales tax proceeds dedicated for crime prevention and reduction programs.

The *Public Works Grants Fund* is used to account for the grant revenues and expenditures related to public works programs.

The *Public Safety Grants Fund* is used to account for the grant revenues and expenditures related to public safety programs.

The *Court Technology Fund* is used to account for revenues and expenditures related to the municipal court technology fee.

The *Court Security Fund* is used to account for revenues and expenditures related to the municipal court security fee.

The *Vehicle Replacement Fund* is used to account for funds set aside from the General Fund to be used for future vehicle replacement costs.

**CITY OF IOWA COLONY, TEXAS**  
**COMBINING BALANCE SHEET**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**September 30, 2023**

	<u>Crime Control District</u>	<u>Law Enforcement</u>	<u>Public Works Grants Fund</u>	<u>Public Safety Grants Fund</u>	<u>Court Technology</u>	<u>Court Security</u>	<u>Vehicle Replacement</u>	<u>Total Nonmajor Governmental Funds</u>
<b>Assets</b>								
Current assets:								
Cash and cash equivalents	\$ 428,132	\$ 1,586	\$ 38,505	\$ 1,746	\$ 11,449	\$ 22,036	\$ 286,622	\$ 790,076
Sales tax receivable	43,273	-	-	-	-	-	-	43,273
<b>Total Assets</b>	<u>\$ 471,405</u>	<u>\$ 1,586</u>	<u>\$ 38,505</u>	<u>\$ 1,746</u>	<u>\$ 11,449</u>	<u>\$ 22,036</u>	<u>\$ 286,622</u>	<u>\$ 833,349</u>
<b>Liabilities</b>								
Accounts payable	\$ 2,626	\$ -	\$ 38,505	\$ -	\$ -	\$ -	\$ -	\$ 41,131
<b>Total Liabilities</b>	<u>2,626</u>	<u>-</u>	<u>38,505</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>41,131</u>
<b>Fund Balances</b>								
Restricted:								
Public safety Grants	468,779	1,586	-	-	11,449	22,036	-	503,850
Assigned:								
Capital projects	-	-	-	-	-	-	286,622	286,622
<b>Total Fund Balances</b>	<u>468,779</u>	<u>1,586</u>	<u>-</u>	<u>1,746</u>	<u>11,449</u>	<u>22,036</u>	<u>286,622</u>	<u>792,218</u>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<u>\$ 471,405</u>	<u>\$ 1,586</u>	<u>\$ 38,505</u>	<u>\$ 1,746</u>	<u>\$ 11,449</u>	<u>\$ 22,036</u>	<u>\$ 286,622</u>	<u>\$ 833,349</u>

**CITY OF IOWA COLONY, TEXAS**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**September 30, 2023**

	<u>Crime Control District</u>	<u>Law Enforcement</u>	<u>Public Works Grants Fund</u>	<u>Public Safety Grants Fund</u>	<u>Court Technology</u>	<u>Court Security</u>	<u>Vehicle Replacement</u>	<u>Total Nonmajor Governmental Funds</u>
<b>Revenues</b>								
Sales taxes	\$ 256,274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 256,274
Intergovernmental	-	-	83,076	34,864	-	-	-	117,940
Fines and forfeitures	-	1,586	-	-	10,478	12,817	-	24,881
<b>Total Revenues</b>	<u>256,274</u>	<u>1,586</u>	<u>83,076</u>	<u>34,864</u>	<u>10,478</u>	<u>12,817</u>	<u>-</u>	<u>399,095</u>
<b>Expenditures</b>								
Current:								
Administration	-	-	-	-	-	-	40,378	40,378
Police	155,815	-	-	34,261	-	-	-	190,076
Public works	-	-	350,740	-	-	-	-	350,740
<b>Total Expenditures</b>	<u>155,815</u>	<u>-</u>	<u>350,740</u>	<u>34,261</u>	<u>-</u>	<u>-</u>	<u>40,378</u>	<u>581,194</u>
<b>Revenues Over (Under) Expenditures</b>	100,459	1,586	(267,664)	603	10,478	12,817	(40,378)	(182,099)
<b>Other Financing Sources (Uses)</b>								
Operating transfers in	-	-	278,115	-	-	-	77,000	355,115
<b>Total Other Financing Sources (Uses)</b>	<u>-</u>	<u>-</u>	<u>278,115</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>77,000</u>	<u>355,115</u>
<b>Changes in Fund Balance</b>	100,459	1,586	10,451	603	10,478	12,817	36,622	173,016
<b>Fund Balances - Beginning of Year</b>	368,320	-	(10,451)	1,143	971	9,219	250,000	619,202
<b>Fund Balances - End of Year</b>	<u>\$ 468,779</u>	<u>\$ 1,586</u>	<u>\$ -</u>	<u>\$ 1,746</u>	<u>\$ 11,449</u>	<u>\$ 22,036</u>	<u>\$ 286,622</u>	<u>\$ 792,218</u>



THE STATE OF TEXAS           §  
  §  
COUNTY OF BRAZORIA       §

**INTERLOCAL COOPERATION AGREEMENT FOR  
COLLECTION OF TAXES AND PID ASSESSMENTS FOR  
CITY OF IOWA COLONY**

This Interlocal Cooperation Agreement (the “Agreement”) is made and entered into by and between **BRAZORIA COUNTY, TEXAS** (the “County”) and **CITY OF IOWA COLONY** (the “City”) (singularly and collectively, the “Party” and “Parties”) pursuant to the Interlocal Cooperation Act, Texas Government Code chapter 791, Texas Property Tax Code sections 6.23 and 6.24, and Texas Local Government Code section 372.0175, with the agreement, consent, and participation of the Brazoria County Tax Assessor-Collector (the “Tax Assessor-Collector”).

**I.  
RECITALS**

1.1 The County is a political subdivision of the State of Texas, acting by and through its Commissioners Court.

1.2 The City is a political subdivision of the State of Texas, acting by and through its governing body.

1.3 The Tax Assessor-Collector is the duly elected tax assessor-collector for Brazoria County, Texas.

1.4 Texas Property Tax Code section 6.24, Texas Local Government Code section 372.0175, and Texas Government Code chapter 791 authorize political subdivisions of the State of Texas to enter into interlocal contracts for the provision of tax assessment and collection services and public improvement district (“PID”) assessment collection services.

1.5 The County, with the approval of the Tax Assessor-Collector, has agreed to provide tax assessment and collection services and PID assessment collection services, as specified in this Agreement, for the City.

1.6 The City has agreed to authorize the County to provide tax assessment and collection services and PID assessment collection services, as specified in this Agreement, for the City.

1.7 The City has the authority to authorize the County to act as tax assessor-collector, as specified in this Agreement, and the County has the authority to act in that capacity.

1.8 The County and the City agree it is in the best interest of the citizens of Brazoria County to enter into this Agreement.

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants

and agreements set forth in this Agreement, the County and the City agree as follows:

## **II.** **COUNTY OBLIGATIONS**

The County hereby agrees, during the term of this Agreement, to the following:

2.1 The County shall comply with all provisions of the Texas Property Tax Code and Local Government Code, as amended, regarding collection of ad valorem property taxes and PID assessments.

2.2 Except as otherwise provided in this Agreement, in all matters pertaining to the assessment and collection of taxes for the City, the County, through the Tax Assessor-Collector, shall perform the duties of tax assessment and collection and PID assessment collection for the City for accounts within the jurisdiction of the City. The County's duties under this Agreement include, but are not limited to, performing timely and accurate calculations and publications of applicable tax rates and entering into agreements for the payment of delinquent taxes by installment as provided by Texas Property Tax Code section 33.02.

2.3 The Tax Assessor-Collector shall provide customary notices and billings concerning taxes and PID assessments owed to the City and will collect and process through the County's bank account all income received therefrom, in the general manner and at the same times in which the Tax Assessor-Collector assesses and collects taxes for the County and other taxing entities.

2.4 The taxes and assessments collected by the County for the City shall be remitted by electronic automated clearing house transactions ("ACH") to the City's designated depository. Refunds to taxpayers and taxpayer checks returned from banks shall be deducted from County's remittance to the City. The Tax Assessor-Collector shall remit to the City all tax proceeds and PID assessments collected for the City no less than twice weekly during heavy payment periods, as determined by the Tax Assessor-Collector, and no less than once weekly during slow periods. Actual funds collected by the Tax Assessor-Collector shall be remitted to the City within three (3) business days of receipt during heavy payment periods and within five (5) business days during slow periods. Disbursements shall be subject to the City bearing any ACH transfer fee required by an agreement between the County and the County's depository then in effect.

2.5 The Tax Assessor-Collector shall provide the City monthly and annual reports as required by Texas Property Tax Code section 31.10.

2.6 The Tax Assessor-Collector shall provide the City annual reports, prepared by independent certified public accountants, on both the design of the system and compliance tests that are directed to specific objectives of internal accounting control. For the purpose of these reports, the "system" is the internal control structure policies and procedures of the office of the Tax Assessor-Collector, which includes the control environment, the accounting system, and the control procedures. These reports shall be in accordance with Statement of Auditing Standards Number 44, "Special-Purpose Reports on Internal Accounting Control at Service Organizations,"



as issued by the American Institute of Certified Public Accountants.

2.7 The Tax Assessor-Collector shall provide the City a copy of existing bonds required by Texas Property Tax Code section 6.28.

2.8 The County shall bill the City no later than the 31st day of December each year for the annual charge for assessing and collecting taxes and PID assessments under this Agreement.

2.9 In performing services under this Agreement, neither the Tax Assessor-Collector, nor any official, employee, or agent of the Tax-Assessor Collector or the County, shall be considered an officer or employee of the City.

### **III. CITY OBLIGATIONS**

The City hereby agrees, during the term of this Agreement, to the following:

3.1 The City shall comply with all provisions of the Texas Property Tax Code and Local Government Code, as amended, regarding collection of ad valorem property taxes and PID assessments.

3.2 The City shall adopt a tax rate in accordance with Texas Property Tax Code Section 26.05. The City shall reimburse the County for any additional costs incurred by County for any delay in adopting a tax rate.

3.3 For services related to the collection of ad valorem property taxes rendered pursuant to this Agreement, the City agrees to pay the County an annual charge of Thirty-Six Cents (\$0.36) per parcel as the actual costs incurred. The Parties acknowledge and agree the compensation under this Agreement is reasonable compensation, as allowed by Texas Property Tax Code section 6.27, which does not exceed the actual costs incurred, for assessing and collecting taxes for the City.

3.4 For services related to PID assessment collection rendered pursuant to this Agreement, the City shall also pay the County the following for each PID: (1) an annual charge of Thirty-Six Cents (\$0.36) per parcel and (2) an initial set-up fee of One Thousand Dollars and No Cents (\$1,000.00), as the actual costs incurred. The Parties acknowledge and agree the compensation under this Agreement is reasonable compensation, as allowed by Texas Property Tax Code Section 6.27, which does not exceed the actual costs incurred, for collecting PID assessments for the City.

3.5 The Parties further agree the amount to be paid by the City to the County under this Agreement may be evaluated by the Tax Assessor-Collector, at a minimum, every three (3) years. The Parties agree the amount to be paid by the City to the County under this Agreement may be adjusted by the Tax Assessor-Collector after an evaluation. In the event of an adjustment, the Tax Assessor-Collector shall notify the City, and this Agreement shall then renew at the adjusted rate without need to amend this Agreement.

3.6 The City shall pay the County amounts billed under this Agreement forty-five (45) days after the City’s receipt of the bill. If such amounts are not timely paid, the County may withhold the amounts from future disbursements.

3.7 The City shall ensure the Tax Assessor-Collector is notified no later than May 1 of the applicable year when requested to collect assessments for a new PID. The City shall also ensure the Tax Assessor-Collector is provided an assessment roll for each PID no later than September 1 of each year.

3.8 The City shall promptly provide to the Tax Assessor-Collector, without charge, copies of all records necessary for the performance of the duties and responsibilities of the County pursuant to this Agreement. The City shall provide accurate information to the Tax Assessor-Collector to permit the timely and accurate calculations and publications of applicable tax rates.

3.9 The City hereby designates the Tax Assessor-Collector as the person to perform calculations of all applicable tax rates and all other functions incident to those calculations, such as notices, as required by Texas Property Tax Code chapter 26 based on accurate information provided to the Tax Assessor-Collector from Appraisal Districts and the City.

3.10 The Parties acknowledge and agree that the City has and retains the exclusive authority to contract with private legal counsel for the collection of delinquent property taxes and PID assessments, as provided in Texas Property Tax Code section 6.30. The Tax Assessor-Collector shall cooperate with delinquent tax collection attorney(s) so designated and shall have the authority to pay said attorney(s) the fees or commissions agreed upon between the City and the attorney(s) out of the proceeds received from the collection of delinquent tax accounts and PID assessments. In the event the City does not designate private legal counsel for the collection of delinquent property taxes and PID assessments, the City shall utilize the same private legal counsel as the County.

3.11 In the event the County waives any penalty and/or interest on any parcel, pursuant to Texas Property Tax Code section 33.011, the City consents to the waiver of the penalty and/or interest on the same parcel and hereby authorizes the County to waive such penalty and/or interest on behalf of the City.

3.12 The City’s performance under this Agreement is conditioned on the appropriation of funds by the City on an annual basis for payment of the amounts owed to the County under this Agreement and shall constitute a commitment of current revenues only. The failure by the City’s governing body to appropriate funds sufficient for payment of the County’s collections and performance herein shall be grounds for termination of this Agreement.

**IV.**  
**TERM AND TERMINATION**

4.1 This Agreement shall be effective on May 1, 2024, and shall remain in full force and effect for one year, through April 30, 2025. This Agreement shall automatically renew on

May 1, 2025, for a period of one (1) year, and shall automatically renew thereafter on an annual basis.

4.2 Either Party may terminate this Agreement for any reason by providing written notice to the other Party at least ninety (90) days prior to the date of termination. This Agreement may also be terminated at any time and for any reason, without any prior notice, upon written agreement by the Parties.

4.3 In the event of termination of this Agreement by the City, the City shall assume all contractual obligations entered into with the County for services rendered under this Agreement to the City for the duration of the term of the Agreement and any renewal, and the County shall be relieved of all contractual obligations under this Agreement.

## **V. ENTIRETY**

5.1 This Agreement and all promises contained in it supersede any and all other agreements, either oral or in writing, between the Parties with respect to the subject matter of this Agreement.

5.2 The Agreement contains all the covenants and agreements between the Parties relating in any way to their obligations under this Agreement.

5.3 Each Party acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any Party, or anyone acting on behalf of any Party, that are not set forth in this Agreement, and that no agreement, statement, or promise not contained in this Agreement shall be valid or binding.

## **VI. FORCE MAJEURE**

6.1 The Parties shall not be liable or responsible to each other for any delay, loss, failure, or inability to perform their obligations as described herein which is caused by “force majeure.” The term “force majeure” includes, but is not limited to, acts of God, strikes, acts of a public enemy, wars, mines or other items of ordnance, blockages, public rioting, lightning, fire, hurricanes, floods, storms, explosions, inability to obtain materials, supplies, labor permits, servitudes, or rights of way, acts or restraints of any governmental authority, epidemics, landslides, lightning storms, earthquakes, washouts, arrests, restraints of rulers and peoples, civil disturbances, breakage or accident to machinery or lines of equipment, temporary failures of equipment, freezing of equipment, and any other causes, whether of the kinds specifically enumerated above or otherwise, which are not reasonably within the control of the Parties and which by the exercise of reasonable due diligence could not reasonably be prevented or overcome.

6.2 In the event time limits are not met under this Agreement as a result of force majeure, the Party whose performance is due shall have an extension of the time limit or deadline equal to the number of days for which the force majeure condition existed. After the force majeure

condition has ended, the Agreement shall continue under the same operations and circumstances as existed prior to the force majeure event.

6.3 Events reasonably within the control of the respective Party shall not constitute force majeure and shall be remedied with the exercise of due diligence. The Parties shall use all reasonable means to remove all contingencies affecting the performance of this Agreement as quickly as is reasonably possible. This clause does not relieve any Party from its obligations to make any payments of amounts then due for previous work or obligations contemplated and performed under this Agreement, and neither Party's time for performance shall be extended for any event which is reasonably within the control of such Party.

**VII.**  
**LIABILITY, SUPPLEMENTAL SURETY BOND,**  
**AND NO IMMUNITY WAIVER**

7.1 Each party to this Agreement agrees that it shall have no liability whatsoever for the actions or omissions of an individual employed by another party, regardless of where the individual's actions occurred. Each party is solely responsible for the actions and/or omissions of its employees and officers.

7.2 The County recommends that the City obtain an additional and adequate surety bond for the County and Tax Assessor/Collector specifically related to all services, actual and anticipated, to be performed and rendered hereunder. The City agrees to pay all associated premiums for such bond.

7.3 The Parties expressly understand and agree that, in the execution of this Agreement and the performance of obligations herein, the Parties do not waive, nor shall they be deemed to have waived, any immunity or defense that would otherwise be available to the Parties or their officials, officers, employees, and/or agents against claims arising in the exercise of governmental powers and functions, including, but not limited to, sovereign and/or governmental immunity. This Agreement is expressly made subject to the Parties' sovereign and/or governmental immunity, including, without limitation, Title 5 of the Texas Civil Practice and Remedies Code, and all applicable federal and state laws.

**VIII.**  
**MISCELLANEOUS**

8.1 Notices. Any notice required under this Agreement shall be in writing and shall be duly served when deposited, with proper postage prepaid, and duly registered or certified, return receipt requested, in a United States Post Office, addressed as specified below. If mailed, any notice of communication shall be deemed to be received three (3) days after the date of deposit in the United States mail. Unless otherwise provided in this Agreement, all notices shall be delivered at the following addresses:

THE COUNTY:

Kristin R. Bulanek  
Brazoria County Tax Assessor-Collector  
111 East Locust  
Angleton, TX 77515

THE CITY:

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

With a copy to:

Chief – Civil Division  
Brazoria County Criminal  
District Attorney’s Office  
111 E. Locust, Suite 408A  
Angleton, Texas 77515

Natasha Brooks  
City Attorney  
City of Iowa Colony  
3144 Meridiana Pkwy  
Iowa Colony, TX 77583

8.2 Severability. If any term or provision in this Agreement is, for any reason, held invalid, illegal, or unenforceable by any court of competent jurisdiction, the Parties shall by written amendment make it valid, legal, or enforceable; however, if any term or provision in this Agreement cannot be amended to make it valid, legal, or enforceable while still providing the effect desired by both Parties, said term or provision shall be deemed a separate, distinct, and independent provision, shall be constructed as having never been contained in this Agreement, and shall not affect the validity, legality, or enforceability of the remaining terms and provisions in this Agreement, which shall remain in full force and effect.

8.3 Amendment. No amendment, modification, or alteration of the terms or provisions of this Agreement shall be binding unless it is in writing, references this Agreement, is dated subsequent to the Effective Date of this Agreement, and is duly executed by authorized representatives of both Parties.

8.4 Authorized Representative. Each Party to this Agreement represents to the other Party that it is fully authorized to enter into this Agreement and to perform its obligations hereunder and that no waiver, consent, approval, or authorization from any third party is required to be obtained or made in connection with the execution, delivery, or performance of this Agreement in accordance with its terms, other than those that have been obtained.

8.5 No Joint Enterprise. Nothing in this Agreement shall be deemed or construed by the Parties, nor any third party, as creating a relationship of principal and agent, partnership, joint enterprise, common enterprise, joint venture, or joint owners between the Parties. This Agreement does not and shall not be construed to entitle either Party or any of their respective officials, employees, or agents, if applicable, to any benefit, privilege, or other amenities of employment from the other Party.

8.6 Successors and Assigns. Neither Party may assign or transfer its interest in or obligations under this Agreement, in whole or in part, without the prior written consent of the other Party. This Agreement binds and is for the sole and exclusive benefit of the Parties and their legal successors, including, without limitation, any successor governmental agency or entity to either Party.

8.7 Governing Law. This Agreement shall be governed by and construed in accordance with the laws and court decisions of the State of Texas.

8.8 Exclusive Jurisdiction and Venue. Exclusive jurisdiction and venue for all legal actions related to this Agreement shall be in Brazoria County, Texas. The Parties waive any objection to the adjudication of all court actions related to this Agreement in Brazoria County, Texas.

8.9 Authorship. This Agreement shall not be construed in favor of or against any Party on the basis that the Party did or did not authorize this Agreement.

8.10 Titles or Headings. Any titles or headings of sections and paragraphs in this Agreement are included solely for convenience, shall not be considered a part of the Agreement, shall not in any way serve to modify or restrict any term or provision, and shall not be considered in ascertaining intent.

8.11 Including. Wherever the word “including” is used, it is deemed to mean “including, without limitation.”

8.12 Counterparts. This Agreement may be executed in one or more counterparts, all of which together will be deemed an original.

**IN WITNESS WHEREOF**, the Parties have caused this Agreement to be executed by their following properly authorized officers, having the necessary authority to execute this Agreement on behalf of the Parties, and made this Agreement effective as of the last date listed below:

**BRAZORIA COUNTY, TEXAS:**

**CITY OF IOWA COLONY:**

By: \_\_\_\_\_  
L.M. “Matt” Sebesta, Jr.  
COUNTY JUDGE

By: \_\_\_\_\_  
Wil Kennedy  
Mayor

Date: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Kristin R. Bulanek  
TAX ASSESSOR-COLLECTOR

Date: \_\_\_\_\_

**City of Iowa Colony  
 Quarterly Investment Portfolio Report -  
 March 31, 2024**

Investment Description	Maturity Date	Yield (Interest Rate)	1/01/2024		3/31/2024	Accrued
			Beginning Market Value	Changes	Ending Market Value	Interest Earnings
TexStar Investment Pool	Liquid	5.31%	2,581,880	34,313.36	2,616,193	34,313
TexStar IP - Crime Control Fund	Liquid	5.31%	433,098	5,755.93	438,854	5,756
TexStar IP - Vehicle Rplc Fund	Liquid	5.31%	330,547	4,392.97	334,940	4,393
Veritex Community C/D	9/12/2023	5.49%	104,808	6197.20	100,000	1415
Veritex Community C/D	6/03/2024	5.36%	145,000	1937.68	145,000	3033
Frost Bank Invetsment C/D	2/23/2025	3.15%	6,290	0.00	6,290	0
Texas Class Investment Pool	Liquid	5.50%	6,262,158	86,158.19	6,348,316	86158
Texas Class IP - Ames Blvd Retainer	Liquid	5.50%	0	14,190.85	1,512,738	14191

This report is prepared accordance with and complies with the City Investment Policy and the Texas Public Investment Act

\_\_\_\_\_  
 City Manager

\_\_\_\_\_  
 Senior Accountant

Tuesday, April 2, 2024

Mayor Wil Kennedy  
c/o City Council  
City of Iowa Colony  
12003 Iowa Colony Blvd.  
Iowa Colony, TX 77553

Re: Sterling Lakes North Section 2 Early Plat Agreement  
Brazoria County Municipal Utility District No. 31  
Letter of Recommendation to Approve Disbursement Request No. 4, March 2024  
Adico Project No. 21001-027

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed Disbursement Request No. 4 from Astro Sterling Lakes North, LP for the Sterling Lakes North Section 2 Early Plat Recordation Agreement.


Elevation Land Solutions has provided copies of the approved pay estimates and supporting documents for our review. Below is a brief overview.

ESCROW AMOUNT:					\$	1,544,533.90
CONTINGENCY @ 10%					\$	154,453.39
TOTAL ESCROW AND CONTINGENCY DEPOSIT					\$	1,698,987.29
	Date of Request	Request Subtotal	10% Contingency	Change Orders	Total Disbursement	Remaining Escrow
DISBURSEMENT REQUEST NO. 1 - NOV 2023	November-23	\$ 110,166.30	\$ 11,016.63		\$ 121,182.93	\$ 1,577,804.36
DISBURSEMENT REQUEST NO. 2 - DEC 2023	December-23	\$ 429,588.86	\$ 42,958.89		\$ 472,547.75	\$ 1,105,256.61
DISBURSEMENT REQUEST NO. 3 - FEB 2024	January-24	\$ 182,519.46	\$ 18,251.95		\$ 200,771.41	\$ 904,485.21
DISBURSEMENT REQUEST NO. 3 - MARCH 2024	Mar-24	\$ 304,850.43	\$ 179,578.54		\$ 484,428.97	\$ 420,056.24
<b>TOTALS</b>		\$ 1,027,125.05	\$ 72,227.46		\$ 1,278,931.05	\$ 420,056.24

Based on our review of the documentation provided, Adico has no objection to Disbursement Request No. 4 to Astro Sterling Lakes North, LP in the amount of \$484,428.97. After Disbursement No. 4, the remaining balance of the cash deposit is \$420,056.24.

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, City Secretary ([krosser@iowacolonytx.gov](mailto:krosser@iowacolonytx.gov))  
Robert Hemminger, City Manager ([rhemminger@iowacolonytx.gov](mailto:rhemminger@iowacolonytx.gov))



Astro Sterling Lakes North, LP

March 15, 2024

Dinh V. Ho, P.E.  
Principal  
Adico Consulting Engineers  
2114 El Dorado Blvd., Suite 400  
Friendswood, TX 77546

RE: Astro Sterling Lakes North, LP  
Construction and Escrow Agreement-Disbursement  
Sterling Lakes North Sec. 2 Draw #4 - April

Dear Dinh:

Please find enclosed a worksheet for disbursement for our cash deposit and copies of the invoices to pay the following vendor(s):

Dimas Bros.	\$ 160,165.63	Sterling Lakes North Sec 2 WSD
Rodriguez Construction Group	\$ 144,684.80	Sterling Lakes North Sec 2 PAV
Rodriguez Construction Group	\$ 10,450.00	Karsten Blvd & Bullard Pkwy Ph1
Principal Services, Ltd.	\$ 0.00	Cedar Rapids Pkwy Ph II
5 J Services	\$ 0.00	Sterling Lakes North Lift Station
April Contingency Refund	<u>\$ 169,128.54</u>	
 Total	 \$ 484,428.97	

Please review the enclosed and if in agreement, recommend the City reimburse to Astro Sterling Lakes North, LP the amount of \$484,428.97 of our escrowed funds. Wiring instructions are attached for your convenience.

Sincerely,

  
\_\_\_\_\_  
Brian Stidham, Authorized Signatory



ESCROW SUMMARY FOR ALL PROJECTS SERVING  
STERLING LAKES NORTH SEC 2  
March 15, 2024

ORIGINAL ESCROW SUMMARY															
Construction Contract	Contractor	Contract Amount (A)	Change Orders (B)	Revised Contract Amount (A + B)	Escrowed Amount	10% Contingency	Total Escrow	Total Refund to Date	April Draw Request	April Contingency Refund	April Refund	Remaining Escrow Balance	Deduction of Change Order Not Escrowed	April Refund (Net of Required Cash Deposit For CO)	Remaining Escrow Balance
1. Sterling Lakes North Sec 2 WSD	Dimas Bros.	\$ 1,497,000.00	\$ (8,000.00)	\$ 1,489,000.00	\$ 205,009.38	\$ 20,500.94	\$ 225,510.32	\$ -	\$ (160,165.63)	\$ (65,344.69)	\$ (225,510.32)	\$ (0.00)	\$ -	\$ (225,510.32)	\$ (0.00)
2. Sterling Lakes North Sec 2 PAV	Rodriguez Const.	\$ 1,112,800.00	\$ -	\$ 1,112,800.00	\$ 198,483.83	\$ 19,848.38	\$ 218,332.21	\$ -	\$ (144,684.80)	\$ (73,647.41)	\$ (218,332.21)	\$ 0.00	\$ -	\$ (218,332.21)	\$ 0.00
3. Karsten Blvd & Bullard Pkwy Ph 1 (Ph1)	Rodriguez Const.	\$ 1,202,271.02	\$ -	\$ 1,202,271.02	\$ 50,547.07	\$ 5,054.71	\$ 55,601.78	\$ (15,015.34)	\$ (10,450.00)	\$ (30,136.44)	\$ (40,586.44)	\$ (0.00)	\$ -	\$ (40,586.44)	\$ (0.00)
4. Cedar Rapids Pkwy Ph II	Principal Services	\$ 1,365,285.63	\$ -	\$ 1,365,285.63	\$ 946,603.62	\$ 94,660.36	\$ 1,041,263.98	\$ (779,486.74)	\$ -	\$ -	\$ -	\$ 261,777.24	\$ -	\$ -	\$ 261,777.24
5. Sterling Lakes North Lift Station	5J Services	\$ 1,357,000.00	\$ -	\$ 1,357,000.00	\$ 143,890.00	\$ 14,389.00	\$ 158,279.00	\$ -	\$ -	\$ -	\$ -	\$ 158,279.00	\$ -	\$ -	\$ 158,279.00
					\$ 1,544,533.90	\$ 154,453.39	\$ 1,698,987.29	\$ (794,502.08)	\$ (315,300.43)	\$ (169,128.54)	\$ (484,428.97)	\$ 420,056.24	\$ -	\$ (484,428.97)	\$ 420,056.24
							\$ 904,485.21								

R:\ASTRO ESCROWS\Sterling Lakes - City of Iowa Colony\Draw #4 April 2024\Astro SL North Sec 2 Escrow Draw #4

Tuesday, April 2, 2024

Mayor Wil Kennedy  
c/o City Council  
City of Iowa Colony  
12003 Iowa Colony Blvd.  
Iowa Colony, TX 77553

Re: Sterling Lakes North Section 3  
Brazoria County Municipal Utility District No. 31  
Astro Sterling Lakes North, L.P.  
Letter of Recommendation to Approve Disbursement Request No. 1 and Final, March 2024  
Adico Project No. 21001-026

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed Disbursement Request No. 1 and Final from Astro Sterling Lakes North, LP for Sterling Lakes North Section 3 Early Plat Recordation Agreement.

Elevation Land Solutions has provided copies of the approved pay estimates and supporting documents for our review. Below is a brief overview.

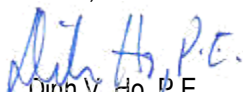
ESCROW AMOUNT:						\$	350,986.49
CONTINGENCY @ 10%						\$	35,098.65
TOTAL ESCROW AND CONTINGENCY DEPOSIT						\$	386,085.14
	Date of Request	Request Subtotal	10% Contingency	Change Orders	Total Disbursement	Remaining Escrow	
<b>DISBURSEMENT REQUEST NO. 1 AND FINAL</b>	<b>Mar-24</b>	<b>\$ 281,250.19</b>	<b>\$ 104,834.95</b>		<b>\$ 386,085.14</b>	<b>\$ -</b>	
<b>TOTALS</b>		<b>\$ 281,250.19</b>	<b>\$ 104,834.95</b>		<b>\$ 386,085.14</b>	<b>\$ -</b>	

Infrastructure improvements were approved into the One Year Maintenance Period in February 2024.

Based on our review of the documentation provided, Adico has no objection to Disbursement Request No. 1 and Final to Astro Sterling Lakes North, LP in the amount of \$386,085.14. This disbursement closes out the remaining cash deposit.

Should you have any questions, please do not hesitate to call our office.

Sincerely,  
Adico, LLC

  
Dim V. Ho, P.E.  
TBPE Firm No. 16423

cc: Kayleen Rosser, City Secretary ([krosser@iowacolonytx.gov](mailto:krosser@iowacolonytx.gov))  
Robert Hemminger, City Manager ([rhemminger@iowacolonytx.gov](mailto:rhemminger@iowacolonytx.gov))

Astro Sterling Lakes North, LP

March 15, 2024

Dinh V. Ho, P.E.  
Principal  
Adico Consulting Engineers  
2114 El Dorado Blvd., Suite 400  
Friendswood, TX 77546

RE: Astro Sterling Lakes North, LP  
Construction and Escrow Agreement-Disbursement  
Sterling Lakes North Sec. 3 Draw #1 - April

Dear Dinh:

Please find enclosed a worksheet for disbursement for our cash deposit and copies of the invoices to pay the following vendor(s):

Dimas Bros.	\$ 132,733.00	Sterling Lakes North Sec 3 WSD
Rodriguez Construction Group	\$ 148,517.19	Sterling Lakes North Sec 3 PAV
April Contingency Refund	<u>\$ 104,834.95</u>	
Total	\$ 386,085.14	

Please review the enclosed and if in agreement, recommend the City reimburse to Astro Sterling Lakes North, LP the amount of \$386,085.14 of our escrowed funds. Wiring instructions are attached for your convenience.

Sincerely,



\_\_\_\_\_  
Brian Stidham, Authorized Signatory



ESCROW SUMMARY FOR ALL PROJECTS SERVING  
STERLING LAKES NORTH SEC 3  
March 15, 2024

ORIGINAL ESCROW SUMMARY					10% Contingency	Total Escrow	Total Refund to Date	April Draw Request	April Contingency Refund	April Refund	Remaining Escrow Balance	Deduction of Change Order Not Escrowed	April Refund (Net of Required Cash Deposit For CO)	Remaining Escrow Balance
Construction Contract	Contractor	Contract Amount (A)	Change Orders (B)	Revised Contract Amount (A + B)										
1. Sterling Lakes North Sec 3 WSD	Dimas Bros	\$ 1,150,000.00	\$ (18,000.00)	\$ 1,132,000.00	\$ 138,283.00	\$ 152,111.30	\$ -	\$ (132,733.00)	\$ (19,378.30)	\$ (152,111.30)	\$ -	\$ -	\$ (152,111.30)	\$ -
2. Sterling Lakes North Sec 3 Paving	Rodriguez	\$ 1,174,500.00	\$ -	\$ 1,174,500.00	\$ 212,703.49	\$ 233,973.84	\$ -	\$ (148,517.19)	\$ (85,456.65)	\$ (233,973.84)	\$ (0.00)	\$ -	\$ (233,973.84)	\$ (0.00)
					\$ 350,986.49	\$ 386,085.14	\$ -	\$ (281,250.19)	\$ (104,834.95)	\$ (386,085.14)	\$ (0.00)	\$ -	\$ (386,085.14)	\$ (0.00)
							\$ 386,085.14							

Monday, March 18, 2024

Brad Sweitzer  
EHRA Engineering  
10011 Meadowglen Lane  
Houston, TX 77042  
Email: [bsweitzer@ehra.team](mailto:bsweitzer@ehra.team)

Re: Brazoria County Municipal Utility District No. 57 Water Plant Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3710  
Adico, LLC Project No. 16007-2-354

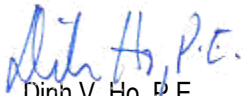
Dear Mr. Sweitzer:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the initial submittal for Brazoria County Municipal Utility District No. 57 Water Plant Preliminary Plat, received on or about March 6, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the preliminary plat as submitted on March 6, 2024. Please submit ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than March 27, 2024, for consideration at the April 2, 2024, Planning and Zoning Commission meeting.

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, COIC  
Robert Hemminger, COIC  
File: 16007-2-354

**GENERAL NOTES:**

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0120K, dated December 30, 2020, the property lies within Zone AE.  
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. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHR&A, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHR&A.
- B.C.C.F. indicates Brazoria County Clerk's File.  
B.C.D.R. indicates Brazoria County Deed Record.  
B.C.P.R. indicates Brazoria County Plat Record.  
B.L. indicates Building Line.  
C.R. indicates County Road.  
D.E. indicates Drainage Easement.  
E.A. indicates Emergency Access Easement.  
M.H. indicates Manhole.  
P.G. indicates Page.  
P.A.E. indicates Permanent Access Easement.  
P.O.B. indicates Point of Beginning.  
P.U.E. indicates Public Utility Easement.  
P.V.T. indicates Private.  
R indicates Radius.  
R.O.W. indicates Right-Of-Way.  
S.S.E. indicates Sanitary Sewer Easement.  
S.T.M.S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
VOL. indicates Volume.  
W.L.E. indicates Water Line Easement.  
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 57, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- This plat is subject to the Rally 288 West PUD Ordinance No. 2022-09.
- Drainage plans to be provided prior to final plat submittal.
- Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), no residential, commercial, or industrial structure, other than structures necessary to operate the facility or pipeline, shall be constructed within 50' of the pipelines located inside of this plat boundary.
- The temporary access easement provided must be 20-feet in width and have a load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
- This temporary access will be released and abandoned and revert to the dedicator when the underlying property is subdivided in a recorded plat.

**CURVE TABLE**

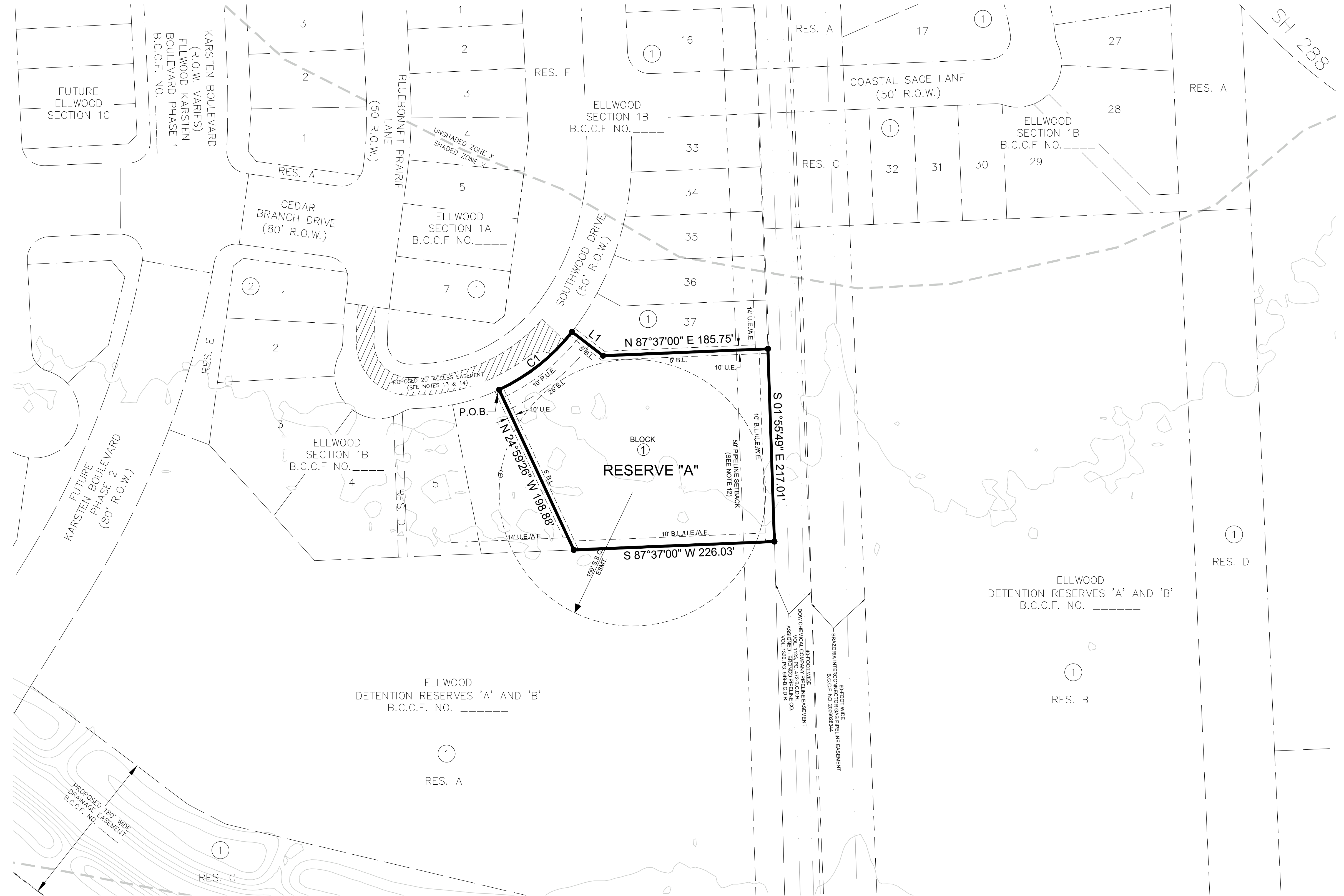
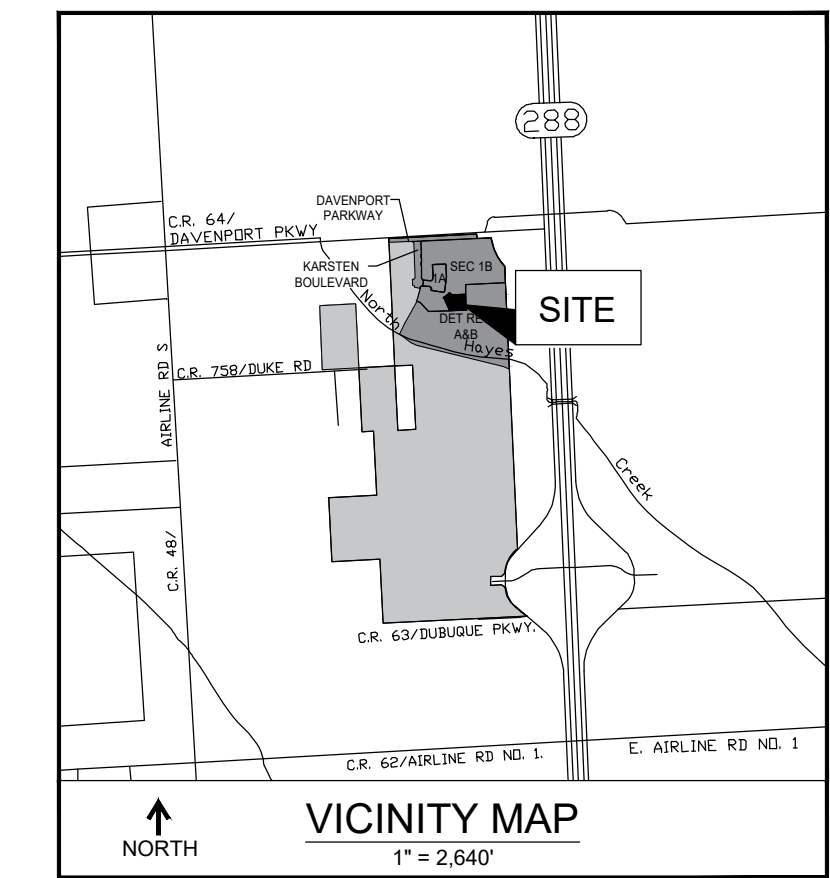
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	225.00'	105.66'	N 51°33'21" E	104.70'

**LINE TABLE**

LINE	ANGLE	DISTANCE
L1	S 52°31'21" E	44.05'
L2	N 02°56'00" W	134.07'
L3	N 40°14'11" W	100.07'

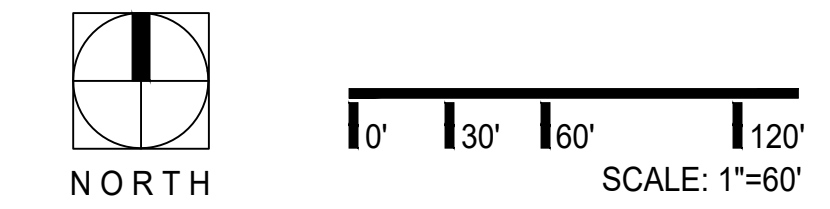
**RESERVE TABLE**

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	WATER PLANT	58,632.20	1.35



**BENCHMARK(S):**  
 NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 5.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.  
 ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

**OWNER CONTACT INFORMATION**  
 KLLB AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 10235 WEST LITTLE YORK, SUITE 200  
 HOUSTON, TX 77040  
 281-560-6600



**Brazoria County Municipal Utility District No. 57 Water Plant Preliminary Plat**  
 Being a subdivision of 1.35 acres out of the H.T. & B.R.R. Co. Survey, Section 50, A-512, and being out of Lot 470 of the Emigration Land Company Subdivision in the City of Iowa Colony, Brazoria County, Texas.  
 Owner: KLLB AIV LLC, a Delaware Limited Liability Company

10011 MEADOWGLEN LANE  
 HOUSTON, TEXAS 77042  
 713.784.4500  
 WWW.EHRATEAM.COM  
 TBP# E No. F-726  
 TBP# S No. 10072800

**EHR&A**  
 ENGINEERING THE FUTURE SINCE 1956

No warranty or representation of intended use, design or of facilities who is subject to change without notice.  
 EHR&A JOB NO. 071-0465-11  
 March 6, 2024

Friday, March 22, 2024

David White  
Tetra Land Services  
5304 Ashbrook  
Houston, TX 77081  
Email: [dwhite@tlstx.com](mailto:dwhite@tlstx.com)

Re: Sterling Lakes Retail Final Plat  
Letter of Recommendation to Approve  
COIC Project No. 3658  
Adico, LLC Project No. 16007-2-353


Dear Mr. White:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sterling Lakes Retail Final Plat received on or about March 20, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on March 20, 2024. Please provide two (2) sets of signed mylars and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, March 27, 2024, for consideration at the April 2, 2024, Planning and Zoning meeting.

Should you have any questions, please do not hesitate to call our office.

Sincerely,  
Adico, LLC

  
Dinh V. Ho  
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC  
Robert Hemminger, COIC  
File: 353



STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, SHOPS AT STERLING LAKES, LLC, a Texas Limited Liability Company, and SHOPS AT STERLING LAKES, LLC, a Texas Limited Liability Company, acting by and through SANDY P. ARON, President, owners of the property subdivided in this plat (herein after referred to as "Owners") of the 5.9878 Acre tract described in the above and foregoing map of STERLING LAKES RETAIL, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter ground easements, or seven feet six inches (7'-6") for fourteen feet (14'-0") perimeter ground easements, or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter ground easements, from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back ground easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back ground easements, or seven feet (7'-0") for sixteen feet (16'-0") back-to-back ground easements, from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

IN TESTIMONY WHEREOF, SHOPS AT STERLING LAKES, LLC, a Texas Limited Liability Company, has caused these presents to be signed by SANDY P. ARON, President, this \_\_\_\_ day of February, 2024.

SHOPS AT STERLING LAKES, LLC  
a Texas Limited Liability Company

SANDY P. ARON, President

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared SANDY P. ARON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2024

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

SHOPS AT LAKEHOUSE, LLC  
a Texas Limited Liability Company

SANDY P. ARON, President

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared SANDY P. ARON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2024

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

We, CADENCE BANK, owner and holder of a lien (or liens) against the property described in the plat known as STERLING LAKES RETAIL, said lien (or liens) being evidenced by instrument of record in Clerk's File No. 2023026035 of the Official Public Records of Brazoria County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I (or we) hereby confirm that I am (or we are) the present owner (or owners of said lien (or liens) and have not assigned the same nor any part thereof.

By: DICK SADKA, Senior Vice President

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared DICK SADKA, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

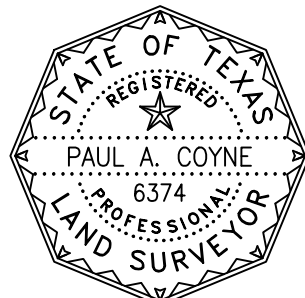
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2024

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

THIS IS TO CERTIFY THAT I, PAUL A. COYNE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION SHOWN HEREON FROM AN ACTUAL SURVEY OF THE GROUND; THAT ALL EXTERIOR BOUNDARY CORNERS HAVE BEEN SET; THAT ALL BLOCK CORNERS, LOT CORNERS, PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION; AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME. FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHTS-OF-WAY HAVE NOT BEEN MONUMENTED.

PAUL A. COYNE  
Texas Registration No. 6374



LEGAL DESCRIPTION:

BEING 5.9878 ACRES OF LAND SITUATED IN SECTION 56 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 515 AND IN SECTION 57 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 289, BRAZORIA COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 31.51 ACRE TRACT OF LAND DESIGNATED AS TRACT 1 AND DESCRIBED IN THE DEED TO STERLING MERIDIANA 35 GP, LLC RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2022035646, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 5.9878 ACRE TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF MERIDIANA PARKWAY (WIDTH VARIES - A.K.A COUNTY ROAD NO. 56) AS DESCRIBED IN THE DEED TO BRAZORIA COUNTY RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2015043801, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 31.51 ACRE TRACT AND THE SOUTHEAST CORNER OF KARSTEN BOULEVARD AS DEDICATED BY THE PLAT RECORDED IN DOCUMENT NO. 2021034964. PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD IS AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 3500 FEET AND WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 00 MINUTES 45 SECONDS WEST;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD, A WEST LINE OF SAID 31.51 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 17 MINUTES 10 SECONDS, 55.15 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 02 DEGREES 43 MINUTES 36 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD AND A WEST LINE OF SAID 31.51 ACRE TRACT, 96.76 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 280.00 FEET;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD, A WEST LINE OF SAID 31.51 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46 DEGREES 07 MINUTES 16 SECONDS, 225.39 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 43 DEGREES 23 MINUTES 40 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID KARSTEN BOULEVARD AND A WEST LINE OF SAID 31.51 ACRE TRACT, 70.19 FEET TO AN "X" IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF SAID KARSTEN BOULEVARD AND A RE-ENTRANT CORNER OF SAID 31.51 ACRE TRACT, SAID "X" IS AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WHOSE RADIUS IS 260.00 FEET;

THENCE, IN A NORTHEASTERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF PROPOSED KARSTEN BOULEVARD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES 11 MINUTES 47 SECONDS, 37.19 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 51 DEGREES 35 MINUTES 28 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF PROPOSED KARSTEN BOULEVARD, 100.21 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 03 DEGREES 42 MINUTES 29 SECONDS EAST, 157.41 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 86 DEGREES 17 MINUTES 31 SECONDS EAST, 314.70 FEET TO A SET 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, NORTH 66 DEGREES 17 MINUTES 34 SECONDS EAST, 237.01 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD SET ON THE WEST LINE OF AN 80 FOOT WIDE CENTERPOINT ENERGY EASEMENT RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019058975, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE, SOUTH 02 DEGREES 32 MINUTES 26 SECONDS EAST, ALONG THE WEST LINE OF SAID CENTERPOINT ENERGY EASEMENT, 390.87 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND ON A SOUTH LINE OF SAID 31.51 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 288 AS DESCRIBED IN THE DEED TO STATE OF TEXAS RECORDED IN VOLUME 1051, PAGE 524, DEED RECORDS OF BRAZORIA COUNTY, TEXAS, SAID CAPPED IRON ROD BEING THE SOUTHWEST CORNER OF SAID CENTERPOINT ENERGY EASEMENT;

THENCE, SOUTH 87 DEGREES 49 MINUTES 26 SECONDS WEST, ALONG A SOUTH LINE OF SAID 31.51 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 288, 219.87 FEET TO A 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD FOUND FOR AN ANGLE POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 288 AND THE NORTHEAST CORNER OF SAID MERIDIANA PARKWAY;

THENCE, SOUTH 86 DEGREES 17 MINUTES 31 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MERIDIANA PARKWAY AND A SOUTH LINE OF SAID 31.51 ACRE TRACT, 500.04 FEET TO A FOUND 5/8 INCH "BASELINE CORP." PLASTIC CAPPED IRON ROD;

THENCE, SOUTH 87 DEGREES 15 MINUTES 08 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MERIDIANA PARKWAY AND A SOUTH LINE OF SAID 31.51 ACRE TRACT, 28.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.9878 ACRES OF LAND.

This plat is hereby APPROVED by the City of Iowa Colony City Council, this \_\_\_\_ day of \_\_\_\_\_, 2024

Will Kennedy Mayor  
McLean Barnett  
Arnetta Hicks-Murray  
Marquette Greene-Scott  
Timothy Varlack  
Kareem Boyce  
Sydney Hargroder  
Dinh V. Ho, P.E., City Engineer

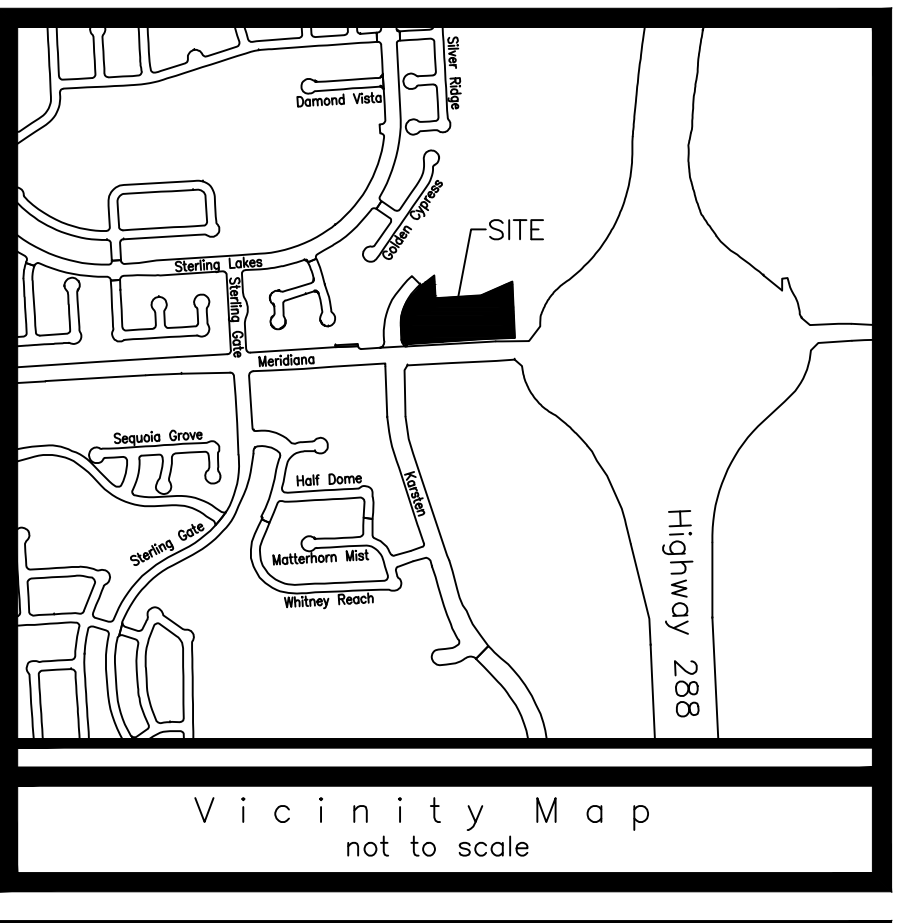
NOTES:

- 1. THE PLAT LIES WITHIN BRAZORIA COUNTY M.U.D. NO. 31
- 2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999864895661.
- 3. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- 4. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 1/2 INCH IRON RODS WITH PLASTIC CAPS STAMPED "TETRA".
- 5. THE SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48039C0110K, WITH AN EFFECTIVE DATE OF 12/29/2020.
- 6. ALL BUILDING LINES ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
- 7. ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED INSTRUMENT PRIOR TO RECORDED.
- 8. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 9. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 10. ALL STORM SEWERS WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS.
- 11. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 12. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER FACILITIES.
- 13. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 14. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF BUILDING PERMITS FOR EACH LOT.
- 15. A MINIMUM OF 5 FOOT SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- 16. IN ADDITION TO THE SETBACK LINES INDICATED ON THIS PLAT, DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE BUILD-TO AND THE BUILDING SETBACK LINES WITHIN THE CITY OF IOWA COLONY UNIFIED DEVELOPMENT CODE. IF THERE IS A CONFLICT BETWEEN THE BUILDING LINES INDICATED ON THE SUBDIVISION PLAT AND THOSE INDICATED WITHIN THE UNIFIED DEVELOPMENT CODE, THE MOST RESTRICTIVE SHALL APPLY AS IN EFFECT AT THE TIME OF DEVELOPMENT OR REDEVELOPMENT.
- 17. BENCHMARK: TEXAS DEPARTMENT OF TRANSPORTATION CONTROL POINT HV-79C, AN ALUMINIUM DISK LOCATED IN THE GRASS MEDIAN OF STATE HIGHWAY 288, APPROXIMATELY 125 FEET SOUTH OF COUNTY ROAD 56.  
ELEV.= 49.31'  
TEMPORARY BENCHMARK: TBM "A" IS AN "X" CUT IN THE TOP OF A CONCRETE STORM INLET LOCATED ON THE NORTH SIDE OF MERIDIANA PARKWAY (COUNTY ROAD 56), APPROXIMATELY 250 FEET WEST OF THE STATE HIGHWAY 288 SERVICE ROAD.  
ELEV.= 53.03'
- 18. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 2016 AND AS AMENDED.

This plat is hereby APPROVED by the City of Iowa Colony Planning Commission, this \_\_\_\_ day of \_\_\_\_\_, 2024

David Hurst Chairman  
Brian Johnson  
Les Hosey  
Terry Hayes  
Brenda Dillon  
Robert Wall  
Warren David

OWNERS:  
SHOPS AT STERLING LAKES, LLC  
3773 RICHMOND AVE.  
HOUSTON, TX 77046



### FINAL PLAT OF STERLING LAKES RETAIL

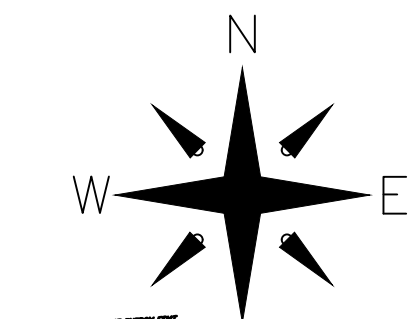
A SUBDIVISION OF 5.9878 ACRES OF LAND LOCATED IN SECTION 56 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 515 AND IN SECTION 57 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO. 289, BRAZORIA COUNTY, TEXAS.

OWNER:  
SHOPS AT STERLING LAKES, LLC,  
a Texas Limited Liability Company

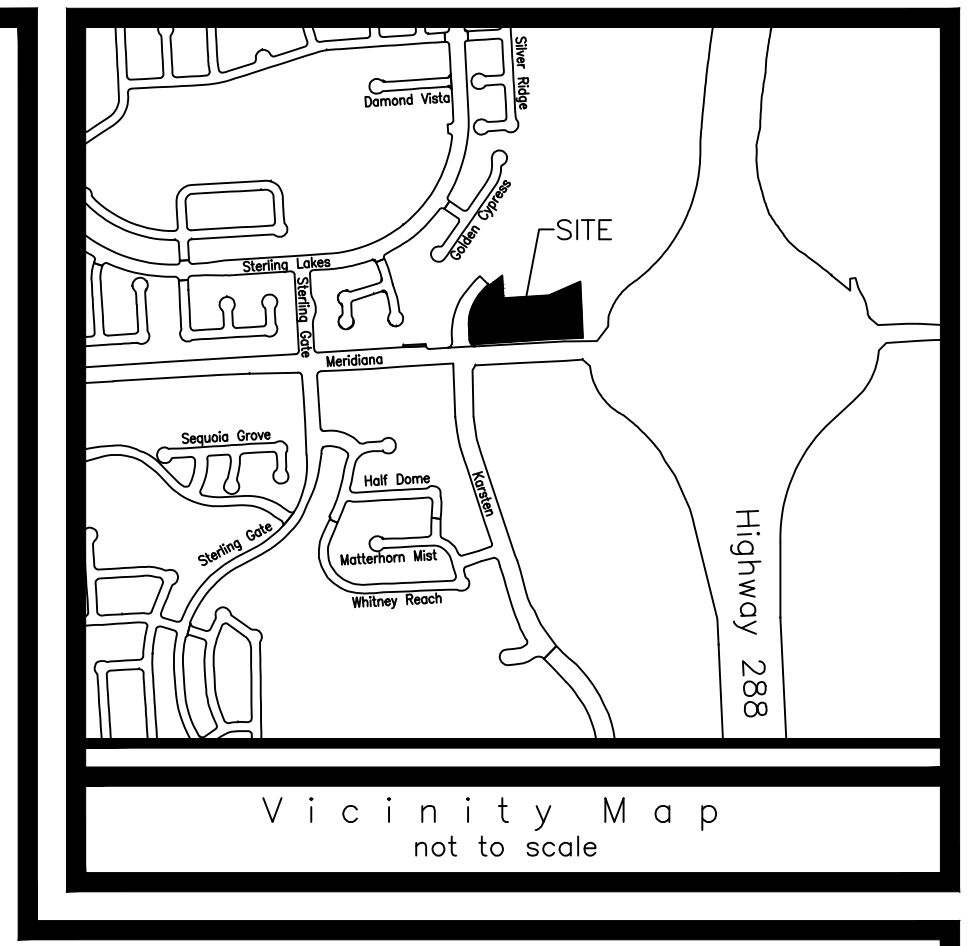
DATE: APRIL, 2024 SCALE: 1"=40'

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.00'	55.15'	90°17'10"	N47°52'10"W	49.62'
C2	280.00'	225.39'	46°07'16"	N20°20'02"E	219.35'
C3	260.00'	37.19'	8°11'47"	N47°29'34"E	37.16'

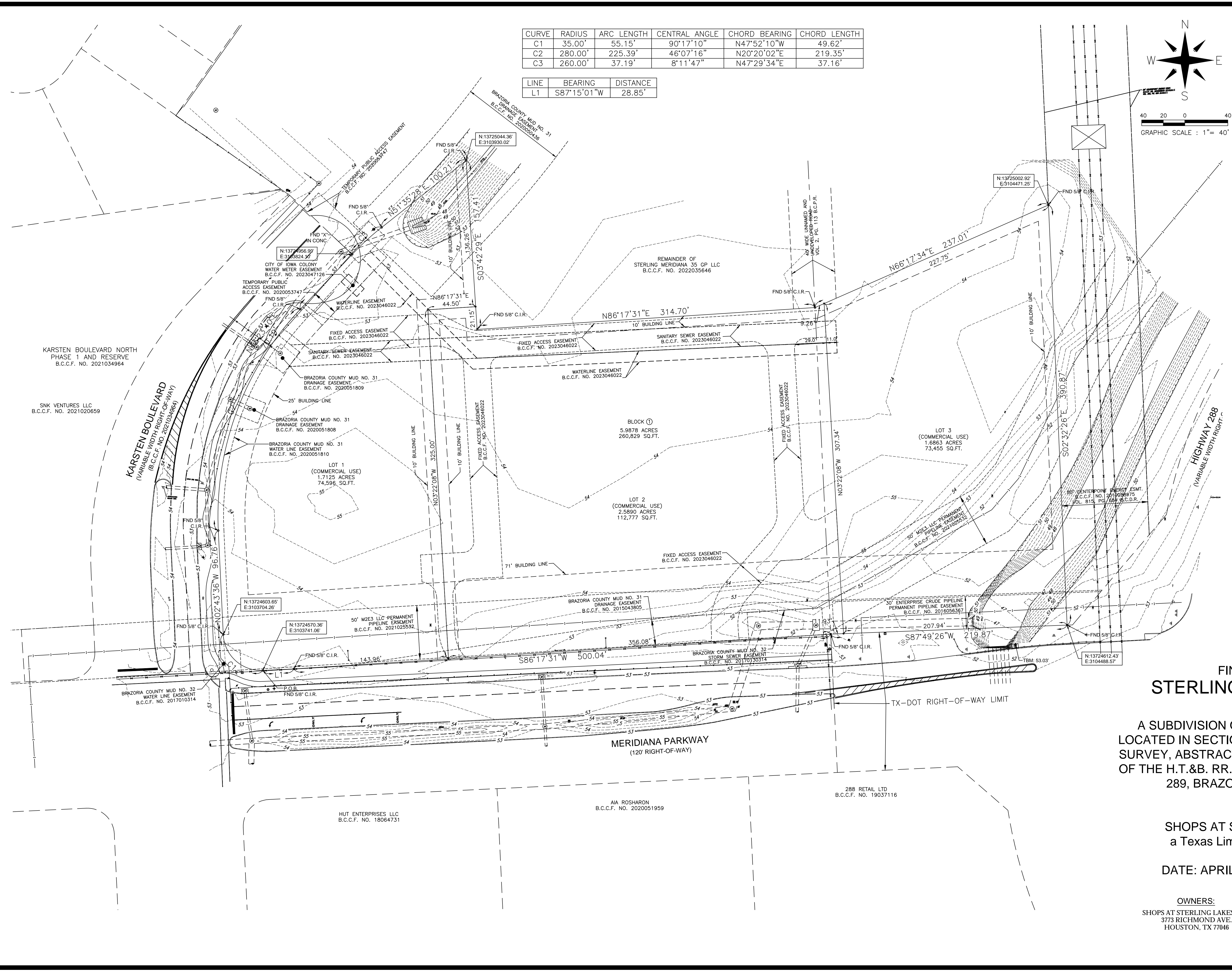
LINE	BEARING	DISTANCE
L1	S87°15'01"W	28.85'



GRAPHIC SCALE : 1" = 40'



LEGEND:  
 B.C.P.R. - Brazoria County Plat Records  
 B.C.D.R. - Brazoria County Deed Records  
 B.C.C.F. - Brazoria County Clerk's File  
 F.C. - Firm Code  
 P.O.B. - Point of Beginning  
 R.O.W. - Right-of-Way



### FINAL PLAT OF STERLING LAKES RETAIL

A SUBDIVISION OF 5.9878 ACRES OF LAND  
 LOCATED IN SECTION 56 OF THE H.T.&B. RR. CO.  
 SURVEY, ABSTRACT NO. 515 AND IN SECTION 57  
 OF THE H.T.&B. RR. CO. SURVEY, ABSTRACT NO.  
 289, BRAZORIA COUNTY, TEXAS.

OWNER:  
 SHOPS AT STERLING LAKES, LLC,  
 a Texas Limited Liability Company

DATE: APRIL, 2024 SCALE: 1"=40'

OWNERS:  
 SHOPS AT STERLING LAKES, LLC  
 3773 RICHMOND AVE.  
 HOUSTON, TX 77046



Friday, March 22, 2024

Caitlin King  
META Planning and Design, LLC  
24285 Katy Freeway, Suite 525  
Katy, TX 77494  
[cking@meta-pd.com](mailto:cking@meta-pd.com)

Re: Creekhaven Section 1 Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3705  
ALLC Project No. 16007-2-355


Dear Ms. King:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Creekhaven Section 1 Preliminary Plat, received on or about March 19, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

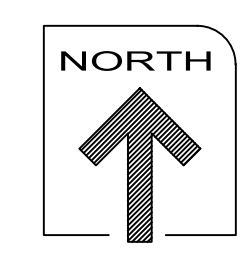
Based on our review, we have no objection to the preliminary plat as resubmitted on March 19, 2024. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, March 27, 2024, for consideration at the April 2, 2024, Planning and Zoning meeting.

Should you have any questions, please do not hesitate to call our office.

Sincerely,  
Adico, LLC

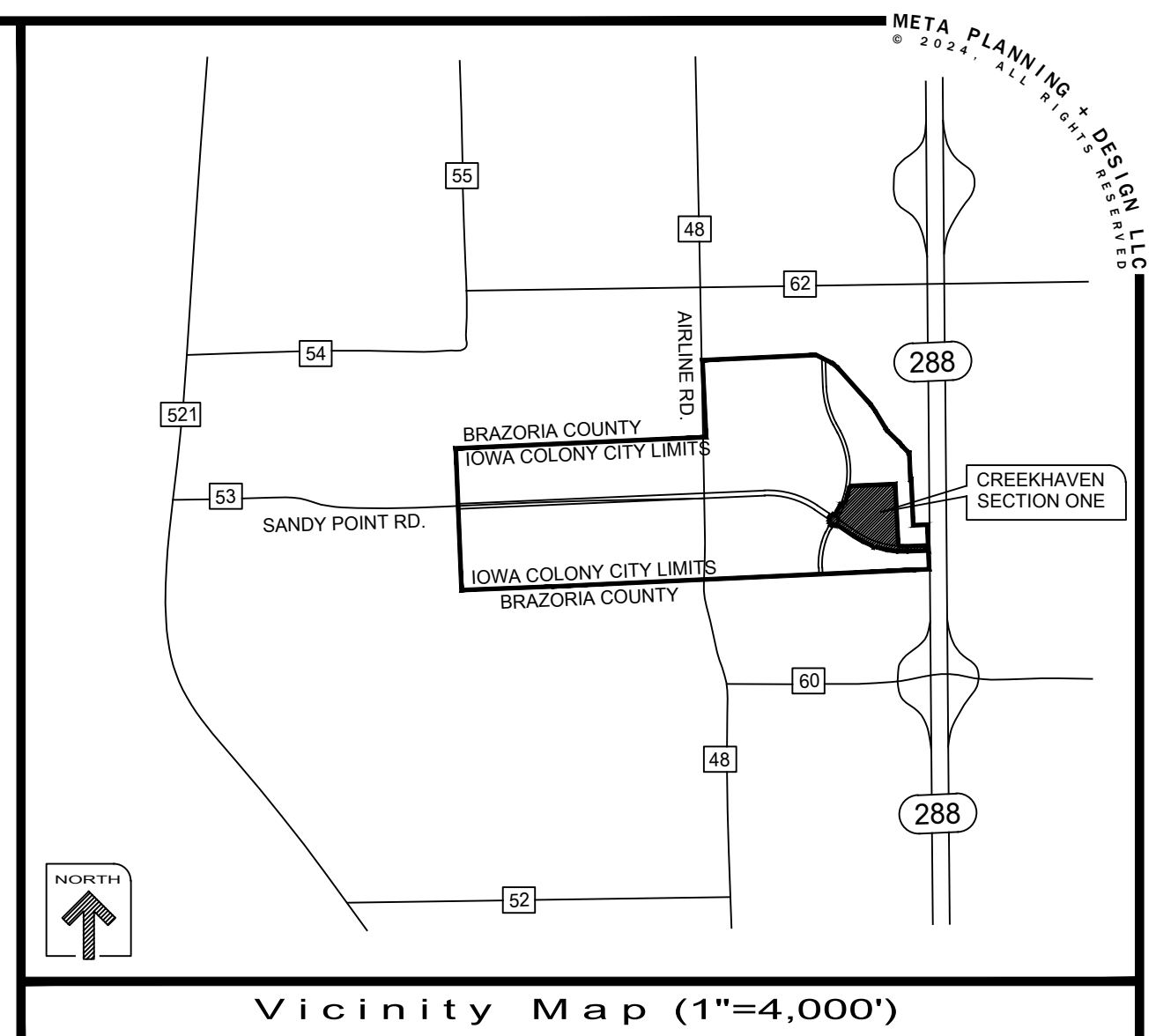
  
Dinh V. Ho, P.E.  
TBPE Firm No. 16423

Cc: Kayleen Rosser  
Robert Hemminger  
File: 16007-2-355



LINE	DISTANCE	BEARING
L1	60.00'	N 71°26'35" W
L2	99.77'	N 59°42'34" W
L3	80.00'	S 68°56'56" E

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2060.00'	18°01'50"	648.27'	N 83°18'40" W	645.60'
C2	2060.00'	02°09'40"	77.70'	S 73°12'55" E	77.70'
C3	25.00'	89°18'30"	38.97'	S 63°12'40" W	35.14'
C4	3030.00'	00°01'46"	1.56'	S 18°34'19" W	1.56'
C5	25.00'	87°41'52"	38.27'	N 25°15'44" W	34.64'
C6	2060.00'	12°58'07"	466.27'	N 62°37'37" W	465.27'
C7	50.00'	51°34'35"	45.01'	N 81°55'52" W	43.50'
C8	127.00'	13°36'57"	30.16'	S 79°05'19" W	30.11'
C9	50.00'	55°09'35"	48.14'	S 58°19'01" W	46.30'
C10	50.00'	55°04'54"	48.07'	N 02°08'48" E	46.24'
C11	127.00'	20°49'40"	46.17'	N 14°58'49" W	45.91'
C12	50.00'	51°34'35"	45.01'	N 30°21'16" W	43.50'
C13	50.00'	51°34'35"	45.01'	N 81°55'52" W	43.50'
C14	127.00'	13°32'39"	30.02'	N 79°03'10" E	29.95'
C15	50.00'	56°17'33"	49.12'	N 57°40'43" E	47.17'
C16	1950.00'	01°42'19"	58.03'	N 28°40'48" E	58.03'
C17	500.00'	00°37'35"	5.47'	N 28°08'26" E	5.47'
C18	500.00'	06°45'32"	58.98'	N 25°04'27" E	58.95'
C19	1960.00'	00°38'37"	22.02'	N 21°22'23" E	22.02'
C20	2040.00'	12°01'07"	427.92'	N 15°02'31" E	427.14'
C21	1940.00'	11°03'51"	374.63'	N 86°47'40" W	374.04'



- GENERAL NOTES:
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
  - The Coordinates shown herein are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9999942485.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C000K, dated December 30, 2020, the property lies within Unshaded Zone X. 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. The location of the flood zone was determined by flooding from said FEMA map. The actual location, as determined by elevation contours, may differ. Elevation Land Solutions, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Elevation Land Solutions.
  - "B.C.O.P.R." indicates Brazoria County Official Public Records  
"B.C.D.R." indicates Brazoria County Deed Records  
"B.L." indicates Building Line  
"B.E." indicates Drainage Easement  
"P.O.B." indicates Point of Beginning  
"P.U.E." indicates Public Utility Easement  
"R." indicates Right-Of-Way  
"R.O.W." indicates Right-Of-Way  
"U.E." indicates Utility Easement  
"Y.O.L." indicates Volume  
"---" indicates change in street name.
  - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, and Brazoria County Drainage District No. 5.
  - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
  - The Developer/Owners' Association shall be responsible for maintenance of all reserves.
  - Contour lines shown herein are based on the NGS Benchmark E 306 being noted herein.
  - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
  - The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
  - Drainage plans to be provided prior to final plat submital.
  - The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
  - This plat contains Type I, II, III lots, and is subject to such regulations defined in the Development agreement between Hees Interests and the City of Iowa Colony dated August 15, 2022.
  - Drainage plans to be provided prior to final plat submital.

(CALL SH 288 (S.W.)  
VOL. 1007 PG. 910 B.C.D.R.  
VOL. 1058 PG. 874 B.C.D.R.  
VOL. 1073 PG. 643 B.C.D.R.

# CREEKHAVEN SECTION ONE

BEING 42.76 ACRES OF LAND CONTAINING 169 LOTS AND FOUR RESERVES IN FIVE BLOCKS.

OUT OF THE DAVID TALLY LEAGUE, A-130 IOWA COLONY, BRAZORIA COUNTY, TEXAS

OWNER:  
**SANDY POINT DEV OWNER, LP**  
845 TEXAS ST., STE. 3400  
HOUSTON, TX, 77002

ENGINEER:  
**ELEVATION LAND SOLUTIONS**  
9709 LAKESIDE BLVD., STE 200,  
THE WOODLANDS, TX, 77381  
(832)-823-2200  
TBPLS FIRM REGISTRATION No. 10194692

PLANNER:  
**META**  
PLANNING + DESIGN  
META PLANNING + DESIGN LLC  
24225 KATY FREEWAY, SUITE 525  
KATY, TEXAS 77494 | TEL: 281-810-1422

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.76	32,955	LANDSCAPE/ OPEN SPACE
B	1.41	61,372	LANDSCAPE/ OPEN SPACE
C	0.70	30,940	LANDSCAPE/ OPEN SPACE
D	0.16	7,086	LANDSCAPE/ OPEN SPACE
	3.03	132,353	TOTAL

DISCLAIMER AND LIMITED WARRANTY  
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF IOWA COLONY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

SCALE: 1" = 100'  
0 100 200

MARCH 19, 2024

MTA-89001

Friday, March 22, 2024

Caitlin King  
META Planning and Design, LLC  
24285 Katy Freeway, Suite 525  
Katy, TX 77494  
[cking@meta-pd.com](mailto:cking@meta-pd.com)

Re: Creekhaven Section 2 Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 3706  
ALLC Project No. 16007-2-356


Dear Ms. King:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Creekhaven Section 2 Preliminary Plat, received on or about March 19, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

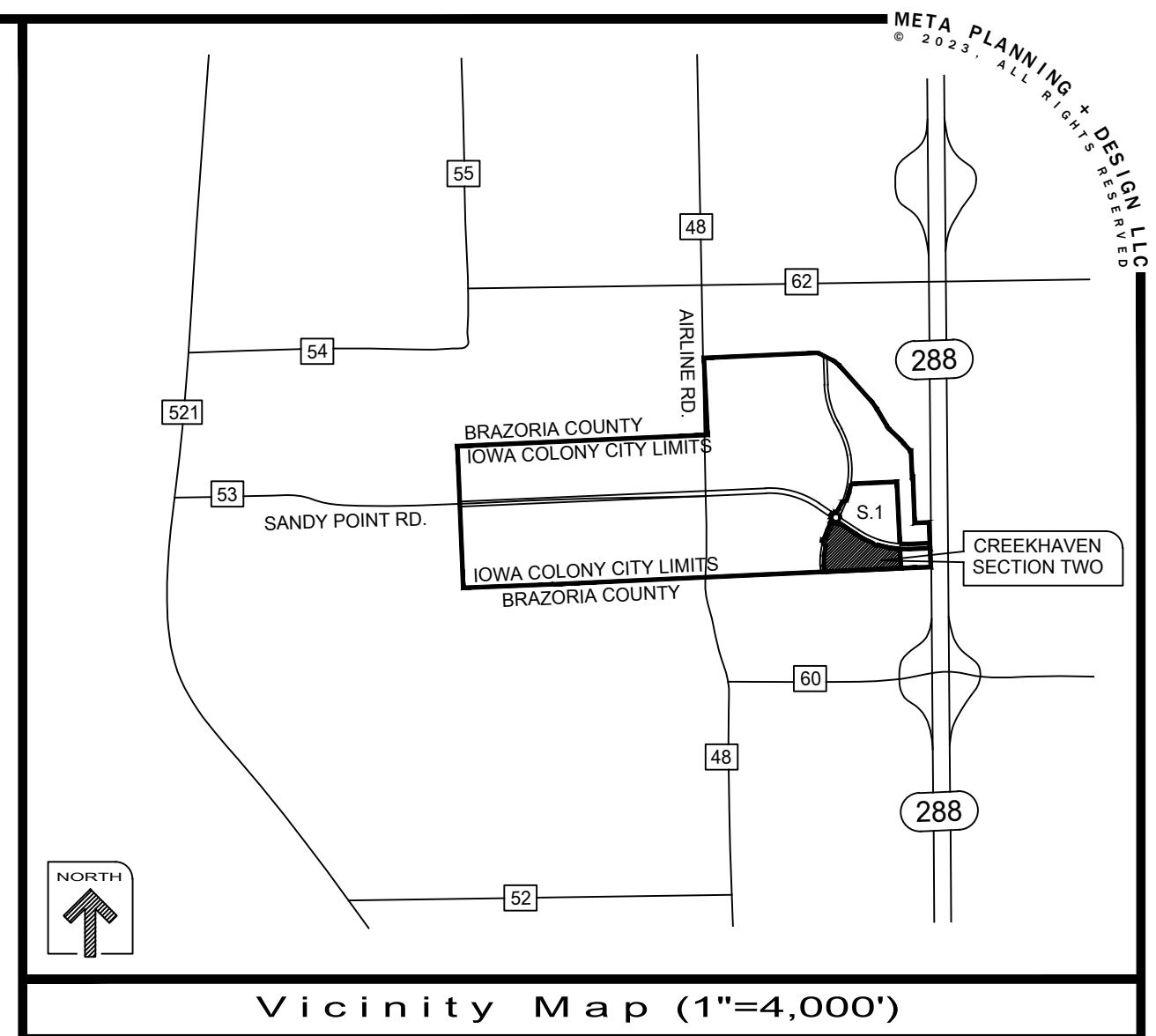
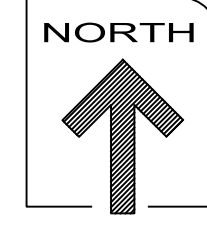
Based on our review, we have no objection to the preliminary plat as resubmitted on March 19, 2024. Please provide ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, March 27, 2024, for consideration at the April 2, 2024, Planning and Zoning meeting.

Should you have any questions, please do not hesitate to call our office.

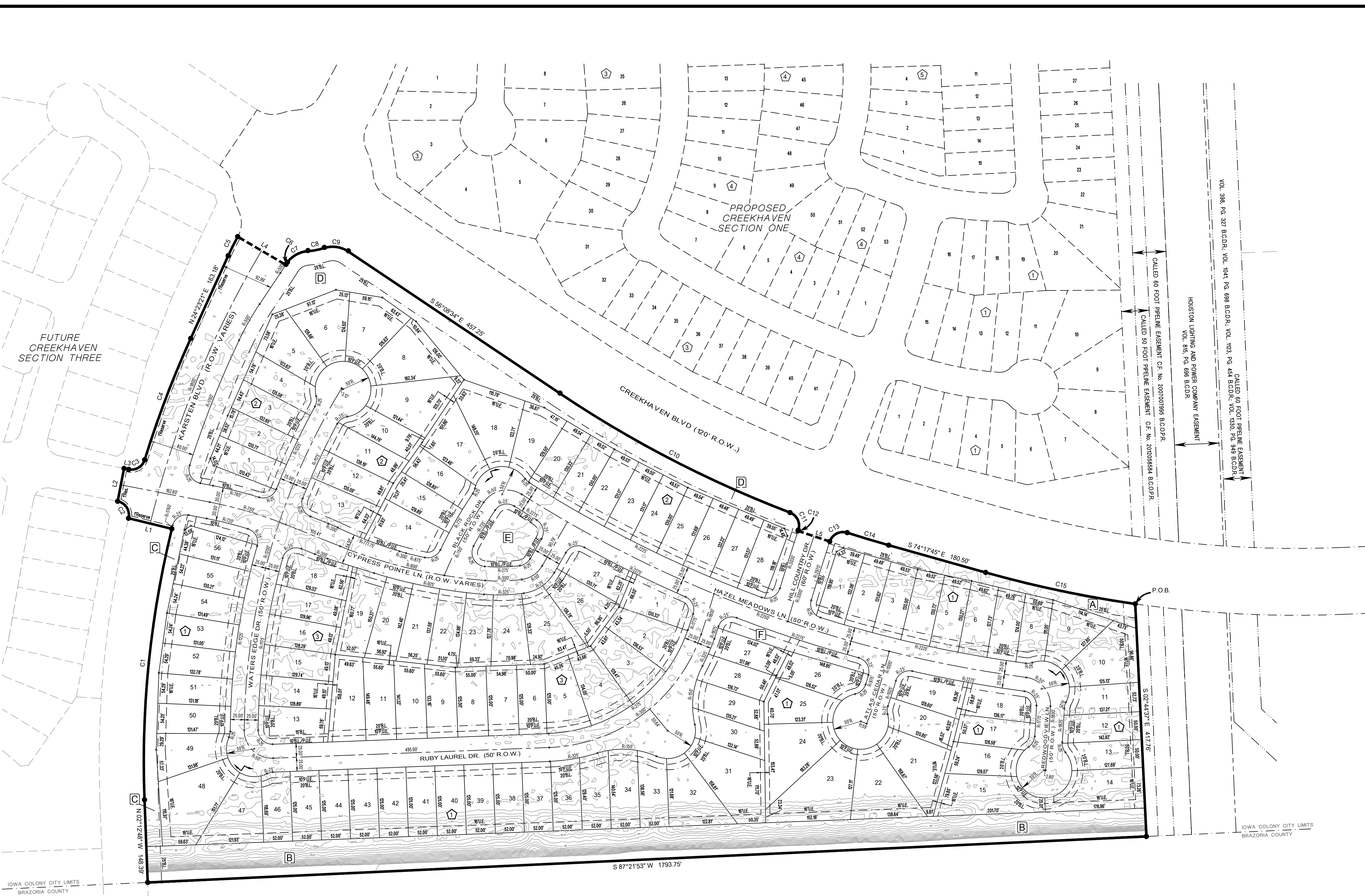
Sincerely,  
Adico, LLC

  
Dinh V. Ho, P.E.  
TBPE Firm No. 16423

Cc: Kayleen Rosser  
Robert Hemminger  
File: 16007-2-356



- GENERAL NOTES**
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
  - The Coordinates shown herein are Texas South Central Zone No. 4204 state plane grid coordinates INAD 831 and may be brought to surface by applying the following scale factor: 0.9998642985.
  - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 480302000R, dated December 30, 2020, the property lies within Unshaded Zone X. 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. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Elevation Land Solutions, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Elevation Land Solutions.
  - "B.C.O.P.R." indicates Brazoria County Official Public Records.  
"B.C.D.R." indicates Brazoria County Deed Records.  
"B.L." indicates Building Line.  
"B.E." indicates Drainage Easement.  
"P.G." indicates Page.  
"P.O.B." indicates Point of Beginning.  
"P.U.E." indicates Public Utility Easement.  
"R." indicates Radius.  
"R.O.W." indicates Right-Of-Way.  
"U.E." indicates Utility Easement.  
"V.O." indicates Volume.  
"—" indicates change in street name.
  - The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County Drainage District No. 5.
  - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
  - The Developer /Homeowners' Association shall be responsible for maintenance of all reserves.
  - Contour lines shown herein are based on the NGS Benchmark E 306 being noted herein.
  - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
  - The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
  - Drainage plans to be provided prior to final plat submital.
  - One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets and adjacent acreage track the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title therein shall revert to and be vested in the dedicator, his heirs, assigns, or successors.
  - The emergency access provided must be 20 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
  - This plat contains Type II lots, and is subject to such regulations defined in the Development agreement between Hines Interests and the City of Iowa Colony dated August 15, 2022.
  - Drainage plans to be provided prior to final plat submital.



CALLED 615.92 ACRES  
TO AA SHARP INVESTMENTS, LTD.  
C.F. No. 2007068904 B.C.O.P.R.

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.42	18,388	LANDSCAPE/ OPEN SPACE
B	2.37	103,158	DRAINAGE
C	0.38	16,751	LANDSCAPE/ OPEN SPACE
D	1.54	67,163	LANDSCAPE/ OPEN SPACE
E	0.24	10,329	LANDSCAPE/ OPEN SPACE
F	0.15	6,749	LANDSCAPE/ OPEN SPACE
	5.10	222,538	TOTAL

LINE	DISTANCE	BEARING
L1	80.00'	N 76°15'08" W
L2	60.00'	N 10°59'55" E
L3	8.55'	S 79°00'05" E
L4	99.76'	S 59°42'33" E
L5	60.00'	N 71°26'35" W

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1760.00'	15°57'40"	490.29'	N 05°46'02" E	488.70'
C2	25.00'	92°44'57"	40.47'	N 32°37'36" W	36.19'
C3	25.00'	83°51'39"	36.59'	N 59°04'06" E	33.41'
C4	1840.00'	07°15'05"	232.87'	N 20°45'49" E	232.71'
C5	500.00'	04°21'48"	38.08'	N 26°34'15" E	38.07'
C6	500.00'	00°05'40"	0.82'	S 31°43'39" W	0.82'
C7	50.00'	54°12'59"	47.31'	S 58°47'19" W	45.57'
C8	127.00'	13°36'57"	30.18'	N 79°05'19" E	30.11'
C9	50.00'	51°34'35"	45.01'	N 81°55'52" W	43.50'
C10	2060.00'	12°58'07"	466.27'	S 62°37'37" E	465.27'
C11	25.00'	87°41'52"	38.27'	S 25°15'44" E	34.64'
C12	3030.00'	00°01'46"	1.56'	S 18°34'19" W	1.56'
C13	25.00'	89°18'30"	38.97'	N 63°12'40" E	35.14'
C14	2060.00'	02°09'40"	77.70'	N 73°12'55" W	77.70'
C15	2060.00'	07°38'11"	274.62'	S 78°06'54" E	274.42'

# CREEKHAVEN SECTION TWO

BEING 31.30 ACRES OF LAND CONTAINING 111 LOTS AND SIX RESERVES IN THREE BLOCKS.

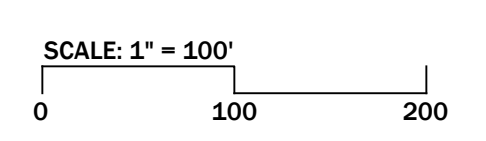
OUT OF THE DAVID TALLY LEAGUE, A-130 IOWA COLONY, BRAZORIA COUNTY, TEXAS

OWNER:  
**SANDY POINT DEV OWNER, LP**  
845 TEXAS ST., STE. 3400  
HOUSTON, TX, 77002

ENGINEER/SURVEYOR:  
**ELEVATION LAND SOLUTIONS**  
9709 LAKESIDE BLVD., STE 200,  
THE WOODLANDS, TX, 77381  
(832)-823-2200  
TBLS FIRM REGISTRATION No. 10194692

PLANNER:

META PLANNING + DESIGN LLC  
24285 KATY FREEWAY, SUITE 525  
KATY, TEXAS 77494 | TEL: 281-810-1422



MARCH 19, 2024

MTA-89001

**DISCLAIMER AND LIMITED WARRANTY**

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF IOWA COLONY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF IOWA COLONY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THE PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

Wednesday, April 3, 2024

Mayor Wil Kennedy  
City Council  
City of Iowa Colony  
12003 Iowa Colony Blvd.  
Iowa Colony, TX 77553

Re: Sterling Lakes North Section 6 – Storm and Paving Facilities  
Recommendation for Acceptance into One-Year Maintenance Period  
City of Iowa Colony Project No. 3007 (WSD), 3254 (Paving)  
Adico, LLC Project No. 16007-4-462 (WSD), 16007-4-479 (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 6 – Storm and Paving Facilities. The final inspection was completed on March 20, 2024, with all outstanding punch list items addressed on March 20, 2024.


Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of Sterling Lakes North Section 6 – Storm and Paving Facilities into the One-Year Maintenance Period. The maintenance period shall be effective April 8, 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

  
Dimitri V. Ho, P.E.  
TBPE Firm No. 16423

Cc: Kayleen Rosser  
Robert Hemminger  
File: 16007-4-462, 479

CERTIFICATION OF INFRASTRUCTURE FOR:

Sterling Lakes North Section 6

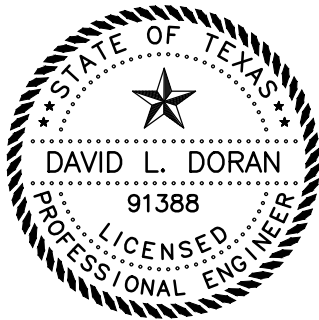
(Project Name)

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 Registration No. F-22671  
March 20, 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.*





**Engineer’s Certificate of Substantial Completion**

OWNER: Brazoria County Municipal Utility District No. 31  
 3200 Southwest Freeway, Suite 2600  
 Houston, Texas 77027

CONTRACT: Construction of Water, Sanitary, Drainage, and Paving Facilities  
 for Sterling Lakes North Section 6

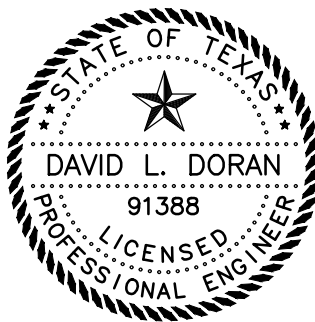
CONTRACTOR: Dimas Bros. Construction and Rodriguez Construction Group, LLC  
 2003 Center St. 2647 Jo Ann St.  
 Richmond, Texas 77469 Stafford, Texas 77477

ENGINEER: Elevation Land Solutions  
 9709 Lakeside Boulevard, Suite 200  
 The Woodlands, Texas 77381

I hereby certify that this project is substantially complete as of March 20, 2024; 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  
 Partner, Construction Management



March 20, 2024

**CITY OF IOWA COLONY  
MAINTENANCE BOND**

1. The following terms shall have the following meanings in this document:

a. Bond Number: GS24800077

b. Principal: Rodriguez Construction Group, LLC

c. Surety:

Name: The Gray Casualty & Surety Company

State Where Surety is Incorporated: Louisiana

Astro Sterling Lakes North, LP obo

d. Obligee(s): Brazoria County Municipal Utility District No. 31; 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 Astro Sterling Lakes North, LP obo Brazoria County Municipal Utility District No. 31

Subdivision involved: Sterling Lakes North Section 6

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Paving Facilities

\_\_\_\_\_  
\_\_\_\_\_

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: \$ 318,375.00

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:

By: \_\_\_\_\_

*Jillian O'Neal*  
Signature

Jillian O'Neal  
Print or Type Signer's Name

Attorney-in-Fact  
Signer's Title

PRINCIPAL:

By: \_\_\_\_\_

*Roy Rodriguez*  
Signature

Roy Rodriguez  
Print or Type Signer's Name

President  
Signer's Title



**ATTACH POWER OF ATTORNEY**

**THE GRAY INSURANCE COMPANY  
THE GRAY CASUALTY & SURETY COMPANY**

**GENERAL POWER OF ATTORNEY**

**Bond Number:** GS24800077 **Principal:** Rodriguez Construction Group, LLC

**Project:** One Year Maintenance Bond for Construction of Paving Facilities for Sterling Lakes North Section 6 for Astro Sterling Lakes North, LP on behalf of Brazoria County Municipal Utility District No. 31, Brazoria County, Texas

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 26<sup>th</sup> 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 4<sup>th</sup> day of November, 2022.



By:

*Michael T. Gray*

Michael T. Gray  
President  
The Gray Insurance Company

*Cullen S. Piske*

Cullen S. Piske  
President  
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4<sup>th</sup> 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*

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 22nd day of February, 2024

*Mark Manguno*

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 22nd day of February, 2024

*Leigh Anne Henican*





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

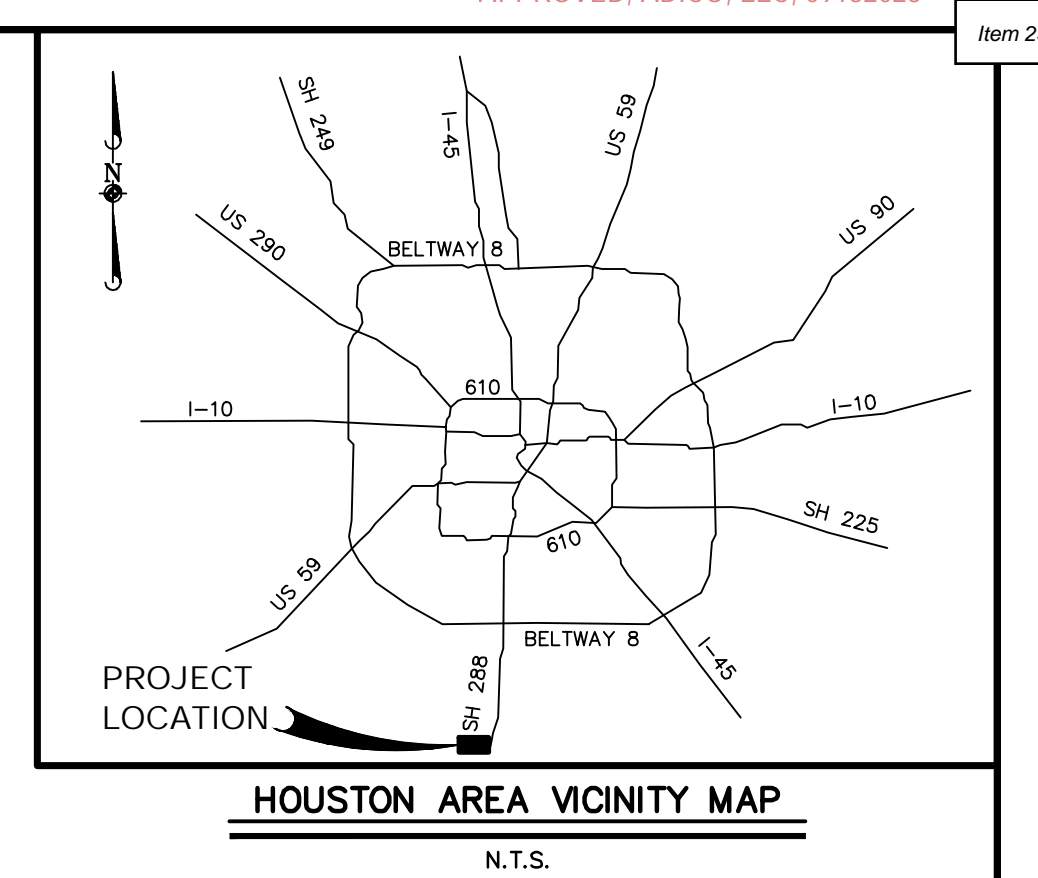
**PREMIUM OR CLAIM DISPUTES:** Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

**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.

CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES FOR

STERLING LAKES NORTH SEC. 6

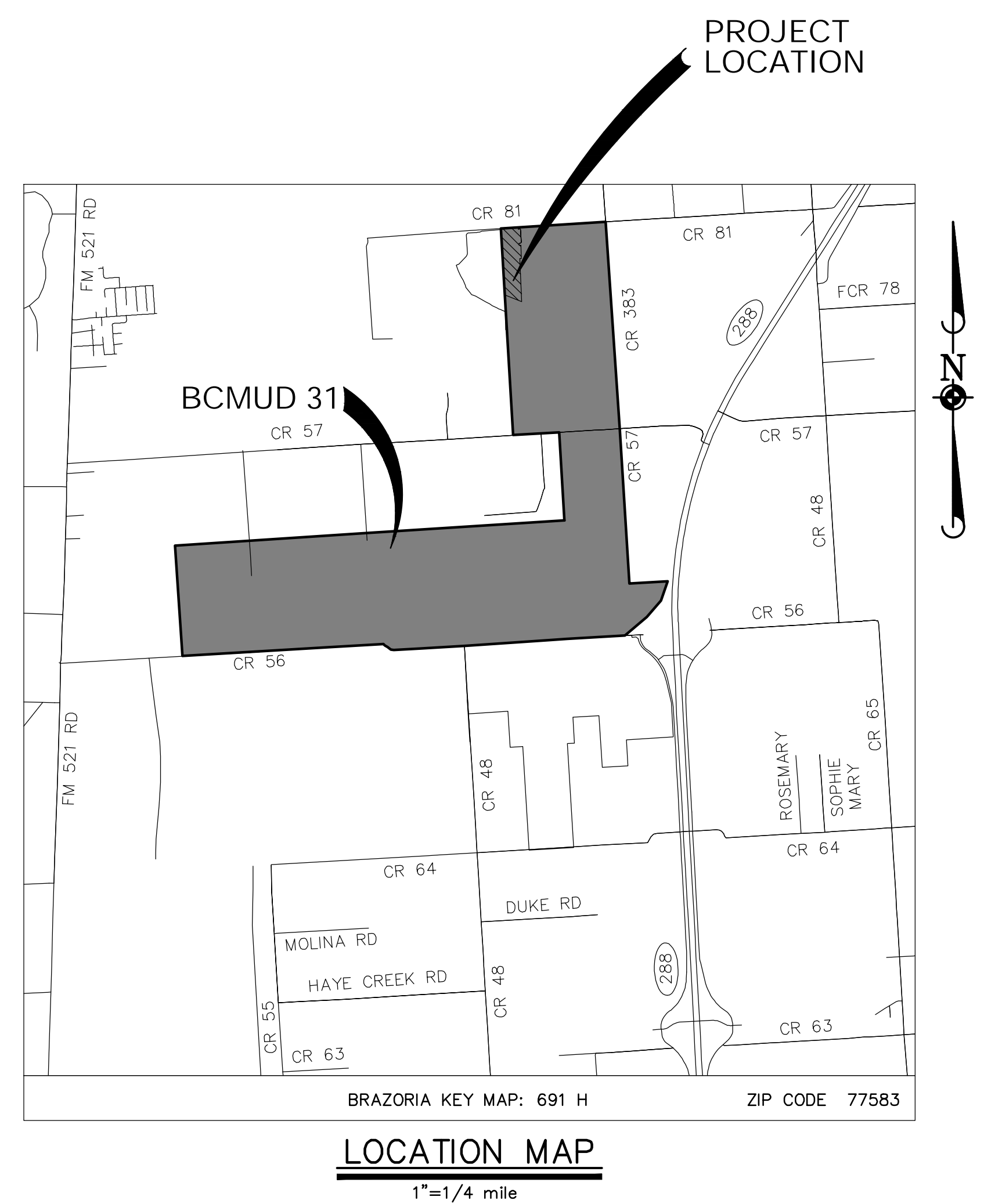
BRAZORIA COUNTY, TX M.U.D. NO. 31
BRAZORIA COUNTY, TX
PROJECT NO. 610.002.019.00



ISSUED FOR CONSTRUCTION - 09/13/2023

SHEET LIST TABLE

Table with 2 columns: SHEET NO. and SHEET TITLE. Lists sheets 1 through 30, including Title Sheet, General Notes, Drainage Service Area Map, and various details for waterlines, sewers, storm sewers, and paving.



BENCHMARKS: SOURCE BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C... TEMPORARY BENCHMARK: T.B.M. "A" BEING A 3/8" IRON ROD WITH CAP SET ON THE EAST SIDE OF COUNTY ROAD 383...

Table with columns: DATE, REVISION, REVISION, APP. Contains one entry for 9/20/2023 REVISED LOT GRADING by NB.

TITLE SHEET

ENGINEER'S SEAL: DE H. NGUYEN, P.E. 9709 LAKESIDE BLVD. SUITE 200 THE WOODLANDS, TX 77381 (832) 823-2200. Includes professional seal and signature.

RECORD DRAWING 03/15/2024 THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

ISSUED FOR CONSTRUCTION Issue Date - 09/13/2023

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.



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. Includes signatures of Robert Hemminger and Dinh Ho.

Wednesday, April 3, 2024

Mayor Wil Kennedy  
City Council  
City of Iowa Colony  
12003 Iowa Colony Blvd.  
Iowa Colony, TX 77553

Re: Sterling Lakes North Section 6 – Water and Sanitary Facilities  
Recommendation for Approval into One-Year Maintenance Period  
City of Iowa Colony Project No. 3007 (WSD), 3254 (Paving)  
Adico, LLC Project No. 16007-4-462 (WSD), 16007-4-479 (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 6 – Water and Sanitary Facilities. The final inspection was completed on March 20, 2024, with all outstanding punch list items addressed on March 20, 2024.

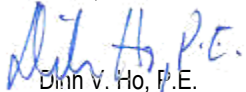
Based on our review of the closeout documents provided, Adico, LLC recommends approval of Sterling Lakes North Section 6 – Water and Sanitary Facilities into the One-Year Maintenance Period. The maintenance period shall be effective April 8, 2024, if approved by City Council.

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: 16007-4-462, 479

CERTIFICATION OF INFRASTRUCTURE FOR:

Sterling Lakes North Section 6

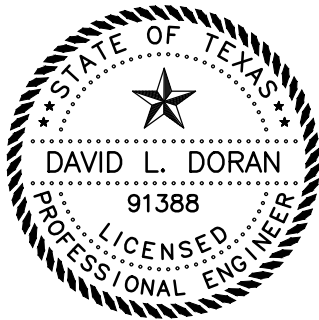
(Project Name)

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 Registration No. F-22671  
March 20, 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.*





**Engineer’s Certificate of Substantial Completion**

OWNER: Brazoria County Municipal Utility District No. 31  
 3200 Southwest Freeway, Suite 2600  
 Houston, Texas 77027

CONTRACT: Construction of Water, Sanitary, Drainage, and Paving Facilities  
 for Sterling Lakes North Section 6

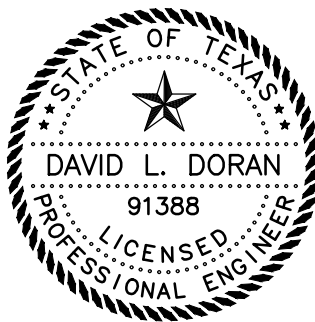
CONTRACTOR: Dimas Bros. Construction and Rodriguez Construction Group, LLC  
 2003 Center St. 2647 Jo Ann St.  
 Richmond, Texas 77469 Stafford, Texas 77477

ENGINEER: Elevation Land Solutions  
 9709 Lakeside Boulevard, Suite 200  
 The Woodlands, Texas 77381

I hereby certify that this project is substantially complete as of March 20, 2024; 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  
 Partner, Construction Management



March 20, 2024

**CITY OF IOWA COLONY  
MAINTENANCE BOND**

1. The following terms shall have the following meanings in this document:

a. Bond Number: 61BSBJC7807

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. 31; 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. 31  
Subdivision involved: Sterling Lakes North Section 6

General subject matter (e.g. drainage, excavation, grading, paving, utilities, etc.): Water, Sanitary and Drainage Facilities

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: \$ \$404,202.95

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: 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

Ion 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

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: BOWEN MICLETTE & BRITT INS AGY LLC  
 Agency Code: 61-615323

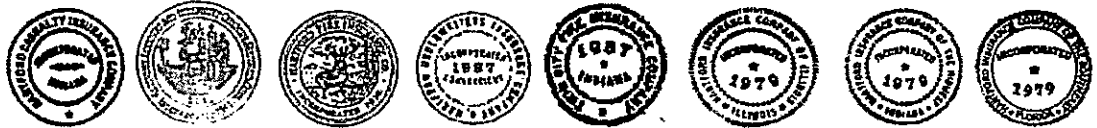
- Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company, a corporation duly organized under the laws 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 \_\_\_\_\_

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](http://www.tdi.texas.gov)

E-mail: [ConsumerProtection@tdi.texas.gov](mailto: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](http://www.tdi.texas.gov)

E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

**DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:**

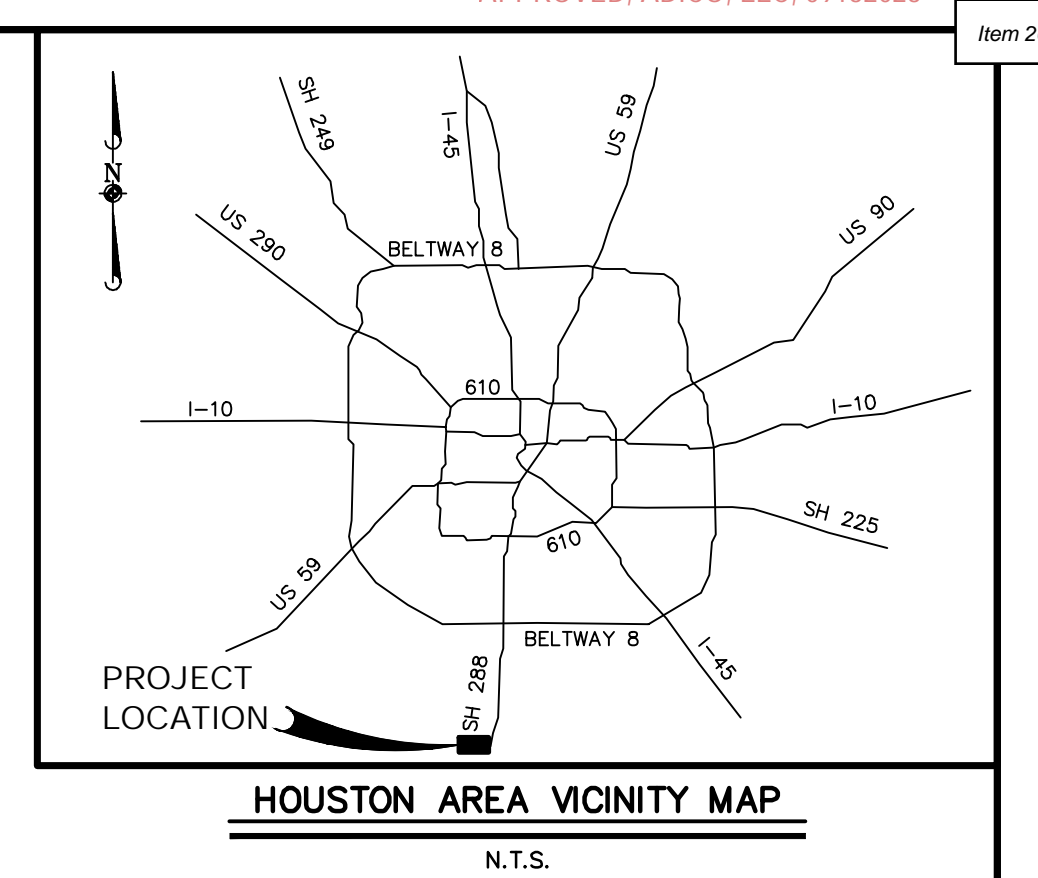
Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con (el agente) (la compañía) (el agente o la compañía) primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

**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 OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES FOR

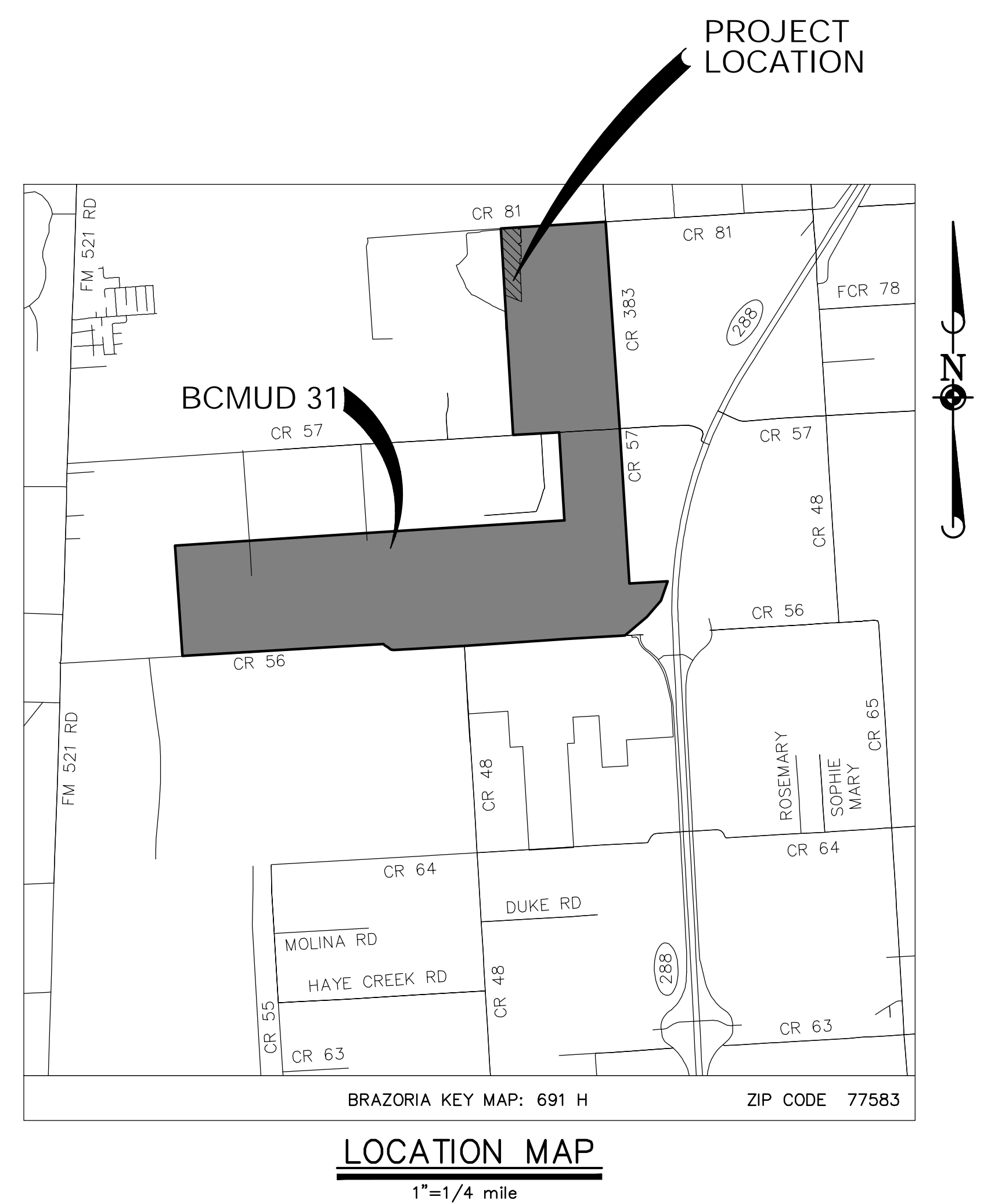
# STERLING LAKES NORTH SEC. 6

BRAZORIA COUNTY, TX M.U.D. NO. 31  
BRAZORIA COUNTY, TX  
PROJECT NO. 610.002.019.00



## SHEET LIST TABLE

SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	GENERAL NOTES
3	WATER & SANITARY OVERALL
4	DRAINAGE SERVICE AREA MAP
5	DRAINAGE OVERALL
6	DRAINAGE CALCULATIONS
7	GRADING OVERALL
8	STORM WATER POLLUTION PREVENTION PLAN
9	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
10	VALLEY OPAL DRIVE & AQUAMARINE LANE
11	TEMPEST STONE DRIVE STA (0+00 TO 7+50)
12	PHANTOM QUARTZ LANE STA (7+50 TO 11+50)
13	INDIAN JADE LANE
14	OUTFALL 1
15	WATERLINE DETAILS - 1
16	WATERLINE DETAILS - 2
17	SANITARY SEWER DETAILS - 1
18	SANITARY SEWER DETAILS - 2
19	SANITARY SEWER DETAILS - 3
20	STORM SEWER DETAILS - 1
21	STORM SEWER DETAILS - 2
22	STORM SEWER DETAILS - 3
23	STORM SEWER DETAILS - 4
24	STORM WATER POLLUTION PREVENTION DETAILS - 1
25	STORM WATER POLLUTION PREVENTION DETAILS - 2
26	PAVING DETAILS - 1
27	PAVING DETAILS - 2
28	PAVING DETAILS - 3
29	PAVING DETAILS - 4
30	SLOPE PAVING DETAIL



**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 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 393.  
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.
9/20/2023	REVISED LOT GRADING	NB

## TITLE SHEET

ENGINEER'S SEAL  
DE H. NGUYEN, P.E.  
9709 LAKESIDE BLVD.  
SUITE 200  
THE WOODLANDS, TX 77381  
(832) 823-2200

STATE OF TEXAS  
DE H. NGUYEN  
129536  
LICENSED PROFESSIONAL ENGINEER

8/9/2023  
*De H. Nguyen*

TBPE NO. F-22671

**RECORD DRAWING**  
03/15/2024  
THIS PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THESE PLANS, AND ELEVATIONS ON THESE DRAWINGS REPRESENT WHAT WAS CONSTRUCTED WITHIN ENGINEERING TOLERANCES.

**ISSUED FOR CONSTRUCTION**  
Issue Date - 09/13/2023

**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.

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**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 9/13/2023  
09132023

DINH HO, P.E., CITY ENGINEER  
DATE

**CITY OF IOWA COLONY**

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

24x36  
E:\010.002 Sterling Lakes N. Sec 6\Drawings\Title Sheet & GENERAL NOTES.dwg

Item 26  
ISSUED FOR CONSTRUCTION - 09/13/2023  
ELEVATION LAND SOLUTIONS - STERLING LAKES NORTH SEC. 6 - PROJECT NO. 610.002.019.00