

City of Alvin, Texas

Paul Horn, Mayor

Gabe Adame, Mayor Pro-tem, District E
Brad Richards, At Large Position 1
Chris Sanger, At Large Position 2
Scott Reed, District A



Adam Arendell, District B
Keith Thompson, District C
Glenn Starkey, District D

ALVIN CITY COUNCIL AGENDA THURSDAY, OCTOBER 20, 2016 7:00 P.M. (Council Chambers)

Alvin City Hall, 216 West Sealy, Alvin, Texas 77511

Persons with disabilities who plan to attend this meeting that will require special services please contact the City Clerk's Office at 281-388-4255 or droberts@cityofalvin.com 48 hours prior to the meeting time. City Hall is wheel chair accessible and a sloped curb entry is available at the east and west entrances to City Hall.

NOTICE is hereby given of a Regular Meeting and Executive Session of the City Council of the City of Alvin, Texas, to be held on **Thursday, October 20, 2016** at 7:00 p.m. in the Council Chambers at: City Hall, 216 W. Sealy, Alvin, Texas.

REGULAR MEETING AGENDA

1. **CALL TO ORDER**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE**
3. **PUBLIC COMMENT**
4. **CONSENT AGENDA: CONSIDERATION AND POSSIBLE ACTION:** An item(s) may be removed from the Consent Agenda for full discussion by the request of a member of Council. Item(s) removed will automatically become the first item up for discussion under Other Business.
 - A. Approve minutes of the September 15, 2016 City Council regular meeting.
 - B. Consider Resolution 16-R-26; adopting the Fiscal Year 2016-17 City of Alvin Investment Policy; providing for an effective date, and setting forth other related matters.
 - C. Consider Resolution 16-R-18; adopting the 2016 Alvin Senior Center Rules and Regulations, and setting forth other matters related thereto.
 - D. Consider the purchase of a new ambulance; replacing Unit #734, out of the City's Vehicle Replacement Fund and Insurance Proceeds, from Frazer, Ltd. through the Houston-Galveston Area Council (H-GAC) Cooperative Purchasing Program, in an amount not to exceed \$137,550.
 - E. Consider a final plat of JSC Federal Credit Union Alvin Branch (877 E. Highway 6), being a subdivision of 1.000 acre of land situated in the H.T.&B.R.R. Company Survey, Section 15, Abstract 227, being all of Lot 1 and parts of Lots 2 & 3 of the Red-Arrow Addition to the City of Alvin, according to the plat recorded in volume 3, page 144, Plat Records of Brazoria County, Texas.

- F. Consider a final plat of Kendall Lakes Section 7, being a subdivision of 32.499 acres (located near Highway 35 North) of land located in H.T.&B.R.R. Company Survey, Section 40, A-482, Brazoria County, Texas.

5. OTHER BUSINESS:

Council may approve, discuss, refer, or postpone items under Other Business.

- A. Consider a variance request for the property owner at 510 Debbie Lane to waive the building setback requirement of Chapter 21, Section 37 (a) of the Code of Ordinances.
- B. Consider Ordinance 16-Z; establishing a “no parking/standing 3:30 PM-4:30 PM Monday-Friday” zone along a portion of the south side of West South Street in front of Alvin Junior High; authorizing installation of appropriate signage; providing for a penalty and publication; and setting forth other provisions related thereto.
- C. Consider an agreement with an Electricity Provider to supply electricity to the City beginning January, 2018, and authorize Mayor or the Mayor Pro-tem to execute agreement.
- D. Consider accepting the Texas Department of Transportation’s offer of \$8,679 to purchase right-of-way located at the corner of 1100 W. Highway 6 (Public Services Facility) and Brazos Street, Alvin, Texas and authorize the Mayor to sign the necessary conveyance documents.
- E. Consider the Possession and Use Agreement for Transportation Purposes with the Texas Department of Transportation to enter and use city property for TxDOT’s street widening construction project at the corner of 1100 W. Highway 6 (Public Services Facility) and Brazos Street, Alvin, Texas and authorize the Mayor to sign the agreement.
- F. Receive and acknowledge receipt of the Financial and Quarterly Investment reports for September 30, 2016.
- G. Receive and acknowledge receipt of the Fiscal Year 2016 Capital Improvement Projects Report and the Comprehensive Plan Implementation Report.
- H. Consider Resolution 16-R-27; designating one representative and one alternate representative to the Houston-Galveston Area Council (H-GAC) General Assembly for 2017.
- I. Consider the proposed Collective Bargaining Labor Agreement between the City of Alvin, Texas and the Alvin Police Officer’s Association (APOA) and authorize the Mayor to sign.

6. REPORTS FROM CITY MANAGER

- A. Review preliminary list of items for next Council meeting.
- B. Items of Community Interest.

7. REPORTS FROM COUNCIL MEMBERS

Pursuant to S.B. No. 1182, City Council Members may make a report or an announcement about items of community interest during a meeting of the governing body. No action will be taken or discussed.

A. Announcements and requests from Council members.

8. EXECUTIVE SESSION

A. Section 551.072 of the Government Code: Deliberation regarding the purchase, exchange, lease or value or real property.

9. RECONVENE TO OPEN SESSION

A. Direct staff to take necessary steps for possible sale of property located at the Southeast Corner of Willis Street and North Hardie Street, Alvin, Texas.

10. ADJOURNMENT

I hereby certify that a copy of this notice was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website: www.alvin-tx.gov, in compliance with Chapter 551, Texas Government Code on MONDAY, OCTOBER 17, 2016 at 4:45 P.M.



Dixie Roberts, City Clerk

Removal Date: _____

**** All meetings of the City Council are open to the public, except when there is a necessity to meet in Executive Session (closed to the public) under the provisions of Chapter 551, Texas Government Code. The Council reserves the right to convene into executive session on any of the above posted agenda items that qualify for an executive session by publicly announcing the applicable section of the Open Meetings Act, including but not limited to sections 551.071 (litigation and certain consultation with the attorney), 551.072 (acquisition of interest in real property), 551.073 (contract for gift to city), 551.074 (certain personnel deliberations), or 551.087 (qualifying economic development negotiations).**

**MINUTES
CITY OF ALVIN, TEXAS
CITY PLANNING COMMISSION
August 16, 2016**

BE IT REMEMBERED, that on the above date, the Planning Commission met in the First Floor Conference Room, at Public Services Facility, 1100 West Highway 6, Alvin, Texas, at 6:00 P.M. with the following members present, Chris Hartman, Vice Chair; Missy Jordan, Secretary; Santos Garza; Charles Buckelew and Sussie Sutton. Also present were Shane Gormly; Bob Dillman; staff members Shana Church, Administrative Assistant; and Michelle Segovia, City Engineer. Absent were Darrell Dailey, Randy Reed, Martin Vela and Robin Revak-Golden.

1. Call To Order.

Call to order at 6:00 P.M.

2. Petition and Requests from the Public.

There were no petitions or requests from the public.

3. Approve the Minutes of the Planning Commission meeting of July 19, 2016.

Commission Member Santos Garza motioned to approve the minutes of the regular Planning Commission meeting of July 19, 2016. Seconded by Charles Buckelew, the motion carried on a vote of 4 ayes and 0 nays. Member Sussie Sutton abstained from the vote since she did not attend the July meeting.

4. Consider a Final Plat of One Tire or More, being a 5.0 acre (8192 County Road 128) tract of land being all of Lot 6, of Hastings West Section Two, as recorded in Volume 18, pages 375-376, plat records, Brazoria County, Texas. City Engineer recommends final plat for discussion and approval. Commission Member Garza motioned to recommend for approval to City Council. Seconded by Member Buckelew, the motion carried on a vote of 5 ayes and 0 nays.

5. Consider a Final Plat of Morgan Falls Estate, being a 7.19 acre (2300 Koster Road) tract of land being the same land as recorded in document number 2003053423, official records of real property, Brazoria County, Texas, being out of Lot 7 of the E. J. Biering Subdivision as recorded in Volume 19, Page 147, deed records, Brazoria County, Texas, situated in the H.T. & B.R.R. Company Survey, Section 13, Abstract 225, Brazoria County, Texas. City Engineer recommends final plat for discussion and approval. Commission Member Buckelew motioned to recommend for approval to City Council. Seconded by Member Sutton, the motion carried on a vote of 5 ayes and 0 nays.

6. Consider a variance request for the property owner at 1009 W. Willis to waive the building setback requirement of Chapter 21, Section 37 (a) of the Code of Ordinances. City Engineer recommends variance request for discussion and approval. Commission Member Garza motioned to recommend for approval to present to City

Council. Seconded by Member Jordan, the motion carried on a vote of 5 ayes and 0 nays.

7. Reports or requests from Commission Members.

There were no reports or requests from Commission Members.

8. Staff report and update.

Michelle Segovia, City Engineer mentioned the subdivision ordinance now contains the part about being able to pay a fee in lieu of sidewalk construction only if there are site constraints. It allows the City Engineer the discretion to be able to make that determination.

9. Items for the next meeting.

Michelle Segovia, City Engineer stated the commission may see another abbreviated plat at the next meeting.

10. Adjournment.

Commission Member Charles Buckelew motioned to adjourn the meeting, seconded by Member Sussie Sutton. The motion carried on a vote of 5 ayes. The meeting ended at 6:29 p.m.

**PARKS AND RECREATION
BOARD MEETING MINUTES
Alvin Senior Center
August 23, 2016
6:30 pm**

Call to Order: Meeting was called to order at 6:39 pm

Roll Call: Present: Shala Rios, Terri Beasley, Jeanette Stuksa, Debra Palin, Dwight Rhodes, Cindy DeJohng

Also present was Parks Director Dan Kelinske and Aaron Tuley (Kending Keast)

Minutes:

Jeanette S. made a motion to approve minutes from August 2, 2016 meeting

Debra P. 2nd the motion. Motion passed

Petitions or Requests from the Public:

- None at this time
-

Report from the Chairman:

- None at this time

Director's Report:

- 12th Annual Beenezy Fun Run- September 3
- Paws @ the Pool 10am-2pm September 10
- Mother/Son Blast- September 16
- Noon Lions Club Steak of the Arts (National Oak Park)-September 17
- Community Garden Fall Planting-September 24

New Business:

- 2016 Parks Master Plan- Master Plan will conform to Texas Parks and Wildlife Master Plan.

Items discussed in the Master Plan: Pocket Parks, Neighborhood Parks, Community Parks, National Parks, Special Use Facilities (Senior Center, Lions Park)

Board discussed SWOT (Strengths, Weakness, Opportunities, Threats)

Strengths:

- Wide variety of activities available for citizens
- Updates (for the better) to the parks
- Maintenance
- Trees (Established Parks)
- Attract Tourism

Weaknesses:

- Trail Striping (TX Dot)
- Maintenance (Funding, Personnel)
- Volunteerism (Special Interest Only)
- Funding
- Bland (Aesthetics)
- Connectivity to each park
- Lack of Signage
- No home for recreational programs
- Signage for parks (Planting vs. No Planting) Avoid shrubs around signs

Opportunity

- Phase 3 of Hike and Bike Trail
- Joining H&B Trail with trail at ACC
- Community Recreation Center
- Ties to Downtown
- Natatorium

Threats

- Lighting in parks and along trails
- Athletic Programming (Tournaments)
- Elected Leaders (Educate Elected Leadership)
- Recommendation that any new parks from here on will be ADA compliant
- Survey will be posted to social media to get citizens input on locations of potential new parks.
- Board will go over Goals for Master Plan and decide what needs are most important and should be done as soon as possible. Board will add objectives under each goal.
- Mr. Tuley is hoping to have 1st chapter of Master Plan completed by end of September
- Mr. Tuley is hoping to have entire Master Plan completed by Christmas.
- **Disc Golf:** Possible locations will be discussed at September meeting.

Special Presentations

- Non at this time

Announcements or Requests from Board Members:

- None at this time

Adjournment: A motion to adjourn was made by Debra P. Shala S. 2nd motion. Motion passed. Meeting was adjourned at 8:35 pm.

Submitted by: Shala Rios

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
REGULAR CITY COUNCIL MEETING
THURSDAY SEPTEMBER 15, 2016
7:00 P.M.**

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in regular session at 7:00 P.M. in the Council Chambers at City Hall, with the following members present: Mayor Paul A. Horn; Mayor Pro-tem Gabe Adame; Council members: Adam Arendell, Scott Reed, Brad Richards, Chris Sanger, Glenn Starkey, and Keith Thompson.

Staff members present: Sereniah Breland, City Manager; Bobbi Kacz, City Attorney; Junru Roland, CFO/Assistant City Manager; Dixie Roberts, City Clerk; Robert Lee, Police Chief;

INVOCATION AND PLEDGE OF ALLEGIANCE

Police Department Chaplain Vangie Gonzales gave the invocation.

Members of Boy Scout Group 413 led the Pledge of Allegiance to the American Flag the Pledge to the Texas Flag.

PUBLIC COMMENT

Nicole Haugen spoke before Council regarding how the uber driving industry is affecting her taxi business in Alvin. She asked the city if anything could be done to hold the uber industry accountable to the same rules and regulations that taxi companies are required to follow.

Anglea Adams spoke before Council regarding the Alvin Animal Adoption Center.

Andrea Busch spoke before Council regarding animal welfare and the Alvin Animal Adoption Center.

Samantha Tucker spoke before Council regarding volunteering at the Alvin Animal Adoption Center.

Council member Arendell entered the meeting at 7:20 p.m.

Lark Tedesco spoke before Council regarding the Alvin Animal Adoption Center.

Sarah Ortiz spoke before Council regarding the recent increase in her water bill.

PRESENTATIONS

Finance/Municipal Court/Information Technology Departmental Update.

Mr. Junru Roland, CFO/Assistant City Manager gave a brief update on the Finance/Municipal Court/Information Technology departments.

Presentation by McKinstry regarding infrastructure redevelopment.

McKinstry is an engineering, construction, and consulting firm that specializes in infrastructure redevelopment, particularly for municipalities. Perpetual funding gaps and a constant demand for higher quality public services create a significant challenge for local governments: balancing immediate needs with future investments.

McKinstry's unique expertise allows them to help councils, boards, public works departments, special purpose districts, and other public entities close the funding gap. McKinstry provides the design, construction, and financial insight needed to reduce capital costs.

CONSENT AGENDA

Approve minutes of the August 30, 2016 City Council workshop

Approve minutes of the September 1, 2016 City Council regular meeting.

Consider Resolution 16-R-24; acknowledging and accepting a sidewalk easement granted to the City of Alvin by Prasert Sananikone and his wife, Saengchan Sananikone.

This resolution formally acknowledges the City's acceptance of this sidewalk easement being granted to the City by Mr. and Mrs. Sananikone. The Sananikones' are required to install a sidewalk as part of the construction of their home on the property located at 514 S. Second Street. There are numerous existing utility structures in the right-of-way forcing the required sidewalk to be placed outside the right-of-way and on the Sananikones' property. The Sananikones have granted a sidewalk easement to the City so that the City can maintain the public sidewalk on their property.

Consider Resolution 16-R-25; acknowledging and accepting two (2) sidewalk easements located at 312 and 314 North Ormsby granted to the City of Alvin by Carol Croom.

This resolution formally acknowledges the City's acceptance of two (2) sidewalk easements being granted to the City by Carol Croom. Ms. Croom had duplexes constructed on two adjacent lots at 312 and 314 North Ormsby and is required to install a sidewalk as part of the construction of the homes on her properties. There is insufficient room in the City right-of-way for the placement of these sidewalks due to the open ditch drainage system in place, forcing the required sidewalk to be placed outside the right-of-way and on Ms. Croom's properties. Carol Croom has granted these sidewalk easements to the City so that the City can maintain the public sidewalk on her properties.

Council member Adame moved to approve the consent agenda as presented. Seconded by Council member Richards; motion carried on a vote of 7 Ayes.

OTHER BUSINESS

Consider Ordinance 16-X; adopting the budget for the City of Alvin, Texas for Fiscal Year 2016-2017; directing the City Clerk to post a copy of the budget on the City of Alvin website; and setting forth other provisions related thereto.

On July 21, 2016, the City Manager presented the FY 2016-17 proposed budget to City Council. Subsequently, two budget workshops were held: August 23, 2016 and August 30, 2016 whereby City Council and staff reviewed the proposed budget.

State law and the City's Charter require that the City enact an annual budget. The City Charter requires that an ordinance to establish appropriation must be approved by a favorable vote of a majority of the members of the City Council.

Council member Thompson moved to approve Ordinance 16-X; adopting the budget for the City of Alvin, Texas for Fiscal Year 2016-2017; directing the City Clerk to post a copy of the budget on the City of Alvin website; and setting forth other provisions related thereto. Seconded by Council member Adame; motion carried on a vote of 6 Ayes; with Council member Sanger voting No.

Consider Ordinance 16-Y; levying a property tax rate for the year 2016 and to direct the Tax Assessor-Collector to assess, account for, and distribute the property taxes as herein levied.

A taxing unit may not impose property taxes in any year until the governing body has adopted a tax rate for that year, and the annual tax rate must be set by ordinance, resolution, or order, depending on the method prescribed by law for adoption of a law by the governing body. The vote on the ordinance, resolution, or order setting the tax rate must be separate from the vote adopting the budget.

For a taxing unit other than a school district, the vote on the ordinance, resolution, or order setting a tax rate that exceeds the effective tax rate must be a record vote, and at least 60 percent of the members of the governing body must vote in favor of the ordinance, resolution, or order.

According to Property Tax Code 26.05(b), a motion to adopt an ordinance, resolution, or order setting a tax rate that exceeds the effective tax rate must be made in the following form: "I move that the property tax rate be increased by the adoption of a tax rate of (specify tax rate), which is effectively a (insert percentage by which the proposed tax rate exceeds the effective tax rate) percent increase in the tax rate."

For Tax Year 2016, staff is proposing that city council adopt a tax rate of \$0.7980 per \$100 of taxable assessed value.

	Tax Year 2016	Tax Year 2015
<i>Property Tax Rate:</i>	<i>\$0.798000/100</i>	<i>\$0.838600/100</i>
<i>M&O Tax Rate:</i>	<i>\$0.723530/100</i>	<i>\$0.711880/100</i>
<i>Debt Rate:</i>	<i>\$0.074393/100</i>	<i>\$0.126720/100</i>
<i>Effective Tax Rate:</i>	<i>\$0.771576/100</i>	<i>\$0.793642/100</i>
<i>Effective M&O Tax Rate:</i>	<i>\$0.661136/100</i>	<i>\$0.661681/100</i>
<i>Rollback Tax Rate:</i>	<i>\$0.802706/100</i>	<i>\$0.857071/100</i>

Council member Reed moved to approve Ordinance 16-Y; levying a property tax rate for the year 2016 and to direct the Tax Assessor-Collector to assess, account for, and distribute the property taxes as herein levied. Seconded by Council member Richards; motion carried on a vote of 6 Ayes, with Council member Sanger voting No.

Accept resignation from Senior Citizen Board member Wanda Garrett and consider appointment to fill the unexpired term.

Wanda Garrett has served on the Senior Citizen's Board since 2008. In December, 2015 she was appointed to serve a 2-year term through December, 2017. On August 1, 2016 Ms. Garrett submitted her resignation to be effective after the board's September 12th meeting.

This vacancy has been advertised on all of the city's social media accounts.

Section 2-20.3 states that the Senior's Board shall consist of seven (7) members. Members of the board shall be appointed by the mayor subject to the approval of the council by a majority vote. Vacancies on the board shall be filled according to the same procedure.

The current board members are: Barbara Biggers, Brenda Maust, Betty Hodges, Beverly Kimbrough, Nell Shimek, and Darrell Brady.

Judy Zavala has submitted a Consent and Willingness to Serve Form to specifically serve on the Senior Citizen's Board.

Council member Adame moved to accept resignation of Wanda Garrett from the Senior Citizen Board and nominate Judy Zavala to fill the unexpired term. Seconded by Council member Reed; motion carried on a vote of 7 Ayes.

REPORTS FROM CITY MANAGER

Review preliminary list of items for next Council meeting.

Ms. Breland reviewed the preliminary list for the October 20, 2016 City Council meeting.

Items of Community Interest.

Mrs. Roberts reviewed items of community interest.

REPORTS FROM COUNCIL MEMBERS

Announcements and requests from Council members.

Council member Thompson thanked everyone who came out to the first Food Truck Frenzy held this evening. He also thanked the Finance Department for the great job they do for the City.

Council member Reed thanked Mr. Roland for the departmental presentation given and thanked the Finance Department for the great job they do for the City. Council member Reed also expressed his thanks to Mr. Roland, the budget staff, and department heads for their work on the budget. He stated that he is proud that the city was able to lower the tax rate again this year. Council member Reed also stated that he will not be able to attend the October 20, 2016 City Council meeting due to the commitments had during Brazoria County Fair week.

Council member Arendell thanked the Finance Department for the job they do for the City. He also stated that he will not be able to attend the October 20, 2016 City Council meeting due to the commitments had during Brazoria County Fair week.

Council member Richards thanked all of the department heads for the job they do for the City of Alvin.

Council member Sanger expressed his condolences to the family and local area football community in the recent passing of Chase Lightfoot.

Council member Adame gave kudos to city staff. He also asked staff to look into the comments made earlier this evening regarding uber drivers in the area. Council member Adame invited everyone to attend the Lion's Club Steak of the Arts event being held this Saturday. He stated that the Lion's Club helps less fortunate children with needed eye care services.

Council member Starkey asked staff look into the comments made regarding uber drivers and the affects had on the local taxi services. He also asked staff to look at some of the highest recent water billings to ensure that the meters are working properly. Council member Starkey gave thanks to a city employee who stopped to assist an elderly citizen stuck in his motorized wheel chair.

Mayor Horn asked staff to look into the complaint given by Ms. Ortiz this evening regarding her increased water bill.

ADJOURNMENT

Council member Richards moved to adjourn the meeting at 8:05 p.m. Seconded by Council member Sanger; motion carried on a vote of 7 Ayes.

PASSED and APPROVED this _____ day of _____, 2016.

Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Clerk



AGENDA COMMENTARY

Meeting Date: 10/20/2016

Department: Finance

Contact: Junru Roland, Asst. City Manager/CFO

Agenda Item: Consider Resolution 16-R-26; adopting the Fiscal Year 2016-17 City of Alvin Investment Policy; providing for an effective date, and setting forth other related matters.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Discussion & Direction

Summary: Pursuant to 2256.005 of the Texas Public Funds Investment Act (PFIA), the governing body of an investing entity shall review its investment policy and strategies not less than annually. The City's current Investment Policy has been certified by the Government Treasurers' Organization of Texas (GTOT) as meeting the requirements of the Public Funds Investment Act.

Prior to submitting the City's investment policy for certification in February, 2017, GTOT is recommending slight modifications to the City's investment policy, which include:

- Adding that ten (10) hours of investment training must be completed within twelve (12) months of the City's investment officer assuming responsibilities as an investment officer.
- Identifying the Texas Ethics Commission as the entity to file a disclosure statement whenever the City's investment officer has a personal business relationship with a business organization offering to engage in an investment transaction with the City.
- Including language that clarifies that receipts issued by third-party institutions that secure the City's investments be held in the City's name.
- Including the specific sections of the Texas PFIA where authorized investments by the state are listed.
- Specifying that collateralization is required for all uninsured collected balances, plus interest.
- Adding that "full accrued interest" be included in the quarterly investment reports.
- Adding language that the City's independent auditors are required to review the quarterly investment reports.

The City implemented GTOT's recommendations several years ago, but had not reflected the recommendations in the City's Investment Policy. As a result, the recommended modifications to the City's investment policy are for disclosure purposes only, and do not reflect a change in financial/investment strategy. Staff recommends amending the City's current Investment Policy to reflect GTOT's recommendations.

Funding Expected: Revenue ___ Expenditure ___ N/A **Budgeted Item:** Yes ___ No ___ N/A

Account Number: _____ **Amount:** _____ **1295 Form Required?** Yes ___ No

Legal Review Required: N/A ___ Required **Date Completed:** October 13, 2016

Supporting documents attached:

- Resolution 16-R-26

- Exhibit A - Investment Policy
- Exhibit B - Broker/Dealer list
- Policy Certification

Recommendation: Move to approve Resolution 16-R-26; adopting the City of Alvin Investment policy for FY17; providing for an effective date, and setting forth other related matters.

Reviewed by Department Head, if applicable

Reviewed by City Attorney, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Manager

RESOLUTION NO. 16-R-26

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, ADOPTING THE CITY OF ALVIN INVESTMENT POLICY FOR THE FISCAL YEAR 2016-2017 FOR THE INVESTMENT OF MUNICIPAL FUNDS; AND SETTING FORTH OTHER RELATED MATTERS.

WHEREAS, Chapter 2256 of the Texas Government Code requires the City Council to annually review its Investment Policy regarding the investment of City funds and funds under its control;

WHEREAS, the City Council of the City of Alvin, Texas desires to adopt its FY 2016-17 Investment Policy pursuant to Chapter 2256 Texas Government Code, Public Funds Investment Act; and

WHEREAS, pursuant to the Public Funds Investment Act, the governing body of the City shall adopt a resolution stating it has reviewed the investment policy and investment strategies and that the written instrument so adopted shall record any changes made to either the investment policy or investment strategies; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. The FY 2016-17 City of Alvin Investment Policy was reviewed by City Council, includes amendments since the last adoption on November 5, 2015, and is hereby adopted as the investment policy of the City of Alvin, attached hereto as "Exhibit A".

Section 3. The City Council approves and adopts the list of qualified brokers/dealers that are authorized to engage in investment transactions with the City, attached hereto as Exhibit "B".

Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't Code*.

PASSED AND APPROVED this the _____ day of _____, 2016.

ATTEST:

THE CITY OF ALVIN, TEXAS

By: _____
Dixie Roberts, City Clerk

By: _____
Paul Horn, Mayor

CITY OF ALVIN INVESTMENT POLICY

I. PURPOSE AND INTENT

It is the policy of the City of Alvin that the administration of its funds and the investment of those funds shall be handled as its highest public trust. Investments shall be made in a manner which will provide the maximum security of principal invested through limitations and diversification while meeting the daily cash flow needs of the City and conforming to all applicable State statutes, the City of Alvin Home-Rule Charter, City Ordinances and the standards of the Governmental Accounting Standards Board. The receipt of a market rate of return will be secondary to the requirements for safety and liquidity while incurring minimal risks.

It is the stated intent of the policy to adhere by and to be in conformance with the statute known as Chapter 2256, Public Funds Investment Act, Texas Government Code as amended periodically by the Texas Legislature. Specific interpretation of a section contrary to this intent shall not avoid the remaining policy.

II. SCOPE

Consistent with this Policy the City will endeavor to earn a return on funds invested at the highest investment return possible after taking into account the primary goals of preservation and safety of principal, liquidity of funds invested, and yield. This investment policy applies to the funds of the City of Alvin, which include the following:

- A. General Fund
- B. Special Revenue Funds
- C. Capital Projects Fund
- D. Enterprise Funds
- E. Trust and Agency Funds
- F. Debt Service Fund, including Reserves and I & S Funds
- G. Any other funds created by the City

III. OBJECTIVES

The primary objectives, in priority order, of the City investment activities for all fund groups shall be as follows:

- A. **Preservation and Safety Principal** - Investments of the City shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, diversification along credit and maturity lines is required so that potential losses on individual securities are a small fraction of the overall portfolio and do not exceed the income generated from the remainder of the portfolio.
- B. **Liquidity** - The investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements, which might be reasonably anticipated.

C. **Yield** - The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and the cash flow characteristics of the portfolio.

D. **Public Trust** - All participants in the City's investment process shall seek to act responsibly as custodians of public trust. Investment officials shall avoid any transaction which might impair public confidence in the City's ability to govern effectively.

IV. AUTHORIZED INVESTMENTS

All City investments shall comply with the Public Funds Investment Act and other applicable laws. [Investments authorized by the Public Funds Investment Act are listed in Sections 2256.009 – 2256.016 and Sections 2256.019 – 2256.0201 of the Public Funds Investment Act.](#) It is the policy of the City of Alvin to limit its investments to the following:

A. Obligations of the U.S. Treasury Bills and Notes

1. Maximum remaining maturity at time of purchase shall be three (3) years.
2. Maximum portfolio mix for these instruments, inclusive of all types, shall be fifty-percent (50%).

B. Local Government Investment Pools that have been authorized by the City Council by rule, ordinance, or resolution in accordance with the Interlocal Cooperation Act, Chapter 791, Texas Government Code, which authorizes local governments in Texas to participate in an investment pool established hereunder.

1. Maximum weighted maturity of ninety (90) days.
2. To be eligible to receive funds from and invest funds on behalf of the City, the investment pool shall furnish to the investment officer an offering circular or other similar disclosure instrument that contains, at a minimum, the following information:
 - (a) the types of investments in which money is allowed to be invested;
 - (b) the maximum average dollar-weighted maturity allowed, based on the stated maturity date, of the pool;
 - (c) the maximum stated maturity date any investment security within the portfolio has;
 - (d) the objectives of the pool;
 - (e) the size of the pool;
 - (f) the names of the members of the advisory board of the pool and dates their terms expire;
 - (g) the custodian bank that will safe-keep the pool's assets;
 - (h) whether the intent of the pool is to maintain a net asset value of one dollar and the risk of market price fluctuation;
 - (i) whether the only source of payment is the assets of the pool at market value or whether there is a secondary source of payment,

- such as insurance or guarantees, and a description of the secondary source of payment;
 - (j) the name and address of the independent auditor of the pool;
 - (k) the requirements to be satisfied for an entity to deposit funds in and withdraw funds from the pool and any deadlines or other operating policies required for the City to invest funds in and withdraw funds from the pool; and
 - (l) the performance history of the pool, including yield, average dollar-weighted maturities, and expense ratios.
3. To maintain eligibility to receive funds from and invest funds on behalf of the City the investment pool must furnish to the investment officer the following:
- (a) investment transaction confirmations; and
 - (b) a monthly report that contains, at a minimum, the following information:
 - i. the types and percentage breakdown of securities in which the pool is invested.
 - ii. the current average dollar-weighted maturity, based on the stated maturity date, of the pool;
 - iii. the current percentage of the pool's portfolio in investments that have stated maturities of more than one year;
 - iv. the book value versus the market value of the pool's portfolio, using amortized cost valuation;
 - v. the size of the pool;
 - vi. the number of participants in the pool;
 - vii. the custodian bank that is safekeeping the assets of the pool;
 - viii. a listing of daily transaction activity of the City;
 - ix. the yield and expense ratio of the pool;
 - x. the portfolio managers of the pool; and
 - xi. any changes or addenda to the offering circular.
4. A public funds - investment pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service. A public funds investment pool created to function as a money market mutual fund must mark its portfolio to market daily and, to the extent reasonably possible, stabilize at a \$1 net asset value. If the ratio of the market value of the portfolio divided by the book value of the portfolio is less than 0.995 or greater than 1.005, portfolio holdings shall be sold as necessary to maintain the ratio between 0.995 and 1.005. In addition to the requirements of its investment policy and any other forms of reporting, a public funds investment pool created to function as a money market mutual fund shall report yield to its investors in accordance with regulations of the federal Securities and Exchange Commission applicable to reporting by money market funds.

- C. Repurchase Agreements - Fully collateralized direct repurchase agreements having a defined termination date, secured by direct obligations of the U.S. Treasury or U.S. agencies and instrumentalities, in market value of not less than one-hundred and two percent (102 %) of the principal amount of the City funds disbursed, pledged to the City, held in the City's name and deposited at the time the investment is made with a third party selected or approved by the City and placed through a primary government securities dealer, as defined by the Federal Reserve or a financial institution doing business in the State of Texas
1. Maximum maturity at purchase shall not exceed ninety (90) days with a total weighted average maturity, at any point in time, not to exceed thirty (30) days.
 2. Portfolio mix of repurchase agreements shall be:
 - (a) Overnight repurchase agreements - No limit
 - (b) 30-day repurchase agreements - Not to exceed 15%
 - (c) 60-day repurchase agreements - Not to exceed 10%
 - (d) 90-day repurchase agreements –Not to exceed 5%
- D. Certificates of Deposits issued by national and state banks domiciled in the State of Texas that are guaranteed or insured by the FDIC or its successor(s)
1. All certificates of deposits, in excess of the FDIC, must be collateralized and collateral must be held by a third party selected or approved by the City and valued on a monthly basis. The percentage of collateralization will adhere to law for deposits.
 2. Maximum maturity on any certificate shall be three (3) years from the time of purchase and the portfolio mix shall not exceed forty percent (40%).
- E. Certificate of Deposits made in accordance with the following conditions:
1. A broker that has its main office or a branch office in Texas and is selected from a list adopted by the City
 2. the funds are invested by the City through a depository institution that has its main office or a branch office in Texas and that is selected by the City
 3. the broker or the depository institution selected by the City under Subdivision (2) arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, whenever located, for the City's account;
 4. the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States;
 5. the depository institution selected by the City under Subdivision (2), an entity described by Section 2257.041(d), or a clearing broker dealer registered with the Securities and Exchange Commission and operating pursuant to Security and Exchange Commission Rule 15c3 3 (17C.F.R. Section 240.15c3 3) as custodian for the Authority with respect to the certificates of deposit issued for the City's account.

- F. Municipals - Obligations of states, agencies, counties, cities and other political subdivisions of any state having been rated as to investment quality by a nationally recognized rating agency and having received a rating of not less than "A" or its equivalent.
 - 1. Maximum maturity shall be two years from the date of purchase
 - 2. The portfolio mix shall not exceed thirty percent (30%).

- G. Federal Instruments - Eligible for purchase are notes and discount notes of the Federal Home Loan Mortgage Association, Federal National Mortgage Association and Student Loan Marketing Association.
 - 1. Maximum maturity at purchase shall be four (4) years.
 - 2. Maximum portfolio mix for these instruments, inclusive of all types, shall not exceed fifty percent (50%).

- H. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the United States or the State of Texas or their respective agencies and instrumentalities including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States.

- I. No-load. SEC registered and regulated money market mutual fund with a minimum rating of AAA-, or at an equivalent rating by at least one (1) nationally recognized rating service.

- J. Overnight balances remaining with the City's depository institution subject to a written depository agreement. These are interest-bearing accounts, fully collateralized by pledged U.S. and Texas State government securities.

- K. Although additional types of securities and instruments are approved for investment, they are not eligible for investment by the City under this policy. An amended version of this policy approved by the City Council is required prior to investments in any other investment instrument not specified herein.

V. MONITORING THE RATING CHANGES IN INVESTMENTS

Consistent with Section 2256.021, Texas Government Code, as amended, the Investment Officer shall monitor all investments that require a minimum rating under subchapter A of Chapter 2256 such that any such investment that does not have the minimum rating shall no longer constitute an authorized investment. Such investments that do not have the required minimum rating shall be liquidated within thirty (30) days of the investment's failure to maintain its required minimum rating.

VI. INVESTMENT STRATEGY FOR EACH OF THE FUND GROUPS

The investment strategy for each of the fund groups identified in the Scope section is set forth as follows:

A. General Fund Investment Objectives:

1. Diversification to eliminate risk of loss resulting from over concentration of assets in a specific maturity, specific issuer or specific class of investment instruments
2. Matching of regular operational expenditures of funds with investment interest, maturing investments and other income sources of the funds
3. Selection of maturities that provide for stability of income and liquidity
4. Short-term investments
5. The dollar weighted average maturity of 730 days or less will be calculated using the stated final maturity dates of each security.

B. Special Revenue Funds Investment Objectives:

1. Diversification to eliminate risk of loss resulting from over concentration of assets in a specific maturity, specific issuer or specific class of investment instruments
2. Matching of regular operational expenditures of funds with investment interest, maturing investments and other income sources of the funds
3. Selection of maturities that provide for stability of income and liquidity
4. Short-term investments

C. Capital Projects Fund Investment Objectives:

1. Diversification to eliminate risk of loss resulting from over concentration of assets in a specific maturity, specific issuer or specific class of investment instruments
2. Matching of regular operational expenditures of funds with investment interest, maturing investments and other income sources of the funds
3. Selection of maturities that provide for stability of income and liquidity
4. Short-term investments

D. Enterprise Funds Investment Objectives:

1. Diversification to eliminate risk of loss resulting from over concentration of assets in a specific maturity, specific issuer or specific class of investment instruments
2. Matching of regular operational expenditures of funds with investment interest, maturing investments and other income sources of the funds
3. Selection of maturities that provide for stability of income and liquidity
4. Short-term investments

E. Trust and Agency Funds Investment Objectives:

1. Diversification to eliminate risk of loss resulting from over concentration of assets in a specific maturity, specific issuer or specific class of investment instruments

2. Matching of regular operational expenditures of funds with investment interest, maturing investments and other income sources of the funds
3. Selection of maturities that provide for stability of income and liquidity
4. Short-term investments

F. Debt Service Fund Investment Objectives:

1. Diversification to eliminate risk of loss resulting from over concentration of assets in a specific maturity, specific issuer or specific class of investment instruments
2. Matching of debt service required expenditures of funds with investment interest, maturing investments and other income sources of the funds
3. Selection of maturities that provide for stability of income and liquidity
4. Short-term investments

G. Investment Objectives of Any Other Funds Created by the City:

1. Diversification to eliminate risk of loss resulting from over concentration of assets in a specific maturity, specific issuer or specific class of investment instruments
2. Matching of regular operational expenditures of funds with investment interest, maturing investments and other income sources of the funds
3. Selection of maturities that provide for stability of income and liquidity
4. Investment of bond proceeds in accordance with the provisions of the bond ordinance, resolution or trust indenture authorizing the issuance of bonds.

H. Priorities Used for Determination

The separate investment strategies for these fund groups have been determined by using the following priorities in order of importance:

1. Understanding of the suitability of the investment to the financial requirements of the City;
2. Preservation and safety of principal;
3. Liquidity;
4. Marketability of the investment if the need arises to liquidate the investment before maturity;
5. Diversification of the investment portfolio; and
6. Yield

VII. INVESTMENT OFFICER

The Chief Financial Officer is designated the investment officer of the City and is responsible for investment decisions and activities which shall be conducted under the direction of the City Manager. The investment officer shall develop and maintain written and administrative procedures for operation of the investment program, which must be consistent with the pertinent federal and state laws and this Policy. In order to optimize total return through active portfolio management and preservation of capital, resources shall be allocated to the cash management program. The commitment of resources shall include financial and staffing considerations. The investment officer shall designate a staff

person as a liaison/deputy in the event circumstances require timely action and the investment officer is not available. No officer or designee may engage in an investment transaction except as provided under the terms of this Policy and the procedures established.

A. Training

The investment officer, under Section 2256.008 of the Public Funds Investment Act, shall attend at least ~~ten (one-10) hours of investment~~ training ~~session relating to their responsibility~~ within twelve months after assuming duties. At least ten (10) hours of training must be received every two (2) consecutive years beginning October 1st of the first year. This training shall be approved or endorsed by Government Treasurers Organization of Texas (GTOT), Government Finance Officers Association of Texas (GFOAT), the Texas Municipal League (TML), or North Central Texas Council of Governments.

B. Internal Controls

The investment officer is responsible for establishing and maintaining an internal control structure designed to prevent losses of public funds arising from fraud, theft, misuse, employee error, misrepresentations of third parties, unanticipated changes in financial markets or imprudent actions by any person involved in the investment program. Cash flow forecasting is designed to protect and sustain cash flow requirements of the City. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived, and (2) the valuation of costs and benefits requires estimates and judgments by management.

The internal control shall address the following points:

1. Control of Collusion - Collusion is a situation where two or more employees are working in conjunction to defraud their employer
2. Separation of Transaction Authority from Accounting and Record Keeping - By separating the person who authorizes or performs the transaction from the people who record or otherwise account for the transaction, a separation of duties is achieved.
3. Custodial Safekeeping - Securities purchased from any bank or dealer including appropriate collateral (as defined by State Law) shall be placed with an independent third party for custodial safekeeping.
4. Avoidance of Bearer Form Securities - Book entry securities are much easier to transfer and account for since actual delivery of a document never takes place. Delivered securities must be properly safeguarded against loss or destruction. The potential for fraud and loss increases with physically delivered securities.
5. Clear delegation of Authority to Subordinate Staff Member - Subordinate staff member must have a clear understanding of their authority and responsibilities to avoid improper actions. Clear delegation of authority also preserves the internal control structure that is contingent on the various staff positions and their respective responsibilities.

6. Written Confirmation of Telephone Transactions for Investments and Wire Transfers - Due to the potential for error and improprieties arising from telephone transactions, all telephone transactions should be supported by written communications and approved by the appropriate person. Written communications may be via fax, if on letterhead, and the safekeeping institution has a list of authorized signatures.
7. Development of a Wire Transfer Agreement with the Lead Bank or Third Party Custodian - This agreement should outline the various controls, security provisions, and delineated responsibilities of each party making and receiving wire transfers.
8. Documentation of transactions and strategies.
9. Transfer of funds on behalf of the City shall only be to an account in the name of the City of Alvin at the City's depository bank.

C. Prudence

Investments shall be made with judgment and care under circumstances then prevailing that a person of prudence, discretion and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived. The standard of care shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. In other words, in determining whether the investment officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration (i) the investment of all funds or funds under the City's control over which the officer has responsibility rather than a consideration as to the prudence of a single investment and (ii) whether the investment decision was consistent with this Investment Policy.

D. Limitation of Personal Liability

The investment officer and those delegated investment authority, acting in accordance with the law and this Policy and exercising due diligence and prudence, shall not be held personally responsible for a specific security's credit risk or market price changes, provided that the deviations are reported immediately to the City Council and the City Manager and appropriate action is taken to control adverse conditions.

All participants in the investment process must seek to act responsibly as custodians of the public trust. Investment officials shall endeavor to avoid any transaction that might impair public confidence in the City of Alvin's ability to govern effectively.

E. Ethics and Conflicts of Interest

If the investment officer has a personal business relationship with an entity seeking to sell an investment to the City, he/she shall file a statement [with the Texas Ethics Commission and City Council](#) disclosing the personal business interest. If the investment officer is related within the second degree by affinity or consanguinity, as determined under Chapter 573 of the Government Code, to an individual seeking

to sell an investment to the City, he/she shall file a statement with the Texas Ethics Commission and City Council disclosing the relationship.

F. Reporting Requirements

The investment officer shall generate quarterly reports, which shall be submitted to the City Manager, Mayor, and City Council at the second regularly scheduled Council Meeting after the end of each quarter. The report shall cover the investment transactions for all funds identified in the Scope section for the preceding quarter. The report will include the following:

1. A detailed description of the City's investment position on the date of the report;
2. A summary statement of each pooled fund group that states the:
 - (a) beginning market value for the reporting period;
 - (b) additions and changes to the market value during the period; and
 - (c) ending market value for the period; and
 - ~~(e)~~(d) fully accrued interest for the reporting period.
3. A statement delineating the book value and market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested;
4. The maturity date of each separately invested asset that has a maturity date;
5. The account or fund or pooled group fund in the City for which each individual investment was acquired;
6. Overall weighted average maturity of the portfolio;
7. Overall current yield of the portfolio;
8. A statement of compliance of the investment portfolio as it relates to the investment strategy expressed in this Policy and the requirements of the Public Funds Investment Act;
9. Any additional information sufficient to permit an independent audit.

The report shall be signed by the investment officer. The City, in conjunction with its annual financial audit, shall conduct a compliance audit of management controls on investments and adherence to this Policy.

G. Compliance

Quarterly reports must be formally reviewed at least annually by an independent auditor and reported to the governing body. (The City is exempt from this review if it only invests in money market mutual funds, investment pools or accounts offered by its depository bank in the form of CDs or money market accounts) PFIA 2256.023 (d).~~The investment officer shall establish a process for annual independent review by an external audit to assure compliance with management controls and adherence to these policies and procedures.~~

VIII. REVIEW AND ADOPTION OF INVESTMENT POLICY

The City of Alvin Investment Policy shall be reviewed on an annual basis by the City Council and shall be formally adopted by Resolution of the City Council.

IX. DIVERSIFICATION LIMITATIONS

At a minimum, diversification standards by security type and issuer shall be:

U.S Treasury and Securities with U.S. Government guarantee	Not to Exceed 50%
U.S. Government Agencies and Instrumentalities	Not to Exceed 50%
Certificates of Deposits	Not to Exceed 40%
CDARS	Not to Exceed 40%
Money Market Funds	Not to Exceed 30%
Local Government Investment Pools	Not to be less than 50%
Repurchase Agreements:	
Overnight repurchase agreements	No limit
30-day repurchase agreements	Not to Exceed 15%
60-day repurchase agreements	Not to Exceed 10%
90-day repurchase agreements	Not to Exceed 5%

X. EXISTING INVESTMENTS

Any investments currently held that do not meet the guidelines of this Policy shall be reviewed to determine ability to liquidate. If the security cannot be liquidated because of material adverse changes in value since the time of purchase, and holding the security to maturity does not negatively affect disbursement or cash flow, a recommendation of holding the security to maturity is acceptable. At all times, liquidations shall be effected taking into account the prudent person standard.

XI. PROHIBITED INVESTMENTS

There is an absolute prohibition on investments in any of the following investment instruments:

- A. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal; interest-only strips.
- B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest; principal-only strips.

- C. Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years.
- D. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index; inverse floaters.
- E. The City will not invest in mortgage backed derivative products.
- F. The City will not invest in commercial paper.
- G. The City is not authorized to invest in the aggregate more than 15 percent of its monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service, in mutual funds described in §2256.014 Section (b) of the Public Funds Investment Act.

XII. INVESTMENT OF BOND PROCEEDS

Bond proceeds may be invested in accordance with the provisions of the bond ordinance, resolution or trust indenture authorizing the issuance of the bonds. To the extent of any inconsistency between the provisions of this Policy and the operative bond instrument, the investment terms contained in the operative bond instrument shall control; provided however, that no such investment of bond proceeds shall be made in investments which are not authorized by this Policy.

XIII. PERFORMANCE STANDARDS

The investment portfolio will be managed in accordance with the parameters specified within this policy. The portfolio should earn a market average rate of return during a market/economic environment of stable interest rates. [The market price of investments acquired with public funds should be monitored at least quarterly.](#) Portfolio performance shall be compared to appropriate benchmark on a regular basis. The City's portfolio shall be compared to the rate of return of the Three (3) month Treasury Bill [as reported by the U.S. Department of the Treasury.](#)

XIV. QUALIFIED INSTITUTIONS

A Depository Bank shall be selected through the City's banking services procurement process, which shall include a formal request for proposal (RFP). In selecting a depository, the credit worthiness of institutions and the ability to meet the City's banking needs shall be considered, and the [Chief Financial Officer](#) shall conduct a comprehensive review of each prospective depository. No deposit of public funds shall be made except in a qualified depository as established and defined by state laws. Banks and Savings and Loan Associations seeking to establish eligibility for the competitive certificates of deposit purchase programs shall submit a current audited financial statement and must comply with the requirements of the Public Funds Investment Act and other applicable laws.

The City shall maintain a list of financial institutions and brokers/dealers that have been selected by credit worthiness and authorized to provide investment services pursuant to this Policy. These may include "primary" dealers reporting to the Market Reports Division of the Federal Reserve Board of New York, also known as the "Primary Government

Security Dealers” unless a comprehensive credit and capitalization analysis reveals that other firms are adequately financed to conduct public business. Investment officials shall not knowingly conduct business with any firm with whom public entities have sustained losses on investments. All Securities dealers shall provide the City with references from public entities they are currently serving.

Brokers/Dealers that desire to become qualified bidders for investment transactions must submit the following documents: audited financial statements, proof of [Financial Industry Regulatory Authority \(FINRA\)](#) certificate, and certification of having read the City’s investment policy signed by a qualified representative of the organization acknowledging that the organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities arising out of investment transactions conducted between the City and the organization [that are not authorized by the City’s investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City’s entire portfolio or requires and interpretation of subjective investment standards.](#)

“*Qualified representative*” means a person who holds a position with a business organization, who is authorized to act on behalf of the business organization, and who is one of the following:

- A. For an organization doing business that is regulated by or registered with a securities commission, a person who is registered under the rules of the Financial Industry Regulatory Authority;
- B. For a state or federal bank, a savings bank, or a state or federal credit union, a member of the loan committee for the bank or branch of the bank or a person authorized by corporate resolution to act on behalf of and bind the banking institution; or
- C. For an investment pool, the person authorized by the elected official or board with authority to administer the activities of the investment pool to sign the certification on behalf of the investment pool.

An annual review of all qualified financial institutions and broker/dealers will be conducted by the investment officer and adopted by the council.

XV. SAFEKEEPING

All instruments purchased by the City shall be held in third party safekeeping by an institution designated as primary agent and shall be conducted on a delivery versus payment basis. The primary agent shall issue a safekeeping receipt [with securities held in the City’s name](#) to the City listing the specific instrument, rate, maturity and other pertinent information. The City shall enter into a formal agreement with an institution of such size and expertise as is necessary to provide the services needed to protect and secure the investment assets of the City, as may be required by state or federal law. Safekeeping procedures shall be reviewed annually by the City's independent auditor and the Committee.

XVI. COMPETITIVE SELECTION OF INVESTMENT INSTRUMENTS

Before the City invests surplus funds, a "bid" process shall be conducted. Bids will be solicited from at least three financial institutions or brokers/dealers. If a specific maturity date is required, either for cash flow purposes or for conformance to maturity guidelines, bids will be requested for instruments which meet the maturity requirement.

The City will consider a successful bid that conforms to this Policy and the law and that provides the highest rate of return with the required maturity. Records will be kept of the bids offered, the bids accepted, and a brief explanation of the decision, which was made regarding the investment.

XVII. COLLATERALIZATION

Collateralization is required for all uninsured collected balances, plus accrued interest, if any. Except for government securities, as security for deposits, the financial institution or broker/dealer shall pledge securities equal to 102 percent of the investment or be adequately covered by FDIC insurance.

Evidence of the pledged collateral shall be maintained by the Chief Financial Officer and held by an independent third party with whom the City has a current custodial agreement. Any financial institution requesting substitution of collateralized securities must contact the Investment Officer for approval and settlement. The substituted security's value will be equal to or greater than the required security value. Written notification of the substitution must be provided to the bank or safekeeping agent prior to any security release.

Collateralized securities such as repurchase agreements shall be purchased using the delivery vs. payment procedure.

In cases where the City purchased any securities from its depository institution, under the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), valid collateral pledges for deposits against the FDIC must meet the following requirements:

- A. The security agreement must be in writing.
- B. It must be executed contemporaneously with the acquisition of the asset by the depository institution.
- C. It must be approved by the depository institution's board of directors or loan committee, and that approval must be reflected in the minutes of the board of committee.
- D. It must be an official record of the depository institution continuously since it was executed.

EXHIBIT "B"

List of Authorized Broker/Dealers

AMEGY BANK
ALLEGIANCE BANK
AMERICAN BANK
BANK OF AMERICA
BANK OF HOUSTON
BANK OF NEW YORK
BANK OF TEXAS
BANK OF THE WEST
BBVA COMPASS
CAPITAL ONE
CAPITAL BANK
CENTRAL BANK
CHASEWOOD BANK
CITIBANK N.A.
COMERICA BANK
COMMERCIAL STATE BANK
COMMUNITY BANK OF TEXAS
COMMUNITY STATE BANK
COASTAL SECURITIES
ENCORE BANK
ENTERPRISE BANK
FEDERATED INVESTORS, INC.
FIDELITY INVESTMENTS
FIRST BANK OF CONROE
FIRST BANK OF TEXAS
FIRST BANK AND TRUST
FIRST COMMUNITY BANK
FIRST NATIONAL BANK BASTROP
FIRST NATIONAL BANK EDINBURG
FIRST TEXAS BANK
FISERV INVESTOR SERVICES
FIRST SOUTHWEST ASSET MANAGEMENT INC
FOUNDERS BANK
FROST BANK
GREEN BANK
HERITAGE BANK
HERRING NATIONAL BANK
HOMETOWN BANK N.A.
HOUSTON COMMUNITY BANK
HOUSTON SAVINGS
ICON Bank
INDEPENDENCE BANK
INTERNATIONAL BANK OF COMMERCE
JP MORGAN CHASE
LIBERTAD BANK
LEGACY TEXAS BANK
LOCAL GOVT INVESTMENT COOPERATIVE
LONE STAR BANK
LONE STAR INVESTMENT POOL
MAIN STREET BANK
MBIA TEXAS CLASS
MERRILL LYNCH, INC.
MIDSOUTH BANK NA
METRO BANK
MEMORIAL CITY BANK
MOODY NATIONAL BANK
MORGAN KEEGAN, INC.
MORGAN STANLEY
NEW FIRST NATIONAL BANK OF ROSENBERG
OASIS CAPITAL BANK
OMNI BANC
PARTNERS BANK OF TEXAS
PATRIOT BANK
PLAINS CAPITAL BANK
PLAINS STATE BANK
POST OAK BANK
PREFERRED BANK
PROSPERITY BANK
RBC CAPITAL MARKETS
REGIONS BANK
SECURITY STATE BANK
SPIRIT OF TEXAS BANK
SOUTHWEST SECURITIES
STATE BANK OF TEXAS
STERLING BANK
TEXPOOL
TEXSTAR INVESTMENT POOL
TEXAN BANK (formerly Bank of Fort Bend)
TEXAS CAPITAL BANK
TEXAS COMMUNITY BANK
TEXAS FIRST BANK
TEXAS INDEPENDENT BANK
TEXAS SAVINGS BANK
TEXAS CITIZENS BANK
THE BANK OF RIVER OAKS
THE RIGHT BANK FOR TEXAS
TRADITION BANK
TRUSTMARK NATIONAL BANK
TRI STAR FINANCIAL
UNITY NATIONAL BANK
US BANK
VISTA BANK TEXAS
WALLIS STATE BANK
WELLS FARGO
WESTBOUND BANK
WHITNEY BANK
WOODFOREST NATIONAL BANK

Government Treasurers' Organization of Texas

Certification of Investment Policy

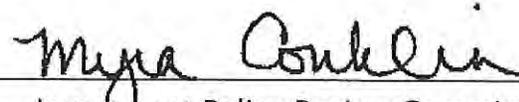
Presented to

City of Alvin

for developing an investment policy that meets the requirements of the Public Funds Investment Act and the standards for prudent public investing established by the Government Treasurers' Organization of Texas.



Government Treasurers' Organization of Texas
President



Investment Policy Review Committee
Chairperson

For the two-year period ending February 28, 2017



AGENDA COMMENTARY

Meeting Date: 10/20/2016

Department: Parks and Recreation

Contact: Dan Kelinske, Parks & Recreation Dir.

Agenda Item: Consider Resolution 16-R-18; adopting the 2016 Alvin Senior Center Rules and Regulations, and setting forth other matters related thereto.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Discussion & Direction

Summary: The Alvin Senior Center Rules and Regulations is a document which identifies the mission, participant eligibility, management, reservations and overall operational guidelines related to the Alvin Senior Center. Staff along with the Senior Citizen Board collectively reviewed and recommended revisions to the current Senior Center Rules and Regulations, which were originally adopted by Resolution 14-R-36 on November 6, 2014.

Changes include:

1. **Enhanced mission statement** - incorporated the offering of rental space to Alvin community members.
2. **Language clarification to reflect current staff job titles**
 - a. “Senior Center Coordinator” changed to “Senior Center Manager”
 - b. “Director” changed to “Director of Parks and Recreation”
3. **Cleaning Responsibility of Renters**: Specified cleaning the “reserved area” as opposed to the Senior Center.
4. **Clarification on participant eligibility for senior citizen programs** - still allowing for any adult age 50+ and their spouse of any age to participate. Language added allowing for care givers to attend alongside a participant at the expense of the participant.
5. **Enhanced section governing “Senior Groups”**.
 - a. Definition - still defining senior groups as having 90% membership age 50+ or older. Added language to the definition stating mission or common purpose of the senior group is to benefit community members age 50+.
 - b. Determining senior center use - adding list of current senior groups, defining their usage as “historical precedent” aka grandfather clause.
 - c. Benefits - still providing 1 monthly meeting at no cost. Eliminated 2nd monthly meeting/event restricted to business hours only and allowing for 2nd meeting/event held at any time with certain provisions. Added 3rd meeting/event subject to applicable fees.
 - d. Onsite storage - Language was added to allow onsite storage with certain provisions.
6. **Exercise Room** – Establishing the use of the exercise room (to be used in conjunction with an existing rental/reservation of the east side room).

The Senior Citizen Board approved the recommended revisions and passed the 2016 Senior Center Rules and Regulations at their regular meeting on September 12th by a vote of 7 ayes, 0 against.

Staff recommends approval of Resolution 16-R-18 adopting the 2016 Senior Center Rules and Regulations.

Funding Expected: Revenue ___ Expenditure ___ N/A **Budgeted Item:** Yes ___ No ___ N/A
Account Number: _____ **Amount:** _____ **1295 Form Required?** Yes ___ No
Legal Review Required: N/A ___ Required **Date Completed:** October 13, 2016

Supporting documents attached:

- Resolution 16-R-18
- 2016 Senior Center Rules and Regulations
- 2014 Senior Center Rules and Regulations

Recommendation: Move to approve Resolution 16-R-18; adopting the 2016 Alvin Senior Center Rules and Regulations, and setting forth other matters related thereto.

Reviewed by Department Head, if applicable

Reviewed by City Attorney, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Manager

RESOLUTION NO. 16-R-18

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, ADOPTING THE 2016 ALVIN SENIOR CENTER - RULES AND REGULATIONS; AND SETTING FORTH OTHER MATTERS RELATED THERETO.

WHEREAS, the Alvin Senior Center is a public facility owned by the City of Alvin where Seniors in the Alvin area can meet for social, recreational, educational, and fitness opportunities;

WHEREAS, the Alvin Senior Center is available for other community-related activities and programs for which rules and regulations are needed to govern the rental of this facility;

WHEREAS, the City Charter provides that the rules and regulations established by the City Council may be changed from time to time to meet the needs of the Senior Citizen Center; and

WHEREAS, the Alvin Senior Center - Rules and Regulations, attached hereto as Exhibit "A" (and incorporated herein by reference), upon review and consideration by the City Council, deem it in the public interest to authorize this action, **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Proceedings. That the 2016 Alvin Senior Center - Rules and Regulations attached hereto as Exhibit "A" are hereby adopted.

Section 3. Open Meetings. It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't Code*.

Section 4. Effective Date. This resolution shall take affect upon its adoption.

PASSED AND APPROVED on this the _____ day of _____, 2016.

ATTEST:

CITY OF ALVIN, TEXAS

By: _____
Dixie Roberts, City Clerk

By: _____
Paul A. Horn, Mayor

CITY OF ALVIN

ALVIN SENIOR CENTER RULES AND REGULATIONS

PARKS AND RECREATION DEPARTMENT

~~PROPOSED 2014~~ 2016 RULES AND
REGULATIONS

EXHIBIT A to Res. ~~14-R-36~~16-R-18

ALVIN SENIOR CENTER

MISSION STATEMENT

The Alvin Senior Center is a community gathering place where adults age 50+ in the Alvin area can meet for social, recreational, educational and fitness opportunities. ~~as well as host private events for Alvin community members.~~ The Alvin Senior Center is also offered for rental space to Alvin community members.

ELIGIBILITY FOR SENIOR CITIZEN PROGRAMS

The Alvin Senior Center programs are designed for adults age 50 years of age and older living in the Alvin area, who are independent and can care for their own personal needs. In the event a participant needs a caregiver or attendant dedicated to their needs, that caregiver or attendant shall be allowed to accompany the participant at the sole expense and responsibility of the participant. The attendant shall be considered a separate participant. The spouse of a participant not meeting the age qualification of 50 years of age or older shall be allowed to accompany his/her spouse to any/all programs he/she has registered as a separate participant subject to any/all applicable fees/charges.

~~Any person living in the Alvin area 50 years of age or older and his/her spouse of any age (as long as one spouse is 50 years of age or older, is eligible to participate in the activities and programs established for seniors by the City of Alvin.~~

A meal program is administered by ActionS, Inc. an independent agency established to plan and coordinate services for older adults. To participate in any ActionS program, persons must meet the guidelines set forth by ActionS, Inc. Transportation to and from the Center is provided through ActionS. Further information regarding the ActionS program is available from the site director during ActionS operational times, or by calling (281) 585-4677.

OWNERSHIP AND MANAGEMENT OF CENTER

The Alvin Senior Center is a public building owned by the City of Alvin. Management of the Center is supervised by the City of Alvin Parks & Recreation Department. A site manager provides daily management of the facility.

OTHER FUNCTIONS AND USES

The Senior Center may be used by other individuals and groups according to the Rules and regulations for Operation, Use, and Rental of Alvin Senior Center which have been Approved by the City Council.

All rules must be initiated by renter/[group representative](#) as understanding of each Rule.

- _____ 1. Animals Prohibited – No animals are permitted in or around the Senior Center except animals, required to assist disabled persons or approved by the Senior Center ~~Manager~~[Coordinator](#).
- _____ 2. No Smoking or Alcoholic Beverages – No alcoholic beverages are permitted in or around the Senior Center. Smoking is prohibited inside the facility by City Ordinance.
- _____ 3. Equipment – The TV, VCR, or any other equipment shall not be removed from the Senior Center unless expressed written authorization by [the Director of Parks and Recreation](#).
- _____ 4. Decorations –Decorations may not be displayed in a manner that would damage, puncture or leave residue upon removal. (ex. thumbtacks, tape, staples, etc.).
- _____ 5. Open Flames – The use of open flames and flammable material is not allowed inside the Senior Center. These include but are not limited to; torches, incense burners, charcoal grills and candle center pieces. Exceptions may be granted for the use of small flame producing devices such as candles on cakes and in ceremonies, and sterno-type materials used to maintain food temperature.
- _____ 6. Thermostat Controls – The user shall not attempt to make adjustments to the thermostat controls. Users of the Center may be held liable for any damage caused from tampering with these instruments.
- _____ 7. Personal Losses and Damages – The City of Alvin is not responsible for lost, damaged or misplaced property placed in or on its facilities or grounds. Furthermore, the City of Alvin is released and discharged from any and all liability for loss injury, or damage to persons or property that may be sustained arising out of the use or occupancy of the Senior Center and its grounds.
- _____ 8. Parking – Parking is available at the Senior Center in designated areas only. Additional parking is located across the street at the Stanton's overflow lot. Please do not park at Jodie's Hair Salon.
- _____ 9. Set Up and Clean Up Times – The renter is allowed 30 minutes before an event to set up and 30 minutes after an event for proper cleanup. If you cannot meet these time limits you are required to pay for the extra set-up and clean-up times.
- _____ 10. Clean-Up – Failure to properly clean the [reserved area Senior Center](#) will result in a forfeiture of ~~all of the R~~[room R](#)~~rental D~~[deposit](#) ~~(if applicable) and/or subject to actual clean and repair costs.~~ ~~Excessive negligence resulting in uncleanliness or damage beyond the deposit value will be subject to actual clean/repair costs.~~
 - A. All spillage will be properly cleaned.
 - B. All floors including restrooms and kitchen must be swept and high-traffic areas mopped.
 - C. The kitchen, if used, must be thoroughly cleaned, including floors, walls, appliances, sinks and counters.
 - D. All trash and debris must be removed from the building and parking lot and placed in the onsite dumpster provided in the rear of the building, or removed from the premises.
 - E. All tables and chairs must be returned to their original location.

- _____ 11. Damages to Center – The renter is responsible for any damages caused during their rental times. To the extent the deposit is insufficient to pay for all the damages the renter shall be liable for the difference.
- _____ 12. On Site Representative – The renter or his/her designated representative, is required to be present at the Alvin Senior Center and must be available to City personnel during the entire course of the rental period.
- _____ 13. Facility Monitor and Access – A City representative will be on duty to open the Center. This individual will also secure the Center upon the conclusion of the rental. The renter and City representative are ~~is~~ responsible to check the reserved area ~~Center for damage~~ before and after the rental period for damage and cleanliness. ~~Both the renter and the city representative must initial the operational rules packet to ensure that the renter's responsibilities have been fulfilled and that the deposits can be refunded.~~
- _____ 14. Advertising – The use of the Alvin Senior Center by an individual or group does not constitute endorsement of that individual, group, vendor, agency, philosophy, opinion or product by the Center or the City of Alvin. No advertisement or announcement implying endorsement will be permitted. All promotional or advertising copy that includes the Alvin Senior Center name must be approved prior to release by the Manager of the Center or a designated representative.
- _____ 15. Abuse of Operational Rules – Any person who abuses the operational rules or any other laws or policies applicable to the Center may be required to vacate the Center and may be barred from further use of the Center.
- _____ 16. Contacts – For building concerns or questions contact on-call personnel. In the event of an emergency dial 911. For police non-emergency call 281-388-4370.
- _____ 17. Marquee Use – The marquee use shall be at the discretion of the Department Director with the primary use for advertisement related to senior center programs, trips and related information

1. Reservation Requirements

- A. Reservations may be made by applying to the City of Alvin Senior Center, 309 West Sealy, Alvin, Texas 77511, or by calling or 281-388-4298.
- B. Senior activities and programs will have priority use of the Center. All other reservations will be taken on a first-come, first-serve basis.
- C. Rental reservations may not be made more than twelve (12) months in advance.
- D. Groups or individuals may not reserve a rental space on a standing, weekly basis for more than six months. This will allow the renter time to locate a permanent meeting place. Future rental periods and/or extension of rentals will be evaluated by the ~~Coordinator~~ Manager of the Alvin Senior Center.
- E. Reservations shall be made by an An adult (-18 or older). ~~must sign the Room Reservation Application.~~
- F. Senior Center order of priority usage:
 - Senior Center activities and programs.
 - Programs conducted and/or sponsored by the City.

- [Senior Group meetings/events](#)
 - Room rentals and reservations.
2. Right of Entry: The City may enter upon the Senior Center at any time for any purpose necessary, incidental to or connected with any other program's use of the Senior Center or in the exercise of the City's governmental functions. Any such re-entry shall not constitute a trespass or create a cause of action for damages against the City.
3. Cancellations – All cancellations of rentals must be requested in writing to the Senior Center Manager or Center staff. The following refund schedule will apply:
- Two week or more notice: Full refund less a \$25 refund processing fee.
 - Less than two week notice: \$75.00 Cancellation Fee, \$25.00 Refund Processing Fee
4. Fees - The rental fees ~~attached hereto as Exhibit "B" will apply to rental of~~ for the Alvin Senior Center can be found in Chapter 28 of the Comprehensive Fee Ordinance. The hourly rental fees will be calculated by the half hour and hour only.
- Deposit is required at the time of reservation.
 - Payment for rental period ~~must be made within 2 business days during regular Alvin Senior Center operational hours. (Mon. Fri. 7:30 a.m. – 4:30 p.m.)~~ shall be made in full two (2) business days prior to rental date.
 - Payment made within two (2) business days of rental date, excluding holidays, must be made in cash or credit card.
5. Senior Citizens Groups

A. Definition

~~A. A Senior group is defined by the Alvin Senior Center staff as an organization having at least ninety (90%) percent of its membership fifty (50) years of age or older with its mission or common purpose benefitting community members fifty (50) years of age or older in the Alvin area as an organization with at least 90 percent of its membership 50 years or older. Senior organizations (i.e. Quilters) will be allowed to hold one event or meeting per month at no cost.~~

B. Determining Senior Center Use

Use of the Alvin Senior Center facilities shall be determined by "historical precedent" (Grandfather Clause). "Historical Precedent", for the purpose of this document, is defined to mean "that particular senior group which has been first to establish a continued use of the Alvin Senior Center."

- These groups include:
- Alvin Area Retired Teachers
 - Alvin Garden Club
 - Alvin Museum Society
 - Are You OK
 - Bible Study
 - Daytimers
 - Gulf Coast Quilters Guild
 - Lone Star Daylily Society
 - Monsanto/Solutia Retiree Club
 - Mustang Club
 - Purple Cats Chapter Red Hat Society
 - South Park Senior Adults
 - U.S. Coast Guard Auxiliary; and
 - Woodmen of the World

C. Benefits

1) One (1) meeting/event per month at no cost within any room or combination of rooms within the Senior Center.~~A meeting/event will be allowed at no cost if it meets these conditions:~~

2) A separate second meeting/event is permissible at no cost providing it meets the following conditions:

- Open to the general public with no membership requirements
- provide a service or benefit to the Alvin area adults age fifty (50) or older
- Not conflict with scheduled Senior Center activities

~~B.~~ If more than two (2) meetings/events are scheduled by a senior group during a calendar month, the senior group shall pay the applicable fees for the third or succeeding meeting/event.

~~1) The second meeting must be open to the general public with no membership requirements.~~

~~2) The second meeting must provide a service or benefit to area senior citizens.~~

~~3) The additional meeting must be held during the business hours of the Center from 7:30 a.m. — 4:30 p.m. Monday thru Friday.~~

~~4) The additional meeting /event must not conflict with scheduled Center activities.~~

~~5) If more than two meetings/event are scheduled by a senior organization during a calendar month, the senior organization must pay the applicable fees for the third or succeeding meeting/event.~~

3) On Site Storage

- o Items used by organizations on a regular basis may be stored at the Senior Center when and where space is available. Seasonal decorations used annually should be stored elsewhere.
- o Food items shall be canned or securely packaged. Opened packages of food or condiments shall be removed immediately.
- o No flammable items shall be stored. Flammable items include, but are not limited to; spray cans, hand sanitizer, acetone, WD40, matches, lighters and candles.
- o All storage spaces should be cleaned out annually, overseen by Senior Center Staff
- o The City of Alvin and the Alvin Senior Center are not responsible for loss or theft of items stored at the Center.
- o No right of privacy
- o Senior Center Staff reserves the right to change/modify storage availability

D. Expectations

1) Follow the Senior Center Rules and Regulations.

2) Notify Staff of Changes in contact information and change in reservation schedule

• _____

6. Non-profit Organizations - A qualified, non-profit shall be defined as a group or organization in possession of an active 501c3 with proof of non-profit status. The deposit for a qualified non-profit (501c3) organization will be waived. An hourly rental fee of \$45 will be charged.

7. Governmental Entities – Rental fees will not be charged to local or other governmental entities desiring to use the Alvin Senior Center if the request is made on official stationary of the governmental entity, and the Alvin Senior Center will be used for a governmental purpose.

8. Meeting Room Facilities and Capacities:

A. West side assembly room rental includes the ~~meeting~~ room, bathrooms, and kitchen facilities and has a maximum capacity of 229 persons.

B. East side assembly room ~~Kitchen~~ rental includes the ~~meeting~~ room space up to the bi-fold doors, bathrooms, kitchen facilities and has a maximum capacity of 80 persons.

C. Exercise Room includes the room space from the bi-fold doors to the adjacent wall. This room may only be used in conjunction with an existing rental/reservation of the east side room and has a maximum capacity of 150 persons.

~~C.D.~~ Craft room and/or Board room ~~Piano~~ includes the ~~meeting~~ room, bathrooms, and has a maximum capacity of 25 persons per room. ~~Only adult organizations are allowed to rent these rooms.~~ No kitchen facilities ~~or ice will be~~ are provided.

9. Available Rental Times ~~The Center will be available for rental as follows:~~

West Side Assembly Room

Monday – Friday <u>Thursday</u>	7:30 AM – 10:30 PM
Friday	7:30 AM – 10:30 PM
Saturday and Sunday	7:30 AM – 10:30 PM

East Side – ~~Entire~~ Assembly Room

Monday – Friday	7:30 AM – 10:30 PM
Saturday – Sunday	7:30 AM – 10:30 PM

Craft Room and/or Board Room

Monday – Friday	7:30 AM – 10:30 PM
<u>Saturday – Sunday</u>	<u>7:30 AM – 10:30 PM</u>

10. Youth Group Restrictions – It is recommended groups composed of youth 17 years of age and younger must have one (1) adult 18 years of age or older present at all times for each ten (10) youths in attendance.

11. Indemnification -The renter/group is responsible for the acts or omissions of the renter's/group's invitees, licensees, relatives, friends and their invitees or licensees. The renter/group agrees to indemnify and hold harmless the City of Alvin, its officers, agents and employees from any and all actions, claims, costs, damages, injuries, and expenses, including but not limited to attorney's fees and court costs, arising out of the use of the Senior Center by the renter. Furthermore, such indemnification shall apply with respect to all acts or omissions of the renter/group, the renter's/group's invitees, licensees, relatives, friends, and their respective invitees, licensees, relatives, friends, and their respective invitees or licensees associated with rental use of the Alvin Senior Center.

Code of Conduct Policy

Purpose

The Alvin Senior Center provides a safe, friendly, and welcoming environment for seniors to participate in activities, enjoy fellowship and engage in lifelong learning opportunities. For the safety and benefit of all participants, the following Code of Conduct Policy shall be observed.

Policy

Participants in Alvin Senior Center Activities shall:

- (1) Treat other participants and staff respectfully and courteously.
- (2) Treat others in the same manner you would like to be treated.

Behavior that constitutes violation of this Policy includes, but is not limited to:

- (1) Loud, disruptive, obscene, hateful, or abusive language.
- (2) Making threats or demonstrating threatening behavior, verbally or in writing, to participants or staff.
- (3) Violation of smoking ordinances.
- (4) Defacing or destroying any city property.
- (5) Activities that negatively affect the health of others.
- (6) Racial, religious, or sexual harassment of participants or staff.
- (7) Physical altercations with participants or staff.
- (8) Removal of city property without permission.
- (9) Participating in activities while under the adverse influence of alcohol or drugs.
- (10) Committing or attempting to commit any activity that would constitute a violation of any federal, state, or local criminal statute or ordinance.
- (11) Other behavior that is deemed inappropriate by the Senior Center Manager or their designee.

Consequences of Policy Violation

Violation(s) of this policy may result in the suspension of participant(s) from Senior Center activities.

The Senior Center Manager is responsible for ensuring that this policy is maintained. Any questions or comments concerning this policy should contact the Director of Parks and Recreation.

Also, please note: The Alvin Senior Center programs are for senior citizens who are independent and can care for their own personal needs. Seniors are welcome to bring an attendant or care giver with them in order to enjoy our services and programs.

CITY OF ALVIN

ALVIN SENIOR CENTER RULES AND REGULATIONS

PARKS AND RECREATION DEPARTMENT

PROPOSED 2014 RULES AND REGULATIONS

EXHIBIT A to Res. 14-R-36

ALVIN SENIOR CENTER

MISSION STATEMENT

The Alvin Senior Center is a community gathering place where adults age 50+ in the Alvin area can meet for social, recreational, educational and fitness opportunities as well as host private events for Alvin community members.

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The Senior Center may be used by other individuals and groups according to the Rules and regulations for Operation, Use, and Rental of Alvin Senior Center which have been Approved by the City Council.

All rules must be initialed by renter as understanding of each Rule.

- _____ 1. Animals Prohibited – No animals are permitted in or around the Senior Center except animals, required to assist disabled persons or approved by the Senior Center Coordinator.
- _____ 2. No Smoking or Alcoholic Beverages – No alcoholic beverages are permitted in or around the Senior Center. Smoking is prohibited inside the facility by City Ordinance.
- _____ 3. Equipment – The TV, VCR, or any other equipment shall not be removed from the Senior Center unless expressed written authorization by Director.
- _____ 4. Decorations –Decorations may not be displayed in a manner that would damage, puncture or leave residue upon removal. (ex. thumbtacks, tape, staples, etc.).
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- _____ 6. Thermostat Controls – The user shall not attempt to make adjustments to the thermostat controls. Users of the Center may be held liable for any damage caused from tampering with these instruments.
- _____ 7. Personal Losses and Damages – The City of Alvin is not responsible for lost, damaged or misplaced property placed in or on its facilities or grounds. Furthermore, the City of Alvin is released and discharged from any and all liability for loss injury, or damage to persons or property that may be sustained arising out of the use or occupancy of the Senior Center and its grounds.
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- _____ 9. Set Up and Clean Up Times – The renter is allowed 30 minutes before an event to set up and 30 minutes after an event for proper cleanup. If you cannot meet these time limits you are required to pay for the extra set-up and clean-up times.
- _____ 10. Clean-Up – Failure to properly clean the Senior Center will result in a forfeiture of all of the Room Rental Deposit. Excessive negligence resulting in uncleanliness or damage beyond the deposit value will be subject to actual clean/repair costs.
 - A. All spillage will be properly cleaned.
 - B. All floors including restrooms and kitchen must be swept and high-traffic areas mopped.
 - C. The kitchen, if used, must be thoroughly cleaned, including floors, walls, appliances, sinks and counters.
 - D. All trash and debris must be removed from the building and parking lot and placed in the onsite dumpster provided in the rear of the building, or removed from the premises.
 - E. All tables and chairs must be returned to their original location.
- _____ 11. Damages to Center – The renter is responsible for any damages caused during their rental times. To the extent the deposit is insufficient to pay for all the damages the renter shall be liable for the difference.
- _____ 12. On Site Representative – The renter or his/her designated representative, is required to be present at the Alvin Senior Center and must be available to City personnel during the entire course of the rental period.

- _____ 13. Facility Monitor and Access – A City representative will be on duty to open the Center. This individual will also secure the Center upon the conclusion of the rental. The renter is responsible to check the Center for damage before and after the rental period for damage and cleanliness. Both the renter and the city representative must initial the operational rules packet to ensure that the renter's responsibilities have been fulfilled and that the deposits can be refunded.
- _____ 14. Advertising – The use of the Alvin Senior Center by an individual or group does not constitute endorsement of that individual, group, vendor, agency, philosophy, opinion or product by the Center or the City of Alvin. No advertisement or announcement implying endorsement will be permitted. All promotional or advertising copy that includes the Alvin Senior Center name must be approved prior to release by the Manager of the Center or a designated representative.
- _____ 15. Abuse of Operational Rules – Any person who abuses the operational rules or any other laws or policies applicable to the Center may be required to vacate the Center and may be barred from further use of the Center.
- _____ 16. Contacts – For building concerns or questions contact on-call personnel. In the event of an emergency dial 911. For police non-emergency call 281-388-4370.
- _____ 17. Marquee Use – The marquee use shall be at the discretion of the Department Director with the primary use for advertisement related to senior center programs, trips and related information

1. Reservation Requirements

- A. Reservations may be made by applying to the City of Alvin Senior Center, 309 West Sealy, Alvin, Texas 77511, or by calling or 281-388-4298.
- B. Senior activities and programs will have priority use of the Center. All other reservations will be taken on a first-come, first-serve basis.
- C. Rental reservations may not be made more than twelve (12) months in advance.
- D. Groups or individuals may not reserve a rental space on a standing, weekly basis for more than six months. This will allow the renter time to locate a permanent meeting place. Future rental periods and/or extension of rentals will be evaluated by the Coordinator of Alvin Senior Center.
- E. An adult 18 or older must sign the Room Reservation Application.
- F. Senior Center order of priority usage:
- Senior Center activities and programs.
 - Programs conducted and/or sponsored by the City.
 - Room rentals and reservations.

Right of Entry: The City may enter upon the Senior Center at any time for any purpose necessary, incidental to or connected with any other program's use of the Senior Center or in the exercise of the City's governmental functions. Any such re-entry shall not constitute a trespass or create a cause of action for damages against the City.

2. Cancellations – All cancellations of rentals must be requested in writing to the Senior Center Manager or Center staff. The following refund schedule will apply:

- Two week or more notice: Full refund less a \$25 refund processing fee.
- Less than two week notice: \$75.00 Cancellation Fee, \$25.00 Refund Processing Fee

3. Fees - The fees attached hereto as Exhibit "B" will apply to rental of the Alvin Senior Center. The hourly rental fees will be calculated by the half hour and hour only.

- Deposit is required at the time of reservation.
- Payment for rental period must be made within 2 business days during regular Alvin Senior Center operational hours. (Mon.-Fri. 7:30 a.m. - 4:30 p.m.)
- Payment made within 2 business days, excluding holidays, must be made in cash.

4. Senior Citizens Groups

A. A Senior group is defined as an organization with at least 90 percent of its membership 50 years or older. Senior organizations (i.e. Quilters) will be allowed to hold one event or meeting per month at no cost.

B. A meeting/event will be allowed at no cost if it meets these conditions:

- 1) The second meeting must be open to the general public with no membership requirements.
- 2) The second meeting must provide a service or benefit to area senior citizens.
- 3) The additional meeting must be held during the business hours of the Center from 7:30 a.m. – 4:30 p.m. Monday thru Friday.
- 4) The additional meeting /event must not conflict with scheduled Center activities.
- 5) If more than two meetings/event are scheduled by a senior organization during a calendar month, the senior organization must pay the applicable fees for the third or succeeding meeting/event.

5. Non-profit Organizations - A qualified, non-profit shall be defined as a group or organization in possession of an active 501c3 with proof of non-profit status. The deposit for a qualified non-profit (501c3) organization will be waived. An hourly rental fee of \$45 will be charged.

6. Governmental Entities – Rental fees will not be charged to local or other governmental entities desiring to use the Senior Center if the request is made on official stationery of the governmental entity, and the Senior Center will be used for a governmental purpose.

7. Meeting Room Facilities and Capacities:

- A. West side rental includes the meeting room, bathrooms, and kitchen facilities and has a maximum capacity of 229 persons.
- B. East side Kitchen rental includes the meeting room space up to the bi-fold doors, bathrooms, kitchen facilities and has a maximum capacity of 80 persons.
- C. Craft room and Piano includes the meeting room, bathrooms, and has a maximum capacity of 25 persons. Only adult organizations are allowed to rent these rooms. No kitchen facilities or ice will be provided.

8. Available Rental Times – The Center will be available for rental as follows:

West Side

Monday –Thursday	7:30 AM – 10:30 PM
Friday	7:30 AM – 10:30 PM
Saturday and Sunday	7:30 AM – 10:30 PM

East Side – Entire

Monday – Friday
Saturday – Sunday

7:30 AM – 10:30 PM
7:30 AM – 10:30 PM

Craft Room

Monday – Friday

7:30 AM – 10:30 PM

9. Youth Group Restrictions – It is recommended groups composed of youth 17 years of age and younger must have one (1) adult 18 years of age or older present at all times for each ten (10) youths in attendance.
10. Indemnification -The renter is responsible for the acts or omissions of the renter's invitees, licensees, relatives, friends and their invitees or licensees. The renter agrees to indemnify and hold harmless the City of Alvin, its officers, agents and employees from any and all actions, claims, costs, damages, injuries, and expenses, including but not limited to attorney's fees and court costs, arising out of the use of the Senior Center by the renter. Furthermore, such indemnification shall apply with respect to all acts or omissions of the renter, the renter's invitees, licensees, relatives, friends, and their respective invitees, licensees, relatives, friends, and their respective invitees or licensees associated with rental use of the Alvin Senior Center.

Code of Conduct Policy

Purpose

The Alvin Senior Center provides a safe, friendly, and welcoming environment for seniors to participate in activities, enjoy fellowship and engage in lifelong learning opportunities. For the safety and benefit of all participants, the following Code of Conduct Policy shall be observed.

Policy

Participants in Alvin Senior Center Activities shall:

- (1) Treat other participants and staff respectfully and courteously.
- (2) Treat others in the same manner you would like to be treated.

Behavior that constitutes violation of this Policy includes, but is not limited to:

- (1) Loud, disruptive, obscene, hateful, or abusive language.
- (2) Making threats or demonstrating threatening behavior, verbally or in writing, to participants or staff.
- (3) Violation of smoking ordinances.
- (4) Defacing or destroying any city property.
- (5) Activities that negatively affect the health of others.
- (6) Racial, religious, or sexual harassment of participants or staff.
- (7) Physical altercations with participants or staff.
- (8) Removal of city property without permission.
- (9) Participating in activities while under the adverse influence of alcohol or drugs.
- (10) Committing or attempting to commit any activity that would constitute a violation of any federal, state, or local criminal statute or ordinance.
- (11) Other behavior that is deemed inappropriate by the Senior Center Manager or their designee.

Consequences of Policy Violation

Violation(s) of this policy may result in the suspension of participant(s) from Senior Center activities.

The Senior Center Manager is responsible for ensuring that this policy is maintained. Any questions or comments concerning this policy should contact the Director of Parks and Recreation.

Also, please note: The Alvin Senior Center programs are for senior citizens who are independent and can care for their own personal needs. Seniors are welcome to bring an attendant or care giver with them in order to enjoy our services and programs.

EXHIBIT B

RENTAL OF WEST SIDE ASSEMBLY ROOM: (WEST OCCUPANCY 229)

Refundable Deposit - Clean-up/Damage Deposit	\$ 100.00
Assembly Room (Business Hours*)	<u>Per/Hr.</u>
Resident/Resident Group	70.00
Nonresident/Nonresident Group	80.00
Assembly Room (After Business Hours)	
Resident/Resident Group	80.00
Nonresident/Nonresident Group	90.00

RENTAL OF EAST SIDE WITH KITCHEN: (OCCUPANCY 80)

Refundable Deposit - Clean-up/Damage Deposit	\$100.00
Assembly Room (Business Hours)	<u>Per/Hr.</u>
Resident/Resident Group	50.00
Nonresident/Nonresident Group	60.00
Assembly Room (After Business Hours)	
Resident/Resident Group	60.00
Nonresident/Nonresident Group	70.00

RENTAL EAST AND WEST SIDES: (OCCUPANCY 309)

Refundable Deposit - Clean-up/Damage Deposit	\$150.00
Assembly Room (Business Hours*)	<u>Per/Hr</u>
Resident/Resident Group	90.00
Nonresident/Nonresident Group	95.00
Assembly Room (After Business Hours)	
Resident/ Resident Group	100.00
Nonresident/ Nonresident Group	105.00

RENTAL OF CRAFT ROOM OR BOARD ROOM: (OCCUPANCY 25)

(This room is available only for rental by adult organizations Mon. – Fri..)

Refundable Deposit – Clean-up/ Damage Deposit	\$100.00
	<u>Per/Hr</u>
Resident/ Resident Group	35.00
Nonresident/ Nonresident Group	45.00

RENTAL FOR NON-PROFIT ORGANIZATION/501C-3

Deposit is Waived

Resident/ Non Resident Group	\$ 45.00
Cancelation fee within two weeks	\$75.00
Refund Processing Fee	\$25.00



AGENDA COMMENTARY

Meeting Date: 10/20/2016

Department: E.M.S.

Contact: Ron Schmitz, EMS Director

Agenda Item: Consider the purchase of a new ambulance; replacing Unit #734, out of the City's Vehicle Replacement Fund and Insurance Proceeds, from Frazer, Ltd. through the Houston-Galveston Area Council (H-GAC) Cooperative Purchasing Program, in an amount not to exceed \$137,550.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Discussion & Direction

Summary: On July 2, 2016, Ambulance unit #734 was involved in an accident that resulted in a total loss as deemed by the City's insurance adjuster. The City received \$50,999 from insurance and the vehicle replacement fund has \$86,841 allocated for a remount (chassis replacement and reuse of the box) for a total of \$137,840 available. However due to damage to the box (rear part of the ambulance mounted to the chassis) from the accident, and the inability to have the box certified as emergency response capable, it was recommended to completely replace the ambulance (chassis and box). The estimated cost of a complete new ambulance is \$137,550. This unit was due to have a chassis replacement and a remount of the box in FY 16-17. Ambulance chassis are on an eight-year replacement schedule and the ambulance box is 16-year replacement schedule. Ambulance 734 was a 2009 chassis with 179,127 miles and a 2004 Box that has been remounted. Due to the number of remounts allowed the scheduled remount would have been the last before the purchase of a new chassis and box. The City maintains a fleet of five ambulances, three that are staffed daily and two that act as reserve for special events or maintenance rotation. As a result of this vehicle being out of service other vehicles are not rotated as often and limits our ability to up-staff for planned events or large incidents. Because of this immediate risk to public health and safety, if approved, the City will purchase the ambulance through the Houston-Galveston Area Council (H-GAC) in lieu of requests for bids to avoid further delays in the replacement process.

Funding Expected: Revenue ___ Expenditure X N/A ___ **Budgeted Item:** Yes X No ___

Vehicle Replacement

Account Number: Fund/Insurance Payment **Amount:** \$137,550 **1295 Form Required?** Yes ___ No X

Legal Review Required: N/A X Required ___ **Date Completed:** _____

Supporting documents attached:

- HGAC Frazer Quote

Recommendation: Move to approve the purchase of a new ambulance for replacement of unit 754 from HGAC in the amount not to exceed \$137,550.00

Reviewed by Department Head, if applicable

Reviewed by City Attorney, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Manager



October 17, 2016

John Covington
 Assistant Director
 City of Alvin EMS
 Email: jcovington@cityhall.cityofalvin.com

Quote # 121A

Mr. Covington,

Per your request we are quoting (1) Frazer Type I 12' Generator Powered Module mounted on a 2016/2017 Chevy C3500 6.0L gasoline chassis. For your convenience all pricing has been itemized below.

Frazer Type I 12' Generator Powered Module	\$ 91,000.00
2016/2017 Chevy C3500 6.0L gasoline chassis	\$ 35,750.00
Chassis Exterior	\$ 0.00
Chassis Interior	\$ 950.00
Module Exterior	\$ 4,950.00
Module Interior	\$ 3,900.00
Subtotal	\$ 136,550.00
 HGAC fee	 \$ 1,000.00
	Total \$ 137,550.00

Items included in above total:

Chassis Exterior:

1 . Stainless steel wheel covers	\$	incl.
2 . Black Ranch Hand powder coated grille guard	\$	incl.
3 . (2) Whelen 315P speakers on grille guard	\$	incl.
4 . (4) Whelen M4 series red grille & intersect LEDs w/ clear lenses	\$	incl.
5 . Frazer aluminum rear window pass through plate	\$	incl.
6 . Route chassis exhaust to standard location under passenger's side bumper end cap	\$	incl.
7 . Provide weight slip with delivery book	\$	incl.
8 . (2) Mega fuses on chassis frame rail	\$	incl.
Total	\$	0.00

Chassis Interior:

9 . Custom powder coated 6-slot aluminum center console:	\$	incl.
Slot 1/2: Double switch panel	\$	incl.
<i>Layout: PRIMARY – SECONDARY – Blank – Blank – Blank – Blank – HOWLER – INTERIOR LIGHT – REAR LOAD - SIDE SCENE (1 way switch – controls one side) – SIDE SCENE (1 way switch – controls one side) – START STOP (Genset)</i>	\$	incl.
Slot 3: Whelen 295HFSC9 siren in lieu of standard (Tap-2) w/ mic on passenger's side of console slot 1	\$	250.00

Slot 4: Radio plate 22667	\$	incl.
Slot 5/6: Double blank insert	\$	150.00
Dual aluminum cup holder mounted on rear of console	\$	100.00
10 . 3 high glove box holder on rear wall of chassis	\$	150.00
11 . Spotlight sent loose	\$	incl.
12 . Exhaust warning buzzer inside the console w/ Genset shutdown circuit	\$	incl.
13 . Install customer provided self contained 800 MHz APX 6500 radio in console slot 4 cylinder antenna on the module roof with mic on D/S of console slot 2 - wired batter hot	\$	300.00
14 . Coax runs: (2) terminating in electrical compartment, (2) terminating under the driver's side seat in the chassis	\$	incl.
	Total \$	950.00

Module Exterior:

15 . Paint module Frazer white to match chassis	\$	N/C
16 . *Striping and lettering to match your fleet	\$	2,550.00
17 . 3M diamond grade conspicuity with overlay in a chevron pattern on entire rear of module - WHITE base, RED translucent overlay	\$	1,500.00
18 . All clear lenses on emergency LEDs	\$	N/C
19 . (8) Whelen M6 series red LED box lights	\$	incl.
20 . (5) Whelen M6 series LEDs on front wall (B-R-C-R-B)	\$	incl.
21 . (4) Whelen M6 series LEDs on rear wall (R-A-A-R)	\$	incl.
22 . (1) Whelen M6 series LED load light with flange on rear of module (come ON w/ reverse)	\$	incl.
23 . (2) Whelen M6 series red brake/tail/turn LEDs	\$	incl.
24 . (2) Whelen M6 series red wheel well LEDs	\$	incl.
25 . (2) Fire Research Corp. 900 series Spectra LED scene lights – on 2 switches	\$	incl.
26 . ICC clearance lights above corner/box lights	\$	incl.
27 . (2) Grote 4” round BTT red LEDS in the rear bumper panel on each side	\$	incl.
28 . (2) Grote 4” round back-up clear LEDS in the rear bumper panel on each side	\$	incl.
29 . Cummins Onan 5.5kW commercial generator system	\$	incl.
30 . Single 30 amp Meltric shore receptacle on driver's side front wall of module w/ pigtail shipped loose	\$	incl.
31 . Shore power ignition kill switch	\$	250.00
32 . Diamond plate on front corners, wheel wells, and rear	\$	incl.
33 . 3" taller rear inside/outside storage compartment w/ vertical divider 11" from the rear wall and shelf from front wall to divider	\$	450.00
34 . O2 compartment with a laydown “H” cylinder, full height vertical divider & shelf 20” from floor of compartment	\$	200.00
35 . Standard long lower storage compartment w/ gas hold open	\$	incl.
36 . Standard radio compartment	\$	incl.
37 . Electrical system decal applied to interior of compartment access door	\$	incl.
38 . Standard electrical compartment w/ 30 amp On-board chassis battery charger	\$	incl.
39 . Standard rear backboard compartment	\$	incl.
40 . Single step well	\$	incl.
41 . Spare tire – loose	\$	incl.
42 . Eberhard “automotive style” latches w/ J236 keys and J102 keys	\$	incl.
43 . Double 6061-T6 structural members welded at all vertical and horizontal wall intersections	\$	incl.
44 . LED flex strip lighting in applicable compartments	\$	incl.

Total \$ 4,950.00

Module Interior:

45 . 120VAC Dometic filtered air conditioning and heat w/ thermostat at the action wall	\$	incl.
46 . Aluminum powder coated interior cabinets	\$	incl.
47 . Stainless steel countertops	\$	incl.
48 . SpecTape-Insulfab insulation and sound deadening material in ceiling, walls and do	\$	incl.
49 . Double-pane entry door windows	\$	incl.
50 . Stainless steel grab handles	\$	incl.
51 . SSCOR brand suction at action wall – Location 6	\$	incl.
52 . 4 place switch panel w/ thermostat (Interior lights, Front interior light, blank switch) – Location 1	\$	incl.
53 . Standard dump bypass/rear load switch plate	\$	incl.
54 . Sharps container and bracket at the action wall in standard location	\$	incl.
55 . Sharps container and bracket on the rear wall above the squad bench in the upper position	\$	150.00
56 . Small acrylic holder at the end of the action wall	\$	incl.
57 . Cabinet aft of the CPR seat	\$	900.00
58 . Stainless steel squad bench and action wall wrappers	\$	incl.
59 . (8) Grote LED interior ceiling lights	\$	incl.
60 . Standard overhead grab rails	\$	incl.
61 . Extra overhead grab rail	\$	200.00
62 . (2) METAL IV hangers in ceiling in lieu of standard	\$	50.00
63 . Lonseal “Lonfloor” vinyl flooring-sapphire	\$	incl.
64 . Alucabond aluminum & polyethylene plastic sub-floor	\$	incl.
65 . 175-3 single position cot mount	\$	incl.
66 . Cot plates & cot hook for your Stryker cot	\$	incl.
67 . Stryker antler & bar	\$	750.00
68 . Single O2 outlet at action wall (Location 2), Single O2 outlet at action wall (Location 4), single O2 outlet above squad bench & Single O2 outlet in the ceiling	\$	300.00
69 . 5 lb. ABC fire extinguisher - On the floor, at the front of the laydown O2, towards front I/O	\$	N/C
70 . Magnetically attached seamless cushions	\$	incl.
71 . 120VAC duplex outlet 24" from the floor of the I/O compartment (typically above shelf)	\$	incl.
72 . 120VAC duplex at the laydown O2 box in standard location	\$	incl.
73 . 120 VAC quad outlet at the action wall – Location 7	\$	incl.
74 . Extra 120VAC duplex receptacle in the front corner area BELOW the shelf on the driver's side wall next to the action wall cabinet	\$	150.00
75 . Standard laydown O2 box w/ Lexan lid	\$	incl.
76 . Standard front wall cabinets	\$	incl.
77 . Standard front corner area	\$	incl.
78 . Customer provided MedixSafe drug box in the front corner area	\$	150.00
79 . Grey trash can in the top opening at the head of the squad bench	\$	incl.
80 . Squad bench cabinet w/ Wise trim	\$	600.00
81 . Standard Front I/O w/ compartment below	\$	incl.
82 . Ribbed rubber on front I/O shelf/shelves	\$	incl.
83 . 3 high powder coated aluminum glove box holder above front I/O	\$	175.00
84 . 3 high glove box holder on the rear wall above the squad bench in the lower position	\$	175.00

85 . 3 high "D" cylinder holder in the front I/O facing the rear	\$ 300.00
86 . Cushion color including single CPR seat w/ non-locking lid, squad bench & cushion above the rear entry door - RED	\$ N/C
Total	\$ 3,900.00

Additional items for your consideration (not included in above total):

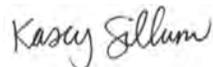
Liquid Spring hydraulic suspension system in lieu of air suspension	\$ 10,000.00
ArcRite running boards on chassis	\$ 850.00
Arm rests on console	\$ 200.00
Furnish & install Stryker Performance Load system with inductive charger	\$ 10,000.00
3M Diamond Grade 2'x2' white conspicuity squares on inside of side and rear entry doors panels	\$ 300.00
Whelen Pioneer Plus dual panel scene lights (floodlight PFP2) on two switches in lieu of standard	\$ 2,700.00
Voyager back up camera system w/ color LCD monitor mounted in cab	\$ 1,600.00
3 high glove box/end rail combination at end of squad bench	\$ 250.00
Engel 15 qt. refrigerator w/ 120VAC adapter and locking hasp	\$ 900.00
Air Liquide electric oxygen system with digital monitor and oxygen regulator	\$ 1,700.00
Oxygen regulator	\$ 150.00
Radio speakers in module off chassis radio w/ volume control at action wall	\$ 650.00

Terms and Conditions

- 1 . This quote is valid for 90 days.
- 2 . All pricing is F.O.B. Houston.
- 3 . Per TMVCC we are quoting this through our licensed franchise dealers, Knapp Chevrolet.
- 4 . Please make your purchase order out to Knapp Chevrolet (P.O. Box 4179, Houston, TX 77210). Please email a copy of your purchase order and this quote to Bob Flanders with Knapp Chevrolet bflanders@knappchevy.com and to Adam Fischer at sales@frazerbilt.com.
- 5 . Please note, payment for the entire purchase is due upon receipt and acceptance of completed unit.
- 6 . To minimize delays, customer provided items should be present prior to unit production start.
- 7 . Frazer will provide a weight slip with accompanying scale calibration certification. Your local vehicle registration office may require a state certified weight slip for registration. Should that be the case, will need to weigh the vehicle at a local weigh station that provides a weight slip with the department of agriculture seal prior to registration.
- 8 . *Striping and lettering pricing may be adjusted based on the company's scheme. Striping and lettering pricing includes two hours' design time in the base price. Additional design time for more extensive graphics and/or multiple changes is quoted at \$100/hour.

Thank you for the opportunity to quote this job. If you have any questions please call me at 888-372-9371.

Best Regards,



Kasey Gillum
Sales Team Leader
Frazer, Ltd.



AGENDA COMMENTARY

Meeting Date: 10/20/2016

Department: Engineering

Contact: Michelle Segovia, City Engineer

Agenda Item: Consider a final plat of JSC Federal Credit Union Alvin Branch (877 E. Highway 6), being a subdivision of 1.000 acre of land situated in the H.T.&B.R.R. Company Survey, Section 15, Abstract 227, being all of Lot 1 and parts of Lots 2 & 3 of the Red-Arrow Addition to the City of Alvin, according to the plat recorded in volume 3, page 144, Plat Records of Brazoria County, Texas.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Discussion & Direction

Summary: On September 1, 2016 the Engineering Department received the final plat of JSC Federal Credit Union Alvin Branch for review. The property is located at 877 E. Highway 6 in the City of Alvin and is being platted for the future JSC Credit Union Alvin Branch development. This plat complies with all requirements of the City's Subdivision Ordinance.

The City Planning Commission unanimously approved the plat at their meeting September 20, 2016.

Staff recommends approval.

Funding Expected: Revenue ___ Expenditure ___ N/A **Budgeted Item:** Yes ___ No ___ N/A

Account Number: _____ **Amount:** _____ **1295 Form Required?** Yes ___ No ___

Legal Review Required: N/A Required ___ **Date Completed:** _____

Supporting documents attached:

- Final Plat of JSC Federal Credit Union Alvin Branch

Recommendation: Move to approve the final plat of JSC Federal Credit Union Alvin Branch, being a subdivision of 1.000 acre of land situated in the H.T.&B.R.R. Company Survey, Section 15, Abstract 227, being all of Lot 1 and parts of Lots 2 & 3 of the Red-Arrow Addition to the City of Alvin, according to the plat recorded in volume 3, page 144, Plat Records of Brazoria County, Texas.

Reviewed by Department Head, if applicable

Reviewed by City Attorney, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Manager



AGENDA COMMENTARY

Meeting Date: 10/20/2016

Department: Engineering

Contact: Michelle Segovia, City Engineer

Agenda Item: Consider a final plat of Kendall Lakes Section 7, being a subdivision of 32.499 acres (located near Highway 35 North) of land located in H.T.&B.R.R. Company Survey, Section 40, A-482, Brazoria County, Texas.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Discussion & Direction

Summary: On September 1, 2016 the Engineering Department received the Final Plat of Kendall Lakes Section 7 for review. This section consists of sixty (60) single-family residential lots, four (4) blocks, and three (3) reserves and is located at the end of Lake Line Drive in the northwest corner of the subdivision. The Kendall Lakes Subdivision currently consists of six (6) previously platted sections totaling three hundred three (303) residential lots of which one hundred and eighty-six (186) have homes on them. This plat complies with all requirements of the City's Subdivision Ordinance.

The Planning Commission unanimously approved the plat at their meeting on September 20, 2016.

Staff recommends approval.

Funding Expected: Revenue ___ Expenditure ___ N/A **Budgeted Item:** Yes ___ No ___ N/A

Account Number: _____ **Amount:** _____ **1295 Form Required?** Yes ___ No ___

Legal Review Required: N/A Required ___ **Date Completed:** _____

Supporting documents attached:

- Final Plat of Kendall Lakes Section 7

Recommendation: Move to approve the Final Plat of Kendall Lakes Section 7, being a subdivision of 32.499 acres (located near Highway 35 North) of land located in H.T.&B.R.R. Company Survey, Section 40, A-482, Brazoria County, Texas.

Reviewed by Department Head, if applicable

Reviewed by City Attorney, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Manager

STATE OF TEXAS

COUNTY OF BRAZORIA:

WE, SKYMARK DEVELOPMENT COMPANY, INC., A TEXAS CORPORATION ACTING BY AND THROUGH CLINTON WONG, PRESIDENT AND PHILLIP PEACOCK, SECRETARY, OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS DESCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATED TO THE PUBLIC FOREVER ALL, STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED. THE OWNERS DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND 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 PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS ONLY AS SHOWN HEREON. 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 PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS ONLY AS SHOWN HEREON. 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 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, SKYMARK DEVELOPMENT COMPANY, INC., A TEXAS CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY CLINTON WONG AND PHILLIP PEACOCK, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2016.

BY: CLINTON WONG PRESIDENT ATTEST: PHILLIP PEACOCK SECRETARY

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLINTON WONG AND PHILLIP PEACOCK OF SKYMARK DEVELOPMENT COMPANY, INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS PRINT NAME

MY COMMISSION EXPIRES: _____

I, CAROLYN J. QUINN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS, SAID RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER AND TO THE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE COORDINATES (NAD83).

CAROLYN J. QUINN REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6033



CITY OF ALVIN SUBDIVISION APPROVED

MAYOR PAUL HORN COUNCILMEMBER ADAM ARENDELL

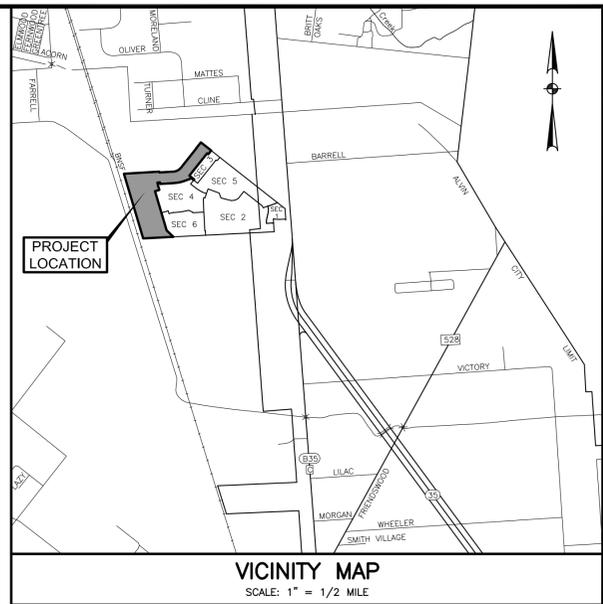
COUNCILMEMBER BRAD RICHARDS COUNCILMEMBER KEITH THOMPSON

COUNCILMEMBER CHRIS SANGER COUNCILMEMBER GLENN STARKEY

COUNCILMEMBER SCOTT REED COUNCILMEMBER GABE ADAME

APPROVED FOR THE CITY OF ALVIN, TEXAS THIS _____ DAY OF _____, 2016.

DIXIE ROBERTS CITY CLERK MICHELLE SEGOLVA CITY ENGINEER



FIELD NOTES FOR A 32.499 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 32.499 ACRES (1,415,663 SQUARE FEET), LOCATED IN THE H. T. & B.R.R. CO. SURVEY, SEC 40, ABSTRACT-482, IN BRAZORIA COUNTY, TEXAS; SAID 32.499 ACRE TRACT BEING OUT OF A CALLED 351.99 ACRE TRACT RECORDED IN THE NAME OF MARYFIELD, LTD. IN THE BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER (NO.) 2004000364; SAID 32.499 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH CENTRAL ZONE, PER G.P.S. OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD WITH A MILLER SURVEY GROUP (M.S.G.) CAP FOUND AT THE MOST NORTHERLY CORNER OF LOT 5, BLOCK 1 OF KENDALL LAKES, SEC 3, A SUBDIVISION PLAT OF RECORD IN DOCUMENT (DOC.) NO. 2014053221 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), BEING ON THE SOUTHWEST LINE OF AN 80 FEET WIDE HOUSTON LIGHTING AND POWER COMPANY (H.L.&P. CO.) EASEMENT RECORDED IN VOLUME 842, PAGE 167, OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), MARKING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHWESTERLY LINE OF LOT 5, SOUTH 38 DEGREES 18 MINUTES 47 SECONDS WEST, A DISTANCE OF 115.00 FEET TO A 5/8-INCH IRON ROD WITH A M.S.G. CAP FOUND ON THE NORTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF KENDALL CREST DRIVE (SIXTY-FOOT WIDE PER DOC. NO. 2014053221 OF THE B.C.P.R.) AT THE WEST CORNER OF SAID LOT 5;

THENCE, WITH THE NORTHEAST R.O.W. LINE OF SAID KENDALL CREST DRIVE, NORTH 51 DEGREES 41 MINUTES 13 SECONDS WEST, A DISTANCE OF 35.85 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND AT THE NORTH END OF THE TERMINUS LINE OF SAID KENDALL CREST DRIVE, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHWEST LINE OF SAID KENDALL LAKES, SEC 3, SOUTH 38 DEGREES 19 MINUTES 47 SECONDS WEST, A DISTANCE OF 694.78 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR THE WEST CORNER OF LOT 13, BLOCK 2 OF SAID KENDALL LAKES, SEC 3;

THENCE, WITH THE SOUTHWEST LINE OF SAID KENDALL LAKES, SEC 3, SOUTH 51 DEGREES 40 MINUTES 22 SECONDS EAST, A DISTANCE OF 150.77 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND AT AN INTERIOR CORNER OF LOT 12, BLOCK 2 OF SAID KENDALL LAKES SEC 3;

THENCE, WITH THE NORTHWEST LINE OF SAID LOT 12, SOUTH 38 DEGREES 19 MINUTES 38 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND AT THE SOUTHWEST CORNER OF SAID LOT 12, AT THE NORTH CORNER OF THE DISTRICTED RESERVE 'D' OF KENDALL LAKES, SEC 5, A SUBDIVISION OF RECORD IN DOC NO. 2011047771 OF THE B.C.P.R., FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 351.99 ACRE TRACT THE FOLLOWING ELEVEN (11) COURSES:

- 1. NORTH 51 DEGREES 40 MINUTES 22 SECONDS WEST, A DISTANCE OF 80.87 FEET TO A 5/8-INCH IRON ROD WITH A MSG CAP SET FOR AN INTERIOR CORNER;
2. SOUTH 53 DEGREES 47 MINUTES 05 SECONDS WEST, A DISTANCE OF 34.03 FEET TO A 5/8-INCH IRON ROD WITH A MSG CAP SET AT AN ANGLE POINT;
3. SOUTH 69 DEGREES 16 MINUTES 23 SECONDS WEST, A DISTANCE OF 143.08 FEET TO A 5/8-INCH IRON ROD WITH A MSG CAP SET AT AN ANGLE POINT;
4. SOUTH 73 DEGREES 15 MINUTES 03 SECONDS WEST, A DISTANCE OF 88.11 FEET TO A 5/8-INCH IRON ROD WITH A MSG CAP SET AT AN ANGLE POINT;
5. SOUTH 78 DEGREES 34 MINUTES 05 SECONDS WEST, A DISTANCE OF 87.64 FEET TO A 5/8-INCH IRON ROD WITH A MSG CAP SET AT AN ANGLE POINT;
6. SOUTH 84 DEGREES 34 MINUTES 41 SECONDS WEST, A DISTANCE OF 120.09 FEET TO A 5/8-INCH IRON ROD WITH A MSG CAP SET AT AN ANGLE POINT;
7. SOUTH 86 DEGREES 36 MINUTES 35 SECONDS WEST, A DISTANCE OF 301.83 FEET TO A 5/8-INCH IRON ROD WITH A MSG CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
8. 37.65 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 48 MINUTES 22 SECONDS, AND A CHORD THAT BEARS NORTH 08 DEGREES 17 MINUTES 36 SECONDS WEST, A DISTANCE OF 37.61 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
9. SOUTH 86 DEGREES 36 MINUTES 35 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
10. 64.09 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 06 MINUTES 52 SECONDS, A CHORD THAT BEARS SOUTH 09 DEGREES 56 MINUTES 51 SECONDS EAST, A DISTANCE OF 63.95 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR A POINT OF TANGENCY;
11. SOUTH 16 DEGREES 30 MINUTES 17 SECONDS EAST, A DISTANCE OF 121.72 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE NORTH LINE OF A CALLED 27.071 ACRE TRACT RECORDED IN THE NAME OF JNC DEVELOPMENT, INC. UNDER H.C.C.F. NO. 2013057195 FOR AN ANGLE POINT;

THENCE, WITH THE NORTH LINE OF SAID 27.071 ACRE TRACT, SOUTH 73 DEGREES 42 MINUTES 15 SECONDS WEST, A DISTANCE OF 110.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE NORTHWEST CORNER OF SAID 27.071 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WEST LINE OF SAID 27.071 ACRE TRACT AND WITH THE WEST LINE OF BLOCK 2 OF KENDALL LAKES SEC. 6, A SUBDIVISION OF RECORD UNDER DOC. NO. 2015001260 OF THE B.C.P.R., SOUTH 16 DEGREES 30 MINUTES 17 SECONDS EAST, A DISTANCE OF 998.91 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;

THENCE, CONTINUING WITH THE WEST LINE OF SAID BLOCK 2, SOUTH 46 DEGREES 01 MINUTES 10 SECONDS EAST, A DISTANCE OF 225.98 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE NORTH LINE OF A TWO-HUNDRED FEET WIDE H.L.&P. CO. EASEMENT RECORDED IN VOL. 1004, PG. 938 OF THE B.C.D.R., FOR THE SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTH LINE OF SAID H.L.&P. CO. EASEMENT, SOUTH 87 DEGREES 04 MINUTES 51 SECONDS WEST, A DISTANCE OF 475.70 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT ON THE NORTHERLY LINE OF A THIRTY-FOOT WIDE PIPELINE EASEMENT RECORDED IN THE NAME OF DENBURY GREEN PIPELINE-TEXAS, LLC RECORDED UNDER B.C.C.F. NO. 2010034906;

THENCE, WITH THE NORTHERLY LINE OF SAID PIPELINE EASEMENT THE FOLLOWING TWO (2) COURSES:

- 1. NORTH 47 DEGREES 58 MINUTES 18 SECONDS WEST, A DISTANCE OF 70.77 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
2. SOUTH 87 DEGREES 04 MINUTES 51 SECONDS WEST, A DISTANCE OF 130.64 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE WEST LINE OF SAID 351.99 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 351.99 ACRE TRACT THE FOLLOWING SIXTEEN (16) COURSES:

- 1. NORTH 16 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 1,663.37 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
2. NORTH 12 DEGREES 06 MINUTES 25 SECONDS WEST, A DISTANCE OF 40.10 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
3. NORTH 86 DEGREES 36 MINUTES 35 SECONDS EAST, A DISTANCE OF 617.10 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
4. SOUTH 03 DEGREES 23 MINUTES 25 SECONDS EAST, A DISTANCE OF 106.72 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN INTERIOR CORNER;
5. NORTH 86 DEGREES 36 MINUTES 35 SECONDS EAST, A DISTANCE OF 175.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
6. SOUTH 03 DEGREES 23 MINUTES 25 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN INTERIOR CORNER;
7. NORTH 86 DEGREES 36 MINUTES 35 SECONDS EAST, A DISTANCE OF 310.03 FEET TO AN 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
8. NORTH 85 DEGREES 43 MINUTES 57 SECONDS EAST, A DISTANCE OF 49.55 FEET TO 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
9. NORTH 76 DEGREES 57 MINUTES 01 SECONDS EAST, A DISTANCE OF 47.87 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
10. NORTH 66 DEGREES 23 MINUTES 13 SECONDS EAST, A DISTANCE OF 47.87 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
11. NORTH 55 DEGREES 49 MINUTES 24 SECONDS EAST, A DISTANCE OF 47.87 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
12. NORTH 51 DEGREES 08 MINUTES 30 SECONDS EAST, A DISTANCE OF 48.58 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
13. NORTH 38 DEGREES 27 MINUTES 16 SECONDS EAST, A DISTANCE OF 50.41 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
14. NORTH 38 DEGREES 19 MINUTES 47 SECONDS EAST, A DISTANCE OF 563.48 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN INTERIOR CORNER;
15. NORTH 51 DEGREES 41 MINUTES 13 SECONDS WEST, A DISTANCE OF 9.14 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
16. NORTH 38 DEGREES 18 MINUTES 47 SECONDS EAST, A DISTANCE OF 175.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE SOUTHWEST LINE OF SAID 80 FEET WIDE H.L.&P. CO. EASEMENT, FOR THE NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWEST LINE OF SAID 80 FEET WIDE H.L.&P. CO. EASEMENT, SOUTH 51 DEGREES 41 MINUTES 13 SECONDS EAST, A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.499 ACRES OF LAND.

FINAL PLAT KENDALL LAKES SEC 7 A PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF 32.499 ACRES OF LAND LOCATED IN H.T.&B.R.R. COMPANY SURVEY, SECTION 40, A-482 BRAZORIA COUNTY, TEXAS

60 LOTS 4 BLOCKS 3 RESERVES

DATE: AUGUST 29, 2016 SCALE: 1" = 100'

OWNER: SKYMARK DEVELOPMENT COMPANY, INC., A TEXAS CORPORATION

1616 S. VOSS ROAD, SUITE 618 HOUSTON, TEXAS 77057 (713) 976-5900



16340 Park Ten Place - Suite 350 Houston, Texas 77084 (713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

JACK P. MILLER, P.E.



1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043 PHONE 713-413-1900 FAX 713-413-1944

TEXAS FIRM REGISTRATION NO. 10047100

BRIAN E. WILSON, R.P.L.S.



AGENDA COMMENTARY

Meeting Date: 10/20/2016

Department: Engineering

Contact: Michelle Segovia, City Engineer

Agenda Item: Consider a variance request for the property owner at 510 Debbie Lane to waive the building setback requirement of Chapter 21, Section 37 (a) of the Code of Ordinances.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Discussion & Direction

Summary: On September 1, 2016 the Engineering Department received a variance request, from the property owner of 510 Debbie Lane, for a waiver to the 25' front building setback required by section 21-37(a) of the City Code of Ordinances. The owner is proposing to construct a 30'x 25' carport along the front of the home at 510 Debbie Lane. The carport, as proposed, will encroach 23.5 feet into the 25' front building setback, however the nearest edge will still be 18' from the edge of the Debbie Lane road pavement.

The Planning Commission voted 6 to 1 to approve the variance request at their meeting on September 20, 2016. The Commissioner voting against the request did not state a reason for their no vote.

Numerous variances to the front building setback requirement for similar structures have been approved in the past several years. The most recent being for a covered porch at 1009 W. Willis Street in September 2016 and for a Porte Cochere at 404 Lulac Street in December 2015.

Staff recommends approval of this variance.

Funding Expected: Revenue ___ Expenditure ___ N/A X **Budgeted Item:** Yes ___ No ___ N/A ___

Account Number: _____ **Amount:** _____ **1295 Form Required?** Yes ___ No ___

Legal Review Required: N/A ___ Required X **Date Completed:** October 13, 2016

Supporting documents attached:

- Variance Request Letter, Site Plan, and Photos of Existing Carports in the Neighborhood
- Chapter 21 Variance Process

Recommendation: Move to approve the building setback variance as requested by the property owner at 510 Debbie Lane.

Reviewed by Department Head, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Attorney, if applicable

Reviewed by City Manager

September 1, 2016

Request for a Variance to Standard Operating Procedures for Buildings/Carports in the City of

This is a request on # 3 bullet point 4; "25' BL from the front property line. Carports must not be built over building lines (BL). My residence is located on; Lot 20, Block 2, Mustang Heights Subdivision, Section II, please see attached survey plat.

There are currently over 20 carports erected in Mustang Heights, please see attached photos. This is a relatively old subdivision (1973) with no current deed restrictions. I am requesting a variance to erect a carport at my residence. It would be 18' from the front property line. ^{Street - 18'} It will present no line of sight issues for street traffic and will not be on any utility easements. These homes have small (20'X20") garages that have the laundry in them and are too small for vehicles to be parked in (we also have a freezer, laundry table, and workbench in ours). We are getting on in years and have health issues and would like to erect this carport to ease entering our home in the heat and rain. We have lived in Alvin over 46 years, over 33 in this residence. All other aspects of the building code will be adhered to if a permit is allowed. The structure will meet windstorm requirements with specifications submitted with the permit request. Thank you for your consideration.

Sincerely,

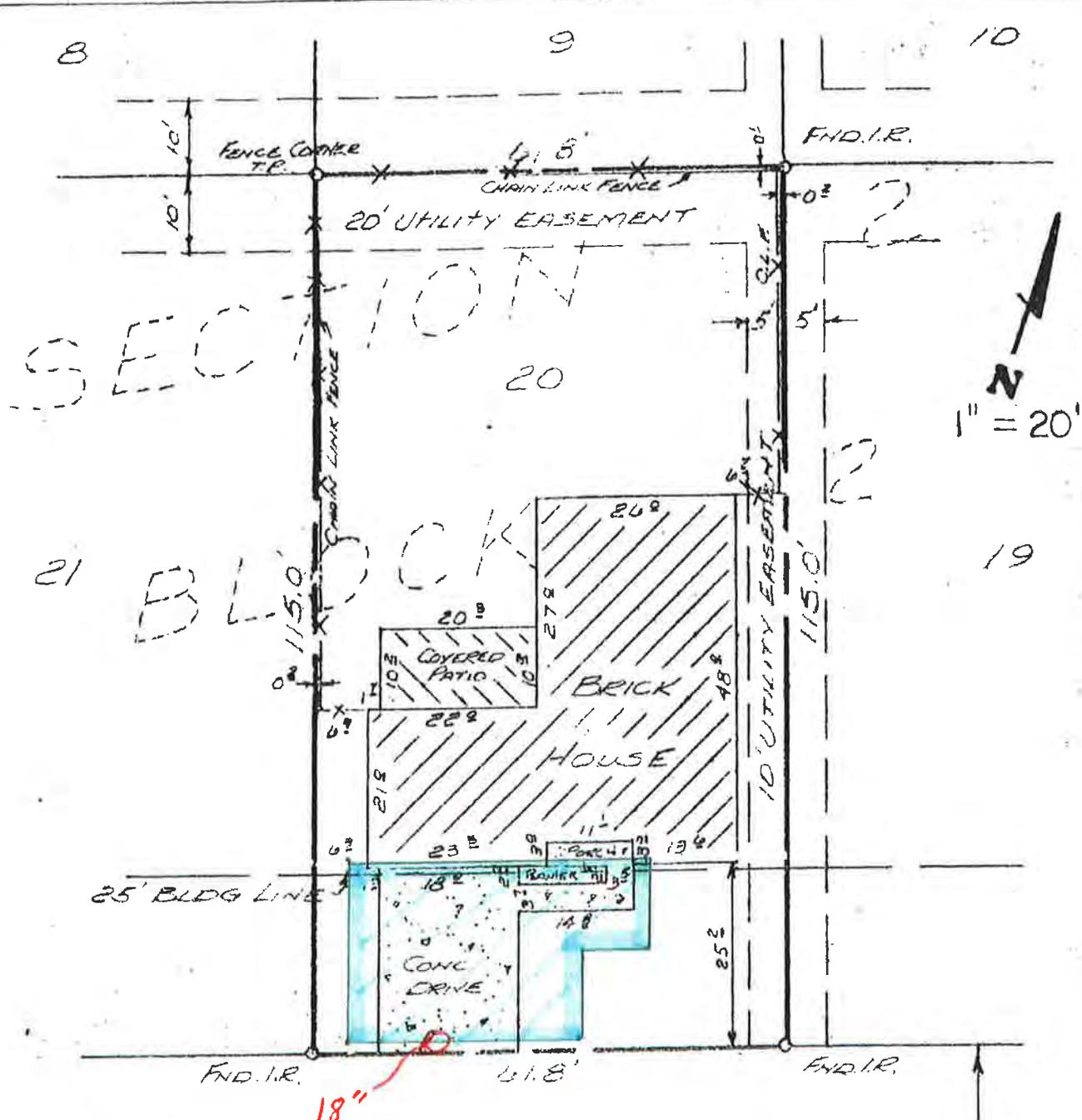
David P. Bowman

David P. Bowman

510 Debble LN.

Alvin, TX 77511





SOUTH DEBBIE LANE

GF # 14488-AMR

Purchaser: David P. Bowman et ux, Kathleen L.

SURVEY PLAT SHOWING BOUNDARIES AND IMPROVEMENTS ON LOT 20, BLOCK 2, MUSTANG HEIGHTS SUBDIVISION, SECTION II, BEING A SUBDIVISION OF 14.63 ACRES OF LAND OUT OF LOT 33, SECTION #10, H. T. & B. R. R. SURVEY, ABSTRACT 478, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN VOLUME 14, PAGE 45-46, PLAT RECORDS, BRAZORIA COUNTY, TEXAS.



















20



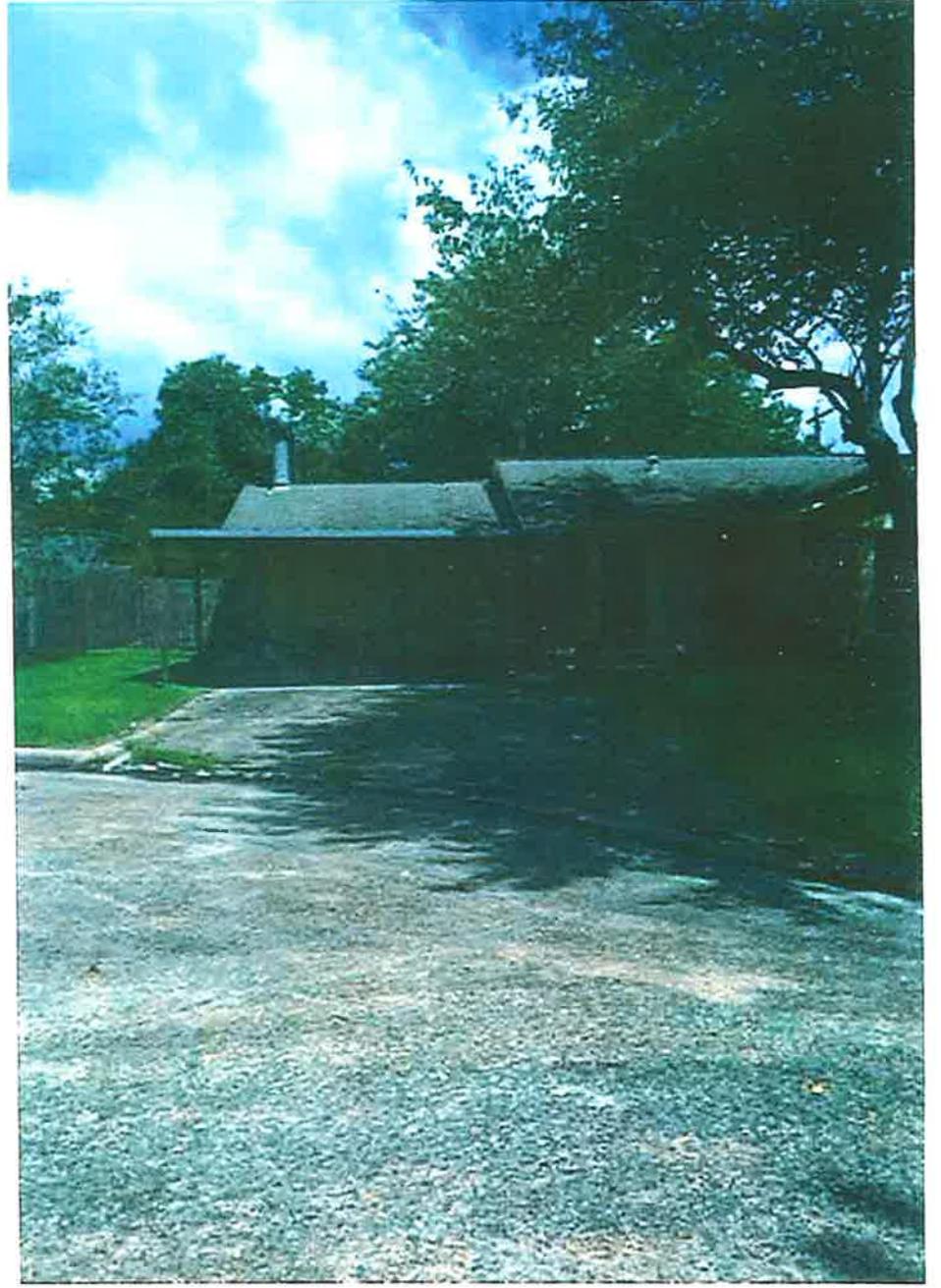
19



27



28



Sec. 21-4. - Variances.

Upon written request, city council may authorize a variance from this chapter. An applicant for a variance shall pay a non-refundable fee, in an amount provided for in the fee schedule in chapter 28.

In granting a variance, the council shall prescribe those conditions it deems necessary or desirable to the public interest. In making the findings hereinabove required, the council shall take into account the nature of the proposed use of the land involved, the existing use of the land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon public health, safety, convenience and welfare in the vicinity.

Any variance request shall first be reviewed by the planning commission, with a recommendation to city council.

(Ord. No. 02-AA, § 1, 6-20-02; Ord. No. 06-WW, § 3, 12-21-06; Ord. No. 12-UU, § 2, 11-1-12)



AGENDA COMMENTARY

Meeting Date: 10/20/2016

Department: Engineering

Contact: Michelle Segovia, City Engineer

Agenda Item: Consider Ordinance 16-Z; establishing a “no parking/standing 3:30PM-4:30PM Monday-Friday” zone along a portion of the south side of West South Street in front of Alvin Junior High; authorizing installation of appropriate signage; providing for a penalty and publication; and setting forth other provisions related thereto.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Discussion & Direction

Summary: On August 29, 2016 the Engineering Department received a request from the Principal of Alvin Junior High for a no parking/standing zone between the hours of 3:30 PM - 4:30 PM Monday- Friday in front of the school to help prevent vehicles from parking in front of the school and encouraging students to cross between the buses during afternoon dismissal. Ordinance 16-Z establishes a no parking/standing zone 3:30 PM-4:30 PM Monday-Friday along the south side of West South Street directly in front of Alvin Junior High School. Alvin Independent School District (AISD) Police Department (PD) Officers are Texas Peace Officers and have the ability to enforce the no parking zone.

Staff recommends approval of Ordinance 16-Z.

Funding Expected: Revenue ___ Expenditure ___ N/A **Budgeted Item:** Yes ___ No ___ N/A

Account Number: _____ **Amount:** _____ **1295 Form Required?** Yes ___ No ___

Legal Review Required: N/A ___ Required **Date Completed:** October 13, 2016

Supporting documents attached:

- Ordinance 16-Z
- AISD Request Letter
- Aerial Map

Recommendation: Move to approve Ordinance 16-Z; establishing a “no parking/standing 3:30 PM-4:30 PM Monday -Friday” zone along a portion of the south side of West South Street in front of Alvin Junior High; authorizing installation of appropriate signage; providing for a penalty and publication; and setting forth other provisions related thereto.

Reviewed by Department Head, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Attorney, if applicable

Reviewed by City Manager

ORDINANCE NO. 16-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS ESTABLISHING A “NO PARKING/STANDING 3:30 PM – 4:30 PM MONDAY - FRIDAY” ZONE ALONG A PORTION OF THE SOUTH SIDE OF WEST SOUTH STREET IN FRONT OF ALVIN JUNIOR HIGH; AUTHORIZING INSTALLATION OF APPROPRIATE SIGNAGE; PROVIDING FOR A PENALTY AND PUBLICATION; AND SETTING FORTH OTHER PROVISIONS RELATED THERETO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS:

Section 1. That there is hereby established a “No Parking/Standing 3:30 PM – 4:30 PM Monday - Friday” zone along the south side of West South Street beginning at a point on the south side of West South Street 964 feet west of the western most edge of Callaway Drive and extending eastward a distance of 538 feet along West South Street.

Section 2. Authority to Erect Signs. The City Manager of the City of Alvin, Texas or designee, after the effective date of this ordinance, shall cause to be erected one sign with white background and red lettering designating the “No Parking/Standing 3:30 PM – 4:30 PM Monday - Friday” zone, as required by the Texas Manual on Uniform Traffic Control Devices along the south side of West South Street beginning at a point on the south side of West South Street 964 feet west of the western most edge of Callaway Drive and extending eastward a distance of 538 feet along West South Street reflecting the “No Parking/Standing 3:30 PM – 4:30 PM Monday - Friday” zone.

Section 3. Penalty Provision. Any person violating the parking restriction established by this Ordinance, upon conviction, shall be punished by a fine in accordance with the general penalty section 1-5 of the Code of Ordinances.

Section 4. Publication. The City Clerk of the City of Alvin is hereby directed to publish this Ordinance, or its caption and penalty clause, in one issue of the official City newspaper as required by the *City of Alvin Charter*.

Section 5. Open Meetings Act. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov’t Code*.

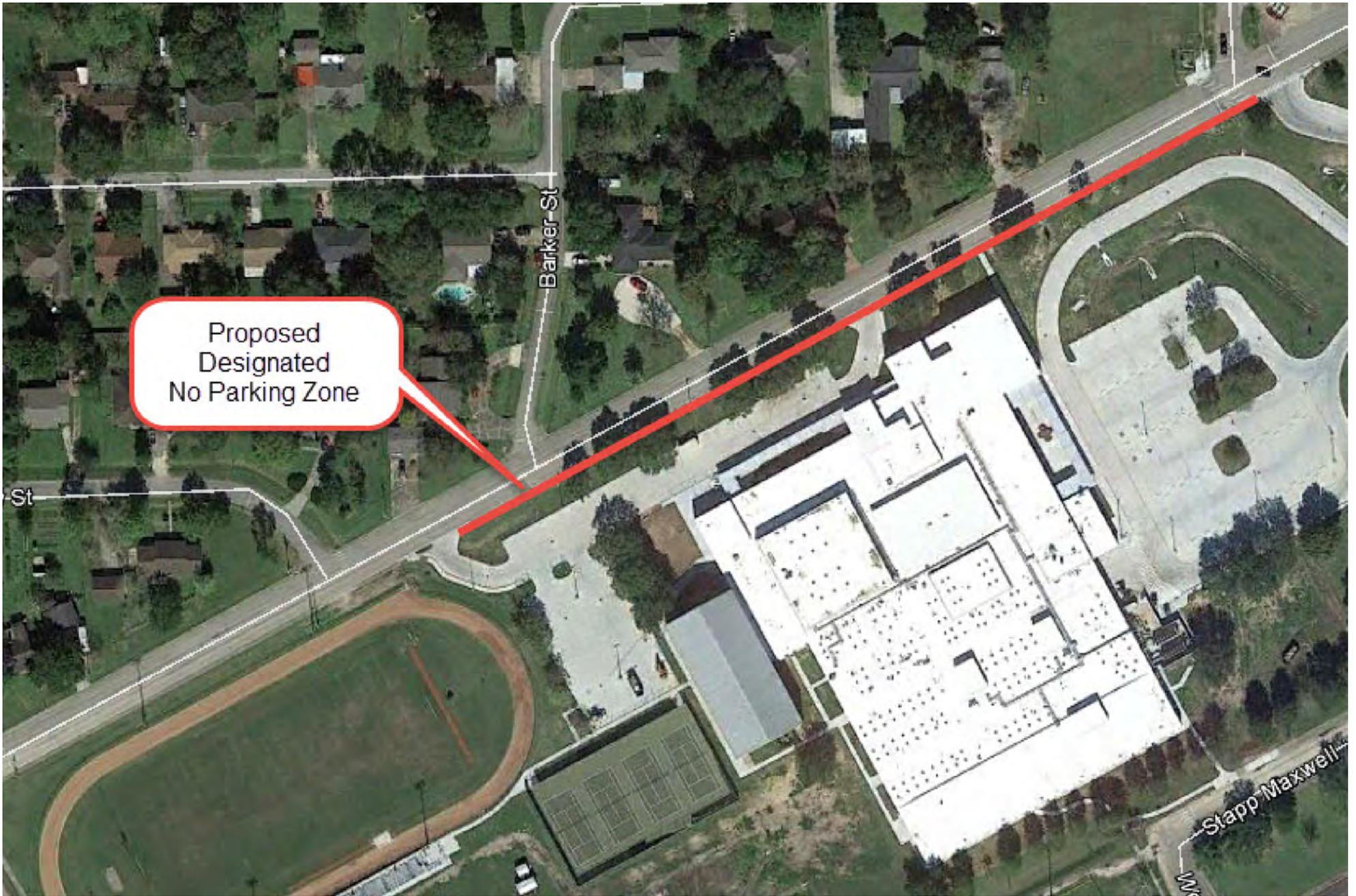
PASSED AND APPROVED on this ____ day of _____, 2016.

ATTEST:

CITY OF ALVIN, TEXAS

By: _____
Dixie Roberts, City Clerk

By: _____
Paul Horn, Mayor



Proposed No Parking Zone - Alvin Jr. High School



ALVIN INDEPENDENT SCHOOL DISTRICT

ALVIN JUNIOR HIGH SCHOOL

LeRoy Castro
Principal

Jennifer Anderson
Assistant Principal

Mark Erwin
Assistant Principal

August 29, 2016

Michelle H. Segovia, P.E., CFM
City Engineer, City of Alvin
216 W. Sealy
Alvin, TX 77511

Ms. Segovia,

Alvin Junior High is requesting “No Parking” signage to be placed at 2300 West South Street. We request that the signs start at the entrance nearest the athletic field, and end at the parking lot entrance across from Callaway Dr. (See attached pictures). The reason for the request is student safety. We currently have some parents parking on South Street in front of the campus, and instructing their children to meet them there. This is a safety hazard due to the fact that the front parking lot is our bus pick-up area, and students going to meet their parents on South Street are at risk of being hit by a bus.

We are requesting the signs to stipulate – No Parking/Standing between 3:30 p.m. and 4:30 p.m., Monday through Friday.

Please let me know if you have any questions.

Sincerely,

LeRoy Castro

LeRoy Castro
Principal, Alvin Jr High



We request that the signage should begin at the entrance just west of the school, near the athletic field.



We request that the signage run the entire front of the school, and end at the entrance to the parking lot across from Callaway Dr.





AGENDA COMMENTARY

Meeting Date: 10/20/2016

Department: Administration

Contact: Junru Roland, Assistant City Manager

Agenda Item: Consider an agreement with an Electricity Provider to supply electricity to the City beginning January, 2018, and authorize the Mayor or the Mayor Pro Tem to execute an agreement.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Discussion & Direction

Summary: The City entered into an Electricity Supply Agreement with Reliant Energy in January, 2013. The agreement established a purchase price of \$0.05234 per kilowatt hour (kWh) and a term through December, 2017. Staff has determined that market pricing for energy is near an all-time low; and these low market prices allow the City an opportunity to possibly secure energy pricing below \$0.03800 per kWh.

Due to the volatile pricing of electricity, which changes hour by hour, electricity providers won't hold purchase prices for more than 24 hours without a considerable risk factor markup. The pricing provided in the exhibits are only indicative since the City is not entering into an agreement based on those proposals. In essence, the proposals provide information about the electricity providers; and indicate each provider's interest in executing an agreement with the City.

The City will obtain actionable prices from the selected vendors on the morning of October 20, 2016, and will present them along with an analysis and recommendation for award to the City Council at the City Council meeting.

Proposal Request:

Staff requested pricing proposals from the following electricity brokerage/consultant companies to assist the City in procuring electric rates from electricity providers: *SimplySmart*, who works with approximately 13 electricity providers; and *Texas Energy Aggregation*, that works with 30+ electricity providers.

Funding Expected: Revenue ___ Expenditure ___ N/A ___ **Budgeted Item:** Yes No ___ N/A ___

Account Number: Utility Accounts **Amount:** _____ **1295 Form Required?** Yes ___ No ___

Legal Review Required: N/A ___ Required ___ **Date Completed:** October 13, 2016

Supporting documents attached:

- Exhibit I - Indicative Pricing Schedule Proposals (Texas Energy Aggregation)
- Exhibit II – Indicative Pricing Schedule Proposals (SimplySmart)

Recommendation: Move to award _____ as the Electricity Provider for the City of Alvin, for a contract term of _____ months, beginning January, 2018, and authorize the Mayor or the Mayor Pro Tem to execute an agreement.

Reviewed by Department Head, if applicable

Reviewed by City Attorney, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Manager



Fixed Pricing Electricity Proposal for: CITY OF ALVIN

10/17/2016

Estimated kWh per year	8,873,674	Average monthly kWh			739,473	Number of meters		133	TDSP	CPE/TNMP
CURRENT average cost per kWh:	\$0.10964	Load factor	24%	Peak demand kW		4,365	Annual Delivery Cost:		\$ 508,439	
Energy Company	Contract Months	Energy Charge per kWh	Average Delivery Charge per kWh	Bundled Cost per kWh	Monthly Charge per Meter	Annual Cost	Annual Savings	Contract Savings	Start Date: JANUARY 2018	
Current Company: RELIANT		0.05234	0.0573	\$0.10964	\$0.00	\$972,887		--	Comments	
Cirro Energy 100% Swing	12	0.03855	0.0573	0.09585	\$0.00	\$ 850,519	\$122,368	\$ 122,368	Licensed in 2001	
	24	0.03825	0.0573	0.09555	\$0.00	\$ 847,857	\$125,030	\$ 250,060	Based in Dallas	
	36	0.03854	0.0573	0.09584	\$0.00	\$ 850,430	\$122,457	\$ 367,370	5% Add/Delete	
Gexa Energy 100% Swing	12	0.03926	0.0573	0.09656	\$0.00	\$ 856,819	\$116,068	\$ 116,068	Licensed in 2001	
	18	0.03852	0.0573	0.09582	\$0.00	\$ 850,253	\$122,634	\$ 183,951	Based in Houston	
	30	0.03929	0.0573	0.09659	\$0.00	\$ 857,086	\$115,801	\$ 289,504	Provides 100% Renewable	
	42	0.04011	0.0573	0.09741	\$0.00	\$ 864,362	\$108,525	\$ 379,838	Energy Plans	
	48	0.04095	0.0573	0.09825	\$0.00	\$ 871,816	\$101,071	\$ 404,285	5% Add/Delete	
Green Mountain Energy 100% Swing	17	0.03738	0.0573	0.09468	\$0.00	\$ 840,137	\$132,750	\$ 188,063	Licensed in 2001	
	29	0.03759	0.0573	0.09489	\$0.00	\$ 842,000	\$130,887	\$ 316,310	NRG Company	
	41	0.03804	0.0573	0.09534	\$0.00	\$ 845,994	\$126,894	\$ 433,553	Based in Houston	
	47	0.03878	0.0573	0.09608	\$0.00	\$ 852,560	\$120,327	\$ 471,281	5% Add/Delete	
Hudson Energy 100% Swing	12	0.04000	0.0573	0.09730	\$0.00	\$ 863,386	\$109,501	\$ 109,501	Licensed in 2004	
	24	0.03950	0.0573	0.09680	\$0.00	\$ 858,949	\$113,938	\$ 227,876	Based in Houston	
	36	0.03960	0.0573	0.09690	\$0.00	\$ 859,836	\$113,051	\$ 339,152	AA Credit Rating	
	53	0.03990	0.0573	0.09720	\$0.00	\$ 862,499	\$110,389	\$ 487,549	5% Add/Delete	
Reliant Energy 100% Swing	12	0.03679	0.0573	0.09409	\$0.00	\$ 834,901	\$137,986	\$ 137,986	Licensed in 2001	
	24	0.03623	0.0573	0.09353	\$0.00	\$ 829,932	\$142,955	\$ 285,910	NRG Company	
	36	0.03637	0.0573	0.09367	\$0.00	\$ 831,175	\$141,713	\$ 425,138	Based in Houston	
	48	0.03684	0.0573	0.09414	\$0.00	\$ 835,345	\$137,542	\$ 550,168	5% Add/Delete	
TXU Energy 25% Swing	29	0.03573	0.0573	0.09303	\$0.00	\$ 825,495	\$147,392	\$ 356,197	Licensed in 2001	
	41	0.03590	0.0573	0.09320	\$0.00	\$ 827,004	\$145,883	\$ 498,434	Based in Dallas	
	53	0.03641	0.0573	0.09371	\$0.00	\$ 831,529	\$141,358	\$ 624,330	5% Add/Delete	
	77	0.03776	0.0573	0.09506	\$0.00	\$ 843,509	\$129,378	\$ 830,177		
	89	0.03825	0.0573	0.09555	\$0.00	\$ 847,857	\$125,030	\$ 927,306		
SAVINGS OVER CURRENT RELIANT PRICE: (LOWEST BID)				15.1%					Current Average Monthly Bill	\$ 81,074
									Lowest Bid Average Monthly Bill	\$ 68,791
Lowest Bid Annual Savings:				\$ 147,392					Average Monthly Savings	\$ 12,283
Potential Contract Savings:				\$ 927,306						

WE REPRESENT YOU - NOT THE ENERGY COMPANY. ALL ENERGY CHARGES ARE GUARANTEED FIXED FOR THE LENGTH OF YOUR CONTRACT.

Energy Bid Comparison

EXHIBIT II

City of Alvin



No of ESIs	Annual kWh	Estimated Transmission Distribution Charge
110	5,698,782	\$.06827

Current Effective Rate	Current kWh Rate
\$.12061	\$.05234

Best Savings

24 Month Agreement - Infinite Energy

Price per kWh: \$.037485
 Estimated Savings %: 12.32%
 Estimated Annual Savings: \$84,655.41

12 Month Agreement - Source Power & Gas

Price per kWh: \$.038450
 Estimated Savings %: 11.52%
 Estimated Annual Savings: \$79,156.08

36 Month Agreement - Source Power & Gas

Price per kWh: \$.038290
 Estimated Savings %: 11.65%
 Estimated Annual Savings: \$80,067.89

Full Energy Bid Comparison

Infinite Energy

Term	Price per kWh	Estimated Effective kWh*	Savings	Monthly Meter Fee	Estimated Annual Savings
12 Month	\$.038455	\$.10673	11.51%	\$	\$79,127.59
24 Month	\$.037485	\$.10576	12.32%	\$	\$84,655.41

*Effective Rate includes the Price per kWh plus the Estimated Transmission Distribution Charge

Energy Bid Comparison

City of Alvin



AP Gas & Electric

Term	Price per kWh	Estimated Effective kWh*	Savings	Monthly Meter Fee	Estimated Annual Savings
12 Month	\$.039080	\$.10735	10.99%	\$	\$75,565.85
24 Month	\$.038310	\$.10658	11.63%	\$	\$79,953.91
36 Month	\$.038300	\$.10657	11.64%	\$	\$80,010.90

Brilliant Energy

Term	Price per kWh	Estimated Effective kWh*	Savings	Monthly Meter Fee	Estimated Annual Savings
12 Month	\$.039500	\$.10777	10.65%	\$	\$73,172.36
24 Month	\$.038800	\$.10707	11.23%	\$	\$77,161.51

Frontier Utilities

Term	Price per kWh	Estimated Effective kWh*	Savings	Monthly Meter Fee	Estimated Annual Savings
12 Month	\$.041400	\$.10967	9.07%	\$	\$62,344.68
24 Month	\$.040930	\$.1092	9.46%	\$	\$65,023.10
36 Month	\$.040900	\$.10917	9.48%	\$	\$65,194.07

Source Power & Gas

Term	Price per kWh	Estimated Effective kWh*	Savings	Monthly Meter Fee	Estimated Annual Savings
12 Month	\$.038450	\$.10672	11.52%	\$	\$79,156.08
24 Month	\$.037990	\$.10626	11.9 %	\$	\$81,777.52

*Effective Rate includes the Price per kWh plus the Estimated Transmission Distribution Charge

Energy Bid Comparison

City of Alvin



36 Month	\$.038290	\$.10656	11.65%	\$	\$80,067.89
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*Effective Rate includes the Price per kWh plus the Estimated Transmission Distribution Charge



AGENDA COMMENTARY

Meeting Date: 10/20/2016

Department: Legal Department

Contact: Bobbi J. Kacz

Agenda Item: Consider accepting the Texas Department of Transportation's offer of \$8,679 to purchase right-of-way located at the corner of 1100 W. Highway 6 (Public Services Facility) and Brazos Street, Alvin, Texas and authorize the Mayor to sign the necessary conveyance documents.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Discussion & Direction

Summary: The Texas Department of Transportation ("TxDOT") has offered to buy right-of-way from the City of Alvin at the corner of 1100 W. Highway 6 and Brazos Street for a street widening construction project at that location. TxDOT has submitted a final offer off \$8,679 based on an appraisal performed July 19, 2016. The City has the option to accept the offer or decline it and have the property formally appraised as well. After consulting with an appraiser to review the appraisal performed for TxDOT, it was determined to be a reasonable offer.

The project bid was let in July 2016 and can begin at any time according to TxDOT.

In addition to the offer to purchase, TxDOT is offering to pay an additional \$7,811.10 to enter and use the adjacent city property to construct the Highway 6 project.

Funding Expected: Revenue ___ Expenditure ___ N/A ___ **Budgeted Item:** Yes ___ No ___ N/A ___

Account Number: _____ **Amount:** _____ **1295 Form Required?** Yes ___ No ___

Legal Review Required: N/A ___ Required **Date Completed:** October 17, 2016

Supporting documents attached:

- TxDOT Final Offer to Purchase Right-of-Way
- Appraisal
- Overhead map of proposed acquisition area

Recommendation: Move to accept TxDOT's offer to purchase right-of-way for the Highway 6 project and authorize the Mayor to sign the necessary conveyance documents.

Reviewed by Department Head, if applicable

Reviewed by City Attorney, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Manager

REAL ESTATE APPRAISAL REPORT

TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: 1100 W Highway 6, Alvin, TX 77511	District: Alvin
Property Owner: City of Alvin	Parcel: 1
Address of Property Owner: 216 W Sealy Street, Alvin, TX 77511	ROW CSJ: 0192-02-051
Occupant's Name: Owner	Federal Project No: N/A
Whole: <input type="checkbox"/> Partial: <input checked="" type="checkbox"/> Acquisition	Highway: State Highway 6
	County: Brazoria

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas and sulphur. If this acquisition is of less than the whole property, then any special benefits and /or damages to the remainder property must be included in accordance with the laws of Texas.

Market Value

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

Certificate of Appraiser

I hereby certify:

That it is my opinion the total compensation for the acquisition of the herein described property is **\$8,679** as of **July 19, 2016**, based upon my independent appraisal and the exercise of my professional judgment;

That on **July 19, 2016** and other dates, I personally inspected in the field the property herein appraised; that I afforded the property owner the opportunity to accompany me at the time of the inspection; and

That the comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on **July 19, 2016** and other dates;

That I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the Texas Department of Transportation or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified to such findings;

That my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB18 of the Texas 82nd Regular Legislative Session and finds as follows:

1. Is there a denial of direct access on this parcel? No (yes or no)
2. If so, is the denial of direct access material? Not Applicable (yes, no, or not applicable)
3. The lack of any access denial or the material impairment of direct access on or off the remaining property affects the market value of the remaining property in the sum of \$0.

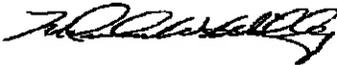
I certify to the best of my knowledge and belief:

That the statements of fact contained in this report are true and correct;

That the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;

That I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That my analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right of way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration within the reasonable control of the owner, has been disregarded in estimating the compensation for the property.



 Appraiser Signature
 TX-1329116-G

 Certification Number
 August 10, 2016

 Date

To the best of my knowledge, the value does not include any items which are not compensable under State law	
	
09/09/16	
_____ Reviewing Appraiser	_____ Date



CERTIFICATION

I certify that, to the best of our knowledge and belief;

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Malcolm W. Willey has made a personal inspection of the property that is the subject of this report.
- Brian M. Stephen, MAI, Timothy T. Mayfield, MAI, and Sterling D. Fryar have provided significant professional assistance to the person signing this report. They assisted in gathering and analyzing data, in addition to preparing this report.
- The reported analyses, opinions, and conclusions were developed, and this report has been developed in conformity with the requirements of the Standards of Professional Appraisal Practice of the Appraisal Institute. In addition, this report has been developed with the requirements of the Uniform Standards of Professional Appraisal Practice, 2016-2017 edition, as promulgated by the Appraisals Standards Board of the Appraisal Foundation.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Malcolm W. Willey, Timothy T. Mayfield, MAI and Sterling D. Fryar have completed the requirements under the continuing education program of the Texas Appraiser Licensing and Certification Board.
- As of the date of this report, Malcolm W. Willey has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Practicing Affiliates. Timothy T. Mayfield, MAI has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Members
- We have performed no services, as an appraiser or any other capacity, for the property that is the subject of this report.



August 10, 2016
Date

Malcolm W. Willey
Texas Certified Appraiser No. TX-1329116-G

REPORT TYPE:

This is an **Appraisal Report** that complies with the reporting requirements set forth under Standards Rule 2-2(a) of the *Uniform Standards of Professional Appraisal Practice (USPAP)*. As such, it presents sufficient information to enable the client and other intended users, as identified, to understand it properly. The depth of discussion contained in this report is specific to the needs of the client and the intended use of the appraisal as noted herein.

AUTHORIZATION:

Authorization for this appraisal was given by the Texas Department of Transportation.

INTENDED USER:

The intended users of this report are Texas Department of Transportation and approved representatives.

DATE OF THE VALUE ESTIMATE:

The date of this appraisal report is **August 10, 2016**. The date of the value estimate is **July 19, 2016**. This is the last date an inspection of the subject was made. The property owner or representative of the property owner was afforded the opportunity via certified mail to be present during the physical inspection of the site. The property owner or the representatives of the property were present at the time of inspection.

PROPERTY RIGHTS APPRAISED:

For purposes of this appraisal, the property is assumed to be fee simple estate ownership. *The Dictionary of Real Estate Appraisal*, Fifth Edition, copyright 2010, page 78, published by The Appraisal Institute, defines fee simple as:

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

TYPE AND DEFINITION OF VALUE:

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future." *City of Austin vs. Cannizzo, et al*, 267 S. W. 2nd 808 (Tex 1964). The market value opinion was in terms of cash or terms equivalent to cash.

ESTIMATED MARKETING TIME:

A "days on the market" analysis of local real estate listings, pending and closed sales from local brokers and/or Multiple Listing Services was conducted by the appraiser. Based on this analysis, it my opinion that the estimated marketing time of the subject property is between 10 to 12 months. This assumes a competitive listing price and the subject is listed and exposed to the market by a competent real estate broker.

INTENDED USE OF THE APPRAISAL:

The intended use of the appraisal is to determine the market value of the fee simple interest of the subject parcel for use of the Texas Department of Transportation for negotiation purposes in acquisition proceedings. The market value opinion will include the subject partial acquisition, improvements within the acquisition (if any), damages to the remainder (if any), and curative costs created by the acquisition (if any).

PURPOSE OF PROPOSED PROJECT:

The Texas Department of Transportation is proposing construction to widen State Highway 6 in Alvin, Texas. The ROW to be acquired is along the south lines of State Highway 6. The overall purpose of the project is to reduce traffic congestion along State Highway 6 in Alvin, Texas.

SCOPE OF THE APPRAISAL

The scope of the appraisal relates to the nature of the appraisal assignment and the extent of the process of confirming, and reporting the data, which provide the basis for the valuation estimate. The scope is actually a summary of the appraiser's findings regarding the availability, quality, and quantity of applicable comparable data. The scope of the subject appraisal assignment is summarized as follows:

1. Definition of the Problem.

- a. Identification of the real estate.
- b. Identification of the property rights appraised.
- c. Determine the date of value estimate.
- d. Determine the use of the appraisal.
- e. Determine the definition of value.
- f. Identify other assumptions and limited conditions.

2. Preliminary Analysis and Data Selection and Collection

- a. General data (including social, economic, governmental and environmental) is gathered.
- b. Specific data covering the subject and comparables (including site and improvements, sales, construction, and income/expense information) is gathered.

3. Highest and Best Use is Determined.

- a. Highest and best use as vacant.
- b. Highest and best use as improved, if applicable.

4. The Land, as Vacant, is valued.

5. All Applicable Approaches to Value are Analyzed.

- a. Cost Approach
- b. Sales Comparison Approach
- c. Income Capitalization Approach

6. The Value Indications are Reconciled and a Final Value Estimate is Obtained.

7. A Clear, Concise Report of Defined Value is Generated.

I investigated the general market conditions and comparable sales in **Brazoria County**. Sales from this county, and surrounding counties, were considered comparable and were utilized within this report. The Sales Comparison Approach (land only), the Cost Approach (if applicable), the Sales Comparison Approach (improved) (if applicable), and the Income Approach (if applicable) to value were developed following the guidelines set forth in the Uniform Standards of Professional Appraisal Practice and the Texas Department of Transportation Appraisal and Review Manual. The market value estimate will include the subject partial acquisition, improvements within the acquisition (if any), damages to the remainder (if any), and curative costs created by the acquisition (if any).

ASSUMPTIONS AND LIMITING CONDITIONS

1. Acceptance of and/or use of, this appraisal by the client, or any third party, constitutes acceptance of all the following conditions. Further, the client and/or any other party utilizing this report has thoroughly read and understood the data and conclusions, or has obtained further explanation in writing from me, or an independent review appraiser who has been hired at client expense.

2. The estimate of value, as defined in the report, is not based in whole or in part upon race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

3. **LIMIT OF LIABILITY:** My liability is limited to the client and fee collected. There is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all assumptions and limiting conditions of the assignment and related discussions. I assume no responsibility for any costs incurred to discover, or correct, any deficiencies of any type present in the property, physical, financial, and legal in nature.

4. **COPIES, PUBLICATION, DISTRIBUTION, and USE OF REPORT:** Possession of this report, or any copy thereof, does not carry with it the right of publication; nor may it be used for other than its intended use. The physical report(s) remain the property of the appraiser for the use of the client – the fee being for the analytical services only.

Except as hereinafter provided, the client may distribute copies of this report in its entirety to such third parties as may be selected. However, selected portions of this appraisal report shall not be given to third parties without the prior written consent of Malcolm W. Willey, owner of Alliance Realty Advisors. Neither all, nor any part, of this report shall be disseminated to the general public by the use of advertising media, public relations, news, sales or the other media for public communication without the prior written consent of the appraiser.

5. **CONFIDENTIALITY:** This report is to be used only in its entirety. No part is to be used without the entire report. All conclusions and opinions concerning the analysis in the report were prepared by Malcolm W. Willey, appraiser. No change of any item shall be made by anyone other than the appraiser. I am not responsible for unauthorized changes.

I will not divulge the evaluation contents, analytical findings, conclusions, or give a copy of the report to anyone other than the client, or his designee as specified in writing, except as may be required by a court of law or body with the power of subpoena.

6. **TRADE SECRETS:** This appraisal was obtained from Alliance Realty Advisors and consists of “trade secrets and commercial or financial information” which is privileged and confidential and exempted from disclosure under 5 U.S.C. 552 (b) (4). Malcolm W. Willey, owner, Alliance Realty Advisors, must be notified concerning any request to reproduce this report in whole or in part. Written consent must be obtained prior to any duplication of this report, either in whole or in part.

7. **INFORMATION USED:** No responsibility or liability is assumed for accuracy for the information furnished by work of others, the client, his designee, or public records. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction, or from affidavit or other sources thought reasonable. It would be impractical and uneconomic to furnish unimpeachable verification in all instances, particularly as to engineering and market related information. It is suggested that the client consider independent verification as a prerequisite to any transaction involving sale, lease, or other significant commitment of funds for the subject property.

8. **TESTIMONY AND COMPLETION OF CONTRACT FOR APPRAISAL SERVICES:** The contract for the appraisal, consultation or analytical services is fulfilled and the total fee payable upon completion of the report. I will not be asked, nor required, to give testimony in court or hearing because of having made this appraisal. Nor will I be required to engage in post appraisal consultation with the client or third parties except under separate and special arrangement and at an additional fee. If testimony or deposition is required, proper notification must be given to allow for scheduling and preparation. If testimony or deposition is required because of subpoena, the client shall be responsible for any additional time, fees, and charges regardless of the issuing party.

9. EXHIBITS: The sketches and maps used are included to assist the reader in visualizing the property and are not necessarily to scale. Site plans are not surveys unless shown as prepared by a surveyor.

10. LEGAL, ENGINEERING, STRUCTURAL, OR MECHANICAL, HIDDEN COMPONENTS, and SOIL: No responsibility is assumed for matters legal in character or nature, nor matters of survey, nor of any architectural, structural, mechanical, or engineering nature. No opinion is rendered as to the title, which is presumed to be good and merchantable. The property is appraised as if free and clear, unless otherwise stated in particular parts of this report.

It is an assumption and limiting condition of this report that the owner of record has good and marketable title to the subject.

No advice is given regarding mechanical equipment, structural integrity or adequacy, soils and potential for settlement, drainage, matters concerning liens, title status, and legal marketability of the subject. All parties involved should inspect the property before any disbursement of funds. If any party involved with the subject is concerned about mechanical and/or structural items, inspections by a qualified and licensed contractor, civil or structural engineer, architect, or other expert in the appropriate field should be obtained. Questions about legal matters should be presented to a qualified attorney.

I have inspected, as far as possible by observation, the land and improvements. However it was not possible to personally observe conditions beneath the soil or hidden structural components. I have not critically inspected mechanical components in the improvements and no representations are made as to these matters unless specifically stated and considered in the report. The value estimate assumes there are no such conditions that would cause a loss in value.

The land or the soil of the area being appraised appears firm. However, subsidence in the area is not unknown. I do not warrant against this condition, or any other occurrence of problems arising from soil conditions.

It is assumed there are no hidden, unapparent, or apparent, conditions of this property site, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and status standard for properties of the subject type. Conditions of heating, cooling, ventilating, electrical, and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. No judgment has been made as to adequacy of insulation, type of insulation, or energy efficiency of the improvements, or equipment, which is assumed standard for subject age and type.

I assume no responsibility for any costs or consequences arising due to the need, or lack of need, for flood hazard insurance. An agent for The Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.

11. LEGALITY OF USE: The appraisal is based on the premise that there is full compliance with all applicable Federal, State and local environmental regulations and laws unless otherwise stated in the report. It is further assumed that all applicable zoning, building, and use regulations of all types have been complied with unless otherwise stated in the report. Also, it is assumed that all required licenses, consents, permits or other legislative or administrative authority by local, State, Federal and/or private entity or organization have been, or can be, obtained or renewed for any use considered in the value estimate.

12. COMPONENT VALUES: The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and is invalid if so used.

13. INCLUSIONS: Furnishing and equipment or personal property or business operations except as specifically indicated and typically considered as part of real estate, have been disregarded. Only real estate has been considered in the value estimate, unless otherwise stated. In some property types, business and real estate interests and values are combined.

14. **PROPOSED IMPROVEMENTS, CONDITIONED VALUE:** Improvements proposed, if any, on or off-site, as well as any repairs required, are considered for purposes of this appraisal to be completed in a good and workmanlike manner according to information submitted and/or considered.

In cases of proposed construction, the appraisal is subject to change upon inspection of the property after construction is completed. This estimate of market value is as of the date shown. If the improvements are proposed, the estimate of market value is as if the improvements have been completed and are operating at levels shown and projected.

15. **VALUE CHANGE & ALTERATION OF ESTIMATE BY APPRAISER:** The estimated value, which is defined in the report, is subject to change with market movement over time. Value is highly related to exposure, time, promotional effort, terms, motivation, and conditions surrounding the offering. The value estimate considers the productivity and relative attractiveness of the property, both physically and economically, in the marketplace as it contributes to an economic or social need.

In cases of appraisals involving capitalization of income benefits, the estimate of various values as defined is a reflection of such benefits and my interpretation of income, yields, and other factors are derived from general and specific client and market information. Such estimates are reported as of a specific date. They are subject to change as the market and value are naturally dynamic.

The estimate of value, as defined in the report, is not based in whole or in part upon race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

16. **CHANGE:** This appraisal, and value estimates, is subject to change if physical characteristics, legal entity, or financing different than envisioned at the time of writing becomes apparent at a later date.

17. **MANAGEMENT OF THE PROPERTY:** It is assumed the subject will be under prudent and competent ownership and management, being neither inefficient nor super-efficient.

18. **FEE:** The fee for this report is for the service rendered and not for the time spent on the physical report, nor the physical report itself. The fee paid for the preparation of this report has no relation to the final values reported. **THIS APPRAISAL WAS NOT ACCEPTED BASED ON (1) A REQUESTED MINIMUM VALUATION, (2) A SPECIFIC VALUATION, or (3) THE APPROVAL OF A LOAN.**

19. **CHANGES AND MODIFICATIONS:** I reserve the right to alter statements, analysis, conclusions or any value estimates if pertinent facts become known which were unknown at the time of report preparation.

20. **MINERAL RIGHTS:** Mineral rights have not been given segregated consideration unless specifically identified in the appraisal report. I have, however, assumed that all minerals, which must be recovered by strip mine methods, are a part of the surface estate, unless otherwise stated in the report.

21. **HAZARDOUS SUBSTANCES AND TOXIC MATERIALS:** Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, radon, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of, or detected by, the appraiser during the inspection of the subject. I have no knowledge of the existence of such materials on or in the property, unless otherwise stated. **HOWEVER, I AM NOT QUALIFIED TO TEST FOR, OR DETECT, SUCH SUBSTANCES OR CONDITIONS.**

If the presences of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, which may affect property value, are detected at some later date, the value estimate contained herein is to be considered invalid. The value estimate contained in this report is predicated on the assumption that there is no such condition on, or in, the property, or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such condition, or for any expertise or engineering knowledge required to discover the hazardous substances or toxic materials.

22. AMERICANS WITH DISABILITIES ACT: The Americans with Disabilities Act (ADA) became effective January 22, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

23. APPRAISAL OF ACQUISITION, WHOLE PROPERTY, AND REMAINDER: The appraisal of the Acquisition, Whole Property, and Remainder take into consideration all factors typical buyers and sellers would normally consider, with the exception of influence of the proposed project and the effects of all non-compensable items.

24. JURISDICTIONAL EXCEPTION RULE: As defined by USPAP, if any part of USPAP is contrary to the law or public policy of any jurisdiction, only that part shall be void and of no force or effect in that jurisdiction. USPAP Standards Rule 1-2(c) requires that an exposure time to be stated if the value opinion is linked to exposure time. However, the *Uniform Appraisal Standards for Land Acquisitions* (The Yellow Book) requires the appraiser to disregard any decrease or increase in market value prior to the effective date of value that is caused by the public improvement for which the property is being acquired. In this report, the opinion of market value is not linked with an Exposure Time per our client's requirements. As a result, I have not made a determination of exposure time.

25. EXTRAORDINARY ASSUMPTION: An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

- ↳ *It is required to properly develop credible opinions and conclusions;*
- ↳ *The appraiser has a reasonable basis for the extraordinary assumption;*
- ↳ *Use of the extraordinary assumption results in a credible analysis; and*
- ↳ *The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.*

(USPAP, 2016-17 ed.)¹

No Extraordinary Assumptions have been utilized in this report.

¹ Source: The Appraisal Foundation, USPAP 2016-2017 Edition, s.v.

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel: 1

Date Taken: July 19, 2016

1. Point from which taken: Subject Property

Local Address: 1100 W Highway 6, Alvin, TX 77511

Taken By: Sterling D. Fryar

Looking: Southeast at the Proposed ROW Acquisition.



2. Point from which taken: Subject Property

Looking: West along Proposed ROW Acquisition and site improvements within the Acquisition.



PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel: 1
Date Taken: July 19, 2016
3. Point from which taken: Subject Property

Local Address: 1100 W Highway 6, Alvin, TX 77511
Taken By: Sterling D. Fryar
Looking: South at Main Improvements not affected by the Proposed Acquisition



4. Point from which taken: Subject Property

Looking: Southeast at Main Improvements not affected by the Proposed Acquisition



PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel: 1
Date Taken: July 19, 2016
5. Point from which taken: Subject Property

Local Address: 1100 W Highway 6, Alvin, TX 77511
Taken By: Sterling D. Fryar
Looking: East at Main Improvements not affected by the Proposed Acquisition



6. Point from which taken: Subject Property

Looking: East at Main Improvements not affected by the Proposed Acquisition



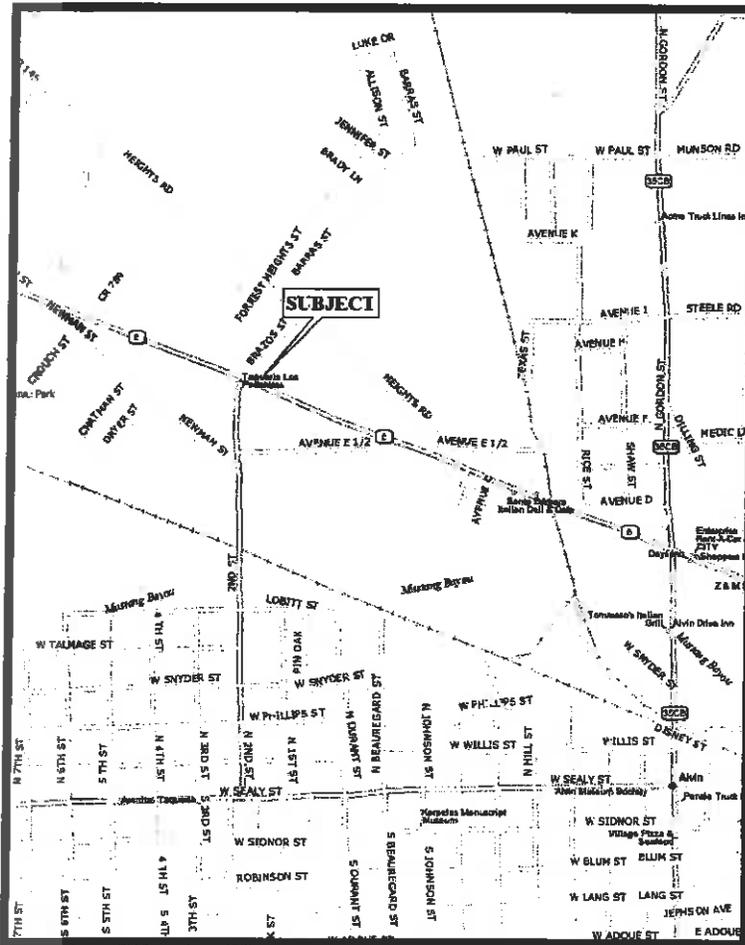
NEIGHBORHOOD/MARKET AREA ANALYSIS

A neighborhood is defined in The Dictionary of Real Estate Appraisal, Fifth Edition, copyright 2010, page 133, by the Appraisal Institute as:

"a group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises"

A neighborhood can be a portion of a larger community, or an entire community in which there is a homogeneous group of inhabitants, buildings, and business enterprises in which inhabitants have a more than casual community interest and a similarity of economic levels or cultural backgrounds. Neighborhood boundaries may consist of well-defined natural or manmade barriers or they may be more or less well defined such as by distinct change in land uses.

Neighborhoods may be devoted to such uses as residential, commercial, industrial, agricultural, cultural and civic activities, or a mixture of uses. Analysis of the neighborhood in which a particular property is located is important due to the fact that the various economic, social, political, and physical forces which affect that neighborhood also directly include the individual properties within it. An analysis of the various factors as they affect the value of the subject property is presented in the following discussion.



The subject is located along State Highway 6 within the city limits of Alvin, a city in northeast Brazoria County, Texas outside of Houston. The city limits encompass an area of approximately 25.6 square miles, of which 24.3 square miles is land and 1.4 square miles is water.

Commercial air travel is available 40 miles to the north at the George Bush Intercontinental Airport Houston. Extensive domestic and international flights, provided by 20 passenger airlines, give access to approximately 185 destinations worldwide.

Rail service is provided by the Burlington Northern Santa Fe for east/west shipping and by the Union Pacific Railway for materials going north or south.

Alvin schools are operated by the Alvin Independent School District. While the town itself may be small, the Alvin School District covers 252 square miles of the surrounding countryside. It is an accredited district with a recognized rating from the Texas Education Agency. Alvin ISD employs approximately 2,874 people dedicated to the district's educational mission.

ECONOMIC DATA

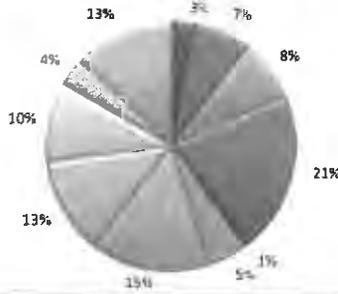
The following table is a one-page snapshot of the Houston MSA Market provided by the Texas Workforce Commission – LMCI publications.

Houston - The Woodlands - Sugar Land MSA

February 2016

(Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, Waller)

Industry Composition



Wages by Industry (in millions)

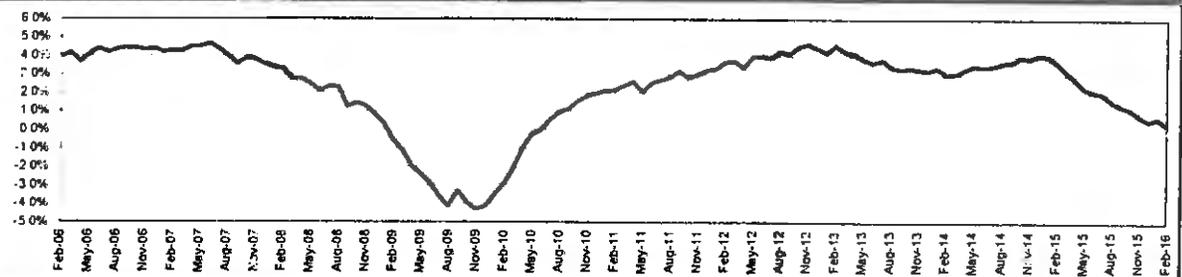
3rd Quarter 2015



Employment by Industry

				Monthly Change		Annual Change		Industry Size Class				
	Feb-15	Jan-16	Feb-16	Actual	%	Actual	%	Size Class	Employees per firm	Number of Firms	Employment in Size Class	% Total Employment
Total Nonfarm	2,983,600	2,973,500	2,974,600	10,100	0.3%	8,000	0.3%	9	1000+	334	1,021,655	35.4%
Mining and Logging	89,300	92,500	107,000	-3,200	-3.5%	-17,700	-18.5%	8	500-999	418	283,735	9.8%
Construction	221,500	220,800	214,400	600	0.3%	7,100	3.3%	7	250-499	601	279,523	9.7%
Manufacturing	234,300	237,400	257,400	-3,100	-1.3%	-23,100	-9.0%	6	100-249	2,436	370,995	12.9%
Trade, Transportation and Utilities	609,900	612,600	604,600	-2,700	-0.4%	5,300	0.9%	5	50-99	3,505	242,826	8.4%
Information	31,800	31,800	32,000	200	0.6%	-200	-0.6%	4	20-49	8,217	281,855	9.8%
Financial Activities	151,400	151,800	140,700	-400	-0.3%	1,700	1.1%	3	10-19	12,340	166,877	5.8%
Professional and Business Services	459,000	456,400	470,300	600	0.1%	-11,300	-2.4%	2	5-9	16,615	122,512	4.2%
Education and Health Services	377,800	375,300	361,600	2,500	0.7%	16,200	4.5%	1	1-4	59,645	116,069	4.0%
Leisure and Hospitality	329,000	305,300	288,300	3,700	1.2%	20,700	7.2%	0	0	13,365	0	0.0%
Other Services	105,400	105,600	105,200	-200	-0.2%	200	0.2%					
Government	394,200	382,100	384,100	12,100	3.2%	10,100	2.6%					
Total											2,886,197	100.0%

Annual Growth Rate for Total Nonagricultural Employment

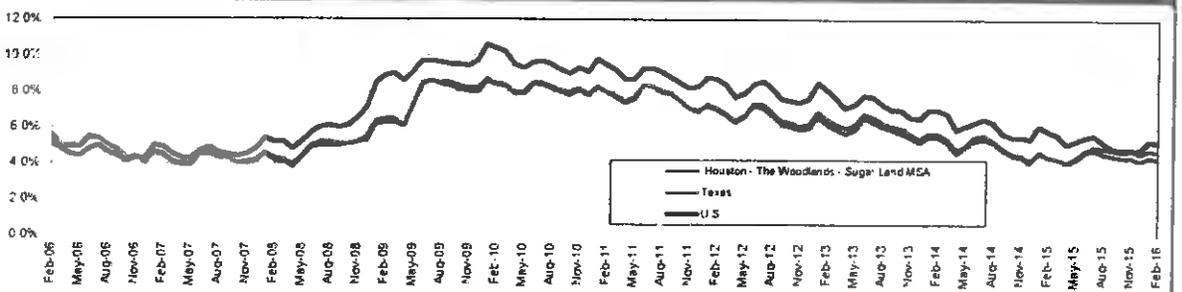


Unemployment Information

(all estimates in thousands)

	Houston - The Woodlands - Sugar Land MSA				Texas (Actual)				United States (Actual)			
	C.L.F.	Emp.	Unemp.	Rate	C.L.F.	Emp.	Unemp.	Rate	C.L.F.	Emp.	Unemp.	Rate
Feb-16	3,270.2	3,117.1	153.0	4.7	13,221.7	12,654.9	566.8	4.3	158,279.0	150,000.0	8,279.0	5.2
Jan-16	3,255.5	3,099.0	156.6	4.8	13,113.5	12,531.9	581.5	4.4	157,347.0	149,037.0	8,309.0	5.3
Feb-15	3,243.2	3,100.5	142.7	4.4	13,001.4	12,423.2	578.2	4.4	156,213.0	147,118.0	9,095.0	5.8

Historical Unemployment Rates



Available at <http://www.tracer2.com>

DEMOGRAPHIC DATA

	1 mile	3 miles	5 miles
Population			
2000 Population	3,098	22,893	38,700
2010 Population	3,813	25,142	42,979
2016 Population	4,149	27,425	47,536
2021 Population	4,551	30,001	51,969
2000-2010 Annual Rate	2.10%	0.94%	1.05%
2010-2016 Annual Rate	1.36%	1.40%	1.63%
2016-2021 Annual Rate	1.87%	1.81%	1.80%
2016 Male Population	48.3%	49.6%	49.9%
2016 Female Population	51.7%	50.4%	50.1%
2016 Median Age	31.4	33.8	35.1

Population - Within the five mile radius of the subject property, the current year population is 47,536. In 2010, the Census count in the area was 42,979. The rate of change since 2010 was 1.63% annually. The five-year projection for the population in the area is 51,969 representing a change of 1.80% annually from 2016 to 2021. Currently, the population is 49.9% male and 50.1% female.

	1 mile	3 miles	5 miles
Households			
2000 Households	1,134	8,321	13,453
2010 Households	1,404	9,063	15,042
2016 Total Households	1,542	9,852	16,570
2021 Total Households	1,698	10,753	18,079
2000-2010 Annual Rate	2.16%	0.86%	1.12%
2010-2016 Annual Rate	1.51%	1.34%	1.56%
2016-2021 Annual Rate	1.95%	1.77%	1.76%
2016 Average Household Size	2.69	2.78	2.87

Households - Within the five mile radius of the subject property, the household count in this area has changed from 15,042 in 2010 to 16,570 in the current year, a change of 1.56% annually. The five-year projection of households is 18,079, a change of 1.76% annually from the current year total. Average household size is currently 2.87, compared to 2.85 in the year 2010. The number of families in the current year is 12,444 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$42,899	\$48,883	\$58,774
2021 Median Household Income	\$44,710	\$52,392	\$65,901
2016-2021 Annual Rate	0.83%	1.40%	2.32%
Average Household Income			
2016 Average Household Income	\$54,717	\$63,742	\$79,122
2021 Average Household Income	\$58,747	\$68,909	\$84,956
2016-2021 Annual Rate	1.43%	1.57%	1.43%
Per Capita Income			
2016 Per Capita Income	\$20,504	\$22,864	\$27,448
2021 Per Capita Income	\$22,067	\$24,672	\$29,406
2016-2021 Annual Rate	1.48%	1.53%	1.39%

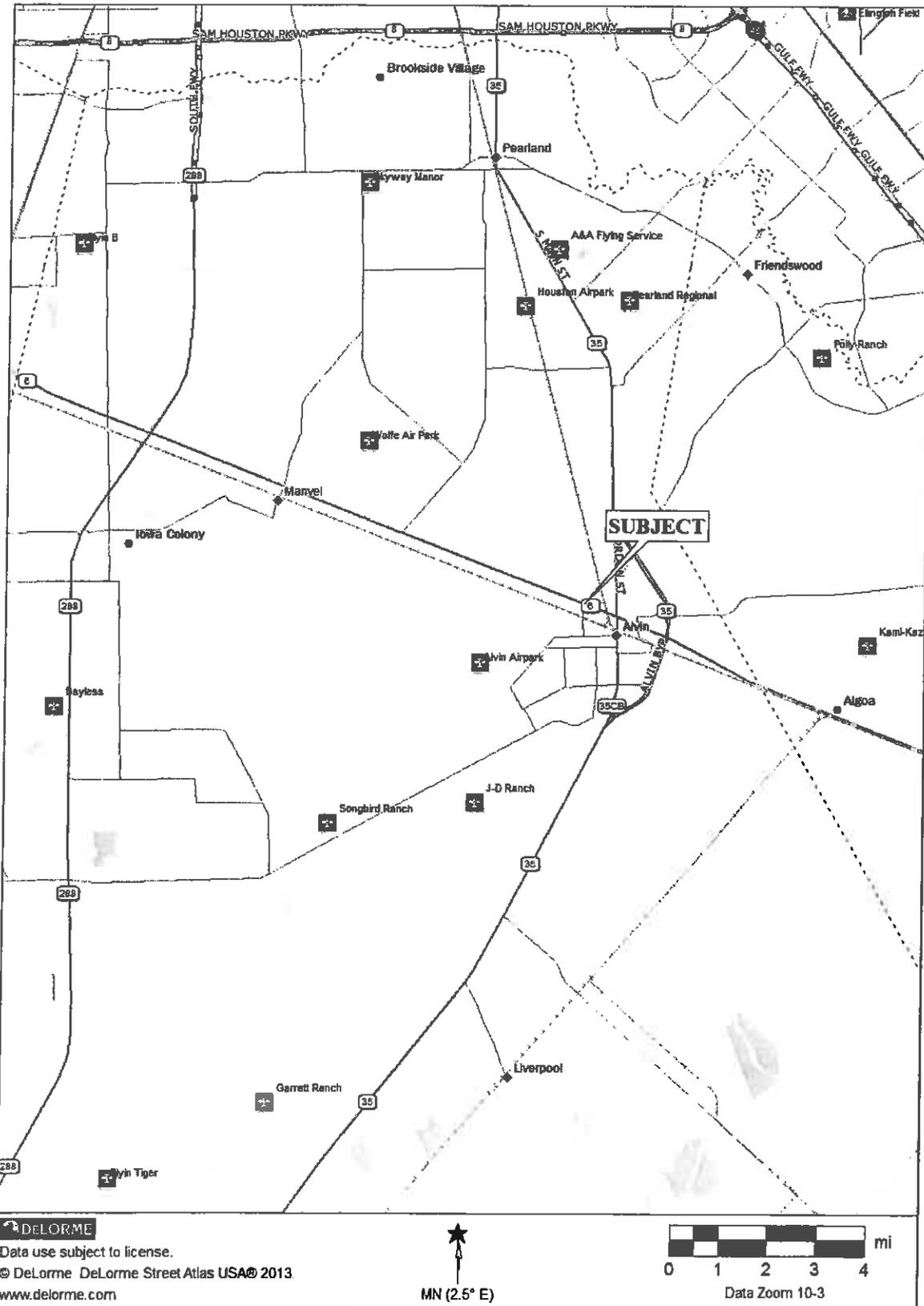
Households by Income – The median household income is \$58,774 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$65,901 in five years, compared to \$59,476 for all U.S. households. Current average household income is \$79,122 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$84,956 in five years, compared to \$84,021 for all U.S. households. Current per capita income is \$27,448 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$29,406 in five years, compared to \$32,025 for all U.S. households.

	1 mile	3 miles	5 miles
Housing			
2000 Total Housing Units	1,217	8,992	14,369
2000 Owner Occupied Housing Units	632	5,029	9,345
2000 Renter Occupied Housing Units	501	3,292	4,109
2000 Vacant Housing Units	84	671	915
2010 Total Housing Units	1,551	10,005	16,308
2010 Owner Occupied Housing Units	677	5,511	10,589
2010 Renter Occupied Housing Units	727	3,552	4,453
2010 Vacant Housing Units	147	942	1,266
2016 Total Housing Units	1,768	10,923	17,965
2016 Owner Occupied Housing Units	657	5,637	11,234
2016 Renter Occupied Housing Units	885	4,215	5,336
2016 Vacant Housing Units	226	1,071	1,395
2021 Total Housing Units	1,950	11,905	19,554
2021 Owner Occupied Housing Units	709	6,145	12,244
2021 Renter Occupied Housing Units	989	4,609	5,835
2021 Vacant Housing Units	252	1,152	1,475

Housing – Currently, 62.5% of the 17,965 housing units in the area are owner occupied; 29.7%, renter occupied; and 7.8% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 16,308 housing units in the area - 64.9% owner occupied, 27.3% renter occupied, and 7.8% vacant. The annual rate of change in housing units since 2010 is 4.39%. Median home value in the area is \$146,148, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.35% annually to \$180,814.

Conclusion - The general economy is expected to continue a moderate and steady upward trend. A primary factor in this continued recovery is the effort on the part of governmental and business sectors to attract and promote new industry and expand existing industry, reflecting efforts to diversify and modernize the economy. Long term prospects are enhanced by a low cost of living, a productive workforce, and abundant natural resources.

AREA MAP



DELORME

Data use subject to license.

© DeLorme DeLorme Street Atlas USA® 2013

www.delorme.com

MN (2.5° E)

0 1 2 3 4 mi

Data Zoom 10-3

SITE ANALYSIS

LOCATION

The subject is located on the NEC of State Highway 6 and Brazos Street, with additional frontage along Heights Road, with a physical address of 1100 W Highway 6, Alvin, TX 77511.

LEGAL DESCRIPTION

According to the TxDOT survey provided, the subject is legally described as H.T. & B.R.R. Company Survey, Section 16, James W. Cornett Survey, Abstract 453 of the City of Alvin, Brazoria County, Texas

ACCESS

The subject has immediate access from State Highway 6, Brazos Street, and Heights Road. Access to the site is facilitated by three driveways from State Highway 6, one driveway from Brazos Street, and one driveway from Heights Road. There will not be any access denial.

PHYSICAL CHARACTERISTICS

Size: 6.329 acres from the TxDOT provided survey
 Shape: Irregular
 Topography: Generally Level
 Drainage: Adequate
 Soil/Subsoil Conditions: Appears to be adequate to support the highest and best use as commercial.

Roadway

Frontage: State Highway 6 (Approximately 765 FF); Brazos Street (Approximately 261 FF); and Heights Road (Approximately 415 FF).
 Road Surface: Asphalt.
 Lane Delineation: State Highway 6 (Limited access, six-lane street with turn lane); Brazos Street (Limited access, two lane street); Heights Road (Limited access, two lane street).
 Drainage: Adequate/curb and gutter State Highway 6.
 Adequate/curb and gutter Brazos Street.
 Adequate/curb and gutter Heights Road.
 Existing Access: Three driveways from State Highway 6.
 One driveway from Brazos Street.
 One driveway from Heights Road.

UTILITIES

Utilities	Availability	Provider	Distance to Access Point
Electricity	Yes	TXU Energy	N/A
Water	Yes	City of Alvin	N/A
Sewer	Yes	City of Alvin	N/A
Gas	Yes	Centerpoint	N/A
Telephone	Yes	Consolidated Communications	N/A

ZONING

The subject is located within the City of Alvin, which does not subscribe to zoning ordinances.

SCHOOL DISTRICT

The subject property is located within the Alvin Independent School District, which offers all levels of public education from kindergarten to the 12th grade.

FLOOD PLAIN

Drainage appears adequate, as facilitated by roadside ditches. According to FEMA flood map number 48039C0145H dated June 5, 1989, the subject is situated within Zone X, a zone that corresponds to areas outside the 0.2-percent annual chance floodplain. Insurance purchase is not required in this zone.

It should be noted that although the National Flood Insurance Program does not indicate whether or not a property will flood, it does indicate possible effects a certain tributary has to a particular property. Other types of flooding could occur. It is recommended that a qualified engineer be consulted to determine the effects from any and all sources of flooding of the subject property should the reader or client deem necessary.

EASEMENTS/ENCROACHMENTS

Although the mapping furnished by the client does not detail all easements, conversations with local utility providers indicate that typical utility easements are located on the subject property. These easements provide utilities to the subject site and do not adversely affect the development potential of the subject property.

SURROUNDING LAND USES

The subject area is a mixture of commercial and residential uses. It can generally be characterized as commercial in nature.

IMPROVEMENTS

The subject is improved with a number of office and warehouse buildings and its associated site improvements.

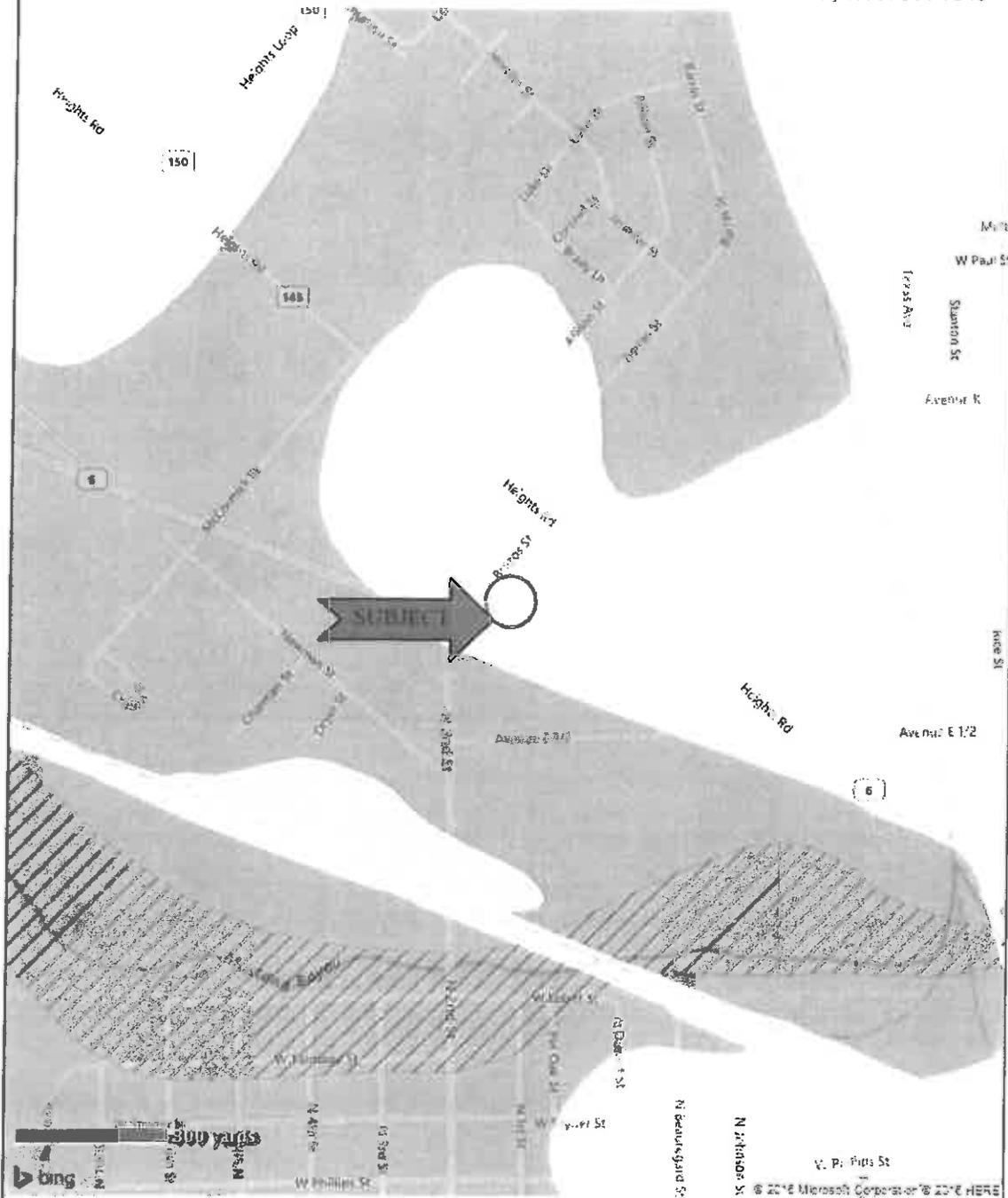
COMMENTS

The appraiser is not qualified to detect the presence of hazardous waste products nor the need for remediation. No tests have been performed and no warranties are made in this regard. Since it is the responsibility of the owner to correct any problems that exist, the client may wish to contact a registered professional to establish the existence, if any, of such hazardous materials, along with any recommendations for their remediation

FLOOD PLAIN MAP

InterFlood by eFloodline

Prepared for: Paramount Property Analysts
 1100 W Highway 6
 Alvin, TX 77511-7648



MAP DATA

FEMA Special Flood Hazard Area: **No**
 Map Number **48039C0145H**
 Zone: **X**
 Map Date **June 05, 1989**
 FIPS **48039**

MAP LEGEND

- | | |
|--|---|
|  Areas inundated by 500-year flooding |  Protected Areas |
|  Areas inundated by 100-year flooding |  Floodway |
|  Velocity Hazard |  Subject Area |

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 Provided by CoreLogic

IMPROVEMENT ANALYSIS

DESCRIPTION

The subject property improvements consist of a total of 33,853 SF office/warehouses along with its associated accessory and site improvements.

UNAFFECTED IMPROVEMENTS

The subject's main improvements are outside and considered unaffected by the acquisition.

AFFECTED IMPROVEMENTS

A small portion of concrete driveway is affected by the acquisition.

DESCRIPTION

Name, type, design or characteristic

Size/Square Feet:	33,853 SF Office/Warehouse Buildings
Year Built:	1966 (Brazoria CAD)
Foundation:	Concrete Slab
Frame:	Metal Frame
Exterior Walls:	Masonry Tilt Wall/Metal
Roofing – Type-Material/Condition:	Metal/Average
Interior Partitions:	Wood stud with sheetrock
Flooring – Type-Material/Condition	Tile/Average
Plumbing – Sufficiency/Adequacy:	Adequate
Electrical – Sufficiency/Adequacy:	Adequate
AC/Heating - Type/Condition.:	Central AC-Central Heating/Average (office only); Warehouse/None
Doors – Type/Materials:	Exterior-Glass Storefront/Interior-Hollow Core/Metal Roll-Up
Windows – Type/Materials:	Typical Aluminum
Kitchen– Typ/NonTyp. Features:	N/A
Restroom/Bath–Typ./NonTyp. Features:	Typical
Detailed Unit Breakdown:	
Parking/Driveway – Type, Const:	Concrete/Average
Site Improvements:	Parking
Physical Condition:	Average/Below Average
Functional Utility:	Average
Utilities – Location on or to prop.& sufficiency for H&BU:	Public Water/Adequate; Public Sewer/Adequate

ASSESSMENT AND TAXES

The following charts show the account numbers, 2016 assessed values before exemption, and taxing jurisdictions that apply to the subject property.

Account No.	Address	Land Value	Improvement Val.	Taxable Value
206125	1100 W Highway 6	\$369,280	\$715,700	\$1,084,980
Total				\$1,084,980

The 2016 tax rates per \$100 of assessed value for the involved taxing jurisdictions are as follows.

Taxing Jurisdiction	2016 Tax Rate/\$100 Value
City of Alvin	\$0.83860
Brazoria County Conservation & Reclamation District #3 (Alvin)	\$0.15000
Brazoria County	\$0.426000
Alvin Community College	\$0.204009
Road & Bridge Fund	\$0.060000
Alvin Independent School District	\$1.417000
Total Tax Rate	\$3.095609

PROPERTY HISTORY

A recent search, as of the effective date of this appraisal, was conducted at the Brazoria County Public Records. According to Brazoria County Public Records, the subject property has not transferred to new ownership in the last 10 years minimum. The subject property is not currently under contract or listed for sale. No other known records of any sales or transactions were noted in the five years preceding the effective date of this report.

PROPERTY VALUATION SUMMARY

Whole: Part to be Acquired: Remainder After:

HIGHEST AND BEST USE ANALYSIS: (The *Highest and Best Use* analysis should consider the reasonably probable and legal use of vacant land or improved property considering legally permissible, physically possible, financially feasible, and maximally productive. Use separate page, numbered accordingly, as necessary.) Please refer to the following pages.

VALUATION APPROACHES: See Attached page.

Cost Approach.....\$	1,232,066
Sales Comparison Approach (Land Only)\$	827,073
Sales Comparison Approach (As Improved).....\$	1,354,120
Income Approach.....\$	1,110,000

Reconciliation of Approaches to Value: Refer to the Correlation and Final Value Estimate for the Whole Property for the reconciliation of the approaches used to develop a value for the whole property.

Contributory Value of Improvements (Itemized)		
Office Building	\$	118,919
Warehouse Buildings	\$	146,579
Metal Awning	\$	21,977
Concrete Paving	\$	110,502
Wood Fence	\$	2,368
Chain Link Fence	\$	3,943
Chain Link Gates	\$	705
Total Contributory Value of Improvements	\$	404,993

Total Land Value: 275,691 SF X \$3.00 per SF **\$827,073**
Reconciled Final Value: **\$1,232,066**

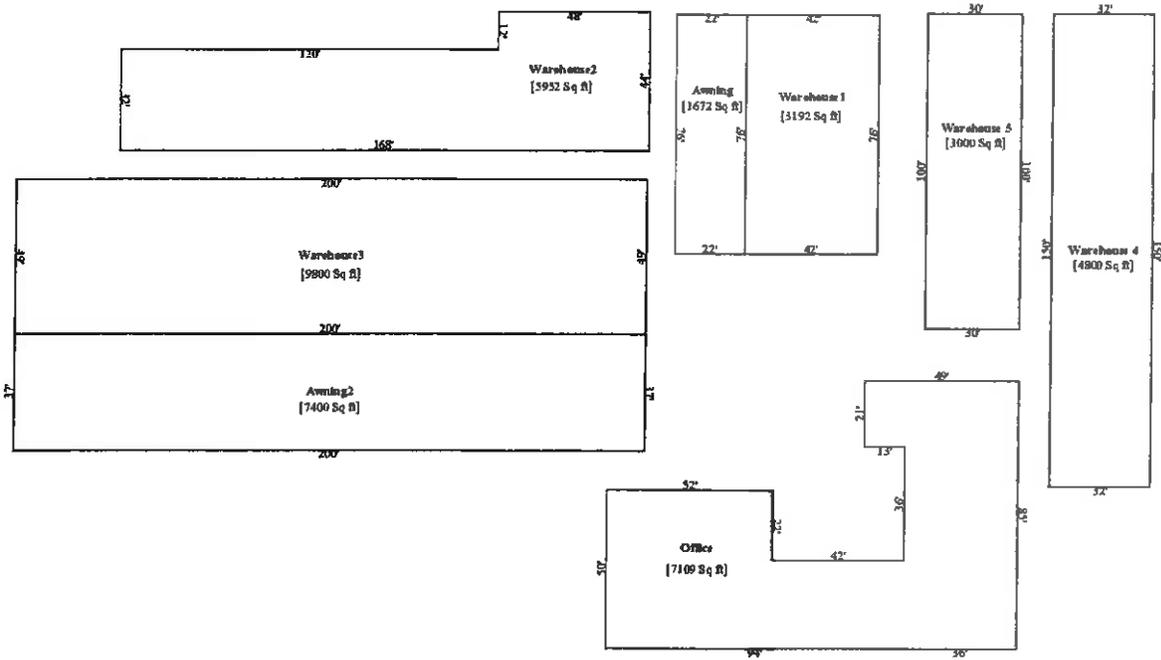
Each approach developed follows this page and is sequenced as shown below.

Land Value,
pg SCA 3.3

Cost Approach,
pg CA 3.11

Sales Comparison Approach,
pg SCA 3.14

Income Approach,
pg IA 3.21



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
Warehouse 1	3192 Sq ft	76 × 42 = 3192
Warehouse 5	3000 Sq ft	100 × 30 = 3000
Warehouse 3	9800 Sq ft	49 × 200 = 9800
Warehouse 2	5952 Sq ft	44 × 48 = 2112 120 × 32 = 3840
Warehouse 4	4800 Sq ft	150 × 32 = 4800
Office	7109 Sq ft	50 × 52 = 2600 28 × 42 = 1176 21 × 13 = 273 36 × 85 = 3060
Total Living Area (Rounded):	33853 Sq ft	
Non-Living Area		
Awning	1672 Sq ft	76 × 22 = 1672
Awning2	7400 Sq ft	200 × 37 = 7400

HIGHEST AND BEST USE ANALYSIS

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The highest and best use may be defined as follows:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity." The Dictionary of Real Estate Appraisal, Fifth Edition Pg 93.

However elements affecting value which depend upon events, or a combination of occurrences which, while within the realm of possibility are not fairly shown to be reasonably probable, should be excluded from consideration. Also, if the intended use is dependent on an uncertain act of another person, the intention cannot be considered.

It may be further defined as that use of land which may reasonably be expected to produce the greatest net return to land over a given period of time - that use which will yield to the land the highest present value. This is sometimes referred to as the optimum use.

In addition to the above, the most reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal, is required.

Alternatively, that use, from among reasonably probable and legal alternative uses, is found to be:

- Physically Possible
- Legally Permissible
- Financially Feasible
- Maximally Productive

The definition, immediately above, applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

Implied within these definitions is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners.

Also implied is that the determination of highest and best use results from the appraiser's judgment and analytical skill, i.e. that the use determined from analysis represents an opinion, not a fact to be found.

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of the most probable selling price (market value) another appropriate term to reflect highest and best use would be most probable use. In the context of investment value, an alternative term would be most profitable use. "Also implied in these definitions is that the determination of highest and best use takes into account the contribution of a specific use to the community and community development goals as well as the benefits of that use to individual property owners. Hence, in certain situations the highest and best use of the land may be for parks, greenbelt, preservation, conservation, wildlife habitats and the like."

There are two distinct types of highest and best use, that being the highest and best use as if the site were vacant, and the highest and best use as improved. They both require consideration of the physical, legal, financial feasibility and maximal productivity for the site and improvements.

Highest and Best Use Analysis - "As if Vacant"

Physically Possible

Considering the subject's physical characteristics including location, size, shape, and availability of utilities, numerous residential and commercial uses are physically possible, with a commercial use being most probable.

Legally Permissible

Except for legally non-conforming property, the first step in determining what is legally permissible is to analyze private restrictions, zoning, building codes, historic district controls and environmental regulations. The subject property is situated within the Alvin city limits, which does not regulate development through zoning ordinances. The subject site is not zoned.

Financial Feasibility

In order to be economically feasible, the improvements should conform and be homogeneous with the surrounding land uses. To meet the test of being financially feasible, the project must provide a market-accepted net return over a reasonable period of time. Based on prevailing commercial rental rates and marketability reported by similar properties in the area, development of numerous legally permissible commercial properties would be financially feasible in the current market.

Maximal Productivity

In order to be considered maximally productive, it states that a property's use is the highest and best use if it produces the highest value or net return on investment. Based upon the surrounding developments within the subject's neighborhood and its current use, it is concluded that the maximal productive use is a use that is commercial in nature.

Conclusion

Considering the trends and conditions that prevail in this market area, it is considered that the highest and best use of the subject property, as if vacant, is for commercial.

Highest and Best Use Analysis - "As Improved"

The subject is currently improved with office/warehouse buildings, which is considered its Highest and Best Use as Improved.

Highest and Best Use Conclusion "As if Vacant" and "As Improved":

In consideration of all of the above and no other apparent higher use for the site in the foreseeable future, it is our opinion that the Highest and Best Use for the subject property is for a commercial use.

SALES COMPARISON APPROACH Whole: Part to be Acquired: Remainder After:
 Land: Improved:

VALUATION GRID

Representative Comparable Sales

	Subject	Comp No. 1	Comp No. 2	Comp No. 3
Grantor		Frank Taylor Webster	Grossman Group LLC	Lopcholt Properties I, LLC
Grantee	City of Alvin	Christopher Iguh Jr.	John & Cynthia Buelow	Alvin DTP V, LLC
Relative Location	SEC of State Highway 6 & Brazos Street, Alvin, Texas	North line of South St., east of SH 35, Alvin, Texas	E/L of Gordon Street, South of SH 6, Alvin, Texas	SEC of Southland Ave and S Gordon St, Alvin, TX
Date of Sale		08/27/2015	07/29/2014	08/31/2011
Site Size/SF	275,691 SF	131,290 SF	58,458 SF	53,230 SF
Unit Price		\$2.60	\$3.11	\$3.38
Property Rights Conveyed		0%	0%	0%
Financing		0%	0%	0%
Conditions of Sale		0%	0%	0%
Market Conditions		0%	0%	0%
Total		\$2.60	\$3.11	\$3.38
Physical Characteristics	Level/Cleared	0%	0%	0%
Location/Access	Average/Good	+10%	+10%	+5%
Size/Shape	275,691 SF/Irregular	0%	-20%	-20%
Corner/Frontage	Yes/Brazos St & SH 6	+10%	+10%	0%
Flood Influence/Easements	Zone X	0%	+10%	0%
Zoning	None	0%	0%	0%
Utilities	All Available	0%	0%	0%
Total Net Adjustments		+20%	+10%	-15%
	Indicated Unit Value	\$3.12	\$3.42	\$2.87
Estimated Unit Value:				\$3.00/SF

Estimated Value by Sales Comparison Approach:

Fee Area: 275,691 SF X \$3.00/SF \$ 827,073

Total Land Value: \$ 827,073

Explanation of Adjustments with Reconciliation (Attach Comparable Data Supplement and Map; use separate page, numbered accordingly, as necessary.):

Please see following pages.

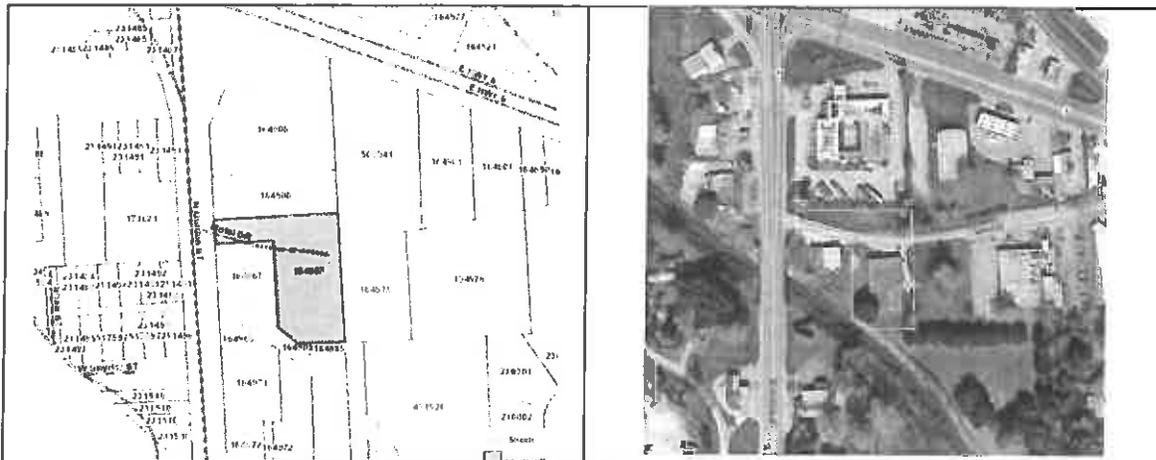
COMPARABLE DATA SUPPLEMENT

District: Alvin Parcel: 1 Highway: State Highway 6 County: Brazoria ROW CSJ: 0192-02-051

Land Sale 2

Improved Sale

Rental Data



Grantor/Lessor: Grossman Group, LLC

Grantee/Lessee: John & Cynthia Buelow

Date: July 29, 2014

Recording Information: 14037775

Brazoria County 695R

Address: East line of Gordon Street, South of State Highway 6, Alvin, Brazoria County, Texas

Zip Code: 77511

Legal Description: Grossman S/D, A0227 HT&BRR, Block 1, Tract 2, Alvin, Brazoria County, Texas

Confirmed Price: \$182,000

Verified with: Broker, BCAD

Terms and Conditions of Sale: Cash to Seller and Arms-Length

Rental Data: N/A

Land Size: 1.342 Acre, or 58,458 Square Feet

Unit Price as Vacant: \$3.11/SF

Type Street: Two-lane; One-way; Asphalt

Utilities: Telephone, Electricity, Water, Sewer

Improvement(s) Description: N/A

Improvement(s) Size: N/A (GBA) N/A (NRA)

Unit Price as Improved \$: N/A

Condition and Functional Design: N/A

Current Use: Hotel Parking Lot

Highest & Best Use: Commercial

Date of Inspection: July 19, 2016 and other dates

Zoning: None

Flood Plain: Zone AE

Attach additional information as necessary: This property was purchased to expand the parking lot of Days Inn. There was an older building that added no contributory value. It is 100% in the flood plain.

Appraiser: Malcolm W. Willey
(Typed, Not Signed)

Date: August 10, 2016

COMPARABLE DATA SUPPLEMENT

District: Alvin Parcel: 1 Highway: State Highway 6 County: Brazoria ROW CSJ: 0192-02-051

Land Sale 3

Improved Sale

Rental Data



Grantor/Lessor: Lopholt Properties I, LLC

Grantee/Lessee: Alvin DTP V, LLC

Date: August 31, 2011

Recording Information: 2011035938

Brazoria County 695V

Address: SEC of Southland Avenue and South Gordon Street, Alvin, Brazoria County, Texas

Zip Code: 77511

Legal Description: Part of Lots 1-6, Block 2, Southland Addition, Brazoria County, Texas

Confirmed Price: \$180,000

Verified with: Broker, BCAD

Terms and Conditions of Sale: Cash to Seller and Arms-Length

Rental Data: N/A

Land Size: 1.222 Acre, or 53,230 Square Feet

Unit Price as Vacant: \$3.38/SF

Type Street: Two-lane; One-way; Asphalt

Utilities: Telephone, Electricity, Water, Sewer

Improvement(s) Description: N/A

Improvement(s) Size: N/A (GBA) N/A (NRA)

Unit Price as Improved \$: N/A

Condition and Functional Design: N/A

Current Use: Dollar General

Highest & Best Use: Commercial

Date of Inspection: July 19, 2016 and other dates

Zoning: None

Flood Plain: Zone X

Attach additional information as necessary: This property was purchased to develop a Dollar General Store.

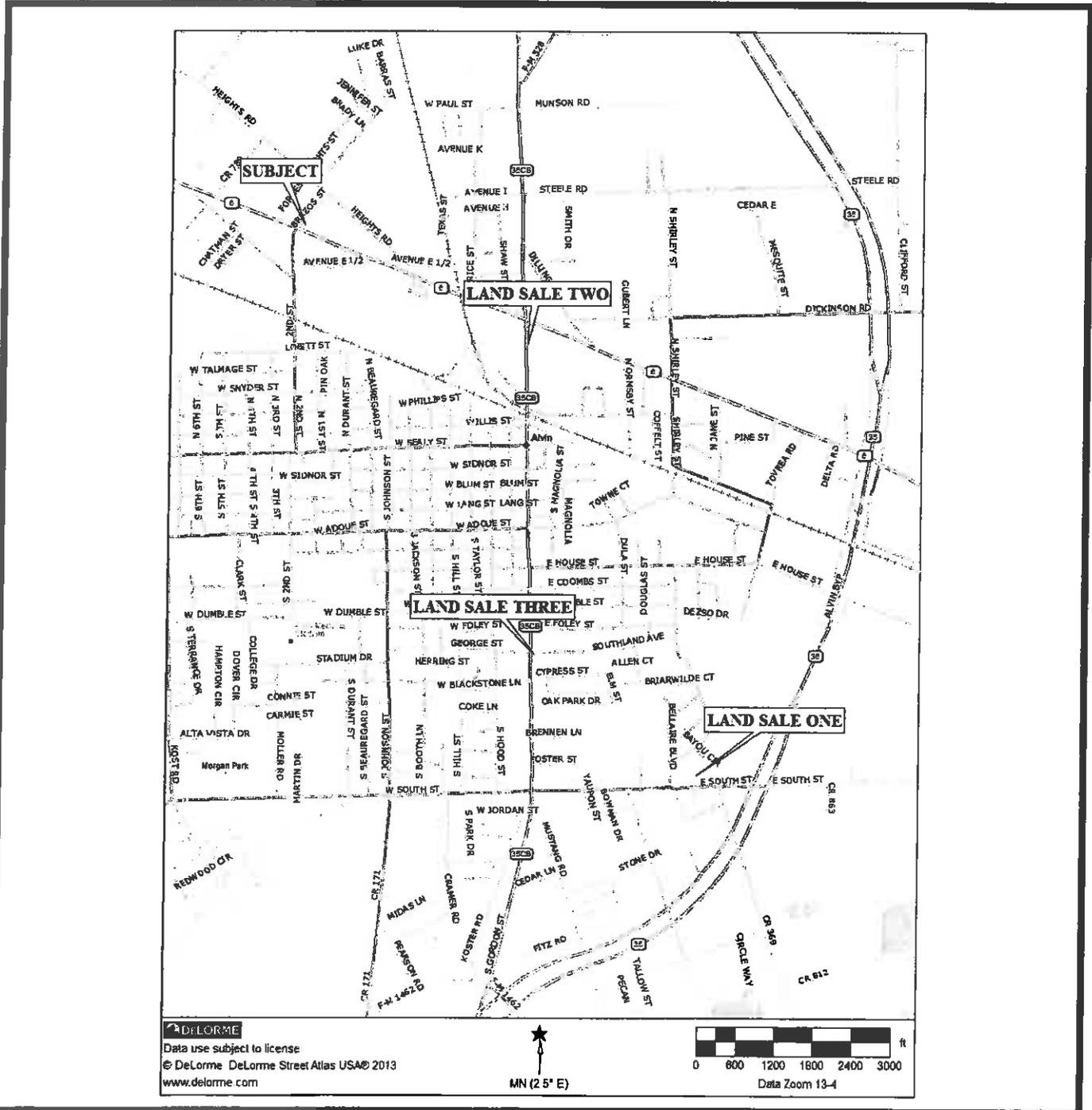
Appraiser: Malcolm W. Willey
(Typed, Not Signed)

Date: August 10, 2016

EXPLANATION OF ADJUSTMENTS

The adjustment process is typically applied through either quantitative or qualitative analysis. Quantitative adjustments are often developed as dollar or percentage amounts, while qualitative adjustments are simply expressed through relative comparison (i.e. significantly inferior). Quantitative adjustments are most applicable when the quality and quantity of data allows paired sales or statistical analysis. Given the availability of data and imperfect nature of the real estate market, participants most often rely on relative or qualitative comparisons. The following map shows the locations of the comparable sales.

LAND SALES MAP



PROPERTY RIGHTS CONVEYED

A sales transaction for site valuation is always predicated on the real property interest conveyed. Some transactions are subject to a lease, and thus the analysis of this tract may involve the leased fee estate instead of the fee simple. For purposes of this report, the appraiser selected transactions that were sold on a fee simple basis, in order to maintain conformity with the sales and as accurately as possible derive an estimate of market value for the site upon which the subject improvements are located. All comparable sales were sold on a fee simple basis, unless noted; therefore, no adjustments are warranted within this analysis.

FINANCING TERMS

The transaction price of one property may differ from that of an identical property because financing arrangements vary. It is for this reasoning that all financing terms of each comparable sale must be evaluated to determine, if, in fact they affected the sales price. The definition of market value is implicit in the matter of cash equivalency. The market value should reflect the most probable price for the subject property in cash, terms equivalent to cash, or in other precisely revealed terms.

Standard definitions of Market value include payment in "Cash or its equivalent". The equivalent includes financing terms generally available in the market because the seller still receives cash under such typical terms. In many cases, however, comparable sales carry typical financing terms that are adjusted to cash equivalence. No adjustments are warranted within this analysis for financing conditions.

CONDITIONS OF SALE

Conditions of a sale refer to seller/buyer motivation, special terms of financing arrangements, and/or abnormal circumstances surrounding the transaction which influenced the sale price. Examples of such conditions might include a forced sale, extraordinary seller financing, a sale between related parties, or a sale resulting from the exercise of an option. No adjustments are warranted within this analysis for conditions of sale.

MARKETING CONDITIONS/TIME

The date of sale is considered in order to assess the overall trend and changes in price levels in the area caused by a lapse in time. This factor may also be appropriate when necessary to estimate the development potential or timing of a particular sale until it becomes ready for development. Market data is evident that property values have had no significant increase over the past five years. All sales are similar, thus no adjustments are applied.

PHYSICAL CHARACTERISTICS

The overall physical utility and/or characteristics of land have a direct bearing upon its development potential, and therefore, land value. Physical elements which must be considered include zoning, topography, soil conditions, availability of utility services, overall size, shape, depth, and any extraordinary development costs which might be applicable.

LOCATION/ACCESS

Location is an important element to land value. Additionally, accessibility of a tract of land can greatly affect land value. Major location considerations include the general character and proximity to surrounding development in the neighborhood area as well as the overall visibility, exposure and the convenient accessibility. However, in the absence of reliable and comparable empirical evidence, the location adjustments require subjective judgment and are based on the relative desirability of the various comparable sales compared to the subject. The subject is located on the SEC of State Highway 6 and Brazos in Alvin, Texas. The subject has good visibility and accessibility. The comparable land sales were considered inferior to the subject in terms of location/access, thus requiring an upward adjustment.

SIZE/SHAPE

Larger tracts typically bring less money per unit than otherwise equally desirable smaller tracts. The primary reason for this is that the purchase of larger tracts usually entails a larger capital outlay, a factor which restricts the number of possible buyers, as compared to the relatively larger market for smaller tracts. In an attempt to determine what size adjustment would be appropriate, the comparable tracts were compared to each other to determine differences in size. In most cases, it appears that the larger the site size, the less paid per unit. Sale 1 was judged similar. Sales 2 and 3 required downward adjustments for their smaller sizes.

The shape of a property can impact its development potential. For smaller properties, this may be particularly significant, as there is less land to deal with development issues. A small, poorly-shaped tract is more likely to be less-efficiently developed when compared to a property having an irregular shape. Larger tracts of land, however, may be able to overcome these issues and not be as adversely affected. The subject property is mostly irregular in configuration and is concluded to be similar when compared to the comparable sales. No adjustments are warranted for this condition.

CORNER/FRONTAGE

Access and frontage is an important element to commercial development, especially in a retail capacity similar to the subject property. Major location considerations include the general character and trend of surrounding development in the neighborhood area as well as overall the access, exposure and the relative importance of thoroughfare frontage. However, in the absence of reliable and comparable empirical evidence, the access and frontage adjustments require subjective judgment and are based on the relative desirability of the various comparable sales compared to the subject. The subject is located on the SEC of State Highway 6 and Brazos Street in Alvin. Sales 1 & 2 were considered inferior and adjusted upward accordingly. Sale 3 is a hard corner and no adjustment was made.

FLOOD PLAIN/EASEMENT INFLUENCE

Land located within the Flood Hazard Zone, as defined by the National Flood Program, is typically less desirable than land located outside of the zone. Additionally, land encumbered by easements can affect the potential use of the land, thereby affecting the land value. The subject property is located within Zone X, an area that is not within the 100-year flood plain. Sales 1 & 3 required no adjustment. Sale 2 is in the flood plain and an upward adjustment was made.

ZONING

The subject property is situated within the Alvin city limits, which does not regulate development through zoning ordinances. No adjustments are necessary for this category. It is noted that the subject property is homogeneous with the neighborhood.

UTILITIES

The availability of utilities to a site can affect value due to the costs associated with acquiring utilities for development of the property. The subject property has public water and sewer available. All sales are similar, thus no adjustments are applied.

CONCLUSION

Before adjustments, the sales presented a range in unit values of **\$2.60 to \$3.38** per square foot. After adjustments, the prices ranged from **\$2.87 to \$3.42** per square foot. Given the above adjustments and analysis, it is my opinion that a unit value of **\$3.00** per square foot is appropriate for the subject parcel.

This analysis produces an estimate of land value of **\$827,073** for the Whole Property (275,691 SF X \$3.00/SF= **\$827,073**).

COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

Estimated Replacement / Reproduction Cost					
Improvement	Number of units	\$ per unit	Cost New	Depreciation	Value
Office Building	7,109 SF	\$98.40/SF	\$699,526	<\$580,607> 83%	\$118,919
Warehouse Buildings	26,744 SF	\$32.24/SF	\$862,227	<\$715,648> 83%	\$146,579
Contributory Value of Buildings					\$265,498
Accessory Improvements					
Metal Awning	9,072 SF	\$14.25/SF	\$129,276	<\$107,299> 83%	\$21,977
Contributory Value of the Accessory Improvements					
Site Improvements					
Concrete Paving	120,372 SF	\$5.40/SF	\$650,009	<\$539,507> 83%	\$110,502
Wood Fence	650 LF	\$21.43/LF	\$13,930	<\$11,562> 83%	\$2,368
Chain Link Fence	1,300 LF	\$17.84/LF	\$23,192	<\$19,249> 83%	\$3,943
Chain Link Gate (25')	3 Units	\$1,382/Unit	\$4,146	<\$3,441> 83%	\$705
Contributory Value of the Site Improvements					\$117,518
Contributory Value of all Improvements					\$404,993
Less External Obsolescence					\$0
Fee Land	275,691 SF X \$3.00/SF				\$827,073
Total Land Value					\$827,073
Estimated Value by Cost Approach					\$1,232,066

Furnish sources of cost data and support for depreciation factors (physical, functional, and economic. Use separate page, numbered accordingly, as necessary.):

COST APPROACH – IMPROVEMENTS

IMPROVEMENTS

As previously stated, the subject consists of a total of 33,853 square foot office/warehouse buildings. The subject improvements are considered to be in average condition. Due to the condition of the main improvements, the effective age is considered to be 50 years and the economic life has been estimated at 60 years.

Item	Source
Office Building	Marshall Valuation Service, Section 15, Page 17 Average Class S 0.99 Current Cost Multiplier 0.88 Local Multiplier
Warehouse Buildings	Marshall Valuation Service, Section 14, Page 35 Average Steel Frame 0.99 Current Cost Multiplier 0.88 Local Multiplier
Metal Awning	Marshall Valuation Service, Section 14, Page 37 Average Steel Frame 0.99 Current Cost Multiplier 0.88 Local Multiplier
Concrete Paving	Marshall Valuation Service, Section 66, Page 1 0.98 Current Cost Multiplier 0.88 Local Multiplier
Wood Fence	Marshall Valuation Service, Section 66, Page 5 0.98 Current Cost Multiplier 0.88 Local Multiplier
Chain Link Fence	Marshall Valuation Service, Section 66, Page 4 0.98 Current Cost Multiplier 0.88 Local Multiplier
Chain Link Gate	Marshall Valuation Service, Section 66, Page 8 0.98 Current Cost Multiplier 0.88 Local Multiplier

The appraiser has included 15% for entrepreneurial incentive and 8% for contingencies or a total multiplier of 1.23.

PHYSICAL DETERIORATION

Accrued depreciation is a loss in value from any cause and is defined as “the difference between the reproduction or replacement cost of the improvements on the effective date of the appraisal and the market value of the improvements on the same date.”² Physical Deterioration is the result of wear, tear, and weathering of improvements. This form of depreciation can be divided into two categories: curable and incurable. Curable physical deterioration refers to items of deferred maintenance that are in need of repair on the date of the appraisal in order to maintain occupancy or restore marketability. Physical depreciation is calculated based on the straight-line effective age/economic life method of estimating depreciation, which calculates to 83% for the subject improvements. No depreciation was allocated for the bushes or trees.

FUNCTIONAL OBSOLESCENCE

Functional obsolescence refers to a loss in value from defects in design, or changes over time in designs or building materials that render the current design or materials obsolete. It may be curable or incurable depending on the dollar value of the cost to cure relative to the anticipated increase in value. The improvements could suffer from functional obsolescence due to possible changes in market preferences or the increase in land value. In this case, the improvements are not considered to suffer functional obsolescence.

²The Dictionary of Real Estate Appraisal, Fifth Edition, (Chicago: The Appraisal Institute, 2010) p.4.

EXTERNAL OBSOLESCENCE

External obsolescence is a loss in value caused by negative factors outside the property such as changes in supply and demand, general property uses in the area, zoning, changing market conditions, etc. This form of obsolescence cannot be cured by the actions of the owner or tenant. Based on an analysis of current market conditions, external obsolescence is not considered to be applicable to the subject property.

COST APPROACH CONCLUSIONS

The final step in the Cost Approach is to add the market value of the land to the depreciated value of the improvements. The value conclusion from the Cost Approach is \$1,232,066, which is calculated as follows:

<u>Value of Improvements</u>	<u>Plus</u>	<u>Market Value of Land</u>	<u>Equals</u>	<u>Value Indication by Cost Approach</u>
\$404,993	+	\$827,073	=	\$1,232,066



Form ROW-A-5
Rev. 8/2011

SALES COMPARISON APPROACH

Whole: Part to be Acquired: Remainder After:
Land: Improved:

VALUATION GRID

Representative Comparable Sales

Subject	Comp. No. 1	Comp No. 2	Comp. No. 3
Grantor:	8301 Braniff LLC	John Murphy	Karbach Real Estate Partnership LTD
Grantee:	City of Alvin	Robert Thompson	Karbach Building LLC
Date of Sale:	July 30, 2015	February 12, 2015	February 21, 2014
Relative Location:	1100 w Highway 6, Alvin, TX	8301 Braniff Avenue, Houston, TX	17231 E Highway 6, Alvin, TX
GBA Size:	33,853 SF	45,034 SF	5,000 SF
Unit Price:	\$41.64	\$50.00	\$55.94
Property Rights Conveyed:	N/A	0%	0%
Financing:	N/A	0%	0%
Conditions of Sale:	N/A	0%	0%
Market Conditions:	N/A	0%	0%
Adjusted \$ SP:	\$41.64	\$50.00	\$55.94
Location/Access:	Average	-15%	0%
Physical Characteristics:	Average	0%	0%
GBA Size:	33,853 SF	+5%	-30%
Age/Condition	1966/Average	0%	0%
Site Size:	275,691 SF	0%	0%
Utilities:	Public	0%	0%
Office to Building Ratio	21%	+15%	0%
Total:		+5%	-30%
	Indicated Unit Value	\$43.72	\$35.00
Estimated Unit Value:			\$41.96
			\$40.00/SF

Estimated Value by Sales Comparison Approach: 33,853 SF X \$40.00/SF \$1,354,120

Explanation of Adjustments with Reconciliation (Attach Comparable Data Supplement and Map; use separate page, numbered accordingly, as necessary.):

Comparable data within the subject's market area is limited. The range of the adjusted sales is \$35.00 to \$43.72/SF with the least adjusted sale being Comparable Sale 1 at \$43.72/SF. The indicated estimate of market value for the subject property is **\$40.00/SF or \$1,354,120.**

COMPARABLE DATA SUPPLEMENT

District: Alvin Parcel: 1 Highway: State Highway 6 County: Brazoria ROW CSJ: 0192-02-051

Land Sale

Improved Sale 1

Rental Data



Grantor/Lessor: 8301 Braniff LLC

Grantee/Lessee: TTT 8301 Braniff LLC

Date: July 30, 2015

Recording Information: 20150346209

Key Map: Harris County

Address: 8301 Braniff Avenue, Houston, Texas

Zip Code: 77061

Legal Description: Lts 24-26, Block 8, Airport Gardens, Harris County, Texas

Confirmed Price: \$1,875,000

Verified with: Broker, HCAD

Terms and Conditions of Sale: Conventional

Rental Data: N/A

Land Size: 1.9027 Acres or 82,882 Square Feet

Unit Price as Vacant: N/A

Type Street: Two-lane; Asphalt

Utilities: Telephone, Electricity, Water, Sewer

Improvement(s) Description: 45,034 SF office/warehouse built in 1965.

Improvement(s) Size: (GBA) 45,034 SF

Unit Price as Improved: \$41.64

Condition and Functional Design: Average

Current Use: Office/Warehouse

Highest & Best Use: Commercial

Date of Inspection: July 19, 2016 and other dates

Zoning: None

Flood Plain: None

Attach additional information: This sale has approximately 200 SF of office space.

Appraiser: Malcolm W. Willey

Date: August 10, 2016

COMPARABLE DATA SUPPLEMENT

District: Alvin Parcel: 1 Highway: State Highway 6 County: Brazoria ROW CSJ: 0192-02-051

Land Sale

Improved Sale 2

Rental Data



Grantor/Lessor: John Murphy

Grantee/Lessee: Robert Thompson

Date: February 12, 2015

Recording Information: 2015011259

Key Map: Galveston County

Address: 17231 E Highway 6, Alvin, Texas

Zip Code: 77511

Legal Description: Abstract 603, Page 1, Lots 15-17 Sumrall Sub, Galveston County, Texas

Confirmed Price: \$250,000

Verified with: Broker, GCAD

Terms and Conditions of Sale: Conventional

Rental Data: N/A

Land Size: 1.00 Acres or 43,560 Square Feet

Unit Price as Vacant: N/A

Type Street: Two-lane; Asphalt

Utilities: Telephone, Electricity, Water, Sewer

Improvement(s) Description: 5,000 SF office/warehouse built in 1976.

Improvement(s) Size: (GBA) 5,000 SF

Unit Price as Improved: \$50.00

Condition and Functional Design: Average

Current Use: Office/Warehouse

Highest & Best Use: Commercial

Date of Inspection: July 19, 2016 and other dates

Zoning: None

Flood Plain: None

Attach additional information: This sale has approximately 1,000 SF of office space.

Appraiser: Malcolm W. Willey

Date: August 10, 2016

COMPARABLE DATA SUPPLEMENT

District: Alvin Parcel: 1 Highway: State Highway 6 County: Brazoria ROW CSJ: 0192-02-051

Land Sale

Improved Sale 3

Rental Data



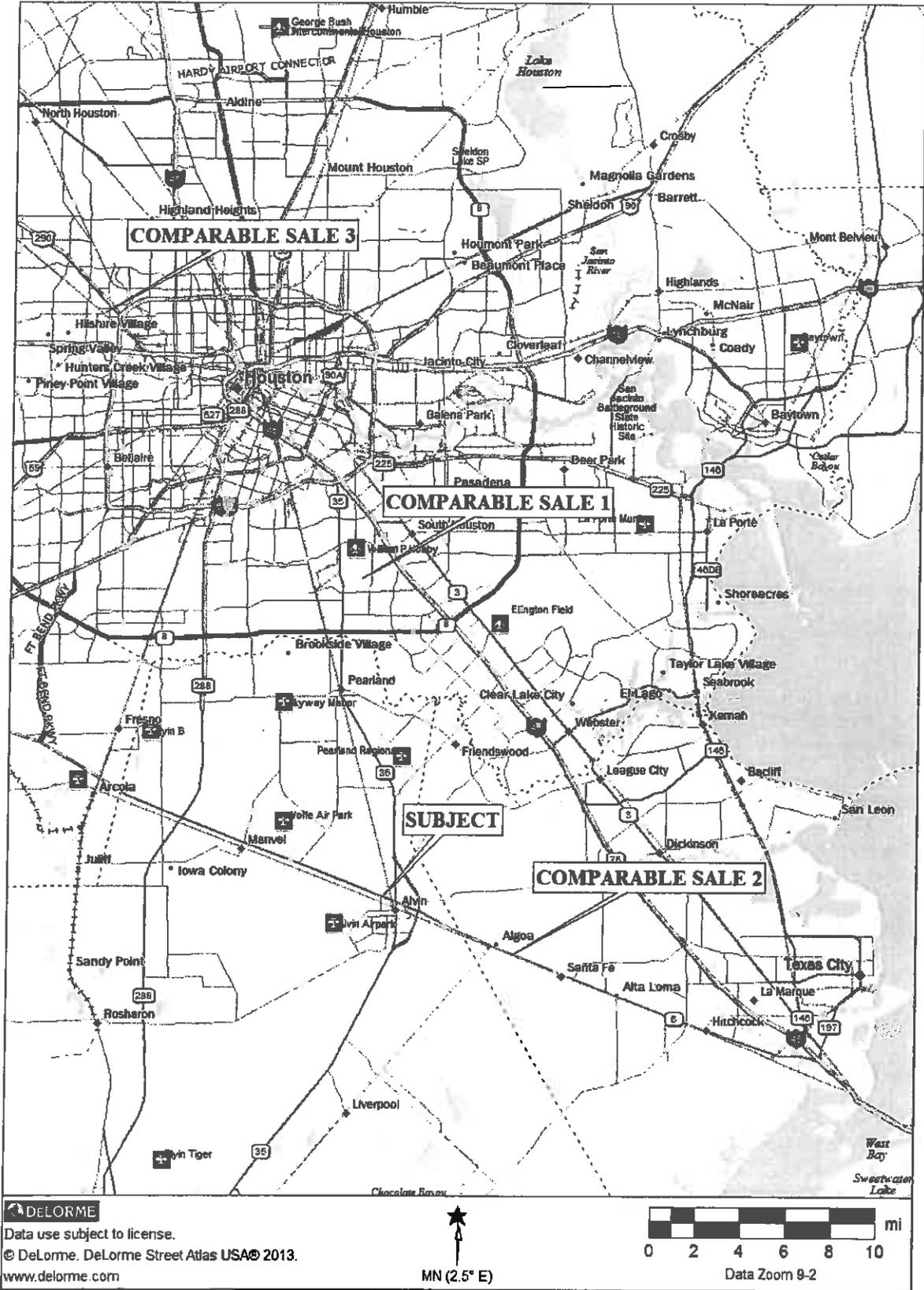
Grantor/Lessor: Karbach Real Estate Partnership Ltd. Grantee/Lessee: Karbach Building LLC
Date: 02/12/2014 Recording Information: 20140069266 Map: Harris County
Address: 2012 Karbach Street, Houston, Texas Zip Code: 77092
Legal Description: Lts 67, 68, & 69 Eureka Acres, Harris County, Texas
Confirmed Price: \$1,700,000 Verified with: Broker, HCAD
Terms and Conditions of Sale: Conventional
Rental Data: N/A
Land Size: 2.52 Acres or 109,771 Square Feet Unit Price as Vacant: N/A
Type Street: Two-lane; Asphalt Utilities: Telephone, Electricity, Water, Sewer
Improvement(s) Description: 30,390 SF office/warehouse built in 1972.
Improvement(s) Size: (GLA) 30,390 SF Unit Price as Improved: \$55.94
Condition and Functional Design: Average
Current Use: Office/Warehouse Highest & Best Use: Commercial
Date of Inspection: July 19, 2016 and other dates Zoning: None Flood Plain: None

Attach additional information:

Appraiser: Malcolm W. Willey

Date: August 10, 2016

IMPROVED SALES MAP





 Data use subject to license.

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www.delorme.com



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PROPERTY RIGHTS CONVEYED

A sales transaction for site valuation is always predicated on the real property interest conveyed. Some transactions are subject to a lease, and thus the analysis of this tract may involve the leased fee estate instead of the fee simple. For purposes of this report, the appraiser selected transactions that were sold on a fee simple basis, in order to maintain conformity with the sales and as accurately as possible derive an estimate of market value for the site upon which the subject improvements are located. All comparable sales were sold on a fee simple basis; therefore no adjustments are warranted within this analysis.

FINANCING TERMS

The transaction price of one property may differ from that of an identical property because financing arrangements vary. It is for this reasoning that all financing terms of each comparable sale must be evaluated to determine, if in fact they affected the sales price. The definition of market value is implicit in the matter of cash equivalency. The market value should reflect the most probable price for the subject property in cash, terms equivalent to cash or in other precisely revealed terms.

Standard definitions of Market value include payment in "Cash or its equivalent". The equivalent includes financing terms generally available in the market because the seller still receives cash under such typical terms. In many cases, however, comparable sales carry typical financing terms that are adjusted to cash equivalence. No adjustments are warranted within this analysis for financing conditions.

CONDITIONS OF SALE

Conditions of a sale refer to seller/buyer motivation, special terms of financing arrangements, and/or abnormal circumstances surrounding the transaction which influenced the sale price. Examples of such conditions might include a forced sale, extraordinary seller financing, a sale between related parties, or a sale resulting from the exercise of an option. No adjustments are warranted within this analysis for conditions of sale.

MARKETING CONDITIONS/TIME

The date of sale is considered in order to assess the overall trend and changes in price levels in the area caused by a lapse in time. This factor may also be appropriate when necessary to estimate the development potential or timing of a particular sale until it becomes ready for development. Market data is evident that property values have had no significant increase over the past few years; therefore no time adjustments were warranted for the sales used.

LOCATION

Location is an important element to land value. Major location considerations include the general character and proximity to surrounding development in the neighborhood area as well as overall the visibility, exposure and the convenient accessibility. However, in the absence of reliable and comparable empirical evidence, the location adjustments require subjective judgment and are based on the relative desirability of the various comparable sales compared to the subject. The subject is located on the SEC of the intersection of State Highway 6 and Brazos Street in Alvin, Texas. Comparables Sales One and Three were judged superior in location and downward adjustments were made. Comparable Sale Two is considered similar.

PHYSICAL CHARACTERISTICS

This adjustment category generally reflects differences between the subject and the comparable sales in quality of construction, amenities, functional utility, ceiling height or any other physical characteristics that influence sales price. For this analysis, all sales are concluded to be similar to the subject property.

SIZE (GBA)

The subject property contains 33,853 SF of gross building area. Based on economies of scale, Comparable Sale 2 was adjusted downward due to its smaller size. Comparable Sale 1 required an upward adjustment. Comparable Sale 3 is similar.

AGE/CONDITION

The subject's improvements were constructed in 1966 and are considered to be in average condition. All of the Comparables were considered similar in age and condition.

SITE SIZE

The subject contains 275,691 square feet of land. All of the comparable sales have similar site sizes when compared to the subject property.

UTILITIES

The utilities for the Improved Sales are typical for the area and similar to those of the subject; therefore no adjustments are warranted.

OFFICE TO BUILDING RATIO

The subject has a 21% office to building ratio. Comparable Sale 1 has minimal office space and an upward adjustment was made. Comparable Sale 2 is overall similar. Comparable Sale 3 has 38% office space and a downward adjustment was made.

CONCLUSION

Based on the preceding analysis and adjustments, the comparable sales provide value indications ranging from **\$41.64 to \$55.94** per square foot. Comparable Sale One was the least adjusted at \$43.72 per square foot. It is our opinion that the applicable unit value is **\$40.00** per square foot. This results in the following estimate of value by the sales comparison approach:

33,853 SF X \$40.00/SF=	\$1,354,120
Sales Comparison Approach	\$1,354,120

INCOME APPROACHWhole: Part to be Acquired: Remainder After:

Potential Gross Income		
Gross Annual Rental Income	33,853 SF	\$5.50 per SF/year
Potential Gross Income		\$186,192
Vacancy	8%	(\$14,895)
Effective Gross Income		\$171,297
Expenses		
Fixed		
Real Estate Tax	Actual	\$33,587
Insurance	\$0.50 Per SF	\$16,927
Common Area Maintenance	\$0.30 Per SF	\$10,156
Reserves for Replacement	\$0.30 Per SF	\$10,156
Total Fixed Expenses		\$70,826
Variable		
Management	2.00% Effective Gross Income	\$3,426
Total Variable Expenses		\$3,426
Total Expenses		(\$74,252)
Net Operating Income		\$97,045
Income Capitalization @	8.75%	\$1,109,086
Estimated Value by Income Approach		\$1,110,000

Furnish supporting information/data, justification of gross income estimates, expenses, method of capitalization and capitalization rate (*Attach Comparable Rental Data Supplement and Map. Use separate page, numbered accordingly, as necessary.*):

COMPARABLE DATA SUPPLEMENT

District: Alvin Parcel No.: 1 Highway: State Highway 6 County: Brazoria ROW CSJ: 0192-02-051

Land Sale

Improved Sale

Rental Data 1



Grantor/Lessor: N/A

Grantee/Lessee: N/A

Date: May 31, 2016

Recording Information: N/A

Brazoria County

Address: 1120 County Road 129, Alvin, Brazoria County, Texas

Zip Code: 77511

Legal Description: Hasting Meadow (A0416 A C H & B) Lots 35-37, Brazoria County, Texas

Confirmed Price: N/A

Verified with: Costar, Landlord

Terms and Conditions of Sale: N/A

Rental Data: \$7.20/SF/Year (Gross Lease)

Land Size: 1.596 Acres or 69,521 Square Feet

Unit Price as Vacant: N/A

Type Street: Two-lane, One-way; Asphalt

Utilities: All Available

Improvement(s) Description: One-Story Office Warehouse

Improvement(s) Size: 8,000 SF

Unit Price as Improved: N/A

Condition and Functional Design: Average

Current Use: Office/Warehouse

Highest & Best Use: Commercial

Date of Inspection: August 10, 2016 and other dates

Zoning: None

Flood Plain: Zone X

Appraiser: Malcolm W. Willey
(Typed, Not Signed)

Date: August 10, 2016



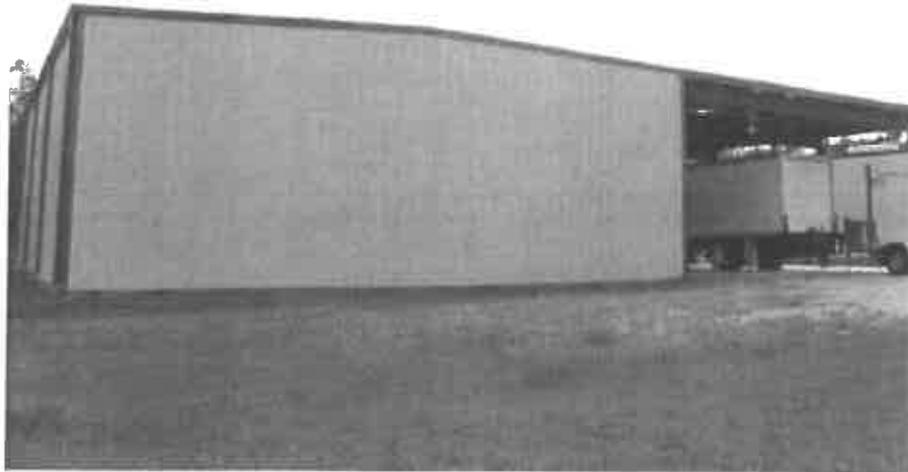
COMPARABLE DATA SUPPLEMENT

District: Alvin Parcel No.: 1 Highway: State Highway 6 County: Brazoria ROW CSJ: 0192-02-051

Land Sale

Improved Sale

Rental Data 2



Grantor/Lessor: N/A

Grantee/Lessee: N/A

Date: January 1, 2016

Recording Information: N/A

Brazoria County

Address: 10532 County Road 283, Alvin, Brazoria County, Texas

Zip Code: 77511

Legal Description: Country Meadow Estates (A0477 H T & B R R), Lots 44-45, Brazoria County, Texas

Confirmed Price: N/A

Verified with: Costar, Landlord

Terms and Conditions of Sale: N/A

Rental Data: \$4.50/SF/Year (Gross Lease)

Land Size: 1.590 Acres or 69,260 Square Feet

Unit Price as Vacant: N/A

Type Street: Two-lane, One-way; Asphalt

Utilities: All Available

Improvement(s) Description: One-Story Office Warehouse

Improvement(s) Size: 6,400 SF

Unit Price as Improved: N/A

Condition and Functional Design: Average

Current Use: Office/Warehouse

Highest & Best Use: Commercial

Date of Inspection: August 10, 2016 and other dates

Zoning: None

Flood Plain: Zone X

Appraiser: Malcolm W. Willey
(Typed, Not Signed)

Date: August 10, 2016

COMPARABLE DATA SUPPLEMENT

District: Alvin Parcel No.: 1 Highway: State Highway 6 County: Brazoria ROW CSJ: 0192-02-051

Land Sale

Improved Sale

Rental Data 3



Grantor/Lessor: N/A

Grantee/Lessee: N/A

Date: March 31, 2013

Recording Information: N/A

Brazoria County

Address: 12130 Highway 3, Webster, Harris County, Texas

Zip Code: 77511

Legal Description: TRS 8C-1 & 8D-1, Abst 801 T Toby, Harris County, Texas

Confirmed Price: N/A

Verified with: Costar, Landlord

Terms and Conditions of Sale: N/A

Rental Data: \$5.40/SF/Year (Gross Lease)

Land Size: 4.848 Acres or 211,191 Square Feet

Unit Price as Vacant: N/A

Type Street: Two-lane, One-way; Asphalt

Utilities: All Available

Improvement(s) Description: One-Story Office Warehouse

Improvement(s) Size: 32,239 SF

Unit Price as Improved: N/A

Condition and Functional Design: Average

Current Use: Office/Warehouse

Highest & Best Use: Commercial

Date of Inspection: August 10, 2016 and other dates

Zoning: None

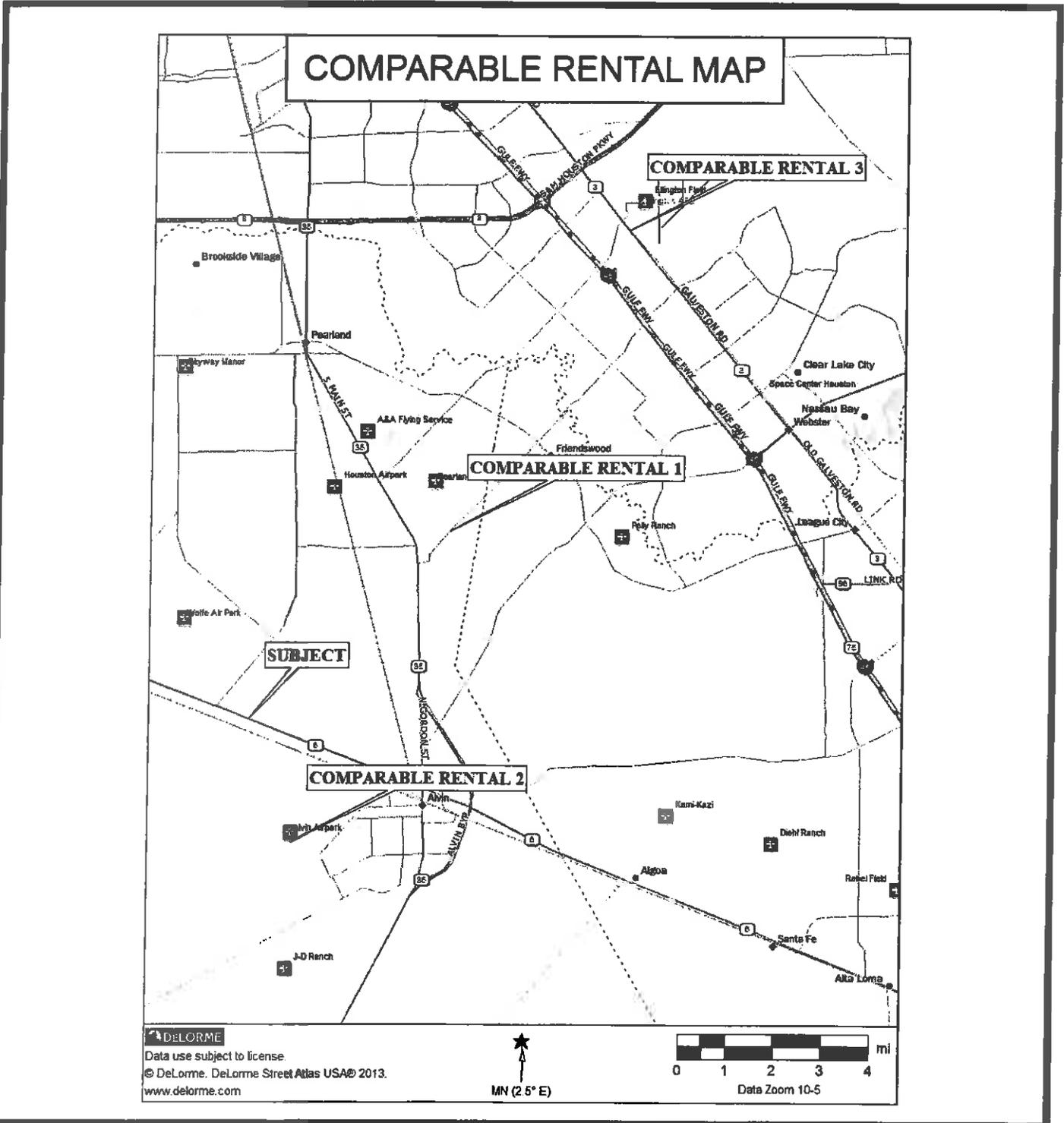
Flood Plain: Zone X

Appraiser: Malcolm W. Willey
(Typed, Not Signed)

Date: August 10, 2016

EXPLANATION OF ADJUSTMENTS

The adjustment process is typically applied through either quantitative or qualitative analysis. Quantitative adjustments are often developed as dollar or percentage amounts, while qualitative adjustments are simply expressed through relative comparison (i.e. significantly inferior). Quantitative adjustments are most applicable when the quality and quantity of data allows paired sales or statistical analysis. Given the availability of data and imperfect nature of the real estate market, participants most often rely on relative or qualitative comparisons. The following map shows the locations of the comparable rentals.



ANALYSIS OF COMPARABLE RENTALS

In analyzing the rental data, the price per square foot was utilized as the operative unit of comparison. Potential adjustments considered include the following.

EXPENSE STRUCTURE

This adjustment category is used to convert expense structures different from the subject to generic or "like-kind" market terms. For example, an adjustment is made to a comparable rental if its lease requires tenant payment of expenses; but the subject's lease requires the landlord to pay all expenses. In this case, the expenses in question would be added to the comparable property's rental rate to make it "like kind" relative to the subject. All comparable rentals are leased on similar terms as the subject therefore no adjustments were required.

LOCATION

Location concerns general neighborhood influences, as well as the accessibility and visibility of a project from a main thoroughfare. The adjustment can be used based upon the sales price levels being achieved in each neighborhood relative to the subject, or based on any special characteristic of the comparable rental's location that affects its achievable rent.

The subject is located on the NEC of State Highway 6 and Brazos Street, with additional frontage along Heights Road, with a physical address of 1100 W Highway 6, Alvin, TX 77511. All the comparables are located in or around Alvin, TX; therefore, no adjustments for location were necessary.

PHYSICAL CHARACTERISTICS

Physical characteristics generally reflect differences between the comparable rentals and the subject in leased area, quality of construction, age, condition, amenities, functional utility, ceiling height, or any other physical characteristics affecting rental rates.

The subject property improvements consist of a total of 33,853 SF office/warehouses along with its associated accessory and site improvements. Rental 2 is inferior in location and an upward adjustment was made. Rentals 1 and 2 are smaller in size and downward adjustments were needed. Rental 3 is overall similar to the subject and no adjustment was applied.

	1	2	3
Price/SF	\$7.20	\$4.50	\$5.40
Location	0%	+20%	0%
Size	-20%	-20%	0%
Physical Characteristics	0%	0%	0%
Adjusted Rental Rate	\$5.76	\$4.50	\$5.40

RENTAL RATE CONCLUSION

As shown above, the adjusted rental rates for the comparable rentals indicate an adjusted price/SF for the subject between \$4.50 and \$5.76. Based on the subject's location, design and age/condition, the appraiser concludes a Rental Rate for the subject to be \$5.50 per square foot. This results in a gross potential income of \$186,192 (33,853 X \$5.50/SF).

VACANCY & COLLECTION LOSS

We have estimated a vacancy and collection loss of 8%.

ANALYSIS OF OPERATING EXPENSES

The expenses for the subject, considering actual and/or historical operating expense statements, are estimated by analysis of similar industrial properties as well as actual costs incurred by the subject such as property taxes.

FIXED EXPENSES

Property Taxes

Property taxes have been previously estimated at \$33,587 based on an assessed value of approximately \$1,084,980. The taxes are based on the actual 2016 taxes for the subject.

Property Insurance

Property insurance has been estimated at \$16,927 (\$0.50/SF) based on similar properties.

Common Area Maintenance

Common area maintenance has been estimated at \$10,156 (\$0.30/SF) based on similar properties.

Reserves for Replacement

This category of expense is established for periodic replacement of short lived items such as carpeting, HVAC units, etc. Reserves for Replacement has been estimated at \$10,156 (\$0.30/SF) based on similar properties.

VARIABLE EXPENSES

This category of expenses includes Management Fees.

Management Fees

Management Fees have been estimated at \$3,426 or 2.00% of Effective Gross Income.

TOTAL OPERATING EXPENSES

Total operating expenses, including replacement reserves, have been estimated at \$74,252. Considering the subject's age and quality while also considering the level of competition in the general and immediate market, our total operating expense projection is considered reasonable.

NET OPERATING INCOME (NOI)

The stabilized net operating income for the subject, which is calculated by deducting the projected operating expenses from the projected effective gross income, is \$97,045.

DIRECT CAPITALIZATION ANALYSIS

Several methods are available for estimating a capitalization rate to apply to the stabilized net operating income for the subject. Deriving capitalization rates from comparable sales is generally considered to be the most reliable when the sales are comparable and current. Buyers and sellers consider property conditions, interior/exterior renovation requirements and other factors including the potential for growth in income of a property in their pricing decisions, as reflected by overall capitalization rates. The results of the most recent Realtyrates.com Investor Survey, published by RealtyRates.com are summarized in the following table.

REALTYRATES.COM INVESTOR SURVEY - 3RD QUARTER 2016						
INDUSTRIAL - ALL TYPES						
Item	Input				OCR	
Minimum						
Spread Over 10-Year Treasury	1.05%	DCR Technique	1.15	0.041998	0.90	4.35
Debt Coverage Ratio	1.15	Band of Investment Technique				
Interest Rate	2.95%	Mortgage	90%	0.041676	0.077796	
Amortization	40	Equity	10%	0.073802	0.007390	
Mortgage Constant	0.041996	QAR				4.52
Loan-to-Value Ratio	80%	Surveged Rates				4.29
Equity Dividend Rate	7.39%					
Maximum						
Spread Over 10-Year Treasury	6.69%	DCR Technique	2.15	0.18169	0.60	12.70
Debt Coverage Ratio	2.15	Band of Investment Technique				
Interest Rate	8.50%	Mortgage	50%	0.181679	0.059084	
Amortization	15	Equity	50%	0.165787	0.062899	
Mortgage Constant	0.181689	QAR				14.20
Loan-to-Value Ratio	50%	Surveged Rates				13.49
Equity Dividend Rate	18.58%					
Average						
Spread Over 10-Year Treasury	3.11%	DCR Technique	1.49	0.070146	0.70	7.34
Debt Coverage Ratio	1.49	Band of Investment Technique				
Interest Rate	4.92%	Mortgage	70%	0.070146	0.049367	
Amortization	25	Equity	30%	0.124444	0.036829	
Mortgage Constant	0.070146	QAR				8.62
Loan-to-Value Ratio	70.4%	Surveged Rates				8.67
Equity Dividend Rate	12.44%					

*End Quarter 2016 Data

Copyright 2015 RealtyRates.com

The capitalization rates indicated in the survey above range of 4.29% to 13.49% for an average of 9.67%.

Another technique in developing a capitalization rate is the Band of Investment Technique which derives a capitalization rate from the weighted average of the mortgage and equity demands on net income generated from the property. This method involves an estimate of typical financing terms based on a survey of lenders active in this property type as well as an estimate rate of return on equity capital sufficient to attract investors. The Band of Investment technique is displayed as follows:

BAND OF INVESTMENT SUMMARY:

Assumptions:

Term of Loan	20 Years
Loan/Value Ratio:	70%
Interest Rate:	5.00%
Equity Dividend:	12.50%
Mortgage Constant	0.070146

Component	L/V	Rate	Sub-Total
Mortgage	0.70	0.070146	0.049102
Equity	0.30	0.125000	0.037500
Computed Overall Rate			0.086602
		SAY:	8.66%

Reconciling the aforementioned methods of estimating the overall rate and considering the subject's age, building quality and overall property conditions, a capitalization rate of 8.75% has been selected for the subject.

VALUE INDICATION BY THE INCOME APPROACH

Applying the capitalization rate of 8.75% to the subject's stabilized net operating income indicates a value for the subject by direct capitalization as shown:

Net Operating Income	\$97,045
Capitalization Rate	8.75%
Capitalized Value Indication	\$1,109,086

VALUE INDICATION VIA THE INCOME APPROACH: \$1,110,000

CORRELATION AND FINAL VALUE ESTIMATE FOR THE WHOLE PROPERTY

The subject property has, at this point, been analyzed under the three approaches to value. Each approach has been based on factual data obtained from the market. The resulting values are as follows:

Cost Approach	\$1,232,066
Sales Comparison Approach (Land Only)	\$827,073
Sales Comparison Approach (As Improved)	\$1,354,120
Income Approach	\$1,110,000

COST APPROACH

The Cost Approach is most reliable for newer properties that have little accrued depreciation. It is also very useful in acquisition appraisals, since it provides a cost breakdown between the site and improvements. Since the existing improvements situated on the subject site have been determined to contribute value, this approach is applicable and has been employed. The land component of the value is developed from the Sales Comparison Approach for the land.

SALES COMPARISON APPROACH – AS VACANT

The Sales Comparison Approach – As Vacant is most reliable in an active market when a number of similar properties have recently sold. In this case, reliable data in sufficient quantity is available to value the subject as vacant land; therefore, the Sales Comparison Approach was employed to value the site as vacant.

SALES COMPARISON APPROACH – AS IMPROVED

The Sales Comparison Approach – As Improved is most reliable in an active market when a number of similar properties have recently sold. In this case, limited data sufficient in quantity and quality was discovered by the appraiser. The data discovered was considered relevant and allowed for this approach to be employed.

INCOME CAPITALIZATION APPROACH

The Income Capitalization Approach is based upon the estimated income the property could achieve on the open market. In this instance, there is sufficient rental, vacancy, and operating expense information as well as reasonably good capitalization rate data with which to conduct a credible income approach to value.

FINAL CONCLUSION OF VALUE

The Direct Sales Comparison Approach – As Vacant provided an indication of the subject's land value, while the Cost Approach provided a Whole Property Value. Most weight is placed on the Cost Approach to value, with additional support provided by the Sales Comparison Approach – As Improved

Based on the analyses and conclusions in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in this report, it is my opinion that the market value of the fee simple estate of the Whole Property, as of the date of appraisal is:

ONE MILLION TWO HUNDRED THIRTY-TWO THOUSAND SIXTY-SIX DOLLARS

\$1,232,066

PART TO BE ACQUIRED

Highest and Best Use (Use separate page, numbered accordingly, as necessary):

The Proposed Acquisition reflects the same basic characteristics of and is valued as an integral part of the Whole Property. As such, the Highest and Best Use of the part to be acquired is as a pro rata part of the whole.

Contributory Value of Improvements (Itemized)			
Concrete Paving (85 SF)		\$	78
Total Contributory Value of Improvements		\$	78
Fee	2,867 Square Feet @ \$3.00 per SF	\$	8,601
Total Land		\$	8,601
TOTAL VALUE AS A UNIT		\$	8,679

The acquisition consists of a fee acquisition of 2,867 square feet along Brazos Street. The subject main building at its closest point is approximately 300 feet from the Proposed ROW. The proposed ROW is an irregular sliver of vacant land beginning on the west side of the subject tract. Access retained on the Remainder After is considered sufficient to support the site.

REMAINDER BEFORE THE ACQUISITION

Contributory Value of Improvements (Itemized)			
Office Building		\$	118,919
Warehouse Buildings		\$	146,579
Metal Awning		\$	21,977
Concrete Paving		\$	110,424
Wood Fence		\$	2,368
Chain Link Fence		\$	3,943
Chain Link Gate		\$	705
Total Contributory Value of Improvements		\$	404,915
Fee	272,824 Square Feet @ \$3.00 per SF	\$	818,472
		\$	
Total Land		\$	818,472
TOTAL VALUE AS A UNIT		\$	1,223,387



SALES COMPARISON APPROACH

Whole: Part to be Acquired: Remainder After:
Land: Improved:

VALUATION GRID

Representative Comparable Sales

	Subject	Comp No. 1	Comp No. 2	Comp No. 3
Grantor		Frank Taylor Webster	Grossman Group LLC	Lopholt Properties I, LLC
Grantee	City of Alvin	Christopher Iguh Jr.	John & Cynthia Buelow	Alvin DTP V, LLC
Relative Location	SEC of State Highway 6 & Brazos Street, Alvin, Texas	North line of South St., east of SH 35, Alvin, Texas	E/L of Gordon Street, South of SH 6, Alvin, Texas	SEC of Southland Ave and S Gordon St, Alvin, TX
Date of Sale		08/27/2015	07/29/2014	08/31/2011
Site Size/SF	2,867 SF	131,290 SF	58,458 SF	53,230 SF
Unit Price		\$2.60	\$3.11	\$3.38
Property Rights Conveyed		0%	0%	0%
Financing		0%	0%	0%
Conditions of Sale		0%	0%	0%
Market Conditions		0%	0%	0%
Total		\$2.60	\$3.11	\$3.38
Physical Characteristics	Level/Cleared	0%	0%	0%
Location/Access	Average/Good	+10%	+10%	+5%
Size/Shape	2,867 SF/Irregular	0%	-20%	-20%
Corner/Frontage	Yes/Brazos St & SH 6	+10%	+10%	0%
Flood Influence/Easements	Zone X	0%	+10%	0%
Zoning	None	0%	0%	0%
Utilities	All Available	0%	0%	0%
Total Net Adjustments		+20%	+10%	-15%
	Indicated Unit Value	\$3.12	\$3.42	\$2.87
Estimated Unit Value:		\$3.00/SF		

Estimated Value by Sales Comparison Approach:

Total Land Value: 2,867 SF X \$3.00/SF \$8,601

Explanation of Adjustments with Reconciliation (Attach Comparable Data Supplement and Map; use separate page, numbered accordingly, as necessary.):

The same sales used in developing a value for the Whole Property apply to the valuation of the Part to be Acquired. The Part to be Acquired is not able to stand alone as an economic unit and is considered an integral part of the Whole Property. The **same** adjustments made for the valuation of the Whole Property apply to the valuation of the Part to be Acquired. Refer to pages 3.3 to 3.9 for the Comparable Sale Data Supplement sheets and explanations of the adjustments.

COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

Estimated Replacement / Reproduction Cost					
Improvement	Number of units	\$ per unit	Cost New	Depreciation	Value
Contributory Value of Buildings					
Accessory Improvements					
Contributory Value of the Accessory Improvements					
Site Improvements					
Concrete Paving	85 SF	\$5.40/SF	\$459	<\$381> 83%	\$78
Contributory Value of the Site Improvements					\$78
Contributory Value of all Improvements					\$78
Less External Obsolescence					
Fee Land	2,867 SF X \$3.00/SF				\$8,601
Total Land Value					\$8,601
Estimated Value by Cost Approach					\$8,679

Furnish sources of cost data and support for depreciation factors (physical, functional, and economic. Use separate page, numbered accordingly, as necessary.):

Refer to Cost Approach discussion of the Whole for explanation.



Form ROW-A-5
Rev. 8/2011

SALES COMPARISON APPROACH

Whole: Part to be Acquired: Remainder After:
 Land: Improved:

VALUATION GRID

Representative Comparable Sales

Subject	Comp. No. 1	Comp No. 2	Comp. No. 3
Grantor:			
Grantee:			
Date of Sale:			
Unit Price:			
Relative Location:			
GBA Size:			
Financing:			
Conditions of Sale:			
Market Conditions:			
Adjusted \$ SP:			
Location/Access:			
Physical Characteristics:			
GBA Size:			
Age/Condition			
Site Size:			
Utilities:			
Amenities:			
Total:			
Estimated Unit Value:			

Estimated Value by Sales Comparison Approach:N/A

Explanation of Adjustments with Reconciliation (*Attach Comparable Data Supplement and Map; use separate page, numbered accordingly, as necessary.*):

The Sale Comparison Approach (Improved) was not employed, as the main improvements are outside and unaffected by the proposed acquisition.



Form ROW-A-5
Rev. 8/2011

INCOME APPROACH

Whole:

Part to be Acquired:

Remainder After:

Potential Gross Income – Building:					
Potential Gross Income – Other:					
Total – Potential Gross Income:				\$	
Vacancy:					
Effective Gross Income:				\$	
Expenses:					
Fixed:					
Total Fixed Expenses:					
Variable:					
Total Variable Expenses:					
Expenses Before Reserves:				\$	
Reserves				\$	
Total Expenses:				\$	
Less Expense Pass Thru:				\$	
Net Operating Income:				\$	
Income Capitalization @:				\$	
Plus: Value of Excess Land (if any):				\$	
Estimated Value by Income Approach:					N/A

Furnish supporting information/data, justification of gross income estimates, expenses, method of capitalization and capitalization rate (*Attach Comparable Rental Data Supplement and Map*. Use separate page, numbered accordingly, as necessary.):

The Income Approach was not employed, as the main improvements are outside and unaffected by the proposed acquisition.

EXHIBIT "A"

County: Brazoria
 Highway: State Highway 6
 Project Limits: Fort Bend County Line to BS 35-C
 ROW CSI: 0192-02-051

January, 2016
 Parcel 1
 Page 1 of 4

PROPERTY DESCRIPTION FOR PARCEL 1

Being a 0.0658 of an acre (2,867 square feet) parcel of land situated in the H.T. & B.R.R. Company Survey, Section 16, James W. Cornett Survey, Abstract 453, Brazoria County, Texas, and being a part of a called 6.329 acre tract of land conveyed in a General Warranty Deed from Houston Lighting and Power to the City of Alvin, executed on November 23, 1992, and recorded in Instrument Number 92-37958, Deed Records, Brazoria County, Texas (D.R.B.C.T.), and a part of Lot 84, Easton's Addition as shown on the plat recorded in Volume 32, Page 26, Plat Records, Brazoria County, Texas (P.R.B.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a found 2" concrete monument stamped "HL&P" at the most westerly northwest corner of said City of Alvin tract, and in the existing southeasterly right of way line of Brazos Street (60' wide);

THENCE, South 38° 51' 00" West (South 38° 50' 08" West) along a northwesterly line of said City of Alvin tract, and in the existing southeasterly right of way line of said Brazos Street, a distance of 63.62 feet to a set 5/8" iron rod with aluminum cap stamped "TXDOT ROW MONUMENT", (hereafter referred to as a set "TxDOT" monument) at the **POINT OF BEGINNING** on the proposed southeasterly right of way line of Brazos Street (a variable width right of way), and said point being 33.44 feet right of Brazos Street Baseline Station 5+40.71, having N.A.D. 83 (2011) Texas State Plane, South Central Zone surface coordinate of Northing 13,726,059.01 and Easting 3,160,812.46; **

1. **THENCE**, South 24° 50' 44" West departing a northwesterly line of said City of Alvin tract and the existing southeasterly right of way line of said Brazos Street, along the proposed southeasterly right of way of said Brazos Street, a distance of 41.02 feet to a Mag Nail set **;
2. **THENCE**, South 38° 54' 04" West continuing along the proposed southeasterly right of way line of said Brazos Street, a distance of 174.00 feet to a set "TxDOT" monument on the proposed northeasterly right of way line of State Highway 6 (a variable width), said monument being 96.03 feet left of State Highway 6 Baseline Station 655+17.36, and also being 42.33 feet right of Brazos Street Baseline Station 3+26.87; **
3. **THENCE**, South 24° 51' 08" East departing the proposed southeasterly right of way of said Brazos Street, along the proposed northeasterly right of way line of said State Highway 6, a distance of 51.26 feet to a set "TxDOT" monument on the existing northeasterly right of way line of State Highway 6 (120' wide), and on the southwesterly line of said City of Alvin tract; **
4. **THENCE**, North 70° 28' 24" West departing the proposed northeasterly right of way of said State Highway 6, along the existing northeasterly right of way line of said State Highway 6, and the southwesterly line of said City of Alvin tract, a distance of 32.93 feet to a set 5/8 inch iron rod with cap stamped "LTRA" at the southerly end of a corner clip at the intersection of the existing northeasterly right of way line of said State Highway 6, and the existing southeasterly right of way line of the aforementioned Brazos Street;

EXHIBIT "A"

January, 2016
Parcel 1
Page 2 of 4

5. THENCE, North 14° 30' 59" West continuing along the existing northeasterly right of way line of said State Highway 6, and along said corner clip, a distance of 30.72 feet to a found 5/8 inch iron rod with cap stamped "WINDROSE" on the existing southeasterly right of way line of said Brazos Street;
6. THENCE, North 38° 51' 00" East departing existing northeasterly right of way line of said State Highway 6, along the existing southeasterly right of way line of said Brazos Street, a distance of 229.08 feet to the POINT OF BEGINNING and containing 0.0658 of an acre (2,867 square feet) parcel of land.

Calls shown in parenthesis are as previously recorded.

Access is permitted to the highway facility from the adjacent property.

** The monument described and set in this call may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (2011), Position (Epoch 2010), South Central Zone (4204).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.00013.

A parcel plat of even date was prepared in conjunction with this property description.

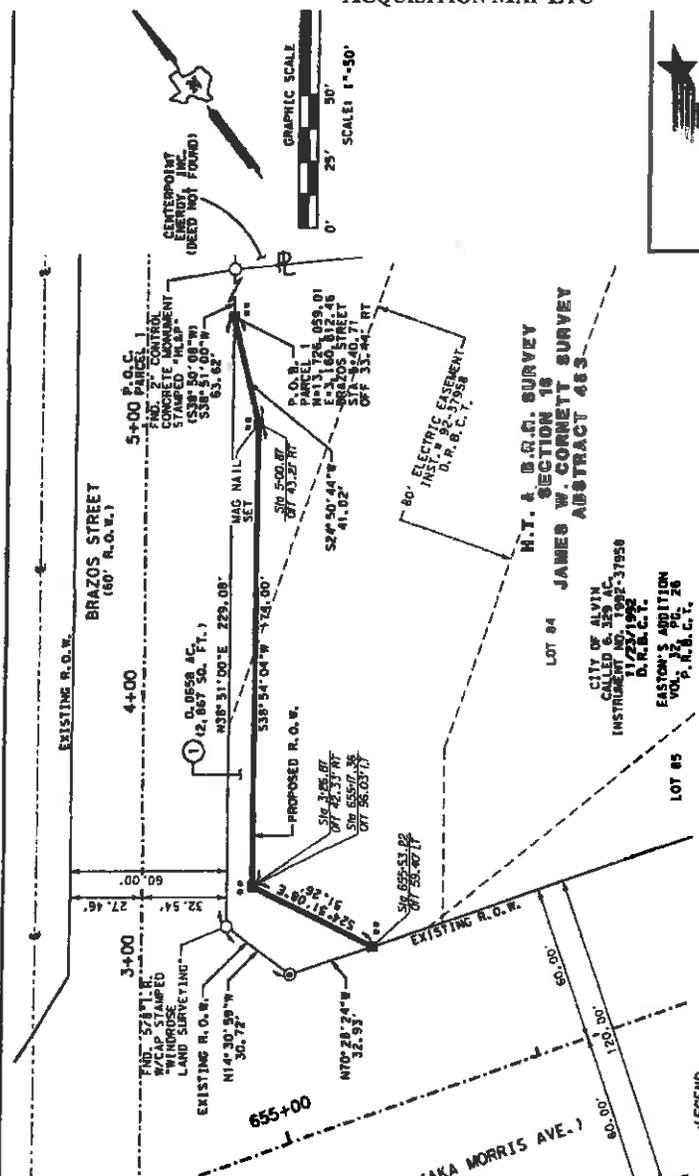
I, Stanley M. Brewer, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Stanley M. Brewer 4-27-2016
Stanley M. Brewer, R.P.L.S. Date
Texas Registration No. 6072

Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPLS Firm Registration No. 10140700



ACQUISITION MAP ETC



LTRA
 LINA T. BAKER & ASSOC
 3320 WALL THE
 FORT WORTH, TEXAS 76107-1112
 P.L.M. REGISTRATION # 1
 P.L.S. REGISTRATION # 1

PARCEL PLAT
 SHOWING
PARCEL 1
 STATE HIGHWAY 6
 BRAZORIA COUNTY
 RCS# 0192-02-05
 JANUARY, 2016
 PAGE 4 OF 4

4-27-2016

STATE OF TEXAS
 SUPERVISOR
 STANLEY M. BREWER
 6072
 PROFESSIONAL
 Surveyor No. 10012
 Date

NOTES:
 CALLS SHOWN IN PAROCHESIS ARE AS PREVIOUSLY RECORDED.
 ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE
 TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
 HORIZONTAL DISTANCES ARE UNADJUSTED. VERTICAL
 SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY
 A COMBINED ADJUSTMENT FACTOR OF 1.00013.
 A PROPERTY DESCRIPTION OF EVERY DATE WAS PREPARED IN
 CONNECTION WITH THIS PARCEL PLAT.

LEGEND

- SP (IRON) LINE
- N. MARKER INDICATED
- WITH 3-1/4" TADPO ALUMINUM CAP
- USED & SET MAY BE INTERFERED WITH
- OUT OF SET MARKER (FOR PROJECT)
- LINE OF A RESTRICED SURVEYOR (EITHER EMPLOYED OR
- BY MRS. MAZAROLA COUNTY, TEXAS P.A.R.C.T.
- ORLA COUNTY, TEXAS P.A.R.C.T.
- ORLA COUNTY, TEXAS P.A.R.C.T.

CITY OF ALVIN
 CALLED 6.325 AC.
 INSTRUMENT # 197,0092-37958
 D.P.R.C.T.
 EASTON'S ADDITION
 VOL. 22, PG. 28
 P. N.B. C.T.

LOT 84
 JAMES W. CORNETT SURVEY
 H.T. & B.R.G. SURVEY
 SECTION 16
 ABSTRACT 483

OVERHEAD MAP OF SUBJECT PARCEL



Red = Whole Property.

Yellow = Proposed Acquisition.

Let it be known that the boundaries shown are approximate and not to scale

DESCRIPTION OF THE ACQUISITION

The proposed acquisition consists of a fee acquisition totaling 2,867 square feet out of the 275,691 square foot Whole. The proposed acquisition is mostly situated along the east line of Brazos Street or the west line of the subject site. The acquisition retains the basic physical characteristics similar to the whole property as described in the Site Analysis-Whole Property. The fee acquisition represents approximately three percent of the Whole Property. The Highest and Best Use of the acquisition is the same as the whole property. As such, the Highest and Best Use analysis applied in the whole property applies to the acquisition, which indicates commercial.

As the Proposed Acquisition is not a separate economic unit, the unit values for the land are derived from the land sales used in the valuation of the Whole Property. The Cost Approach was used to develop the contributory values for the individual improvements affected by the Acquisition. An itemized list of these improvements along with the site value of the proposed acquisition can be found on page 4.3 of this report.

Improvements within the proposed acquisition include: approximately 85 square feet of concrete paving.

LAND VALUE – FEE ACQUISITION

The Proposed Acquisition (Fee) contains a total net area of 2,867 square feet of land along the west line of the subject property, which is along the east line of Brazos Street.

HIGHEST AND BEST USE

The proposed fee acquisition is a small irregular shaped sliver of vacant land and not considered to represent an independent economic unit. As the Proposed Acquisition is considered an integral part of the Whole Property, the Highest and Best Use for the proposed acquisition is the same as it was for the Whole Property. This indicates a commercial use for the property, and the same unit values used to estimate the land value in the valuation of the Whole Property pertains to the valuation of the land in the Proposed Acquisition.

DESCRIPTION OF THE PROPERTY AFTER THE ACQUISITION

The Remainder After the proposed acquisition will have similar physical characteristics and attributes as the Whole property before the proposed acquisition, while retaining frontage along State Highway 6, Heights Road, and Brazos Street. The access retained by the Remainder After will be sufficient to support the subject site.

Despite the reduction in land area the property will retain the same Highest and Best Use after the proposed acquisition as indicated in the analysis of the Whole Property. The Remainder will still be consistent with size and configuration indicated by similar commercial properties within the market area. Therefore the value of land in the Remainder After, subsequent to the proposed acquisition, is not damaged as a result of the reduction in fee land. The subject main building at its closest point will be approximately 300 feet from the ROW.

In the final analysis and conclusions of estimated land value, the same unit values used to value the land for the Whole Property pertain to the valuation of the land of the Remainder After the proposed acquisition.

PROPERTY VALUATION SUMMARY

Whole: Part to be Acquired: Remainder After:

HIGHEST AND BEST USE ANALYSIS: (The *Highest and Best Use* analysis should consider the reasonably probable and legal use of vacant land or improved property considering legally permissible, physically possible, financially feasible, and maximally productive. Use separate page, numbered accordingly, as necessary.)

The subject has been slightly reduced in size by the proposed acquisition and will retain the same use and development characteristics as the Whole Property. The Remainder After the proposed acquisition reflects the characteristics and is an integral part of the Whole Property. The Highest and Best Use discussion presented in the Whole Property analysis applies to the Remainder After the Proposed acquisition.

VALUATION APPROACHES

Insert value estimate, then describe, analyze, and support each approach as required.

Cost Approach.....	\$	1,223,387
Sales Comparison Approach (Land only)	\$	818,472
Sales Comparison Approach (As Improved).....	\$	1,354,120
Income Approach.....	\$	1,110,000

Reconciliation of Approaches to Value: The approaches to value and the reconciliation are discussed in the Correlation and Final Value Estimate of the Remainder After. In summary, the Cost Approach is given primary reliance in developing the final value estimate with the Sales Comparison Approach (As Vacant) providing the site value. Additional support is provided by the Sales Comparison Approach (Improved). The Income Approach was not employed, due to the lack of similar rentals in the subject's immediate market area.

Contributory Value of Improvements (Itemized)		
Office Building	\$	118,919
Warehouse Buildings	\$	146,579
Metal Awnings	\$	21,977
Concrete Paving	\$	110,424
Wood Fence	\$	2,368
Chain Link Fence	\$	3,943
Chain Link Gate	\$	705
Total Contributory Value of Improvements	\$	404,915

Total Land Value:..... 272,824 Square Feet X \$3.00 per SF\$818,472
Reconciled Final Value:\$1,223,387

Each approach developed follows this page and is sequenced as shown below.

Land Value,
Pg SCA 5.1

Cost Approach,
pg CA 5.3

Sales Comparison Approach,
pg SCA 5.4

Income Approach,
pg IA 5.5

SALES COMPARISON APPROACH

Whole: Part to be Acquired: Remainder After:
Land: Improved:

VALUATION GRID

Representative Comparable Sales

	Subject	Comp No. 1	Comp No. 2	Comp No. 3
Grantor		Frank Taylor Webster	Grossman Group LLC	Lopholt Properties I, LLC
Grantee	City of Alvin	Christopher Iguh Jr.	John & Cynthia Buelow	Alvin DTP V, LLC
Relative Location	SEC of State Highway 6 & Brazos Street, Alvin, Texas	North line of South St., east of SH 35, Alvin, Texas	E/L of Gordon Street, South of SH 6, Alvin, Texas	SEC of Southland Ave and S Gordon St, Alvin, TX
Date of Sale		08/27/2015	07/29/2014	08/31/2011
Site Size/SF	272,824 SF	131,290 SF	58,458 SF	53,230 SF
Unit Price		\$2.60	\$3.11	\$3.38
Property Rights Conveyed		0%	0%	0%
Financing		0%	0%	0%
Conditions of Sale		0%	0%	0%
Market Conditions		0%	0%	0%
Total		\$2.60	\$3.11	\$3.38
Physical Characteristics	Level/Cleared	0%	0%	0%
Location/Access	Average/Good	+10%	+10%	+5%
Size/Shape	272,824 SF/Irregular	0%	-20%	-20%
Corner/Frontage	Yes/Brazos St & SH 6	+10%	+10%	0%
Flood Influence/Easements	Zone X	0%	+10%	0%
Zoning	None	0%	0%	0%
Utilities	All Available	0%	0%	0%
Total Net Adjustments		+20%	-10%	-15%
	Indicated Unit Value	\$3.12	\$3.42	\$2.87
Estimated Unit Value:				\$3.00/SF

Estimated Value by Sales Comparison Approach:

Total Land Value: 272,824 SF X \$3.00/SF **\$818,472**

Explanation of Adjustments with Reconciliation (Attach Comparable Data Supplement and Map; use separate page, numbered accordingly, as necessary.):

The same sales used in developing a value for the Whole Property apply to the valuation of the Remainder After the Proposed acquisition. The land area has been reduced slightly but the reduction has not had an adverse impact on the value of the Remainder. No adjustments for difference in size are made between the valuation of the Whole Property and the valuation of the Remainder when comparing the Remainder to the comparables. The same adjustments made for the valuation of the Whole Property apply to the valuation of the Remainder. Refer to pages 3.3 to 3.9 for the Comparable Sale Data Supplement sheets and explanations of the adjustments.

DESCRIPTION OF THE PROPERTY AFTER THE ACQUISITION

The Remainder After the proposed acquisition will have similar physical characteristics and attributes as the Whole property before the proposed acquisition, while retaining frontage along State Highway 6, Heights Road, and Brazos Street. The access retained by the Remainder After will be sufficient to support the subject site.

Despite the reduction in land area the property will retain the same Highest and Best Use after the proposed acquisition as indicated in the analysis of the Whole Property. The Remainder will still be consistent with size and configuration indicated by similar commercial properties within the market area. Therefore the value of land in the Remainder After, subsequent to the proposed acquisition, is not damaged as a result of the reduction in fee land. The subject main building at its closest point will be approximately 300 feet from the ROW.

In the final analysis and conclusions of estimated land value, the same unit values used to value the land for the Whole Property pertain to the valuation of the land of the Remainder After the proposed acquisition.

COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

Furnish sources of cost data and support for depreciation factors (physical, functional, and economic. Use separate page, numbered accordingly, as necessary.):

Estimated Replacement / Reproduction Cost					
Improvement	Number of units	\$ per unit	Cost New	Depreciation	Value
Office Building	7,109 SF	\$98.40/SF	\$699,526	<\$580,607> 83%	\$118,919
Warehouse Buildings	26,744 SF	\$32.24/SF	\$862,227	<\$715,648> 83%	\$146,579
Contributory Value of Buildings					\$265,498
Accessory Improvements					
Metal Awning	9,072 SF	\$14.25/SF	\$129,276	<\$107,299> 83%	\$21,977
Contributory Value of the Accessory Improvements					
Site Improvements					
Concrete Paving	120,287 SF	\$5.40/SF	\$649,550	<\$539,126> 83%	\$110,424
Wood Fence	650 LF	\$21.43/LF	\$13,930	<\$11,562> 83%	\$2,368
Chain Link Fence	1,300 LF	\$17.84/LF	\$23,192	<\$19,249> 83%	\$3,943
Chain Link Gate (25')	3 Units	\$1,382/Unit	\$4,146	<\$3,441> 83%	\$705
Contributory Value of the Site Improvements					\$117,440
Contributory Value of all Improvements					\$404,915
Less External Obsolescence					\$0
Fee Land	272,824 SF X \$3.00/SF			\$818,472	
Total Land Value					\$818,472
Estimated Value by Cost Approach					\$1,223,387

Refer to the Cost Approach discussion and the Description of the Remainder After for explanation.

SALES COMPARISON APPROACH Whole: Part to be Acquired: Remainder After:
 Land: Improved:

VALUATION GRID

Representative Comparable Sales

	Subject	Comp. No. 1	Comp No. 2	Comp. No. 3
Grantor:		8301 Braniff LLC	John Murphy	Karbach Real Estate Partnership LTD
Grantee:	City of Alvin	TTT 8301 Braniff LLC	Robert Thompson	Karbach Building LLC
Date of Sale:		July 30, 2015	February 12, 2015	February 21, 2014
Relative Location:	1100 w Highway 6, Alvin, TX	8301 Braniff Avenue, Houston, TX	17231 E Highway 6, Alvin, TX	2012 Karbach Street, Houston, TX
GBA Size:	33,853 SF	45,034 SF	5,000 SF	30,390 SF
Unit Price:		\$41.64	\$50.00	\$55.94
Property Rights Conveyed:	N/A	0%	0%	0%
Financing:	N/A	0%	0%	0%
Conditions of Sale:	N/A	0%	0%	0%
Market Conditions:	N/A	0%	0%	0%
Adjusted \$ SP:		\$41.64	\$50.00	\$55.94
Location/Access:	Average	-15%	0%	-20%
Physical Characteristics:	Average	0%	0%	0%
GBA Size:	33,853 SF	+5%	-30%	0%
Age/Condition	1966/Average	0%	0%	0%
Site Size:	272,824 SF	0%	0%	0%
Utilities:	Public	0%	0%	0%
Office to Building Ratio	21%	+15%	0%	-5%
Total:		+5%	-30%	-25%
	Indicated Unit Value	\$43.72	\$35.00	\$41.96
Estimated Unit Value:				\$40.00/SF

Estimated Value by Sales Comparison Approach: 33,853 SF X \$40.00/SF \$1,354,120

Explanation of Adjustments with Reconciliation (*Attach Comparable Data Supplement and Map; use separate page, numbered accordingly, as necessary.*):

The same sales used in developing a value for the Whole Property apply to the valuation of the Remainder After the Proposed acquisition. The land area has been reduced slightly but the reduction has not had an adverse impact on the value of the Remainder. No adjustments for difference in site size are made between the valuation of the Whole Property and the valuation of the Remainder when comparing the Remainder to the comparables. The same adjustments made for the valuation of the Whole Property apply to the valuation of the Remainder. Refer to pages 3.14 to 3.17 for the Comparable Sale Data Supplement sheets.



Form ROW-A-5
Rev. 8/2011

INCOME APPROACH

Whole:

Part to be Acquired:

Remainder After:

Potential Gross Income		
Gross Annual Rental Income	33,853 SF	\$5.50 per SF/year
		\$186,192
Potential Gross Income		\$186,192
Vacancy	8%	(\$14,895)
Effective Gross Income		\$171,297
Expenses		
Fixed		
Real Estate Tax	Actual	\$33,587
Insurance	\$0.50 Per SF	\$16,927
Common Area Maintenance	\$0.30 Per SF	\$10,156
Reserves for Replacement	\$0.30 Per SF	\$10,156
Total Fixed Expenses		\$70,826
Variable		
Management	2.00% Effective Gross Income	\$3,426
Total Variable Expenses		\$3,426
Total Expenses		(\$74,252)
Net Operating Income		\$97,045
Income Capitalization @	8.75%	\$1,109,086
Estimated Value by Income Approach		\$1,110,000

Furnish supporting information/data, justification of gross income estimates, expenses, method of capitalization and capitalization rate (*Attach Comparable Rental Data Supplement and Map. Use separate page, numbered accordingly, as necessary.*):

CORRELATION AND FINAL VALUE ESTIMATE FOR THE REMAINDER PROPERTY

The subject property has, at this point, been analyzed under the three approaches to value, if applicable. Each approach has been based on factual data obtained from the market. The results are as follows:

The discussions and explanations presented in the Correlation and Final Value Estimate for the Whole Property also apply to the Remainder; therefore, only an explanation of the conclusions developed for each approach will be reflected below.

Cost Approach	\$1,223,387
Sales Comparison Approach (Vacant Land)	\$818,472
Sales Comparison Approach (As Improved)	\$1,354,120
Income Approach	\$1,110,000
Final Value Estimate	\$1,223,387

COST APPROACH

The Cost Approach is most reliable for newer properties that have little accrued depreciation. It is also very useful in condemnation appraisals, since it provides a cost breakdown between the site and improvements. Since the existing improvements situated on the subject site have been determined to contribute value, this approach is applicable and has been employed. The land component of the value is developed from the Sales Comparison Approach for the land.

SALES COMPARISON APPROACH – AS VACANT

In this case, reliable data in sufficient amounts is available to value this type property; therefore, the Sales Comparison Approach was employed to value the site as vacant.

SALES COMPARISON APPROACH – AS IMPROVED

The Sales Comparison Approach – As Improved is most reliable in an active market when a number of similar properties have recently sold. In this case, limited data sufficient in quantity and quality was discovered by the appraiser. The data discovered was considered relevant and allowed for this approach to be employed.

INCOME CAPITALIZATION APPROACH

The Income Capitalization Approach is based upon the estimated income the property could achieve on the open market. In this instance, there is sufficient rental, vacancy, and operating expense information as well as reasonably good capitalization rate data with which to conduct a credible income approach to value.

FINAL CONCLUSION OF VALUE

The Direct Sales Comparison Approach – As Vacant provided an indication of the subject's land value, while the Cost Approach provided a Remainder After Value. Most weight is placed on the Cost Approach to value, with additional support provided by the Sales Comparison Approach – As Improved.

Based on the analyses and conclusions in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in this report, it is my opinion that the market value of the fee simple estate of the Remainder After, as of the date of appraisal is:

ONE MILLION TWO HUNDRED TWENTY-THREE THOUSAND THREE HUNDRED EIGHTY-SEVEN DOLLARS

\$1,223,387



Form ROW-A-5
Rev. 8/2011

COST TO CURE: None

EXPLANATION OF DAMAGES (if any): None

COMPENSATION SUMMARY

WHOLE PROPERTY:

The market value of the Whole Property is\$1,232,066

PART TO BE ACQUIRED:

Considered as severed land, the fee simple title to the part being acquired
for highway purposes (less oil, gas and sulphur and subject to existing easements,
if any, which are not to be extinguished) is\$8,679

REMAINING PROPERTY:

The value of the Remainder Immediately Before the Proposed acquisition is\$1,223,387
Considering the uses to which the part taken is to be subjected
to, the market value of the Remainder Immediately After
the Acquisition is\$1,223,387

NET DAMAGES OR ENHANCEMENTS, if any\$0

ACCESS:

The lack of any access denial or the material impairment of direct access
on or off the remaining property affects the market value of the remaining
property in the sum of\$0

COST TO CURE:\$0

TOTAL COMPENSATION\$8,679

ADDENDA

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

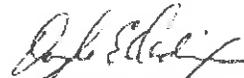
Number: **TX 1329116 G**

Issued: **10/01/2015**

Expires: **12/31/2017**

Appraiser: **MALCOLM WAYNE WILLEY**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

QUALIFICATIONS OF APPRAISER

MALCOLM W. WILLEY

3828 West Davis, Suite 314
Conroe, Texas 77304
(936) 756-1717 - Fax (936) 756-1767
Email - mwilley@consolidated.net

PROFESSIONAL EXPERIENCE

Present	Founder/President of Alliance Realty Advisors Texas State Certified General Real Estate Appraiser #TX-1329116-G Louisiana State Certified General Real Estate Appraiser #G-1161 Associate Member Appraisal Institute #83366 International Right of Way Association #7890636 Texas Real Estate Broker #230309-11
1978 - 1984 1988 - 1990	Sam Houston State University, Huntsville, Texas Faculty, Department of General Business and Finance Courses Taught: Real Estate Principles, Real Estate Finance, Real Estate Appraisal
1979 - 1986	Southeast Texas Real Estate Institute, Huntsville, Texas Texas Real Estate Commission Accredited Proprietary School Co-Founder/Owner, Administrator, TREC Accredited Instructor
1975 - 1986	M.W.I. Land, Inc., Huntsville, Texas Real Estate Brokerage, Appraisal, Property Management

EDUCATIONAL BACKGROUND

1978 - 1979	Sam Houston State University, Huntsville, Texas MBA Degree, Finance December 1979
1975 - 1978	Sam Houston State University, Huntsville, Texas BBA Degree, Management and Economics, August 1978

PROFESSIONAL SUMMARY

Mr. Willey, with over 30 years of real estate experience, has appraised numerous complex properties throughout Texas. Commercial appraisal specialties include; subdivisions, mobile home parks, auto dealerships, golf courses, mini-warehouses, office buildings, shopping centers, medical facilities, religious facilities and apartments. Rural and residential specialties include; single-family residences, farm & ranch property, and timberland. In addition, Mr. Willey has completed right-of-way valuations, litigation appraisal and testimony for estates, attorneys and governmental agencies. He has participated in the ratio study conducted by the State Comptroller of Texas for school district funding. The study performs random reviews and audits of various appraisal districts in Texas, incorporating standard appraisal techniques, as well as State mandated methods of analysis. Mr. Willey has also provided training to the staff appraisers of the Property Tax Division of the State Comptroller of Texas. He is certified as a fee appraiser for the Texas Department of Transportation and experience includes the appraisal of railroad corridors and highway right-of-ways.

Brazoria CAD

Property Search Results > 206125 CITY OF ALVIN for Year 2016

Property

Account

Property ID: 206125 Legal Description: EASTON (ALVIN), BLOCK 83A-(84-94A N OF HWY) 95A-96A, LOT 111B1 MAIN SURVEY, ACRES 6.965, A0465
 Geographic ID: 3690-0445-110 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 1100 W HIGHWAY 6 ALVIN, Mapsco:
 Neighborhood: Map ID:
 Neighborhood CD:

Owner

Name: CITY OF ALVIN Owner ID: 31759
 Mailing Address: 216 W SEALY ST ALVIN, TX 77511-2397 % Ownership: 100.0000000000%
 Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$715,700	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$369,280	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$1,084,980	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$1,084,980	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$1,084,980	

Taxing Jurisdiction

Owner: CITY OF ALVIN
 % Ownership: 100.0000000000%
 Total Value: \$1,084,980

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Ta
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$1,084,980	\$0	\$0.0
CAL	CITY OF ALVIN	0.838600	\$1,084,980	\$0	\$0.0
DR3	BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT #3 (ALVIN)	0.150000	\$1,084,980	\$0	\$0.0
GBC	BRAZORIA COUNTY	0.426000	\$1,084,980	\$0	\$0.0
JAL	ALVIN COMMUNITY COLLEGE	0.204009	\$1,084,980	\$0	\$0.0
RDB	ROAD & BRIDGE FUND	0.060000	\$1,084,980	\$0	\$0.0
SAL	ALVIN INDEPENDENT SCHOOL DISTRICT	1.417000	\$1,084,980	\$0	\$0.0
Total Tax Rate:		3.095609			

Taxes w/Current Exemptions: \$0.0
 Taxes w/o Exemptions: \$33,586.7

Improvement / Building

8/10/2016

Brazoria CAD - Property Details

Improvement #1:	Commercial	State Code:	FX3	Living Area:	2329.0 sqft	Value:	\$416,100
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
406	STORAGE WAREHOUSE	S - 2.5		1966	2329.0		
CP6	CANOPY ROOF/SLAB	C+		1966	263.0		
LD1	LOADING DOCK (STEEL OR CONE)	C+		1966	3200.0		
CP5	CANOPY ONLY	C+		1966	7600.0		

Improvement #2:	Misc Imp	State Code:	FX3	Living Area:	sqft	Value:	\$244,960
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
YPC1	CONCRETE PAVING AVERAGE *			1966	120372.0		

Improvement #3:	Misc Imp	State Code:	FX3	Living Area:	sqft	Value:	\$2,520
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
YPA1	ASPHALT PAVING	*		1980	1742.0		

Improvement #4:	Commercial	State Code:	FX3	Living Area:	3822.0 sqft	Value:	\$47,320
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
410	AUTOMOTIVE CENTER	C	C14	1966	3192.0		
344	OFFICE BUILDING	C	C13	1966	630.0		
OD1	OVERHEAD DOOR WOOD/METAL	C		1966	168.0		

Improvement #5:	Misc Imp	State Code:	FX3	Living Area:	sqft	Value:	\$4,800
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
LPL4	LIGHT POLE QUAD MERC OR FLOUR 20' *			1966	4.0		

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	S1	PRIMARY SITE	1.0000	43560.00	0.00	0.00	\$130,680	\$0
2	A1	FRONT ACREAGE	5.9650	259835.40	0.00	0.00	\$238,600	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$715,700	\$369,280	0	1,084,980	\$0	\$1,084,980
2015	\$715,700	\$360,490	0	1,076,190	\$0	\$1,076,190
2014	\$660,200	\$360,490	0	1,020,690	\$0	\$1,020,690
2013	\$635,350	\$360,490	0	995,840	\$0	\$995,840
2012	\$635,350	\$360,490	0	995,840	\$0	\$995,840
2011	\$635,350	\$360,490	0	995,840	\$0	\$995,840
2010	\$635,350	\$360,490	0	995,840	\$0	\$995,840
2009	\$654,250	\$360,490	0	1,014,740	\$0	\$1,014,740
2008	\$617,180	\$360,490	0	977,670	\$0	\$977,670
2007	\$617,180	\$360,490	0	977,670	\$0	\$977,670
2006	\$577,590	\$360,490	0	938,080	\$0	\$938,080
2005	\$559,430	\$360,490	0	919,920	\$0	\$919,920
2004	\$512,470	\$332,730	0	845,200	\$0	\$845,200
2003	\$511,870	\$332,730	0	844,600	\$0	\$844,600
2002	\$513,880	\$332,730	0	846,610	\$0	\$846,610
2001	\$513,880	\$189,090	0	702,970	\$0	\$702,970

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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EXHIBIT "A"

County: Brazoria
Highway: State Highway 6
Project Limits: Fort Bend County Line to BS 35-C
ROW CSJ: 0192-02-051

January, 2016
Parcel 1
Page 1 of 4

PROPERTY DESCRIPTION FOR PARCEL 1

Being a 0.0658 of an acre (2,867 square feet) parcel of land situated in the H.T. & B.R.R. Company Survey, Section 16, James W. Cornett Survey, Abstract 453, Brazoria County, Texas, and being a part of a called 6.329 acre tract of land conveyed in a General Warranty Deed from Houston Lighting and Power to the City of Alvin, executed on November 23, 1992, and recorded in Instrument Number 92-37958, Deed Records, Brazoria County, Texas (D.R.B.C.T.), and a part of Lot 84, Easton's Addition as shown on the plat recorded in Volume 32, Page 26, Plat Records, Brazoria County, Texas (P.R.B.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a found 2" concrete monument stamped "HL&P" at the most westerly northwest corner of said City of Alvin tract, and in the existing southeasterly right of way line of Brazos Street (60' wide);

THENCE, South 38° 51' 00" West (South 38° 50' 08" West) along a northwesterly line of said City of Alvin tract, and in the existing southeasterly right of way line of said Brazos Street, a distance of 63.62 feet to a set 5/8" iron rod with aluminum cap stamped "TXDOT ROW MONUMENT", (hereafter referred to as a set "TxDOT" monument) at the **POINT OF BEGINNING** on the proposed southeasterly right of way line of Brazos Street (a variable width right of way), and said point being 33.44 feet right of Brazos Street Baseline Station 5+40.71, having N.A.D. 83 (2011) Texas State Plane, South Central Zone surface coordinate of Northing 13,726,059.01 and Easting 3,160,812.46; **

1. **THENCE**, South 24° 50' 44" West departing a northwesterly line of said City of Alvin tract and the existing southeasterly right of way line of said Brazos Street, along the proposed southeasterly right of way of said Brazos Street, a distance of 41.02 feet to a Mag Nail set **;
2. **THENCE**, South 38° 54' 04" West continuing along the proposed southeasterly right of way line of said Brazos Street, a distance of 174.00 feet to a set "TxDOT" monument on the proposed northeasterly right of way line of State Highway 6 (a variable width), said monument being 96.03 feet left of State Highway 6 Baseline Station 655+17.36, and also being 42.33 feet right of Brazos Street Baseline Station 3+26.87; **
3. **THENCE**, South 24° 51' 08" East departing the proposed southeasterly right of way of said Brazos Street, along the proposed northeasterly right of way line of said State Highway 6, a distance of 51.26 feet to a set "TxDOT" monument on the existing northeasterly right of way line of State Highway 6 (120' wide), and on the southwesterly line of said City of Alvin tract; **
4. **THENCE**, North 70° 28' 24" West departing the proposed northeasterly right of way of said State Highway 6, along the existing northeasterly right of way line of said State Highway 6, and the southwesterly line of said City of Alvin tract, a distance of 32.93 feet to a set 5/8 inch iron rod with cap stamped "LTRA" at the southerly end of a corner clip at the intersection of the existing northeasterly right of way line of said State Highway 6, and the existing southeasterly right of way line of the aforementioned Brazos Street;

EXHIBIT "A"

January, 2016

Parcel 1

Page 2 of 4

5. **THENCE**, North 14° 30' 59" West continuing along the existing northeasterly right of way line of said State Highway 6, and along said corner clip, a distance of 30.72 feet to a found 5/8 inch iron rod with cap stamped "WINDROSE" on the existing southeasterly right of way line of said Brazos Street;
6. **THENCE**, North 38° 51' 00" East departing existing northeasterly right of way line of said State Highway 6, along the existing southeasterly right of way line of said Brazos Street, a distance of 229.08 feet to the **POINT OF BEGINNING** and containing 0.0658 of an acre (2,867 square feet) parcel of land.

Calls shown in parenthesis are as previously recorded.

Access is permitted to the highway facility from the adjacent property.

** The monument described and set in this call may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (2011), Position (Epoch 2010), South Central Zone (4204).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.00013.

A parcel plat of even date was prepared in conjunction with this property description.

I, Stanley M. Brewer, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Stanley M. Brewer 4-27-2016
Stanley M. Brewer, R.P.L.S. Date
Texas Registration No. 6072

Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPLS Firm Registration No. 10140700



H & W SURVEY
SECTION 23
HOOPER A WADE SURVEY
ABSTRACT 420

H & W SURVEY
SECTION 21
HOOPER A WADE
SURVEY ABSTRACT 421

H.T. & B.B.R.
COMPANY SURVEY
SECTION 16
A. MORGAN SURVEY
ABSTRACT 460

H.T. & B.B.R. COMPANY
SURVEY SECTION 10
JAMES W. CORNETT
SURVEY ABSTRACT 483

BRAZOS STREET (60' R.O.W.)

STATE HIGHWAY 6 (AKA MORRIS AVE.)
(120' R.O.W.)

P.O.C. PARCEL 1
CENTERPOINT
ENERGY, INC.
(DEED NOT FOUND)

CITY OF ALVIN
CALLED 6.329 AC.
INSTRUMENT
NO. 11992-57958
11/23/1992
D.R.B.C. I.

ITHACA
INVESTMENTS, LTD.
DOC.
NO. 2005004194
01/21/2005
O.R.B.C. I.

PARCEL 1 INSET
N.T.S.

LEGEND-

- SURVEY LINE
- EXISTING ROW LINE
- PROPERTY LINE
- CONTIGUOUS OWNERSHIP (HOOK)
- EXISTING EASEMENT LINE
- POWERPOLE
- POINT OF COMMENCING
- POINT OF BEGINNING
- FOUND TYPE I) R.O.W. MARKER
- FOUND MONUMENT (AS INDICATED)
- SET MONUMENT (AS INDICATED)
- SET 5/8" IRON ROD WITH 3-1/4" THDOT ALUMINUM CAP
- SET 5/8" IRON ROD WITH CAP STAMPED "LTRA"
- THE MONUMENT DESCRIBED & SET MAY BE REPLACED WITH
- COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT
- UNDER THE SUPERVISION OF A REGISTERED
- PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR
- CONTROLLING MONUMENT
- OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS
- DEED RECORDS, BRAZORIA COUNTY, TEXAS
- PLAT RECORDS, BRAZORIA COUNTY, TEXAS

NOTES:

CALLS SHOWN IN PARENTHESIS ARE AS PREVIOUSLY RECORDED.
ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, SURFACE 2010. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
A PROPERTY DESCRIPTION OF SUCH DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

EXISTING ACREAGE (CALLED)	TAKING AC. (SQ. FT.)	REMAINDER ACRES	
		LEFT	RIGHT
6.329	0.0658 (2,867 SQ. FT.)	6.2632	



LTRA
LINA T. RAMEY & ASSOCIATES, INC.
3320 BELLELINE ROAD
FARMERS 214-978-1144
PLANS 15239
FIRM REGISTRATION NO. F-782
TRPLS REGISTRATION NO. 10140700

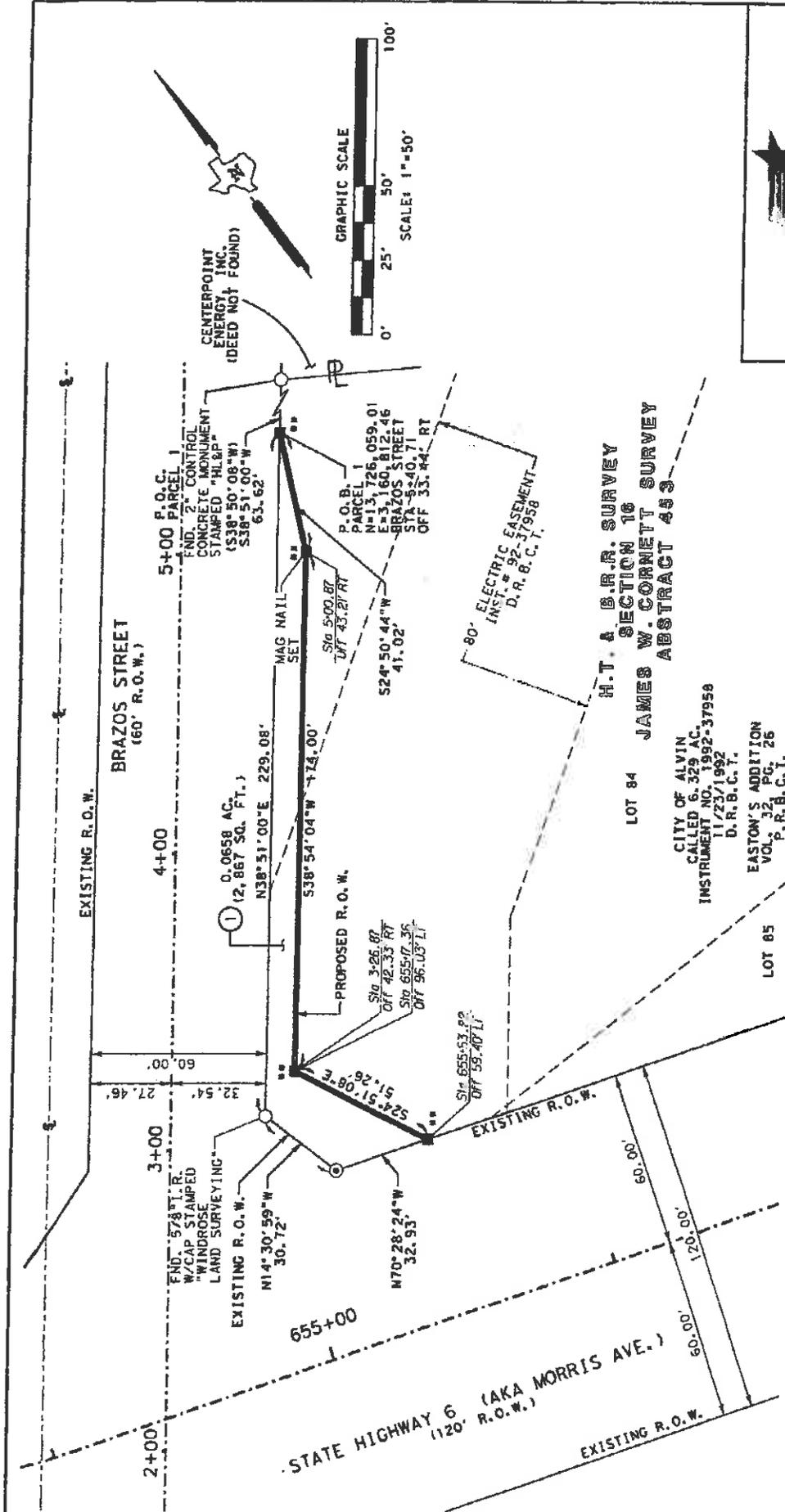
PARCEL PLAT
SHOWING
PARCEL 1

STATE HIGHWAY 6
BRAZORIA COUNTY
RCSJ 0192-02-051

JANUARY 2016

PAGE 3 OF 4

SCALE: N.T.S.



LTRA
 LIMA T. RAMEY & ASSOCIATES, INC.
 3320 BELTLINE ROAD
 FARMERS BRANCH, TEXAS 75234
 214-979-1144
 FIRM REGISTRATION NO. F-782
 TOPOLS REGISTRATION NO. 10140700

TEXAS
 Department of Transportation

PARCEL PLAT
 SHOWING
 PARCEL 1
 STATE HIGHWAY 6
 BRAZORIA COUNTY
 RCSJ 0192-02-051
 JANUARY, 2016
 SCALE: 1"=50'

PAGE 4 OF 4

4-27-2016

REGISTERED SURVEYOR
 STANLEY M. BREWER
 6072
 LAND SURVEYING

Stanley M. Brewer
 Stanley M. Brewer, R.P.L.S.
 Texas Registration No. 6072

NOTES:
 CALLS SHOWN IN PARENTHESIS ARE AS PREVIOUSLY RECORDED.
 ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 14204', NORTH AMERICAN DATUM OF 1983 (NAD 1983), 2011 ADJUSTMENT, SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.
 A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

LEGEND:

- SURVEY LINE
- COUNTY LINE
- PROPERTY LINE
- CONTIGUOUS OWNERSHIP (HOOK)
- EXISTING EASEMENT LINE
- POWERPOLE
- SIGN
- POINT OF BEGINNING
- FOUND TYPE II R.O.W. MARKER
- FOUND MONUMENT (AS INDICATED)
- SET MONUMENT (AS INDICATED)
- SET 5/8" IRON ROD WITH 3-1/4" T-BODY ALUMINUM CAP
- SET 5/8" IRON ROD WITH CAP STAMPED "LTRA"
- THE MONUMENT DESCRIBED & SET MAY BE REPLACED WITH ANOTHER TYPE OF MARKER UPON THE COMPLETION OF THE SURVEY PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR CONSULTING TO THE SURVEYING FIRM.
- OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS
- DEED RECORDS, BRAZORIA COUNTY, TEXAS
- PLAT RECORDS, BRAZORIA COUNTY, TEXAS

CP
 O.P.R.B.C.T.
 P.A.B.C.T.
 P.A.B.C.T.

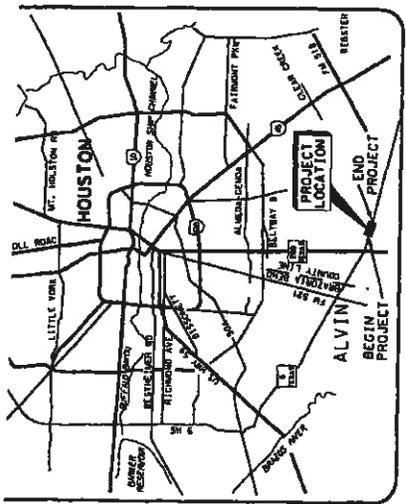
PLANS OF PROPOSED RIGHT OF WAY PROJECT

BRAZORIA COUNTY STATE HIGHWAY 6

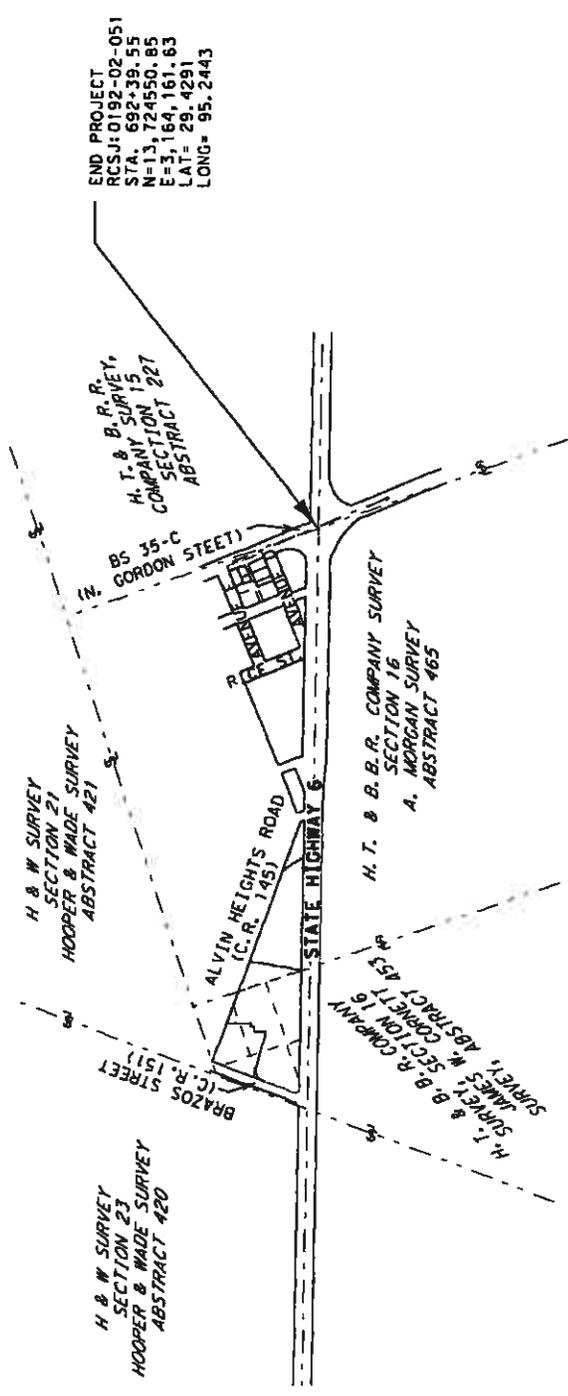
CSJ NO. 0192-02-050
RCSJ NO. 0192-02-051

MITS FROM: FORT BEND COUNTY LINE TO BS 35-C

NET LENGTH OF PROJECT = 69,239.55 FEET = 13.114 MILES
STATION LIMITS = 00+00 TO 692+39.55



VICINITY MAP
N.T.S.



END PROJECT
RCSJ: 0192-02-051
STA. 692+39.55
N=13,724,550.85
E=3,164,161.63
LAT= 29° 42' 29.1"
LONG= 95° 24' 43.3"

RECOMMENDED FOR ACQUISITION _____ 20 _____

Tim Walker
DISTRICT SURVEYOR OR R.O.W. ADMINISTRATOR

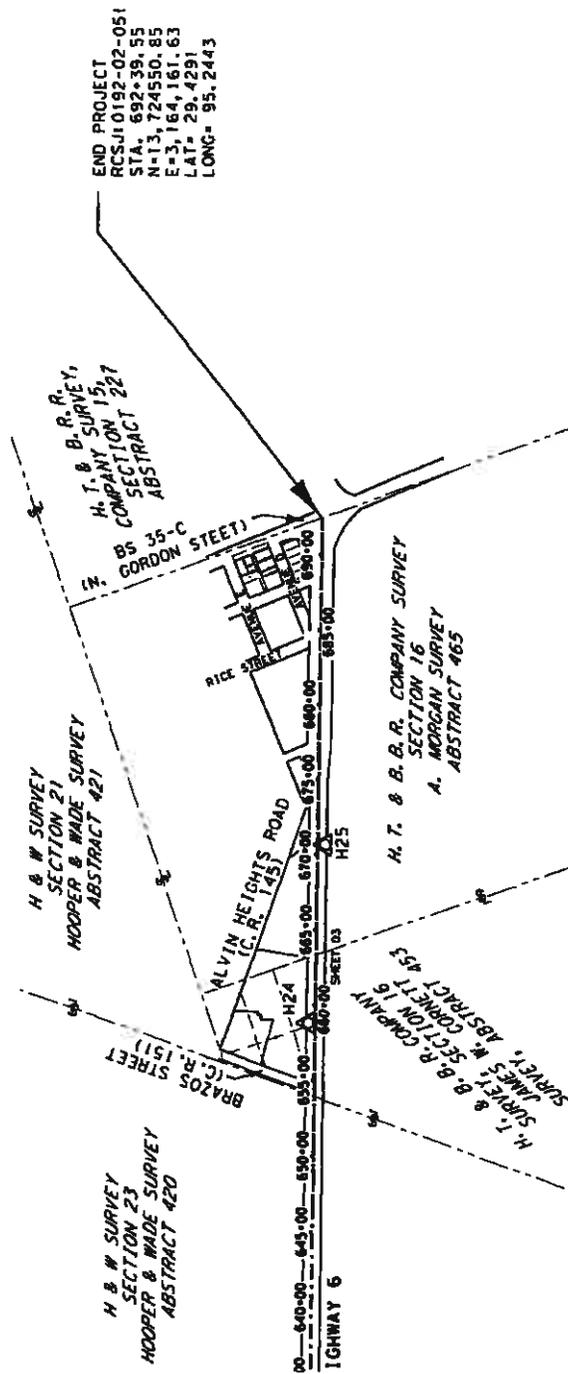
RECOMMENDED FOR ACQUISITION 5-9-2016
OF RIGHT OF WAY
Suber, P.E.



LAYOUT SCALE: 1" = 600' (22" X 34" SHEET)
 1" = 1200' (11" X 17" SHEET)

CONTROL POINT	CONTROL MONUMENTS (SURFACE)		
	NORTHING (Y)	EASTING (X)	ELEVATION (Z)
H24	13,725,720.70	3,161,012.47	41.29'
H25	13,725,231.25	3,182,094.65	40.18'

CONTROL LINES TABLE		
LINE	BEARING	DISTANCE
H24 TO H25	S 65° 39' 59" E	1,187.77'



PARCEL TABLE			
PARCEL NO.	L.T. OR RT.	SHEET	STATION LIMITS
1	L.T.	03	655+17.36 TO 655+53.22

ON THE (4204), COORDINATES

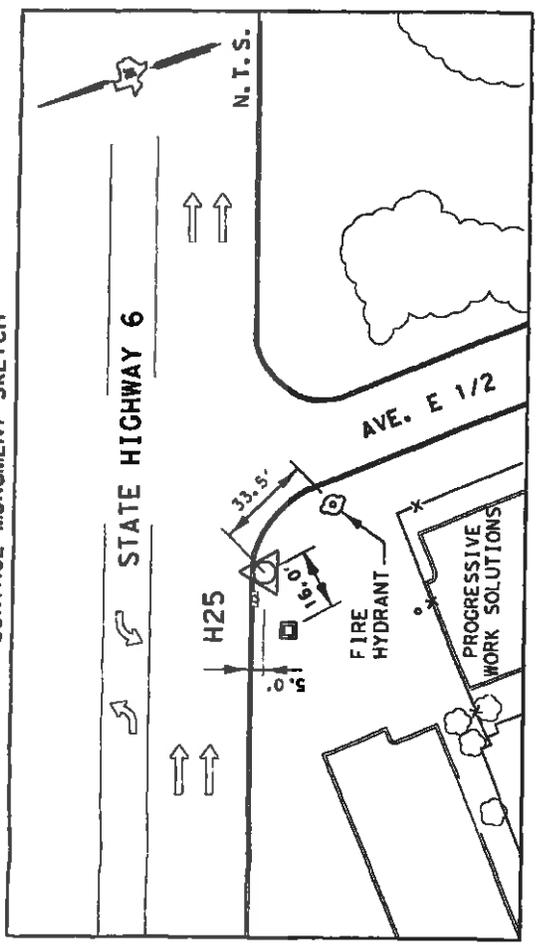
VERTICAL: TYPED FROM THE ORIGINAL SURVEY

ALL DISTANCES SHOWN ARE IN HORIZONTAL AND MAY BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 1.00013.

VERTICAL DATUM NAVD88 (CORS).
 2. ALL HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT WAS ESTABLISHED BY THE ADJUSTED NETWORK (TERR) MULTIPLE BENCHMARK SESSIONS AS OBSERVED IN APRIL OF 2018.

3. ON APRIL 15, 2018 WE OCCUPIED THE PUBLISHED CONTROL POINTS AND DID NOT FIND ANY SIGNIFICANT DISCREPANCIES FROM WHAT WAS PUBLISHED.

CONTROL MONUMENT SKETCH



TXDOT POINT NO. H25
 PROJECT NAME S. H. 6
 COORDINATE ZONE TX SOUTH CENTRAL (1983 NAD83) 2011 ADJUSTMENT

LAT. N29° 25' 52.29471"
 LONG. W95° 15' 02.76311"

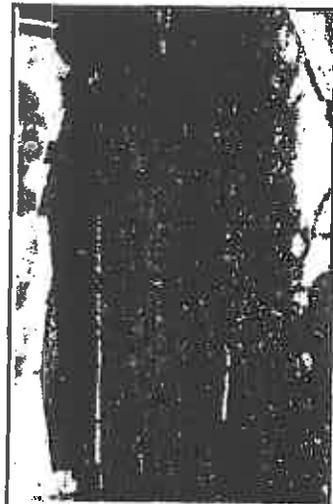
SURFACE NORTH 13,725,231.25
 COORDINATES EAST 3,162,094.65
 ELEVATION 40.18

VERTICAL DATUM: NAVD88

PHOTO 1 - DETAIL



PHOTO 2 - AREA PICTURE



THIS SURVEY WAS PERFORMED UNDER MY SUPERVISION

4-27-2016



Stanley M. Brewer
 STANLEY M. BREWER, R.P.L.S.
 TEXAS REGISTRATION NO. 6072

Texas Department of Transportation

© 2018 by TxDOT

S.H. 6

SURVEY CONTROL INDEX SHEET
 CSJ1 0192-02-050
 (BRAZORIA COUNTY)

LINA T. RAMEY & ASSOCIATES, INC.
 3320 BELTLINE ROAD
 FARMERSVILLE, TEXAS 75234
 PHONE: 214-938-1111
 FAX: 214-938-1111
 E-MAIL: REGISTRATION.MD. E-782



OVERHEAD MAP OF SUBJECT PARCEL



Red = Whole Property.

Yellow = Proposed Acquisition.

Let it be known that the boundaries shown are approximate and not to scale



AGENDA COMMENTARY

Meeting Date: 10/20/2016

Department: Legal Department

Contact: Bobbi J. Kacz, City Attorney

Agenda Item: Consider the Possession and Use Agreement for Transportation Purposes with the Texas Department of Transportation to enter and use city property for TxDOT's street widening construction project at the corner of 1100 W. Highway 6 (Public Services Facility) and Brazos Street, Alvin, Texas and authorize the Mayor to sign the agreement.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Discussion & Direction

Summary: The purpose of this Agreement is to allow the Texas Department of Transportation ("TxDOT") to proceed with its Highway Construction Project without delay. TxDOT is offering to pay an additional \$7,811.10 to enter and use the city property adjacent to the said right-of-way to be acquired by TxDOT for the construction of the Highway 6 project. The \$7,811.10 is in addition to their offer to purchase the right-of-way for \$8,679. The project bid was let in July 2016 and can start at any time according to TxDOT.

Funding Expected: Revenue ___ Expenditure ___ N/A X **Budgeted Item:** Yes ___ No ___ N/A X

Account Number: _____ **Amount:** _____ **1295 Form Required?** Yes ___ No ___

Legal Review Required: N/A ___ Required X **Date Completed:** October 17, 2016

Supporting documents attached:

- Possession and Use Agreement for Transportation Purposes with TxDOT
- Overhead map of proposed acquisition & work area

Recommendation: Move to approve TxDOT's Possession and Use Agreement for Transportation Purposes to enter city property for the Highway 6 project and authorize the Mayor to sign the agreement.

Reviewed by Department Head, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Attorney, if applicable

Reviewed by City Manager



POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES

STATE OF TEXAS	§	ROW CSJ: 0192-02-051
	§	Parcel No.: 001
COUNTY OF BRAZORIA	§	Project No.: 0192-02-050

This Possession and Use Agreement For Transportation Purposes (the “Agreement”) between the State of Texas, acting by and through the Texas Department of Transportation (the “State”) , and the City of Alvin (the “Grantor” whether one or more), grants to the State, its contractors, agents and all others deemed necessary by the State, an irrevocable right to possession and use of the Grantor’s property for the purpose of constructing a portion of Highway No. SH 6 (the “Highway Construction Project”). The property subject to this Agreement is described more fully in field notes and plat map (attached as “Exhibit A”) and made a part of this Agreement by reference (the “Property”).

1. For the consideration paid by the State which is set forth in Paragraph 2 below, the receipt and sufficiency of which is acknowledged, the Grantor grants, bargains, sells and conveys to the State of Texas the right of entry and exclusive possession and use of the Property for the purpose of constructing a highway and appurtenances thereto and the right to remove any improvements. Authorized activities include surveying, inspection, environmental studies, archeological studies, clearing, demolition, construction of permanent improvements, relocating, replacing, and improving existing utility facilities, locating new utility facilities, and other work required to be performed in connection with the Highway Construction Project. This Possession and Use Agreement will extend to the State, its contractors and assigns, owners of any existing utilities on the Property and those which may be lawfully permitted on the Property by the State in the future, and all others deemed necessary by the State for the purpose of the Highway Construction Project. This grant will allow the construction, relocation, replacement, repair, improvement, operation and maintenance of utilities on the Property.
2. In full consideration for this irrevocable grant of possession and use and other Grantor covenants, warranties, and obligations under this Agreement, the State will tender to the Grantor the sum of Seven Thousand Eight Hundred Eleven and 10/100 Dollars (\$7,811.10). The Grantor agrees that this sum represents adequate and full compensation for the possession and use of the Property. The State will be entitled to take possession and use of the Property upon tender of payment. The parties agree that the sum tendered represents 90% percent of the State's approved value, which assumes no adverse environmental conditions affecting the value of the Property. The approved value is the State’s determination of the just compensation owed to the Grantor for the real property interest to be acquired by the State in the Property, encumbered with the improvements thereon, if any, and damages to the remainder, if any, save and except all oil, gas and sulphur. The parties agree that the sum tendered to Grantor will be deducted from any final settlement amount, Special Commissioners’ award or court judgment. In the event the amount of the final settlement or judgment for acquisition of the Property is less than the amount the State has paid for the possession and use of the Property, then the Grantor agrees that the original amount tendered represents an overpayment for the difference and, upon written notice from the State, the Grantor will promptly refund the overpayment to the State.



3. The effective date of this Agreement will be the date on which payment pursuant to Paragraph 2 above was tendered to the Grantor by the State, or disbursed to the Grantor by a title company acting as escrow agent for the transaction, (the "Effective Date").
4. The Grantor warrants and represents that the title to the Property is free and clear of all liens and encumbrances or that proper releases will be executed for the Property prior to funds being disbursed under this Agreement. The Grantor further warrants that no other person or entity owns an interest in the fee title to the Property and further agrees to indemnify the State from all unreleased or undisclosed liens, claims or encumbrances affecting the Property.
5. The parties agree that the valuation date for determining the amount of just compensation for the real property interest proposed to be acquired by the State in the Property, for negotiation or eminent domain proceeding purposes, will be the Effective Date of this Agreement.
6. This Agreement is made with the understanding that the State will continue to proceed with acquisition of a real property interest in the Property. The Grantor reserves all rights of compensation for the title and interest in and to the Property which the Grantor holds as of the time immediately prior to the Effective Date of this Agreement. This Agreement shall in no way prejudice the Grantor's rights to receive full and just compensation as allowed by law for all of the Grantor's interests in and to the Property to be acquired by the State, encumbered with the improvements thereon, if any, and damages, if any, to the remainder of the Grantor's interest in any larger tract of which the Property is a part (the "Remainder"), if any; all as the Property exists on the Effective Date of this Agreement. The State's removal or construction of improvements on the Property shall in no way affect the fair market value of the Property in determining compensation due to the Grantor in the eminent domain proceedings. There will be no project impact upon the appraised value of the Property. This grant will not prejudice the Grantor's rights to any relocation benefits for which Grantor may be eligible.
7. In the event the State institutes or has instituted eminent domain proceedings, the State will not be liable to the Grantor for interest upon any award or judgment as a result of such proceedings for any period of time prior to the date of the award. Payment of any interest may be deferred by the State until entry of judgment.
8. The purpose of this Agreement is to allow the State to proceed with its Highway Construction Project without delay and to allow the Grantor to have the use at this time of a percentage of the estimated compensation for the State's acquisition of a real property interest in the Property. The Grantor expressly acknowledges that the proposed Highway Construction Project is for a valid public use and voluntarily waives any right the Grantor has or may have, known or unknown, to contest the jurisdiction of the court in any condemnation proceeding for acquisition of the Property related to the Highway Construction Project, based upon claims that the condemning authority has no authority to acquire the Property through eminent domain, has no valid public use for the Property, or that acquisition of the Property is not necessary for the public use.
9. The Grantor reserves all of the oil, gas and sulphur in and under the land herein conveyed but waives all right of ingress and egress to the surface for the purpose of exploring, developing, mining or drilling. The extraction of oil, gas and minerals may not affect the geological stability of the surface.

Nothing in this reservation will affect the title and rights of the State to take and use all other minerals and materials thereon, and thereunder.

10. The undersigned Grantor agrees to pay as they become due, all ad valorem property taxes and special assessments assessed against Property, including prorated taxes for the year in which the State takes title to the Property.
11. Notwithstanding the acquisition of right of possession to the Property by the State in a condemnation proceeding by depositing the Special Commissioners' award into the registry of the court, less any amounts tendered to the Grantor pursuant to Paragraph 2 above, this Agreement shall continue to remain in effect until the State acquires title to the Property either by negotiation, settlement, or final court judgment.
12. This Agreement will also extend to and bind the heirs, devisees, executors, administrators, legal representatives, successors in interest and assigns of the parties.
13. It is agreed the State will record this document.
14. Other conditions: _____.

To have and to hold the Agreement herein described and conveyed, together with all the rights and appurtenances belonging to the State of Texas and its assigns forever, for the purposes and subject to the limitations set forth above.

GRANTOR:

By: _____

Printed Name: _____

Title: _____
(if GRANTOR is an entity other than an individual person)

Date: _____

By: _____

Printed Name: _____

Title: _____
(if GRANTOR is an entity other than an individual person)

Date: _____

THE STATE OF TEXAS

Executed by and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By: _____
Right of Way Manager

Date: _____

Acknowledgement

State of Texas
County of Brazoria

This instrument was acknowledged before me on _____

by _____.

Notary Public's Signature

Corporate Acknowledgment

State of Texas
County of Brazoria

This instrument was acknowledged before me on _____ by _____

_____ of _____, a _____

corporation, on behalf of said corporation.

Notary Public's Signature

EXHIBIT "A"

County: Brazoria
Highway: State Highway 6
Project Limits: Fort Bend County Line to BS 35-C
ROW CSJ: 0192-02-051

January, 2016
Parcel 1
Page 1 of 4

PROPERTY DESCRIPTION FOR PARCEL 1

Being a 0.0658 of an acre (2,867 square feet) parcel of land situated in the H.T. & B.R.R. Company Survey, Section 16, James W. Cornett Survey, Abstract 453, Brazoria County, Texas, and being a part of a called 6.329 acre tract of land conveyed in a General Warranty Deed from Houston Lighting and Power to the City of Alvin, executed on November 23, 1992, and recorded in Instrument Number 92-37958, Deed Records, Brazoria County, Texas (D.R.B.C.T.), and a part of Lot 84, Easton's Addition as shown on the plat recorded in Volume 32, Page 26, Plat Records, Brazoria County, Texas (P.R.B.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a found 2" concrete monument stamped "HL&P" at the most westerly northwest corner of said City of Alvin tract, and in the existing southeasterly right of way line of Brazos Street (60' wide);

THENCE, South 38° 51' 00" West (South 38° 50' 08" West) along a northwesterly line of said City of Alvin tract, and in the existing southeasterly right of way line of said Brazos Street, a distance of 63.62 feet to a set 5/8" iron rod with aluminum cap stamped "TXDOT ROW MONUMENT", (hereafter referred to as a set "TxDOT" monument) at the **POINT OF BEGINNING** on the proposed southeasterly right of way line of Brazos Street (a variable width right of way), and said point being 33.44 feet right of Brazos Street Baseline Station 5+40.71, having N.A.D. 83 (2011) Texas State Plane, South Central Zone surface coordinate of Northing 13,726,059.01 and Easting 3,160,812.46; **

1. **THENCE**, South 24° 50' 44" West departing a northwesterly line of said City of Alvin tract and the existing southeasterly right of way line of said Brazos Street, along the proposed southeasterly right of way of said Brazos Street, a distance of 41.02 feet to a Mag Nail set **;
2. **THENCE**, South 38° 54' 04" West continuing along the proposed southeasterly right of way line of said Brazos Street, a distance of 174.00 feet to a set "TxDOT" monument on the proposed northeasterly right of way line of State Highway 6 (a variable width), said monument being 96.03 feet left of State Highway 6 Baseline Station 655+17.36, and also being 42.33 feet right of Brazos Street Baseline Station 3+26.87; **
3. **THENCE**, South 24° 51' 08" East departing the proposed southeasterly right of way of said Brazos Street, along the proposed northeasterly right of way line of said State Highway 6, a distance of 51.26 feet to a set "TxDOT" monument on the existing northeasterly right of way line of State Highway 6 (120' wide), and on the southwesterly line of said City of Alvin tract; **
4. **THENCE**, North 70° 28' 24" West departing the proposed northeasterly right of way of said State Highway 6, along the existing northeasterly right of way line of said State Highway 6, and the southwesterly line of said City of Alvin tract, a distance of 32.93 feet to a set 5/8 inch iron rod with cap stamped "LTRA" at the southerly end of a corner clip at the intersection of the existing northeasterly right of way line of said State Highway 6, and the existing southeasterly right of way line of the aforementioned Brazos Street;

EXHIBIT "A"

January, 2016

Parcel 1

Page 2 of 4

5. **THENCE**, North 14° 30' 59" West continuing along the existing northeasterly right of way line of said State Highway 6, and along said corner clip, a distance of 30.72 feet to a found 5/8 inch iron rod with cap stamped "WINDROSE" on the existing southeasterly right of way line of said Brazos Street;
6. **THENCE**, North 38° 51' 00" East departing existing northeasterly right of way line of said State Highway 6, along the existing southeasterly right of way line of said Brazos Street, a distance of 229.08 feet to the **POINT OF BEGINNING** and containing 0.0658 of an acre (2,867 square feet) parcel of land.

Calls shown in parenthesis are as previously recorded.

Access is permitted to the highway facility from the adjacent property.

****** The monument described and set in this call may be replaced with a TxDOT Type II Right of Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Basis of Bearings is the Texas State Plane Coordinate System, North American Datum 1983 (2011), Position (Epoch 2010), South Central Zone (4204).

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.00013.

A parcel plat of even date was prepared in conjunction with this property description.

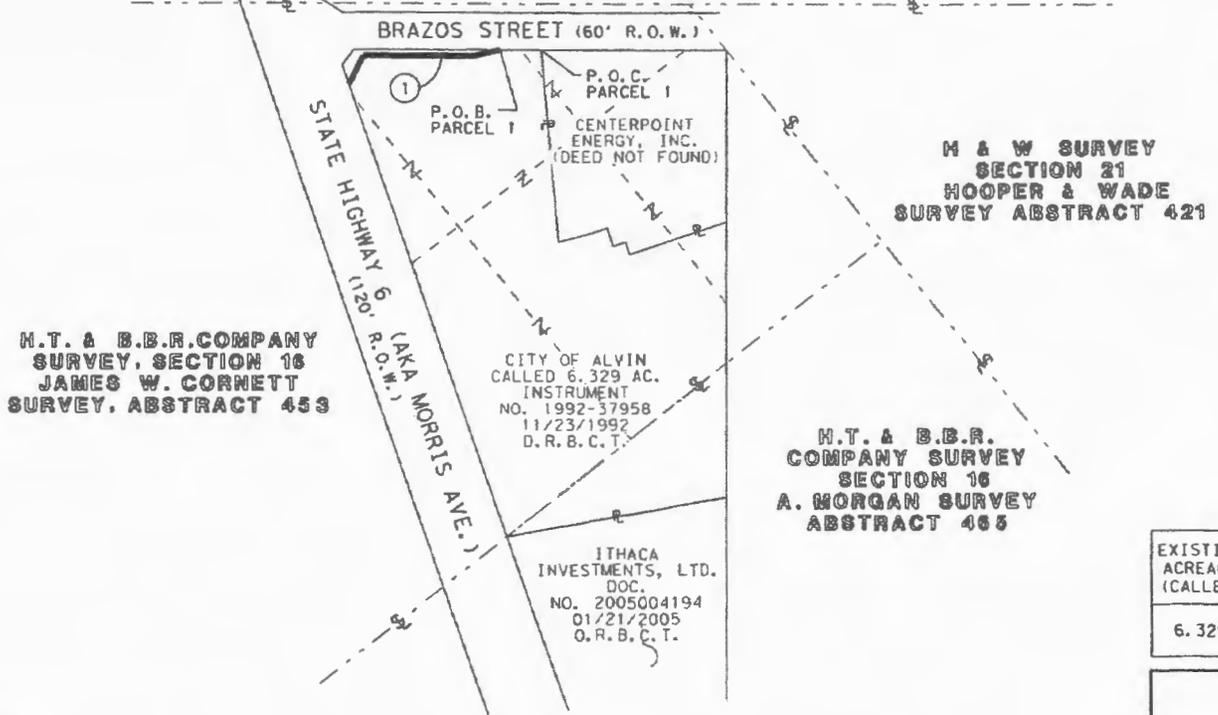
I, Stanley M. Brewer, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Stanley M. Brewer 4-27-2016
Stanley M. Brewer, R.P.L.S. Date
Texas Registration No. 6072

Lina T. Ramey & Associates, Inc.
3320 Belt Line Road
Farmers Branch, Texas 75234
Ph. 214-979-1144
TBPLS Firm Registration No. 10140700



H & W SURVEY
SECTION 23
HOOPER & WADE SURVEY
ABSTRACT 420



H.T. & B.B.R. COMPANY
SURVEY, SECTION 16
JAMES W. CORNETT
SURVEY, ABSTRACT 453

H & W SURVEY
SECTION 21
HOOPER & WADE
SURVEY ABSTRACT 421

H.T. & B.B.R.
COMPANY SURVEY
SECTION 16
A. MORGAN SURVEY
ABSTRACT 465

CITY OF ALVIN
CALLED 6,329 AC.
INSTRUMENT
NO. 1992-37958
11/23/1992
D. R. B. C. T.

ITHACA INVESTMENTS, LTD.
DOC.
NO. 2005004194
01/21/2005
O. R. B. C. T.

EXISTING ACREAGE (CALLED)	TAKING AC. (SQ. FT.)	REMAINDER ACRES	
		LEFT	RIGHT
6.329	0.0658 (2,867 SQ. FT.)	6.2632	

PARCEL 1 INSET
N. T. S.

-LEGEND-

SURVEY LINE	---	
COUNTY LINE	---	
EXISTING ROW LINE	---	
PROPERTY LINE	---	
CONTIGUOUS OWNERSHIP (HOOK)	---	
EXISTING EASEMENT LINE	---	
POWERPOLE	●	
SIGN	○	
POINT OF COMMENCING	○	P.O.C.
POINT OF BEGINNING	○	P.O.B.
FOUND TYPE II R.O.B. MARKER	○	
FOUND MONUMENT (AS INDICATED)	○	
SET MONUMENT (AS INDICATED)	○	
SET 5/8" IRON ROD WITH 3-1/4" TXDOT ALUMINUM CAP	●	
SET 5/8" IRON ROD WITH CAP STAMPED "LTRA"	●	
THE MONUMENT DESCRIBED & SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT	○	**
CONTROLLING MONUMENT	CM	
OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS	D.P.R.B.C.T.	
DEED RECORDS, BRAZORIA COUNTY, TEXAS	D.R.B.C.T.	
PLAT RECORDS, BRAZORIA COUNTY, TEXAS	P.R.B.C.T.	

NOTES:

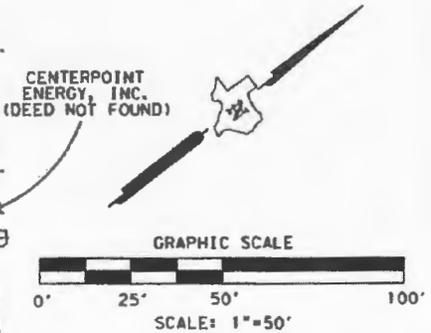
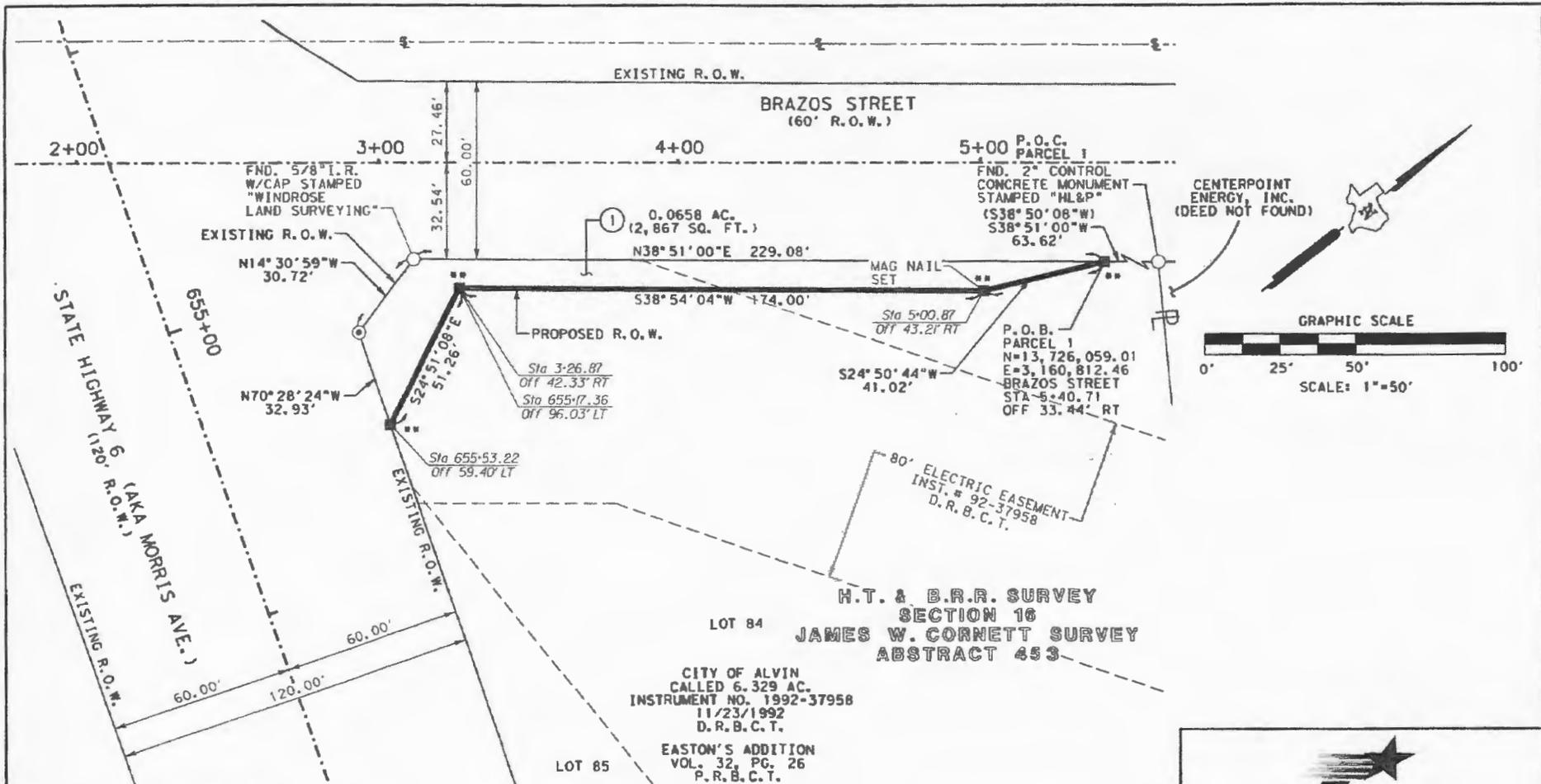
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A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



LINA T. RAMEY & ASSOCIATES, INC.
3320 BELTLINE ROAD
FARMERS BRANCH, TEXAS 75234
214-979-1144
FIRM REGISTRATION NO. F-782
TBPLS REGISTRATION NO. 10146700

PARCEL PLAT
SHOWING
PARCEL 1
STATE HIGHWAY 6
BRAZORIA COUNTY
RCSJ 0192-02-051
JANUARY 2016

4/27/2016



-LEGEND-

SURVEY LINE	---
COUNTY LINE	---
EXISTING ROW LINE	---
PROPERTY LINE	---
CONTIGUOUS OWNERSHIP (HOOK)	---
EXISTING EASEMENT LINE	---
POWERPOLE	●
SIGN	○
POINT OF COMMENCING	P.O.C.
POINT OF BEGINNING	P.O.B.
FOUND TYPE II R.O.W. MARKER	□
FOUND MONUMENT (AS INDICATED)	○
SET MONUMENT (AS INDICATED)	●
SET 5/8" IRON ROD WITH 3-1/4" TXDOT ALUMINUM CAP	●
SET 5/8" IRON ROD WITH CAP STAMPED "LTRA"	●
THE MONUMENT DESCRIBED & SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT	●
CONTROLLING MONUMENT	□
OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS	O.P.R.B.C.T.
DEED RECORDS, BRAZORIA COUNTY, TEXAS	D.R.B.C.T.
PLAT RECORDS, BRAZORIA COUNTY, TEXAS	P.R.B.C.T.

NOTES:

CALLS SHOWN IN PARENTHESIS ARE AS PREVIOUSLY RECORDED.

ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, EPOCH 2010. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00013.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



Stanley M. Brewer
 Stanley M. Brewer, R.P.L.S. Date
 Texas Registration No. 6072



LTRA

LINA T. RAMEY & ASSOCIATES, INC.
 3320 BELTLINE ROAD
 FARMERS BRANCH, TEXAS 75234
 214-979-1144
 FIRM REGISTRATION NO. F-782
 TBPLS REGISTRATION NO. 10140700

**PARCEL PLAT
 SHOWING
 PARCEL 1
 STATE HIGHWAY 6
 BRAZORIA COUNTY
 RCSJ 0192-02-051
 JANUARY, 2016**

PAGE 4 OF 4 SCALE: 1"=50'

4/26/2016

8FILE8

PLANS OF PROPOSED RIGHT OF WAY PROJECT

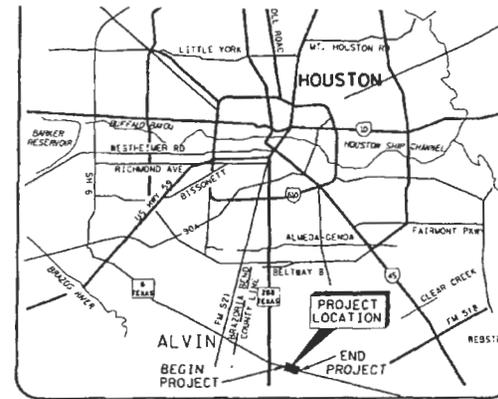
BRAZORIA COUNTY STATE HIGHWAY 6

CSJ NO. 0192-02-050
RCSJ NO. 0192-02-051

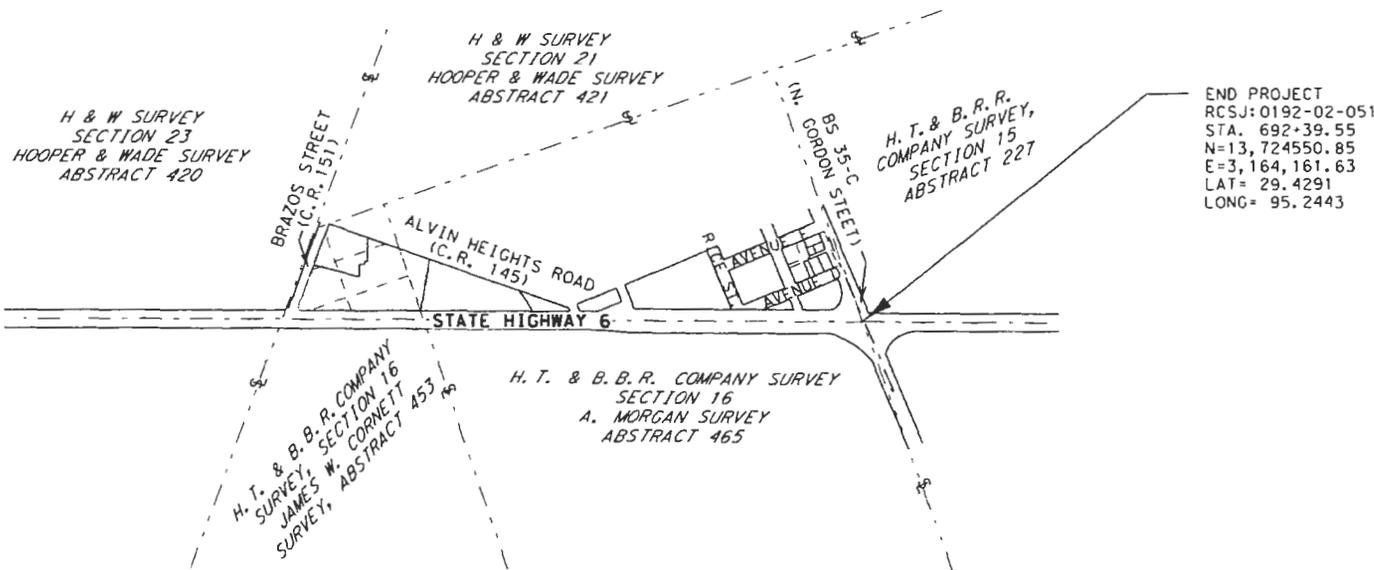
LIMITS FROM: FORT BEND COUNTY LINE TO BS 35-C

NET LENGTH OF PROJECT = 69,239.55 FEET = 13.114 MILES

STATION LIMITS = 00+00 TO 692+39.55



VICINITY MAP
N. T. S.



END PROJECT
RCSJ: 0192-02-051
STA. 692+39.55
N=13,724,550.85
E=3,164,161.63
LAT= 29.4291
LONG= 95.2443

RECOMMENDED FOR ACQUISITION _____ 20__

Erin Walker RAAS 5-9-2016
DISTRICT SURVEYOR OR R.O.W. ADMINISTRATOR

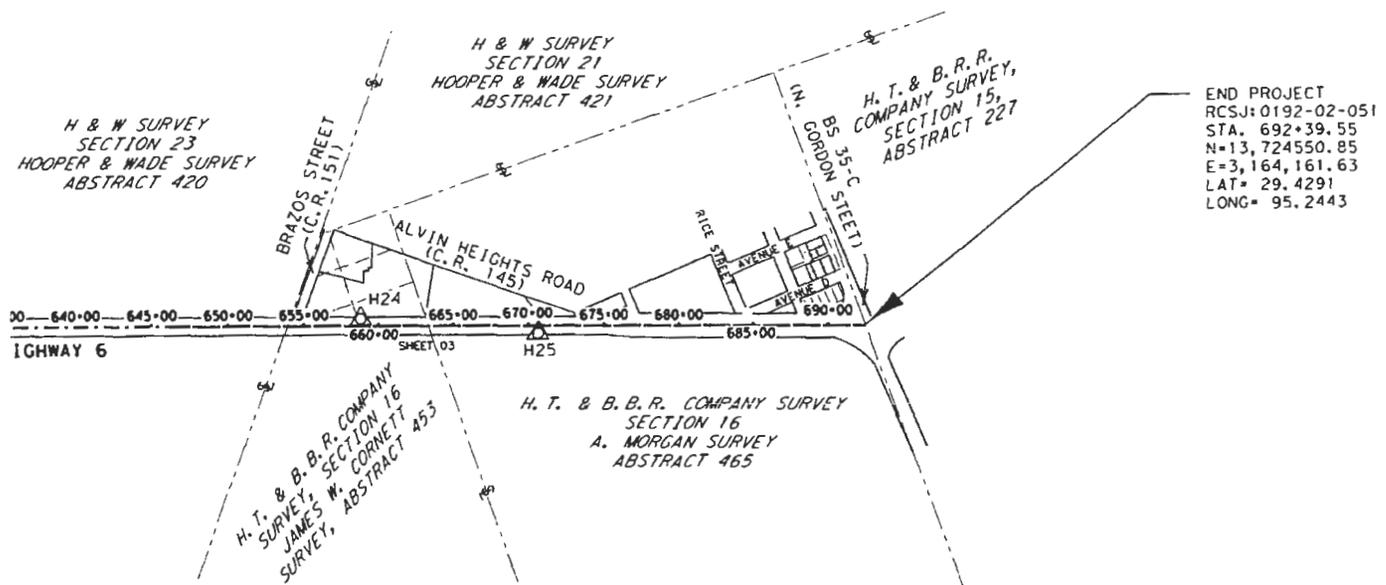
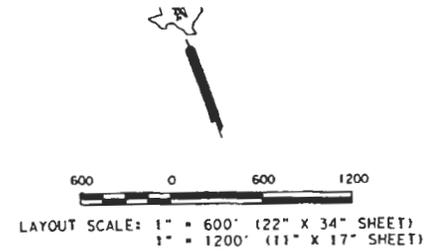
RECOMMENDED FOR ACQUISITION OF RIGHT OF WAY _____ 5-9-2016

W. E. Dubois, P.E.



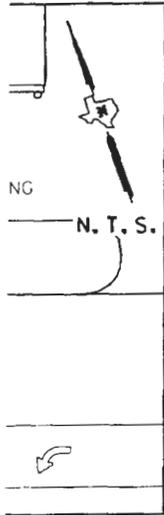
CONTROL MONUMENTS (SURFACE)				
CONTROL POINT	NORTHING (Y)	EASTING (X)	ELEVATION (Z)	DESCRIPTION
H24	13,725,720.70	3,161,012.47	41.29'	5/8" Iron Rod W/TxDOT Aluminum Cap
H25	13,725,231.25	3,162,094.65	40.18'	5/8" Iron Rod W/TxDOT Aluminum Cap

CONTROL LINES TABLE		
LINE	BEARING	DISTANCE
H24 TO H25	S 65° 39' 59" E	1,187.77'

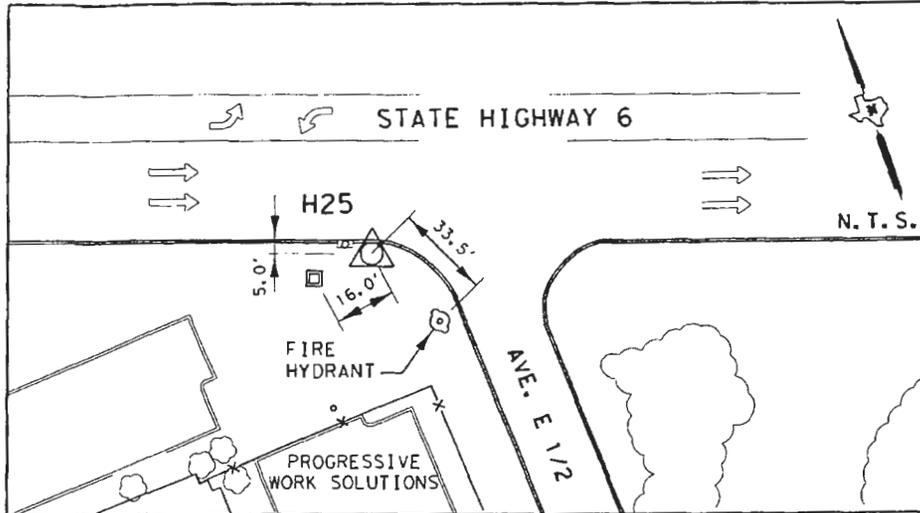


PARCEL TABLE			
PARCEL NO.	LT. OR RT.	SHEET	STATION LIMITS
1	LT.	03	655+17.36 TO 655+53.22

ON THE
(4204),
COORDINATES



CONTROL MONUMENT SKETCH



TXDOT POINT NO. H25
 PROJECT NAME : S.H. 6
 COORDINATE ZONE: TX SOUTH CENTRAL
 (1983 NAD83) 2011 ADJUSTMENT

LAT. N29° 25' 52.29471"
 LONG. W95° 15' 02.76311"

SURFACE NORTH 13, 725, 231.25
 COORDINATES EAST 3, 162, 094.65
 ELEVATION: 40.18

VERTICAL DATUM: NAVD88

PHOTO 1- DETAIL



PHOTO 2- AREA PICTURE



ALL DISTANCES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.00013.

VERTICAL DATUM NAVD88 (CORS).

- ALL HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT WAS ESTABLISHED BY THE TXDOT VRS NETWORK (TXRS) MULTIPLE 180 EPOCH SESSIONS AS OBSERVED IN APRIL OF 2016.
- ON APRIL 15, 2016 WE OCCUPIED THE PUBLISHED CONTROL POINTS AND DID NOT FIND ANY SIGNIFICANT DISCREPANCIES FROM WHAT WAS PUBLISHED.

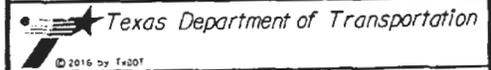
THIS SURVEY WAS PERFORMED UNDER MY SUPERVISION

4-27-2016



Stanley M. Brewer

STANLEY M. BREWER, R.P.L.S.
 TEXAS REGISTRATION NO. 6072

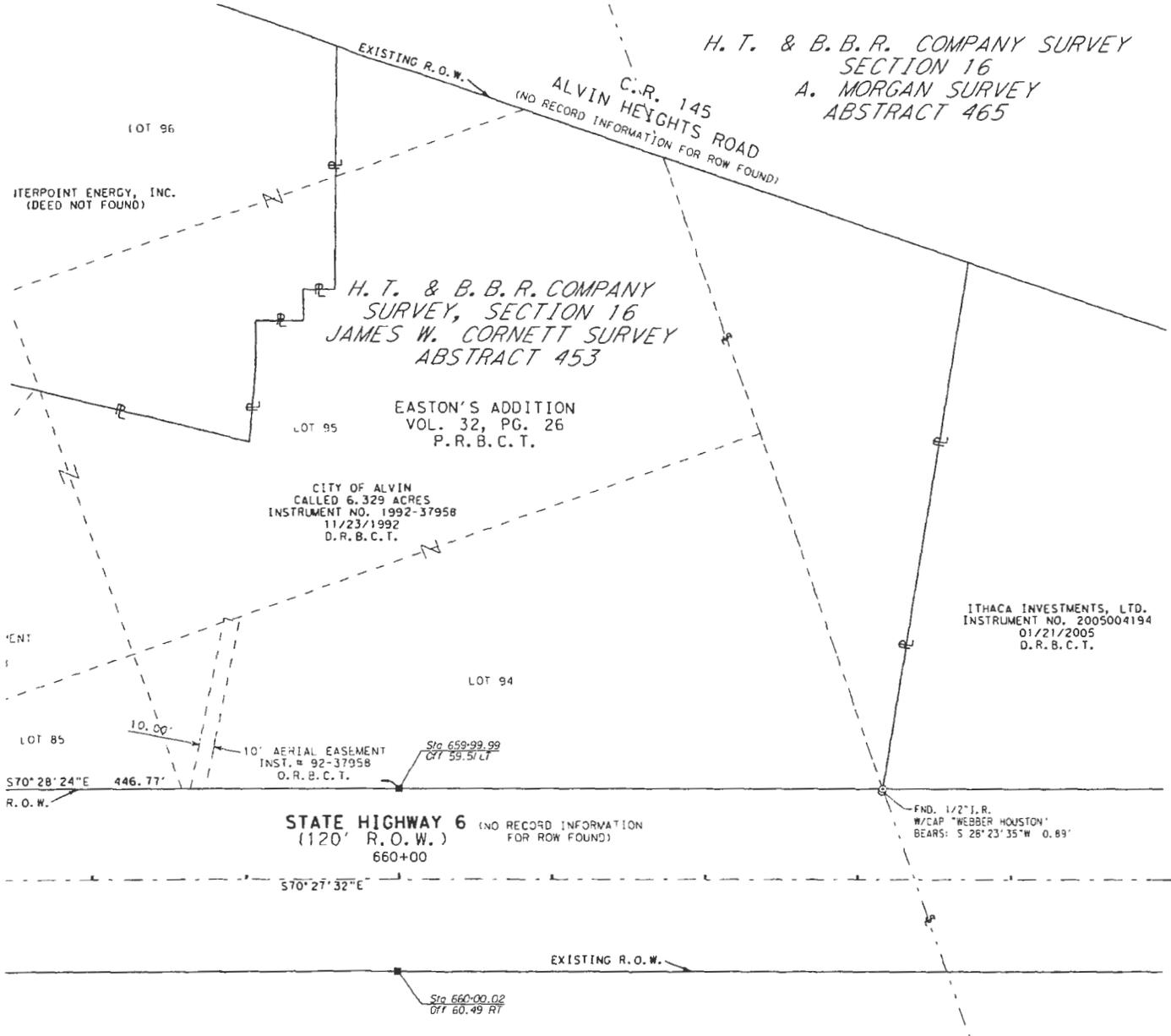
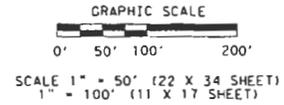


S.H. 6
 SURVEY CONTROL INDEX SHEET
 CSJ: 0192-02-050
 (BRAZORIA COUNTY)



LINA T. RAMEY & ASSOCIATES, INC.
 3320 BELTLINE ROAD
 FARMERS BRANCH, TEXAS 75234
 214-979-1144
 CIRM REGISTRATION NO. F-782

H. T. & B. B. R. COMPANY SURVEY
SECTION 16
A. MORGAN SURVEY
ABSTRACT 465



END PROJECT
RCSJ: 0192-02-051
STA. 692+39.55
N=13, 724550.85
E=3,164,161.63
LAT= 29.4291
LONG= 95.2443

-LEGEND-

SURVEY LINE	---
COUNTY LINE	---
EXISTING ROW LINE	---
PROPERTY LINE	---
CONTIGUOUS OWNERSHIP (HOOK)	---
EXISTING EASEMENT LINE	---
POWERPOLE	●
SIGN	⊙
POINT OF COMMENCING	P. O. C.
POINT OF BEGINNING	P. O. B.
FOUND TYPE II R.O.W. MARKER	○
FOUND MONUMENT (AS INDICATED)	●
SET MONUMENT (AS INDICATED)	○

EXCEPTION STATIONS:
NO ADDITIONAL ROW WILL BE
REQUIRED FROM
STA. 00+00 - STA. 655+17.36
STA. 655+53.22 - STA. 692+39.55

NOTES:

1) ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 1983) 2011 ADJUSTMENT, EPOCH 2010. ALL DISTANCES AND COORDINATES SHOWN ARE

OVERHEAD MAP OF SUBJECT PARCEL



Red = Whole Property.

Yellow = Proposed Acquisition.

Let it be known that the boundaries shown are approximate and not to scale



AGENDA COMMENTARY

Meeting Date: 10/20/2016

Department: Finance

Contact: Junru Roland, Assistant City Manager/CFO

Agenda Item: Receive and acknowledge receipt of the Financial and Quarterly Investment reports for September 30, 2016.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Discussion & Direction

Summary: The City Charter requires the Chief Financial Officer to report on the financial condition of the City. In addition, the City's investment policy requires the Chief Financial Officer to submit an investment report to the City Manager, the Mayor, and City Council each quarter.

Funding Expected: Revenue ___ Expenditure ___ N/A **Budgeted Item:** Yes ___ No ___ N/A ___

Account Number: _____ **Amount:** _____ **1295 Form Required?** Yes ___ No

Legal Review Required: N/A Required ___ **Date Completed:** _____

Supporting documents attached:

- Financial Presentation
- Investment Report
- Financial Information – major funds

Recommendation: Move to acknowledge receipt of the Financial and Quarterly Investment reports for September 30, 2016.

Reviewed by Department Head, if applicable

Reviewed by City Attorney, if applicable

Reviewed by Chief Financial Officer, if applicable

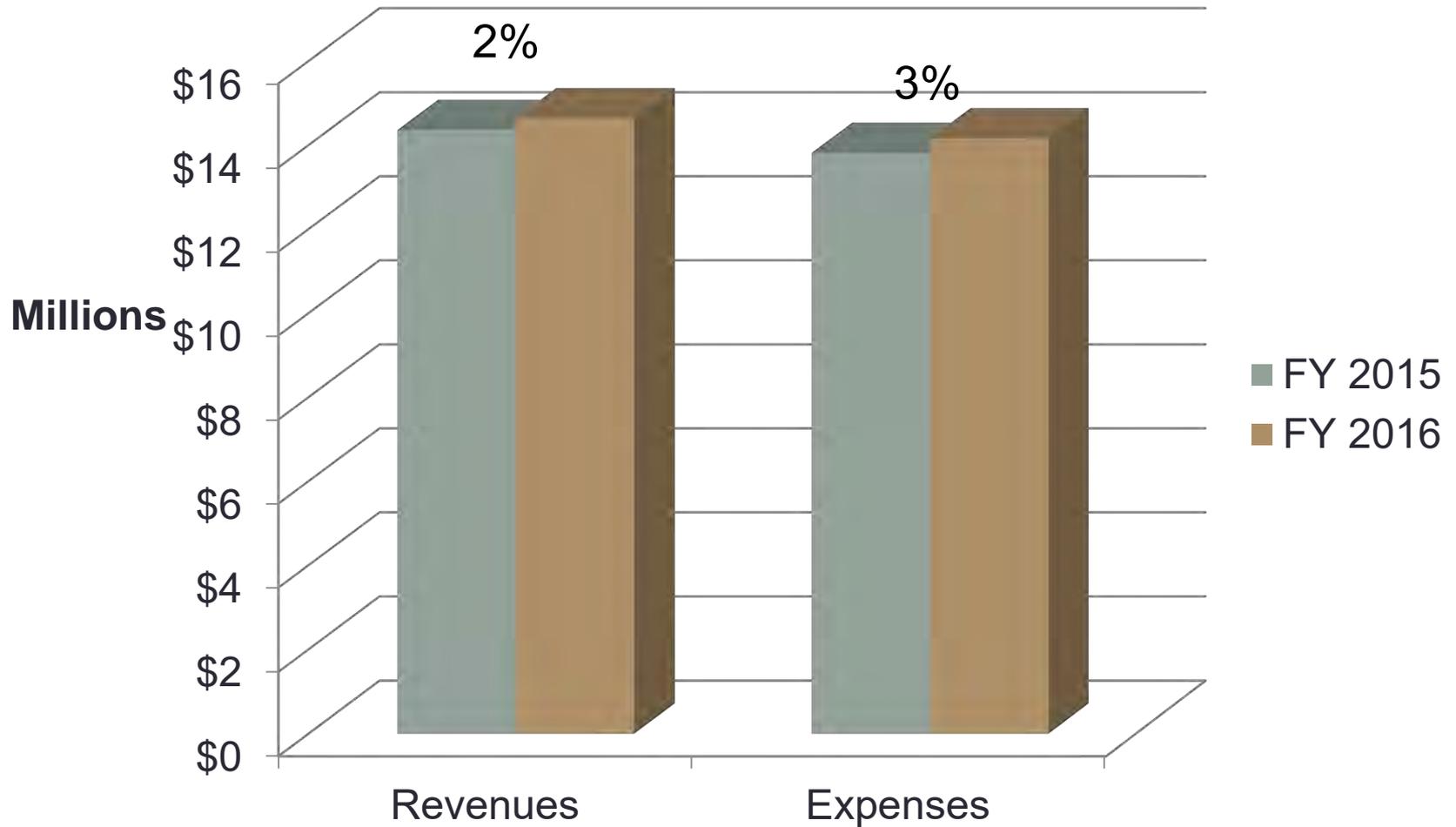
Reviewed by City Manager

CITY OF ALVIN

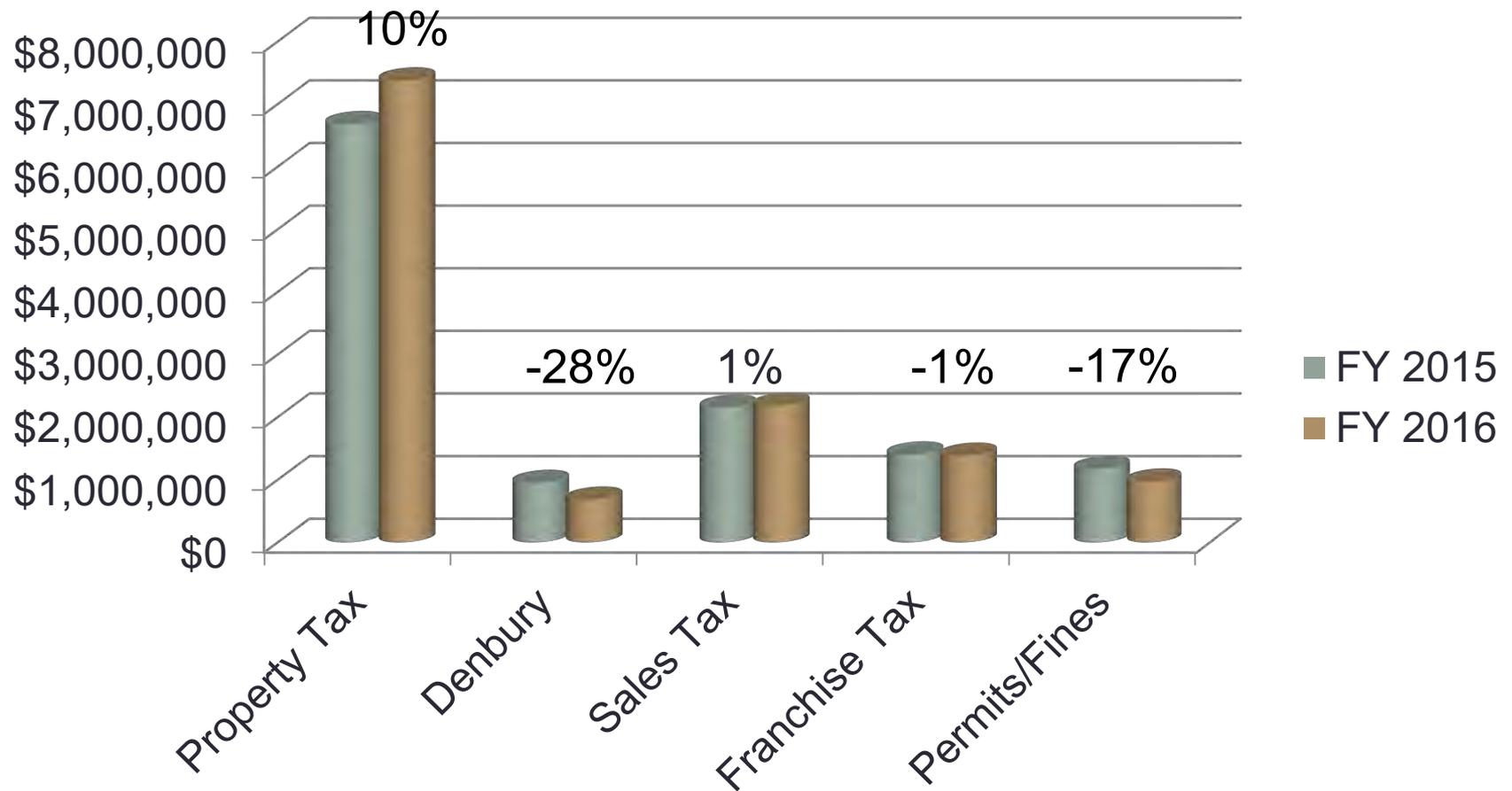
Financial Summary

September, 2016 (pre-audit)

General Fund Revenue & Expense Comparison (YTD)



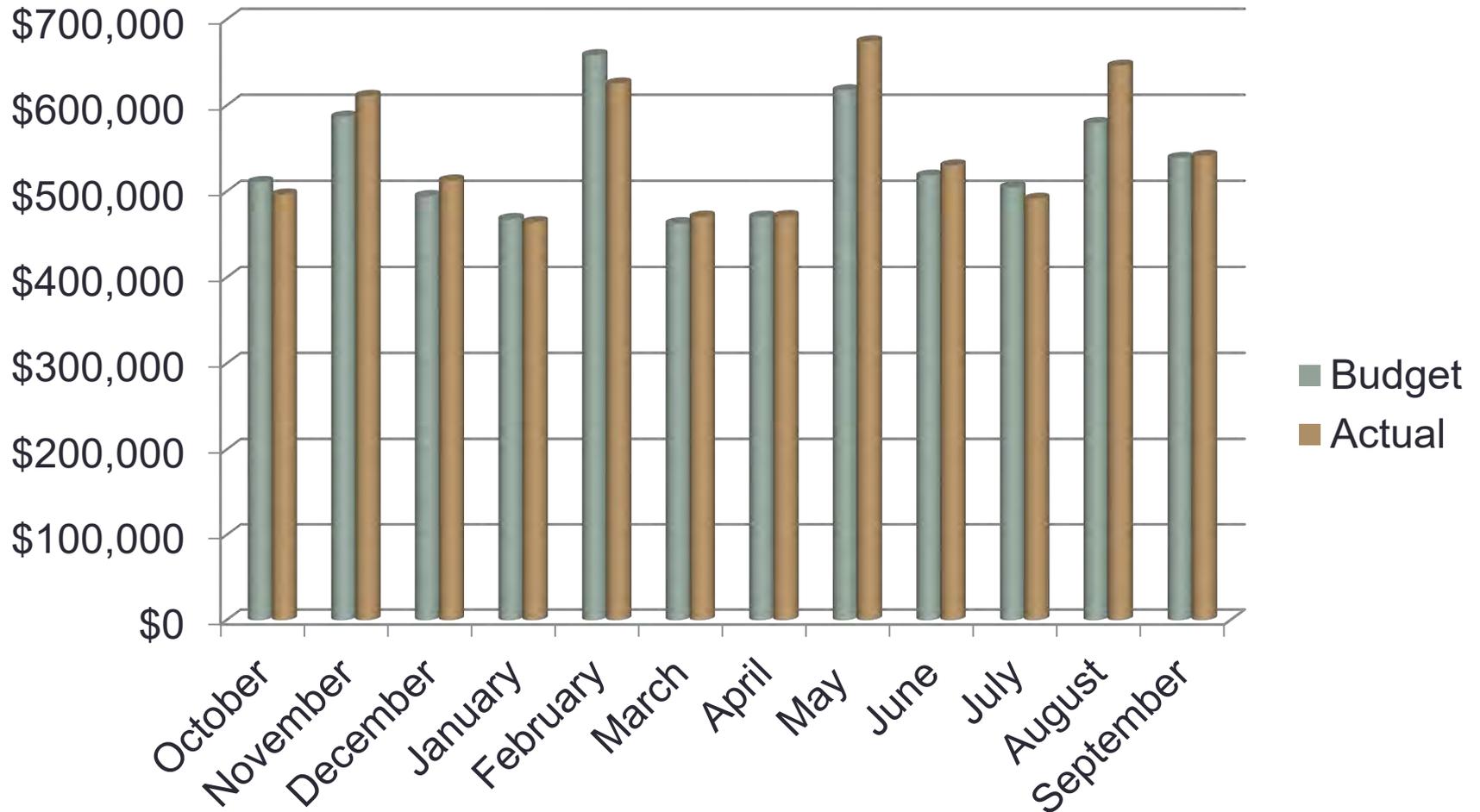
General Fund Major Revenue Comparison as of September 30, 2016



Sales Tax Revenues

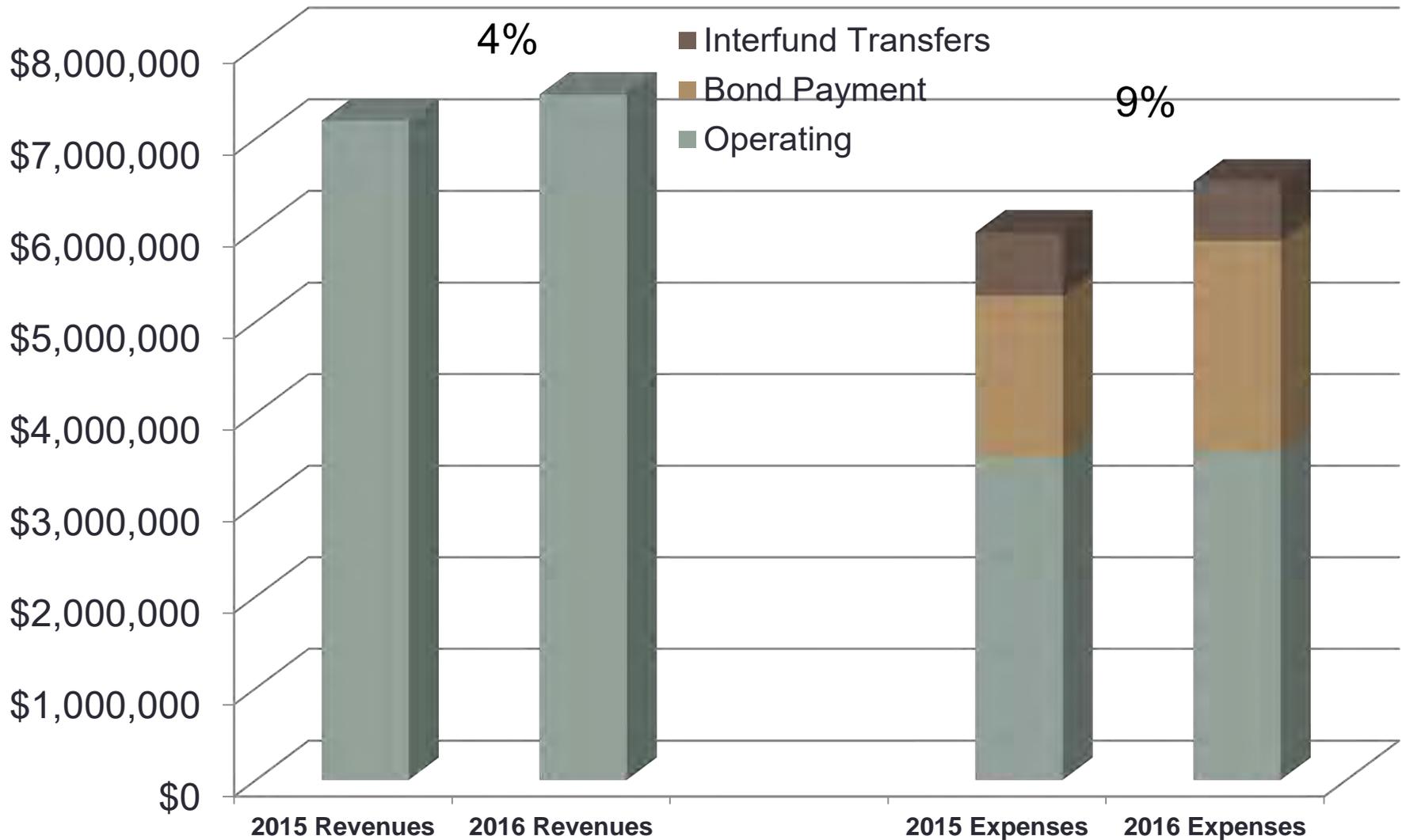
Budget vs. Actual

FY 2015-16

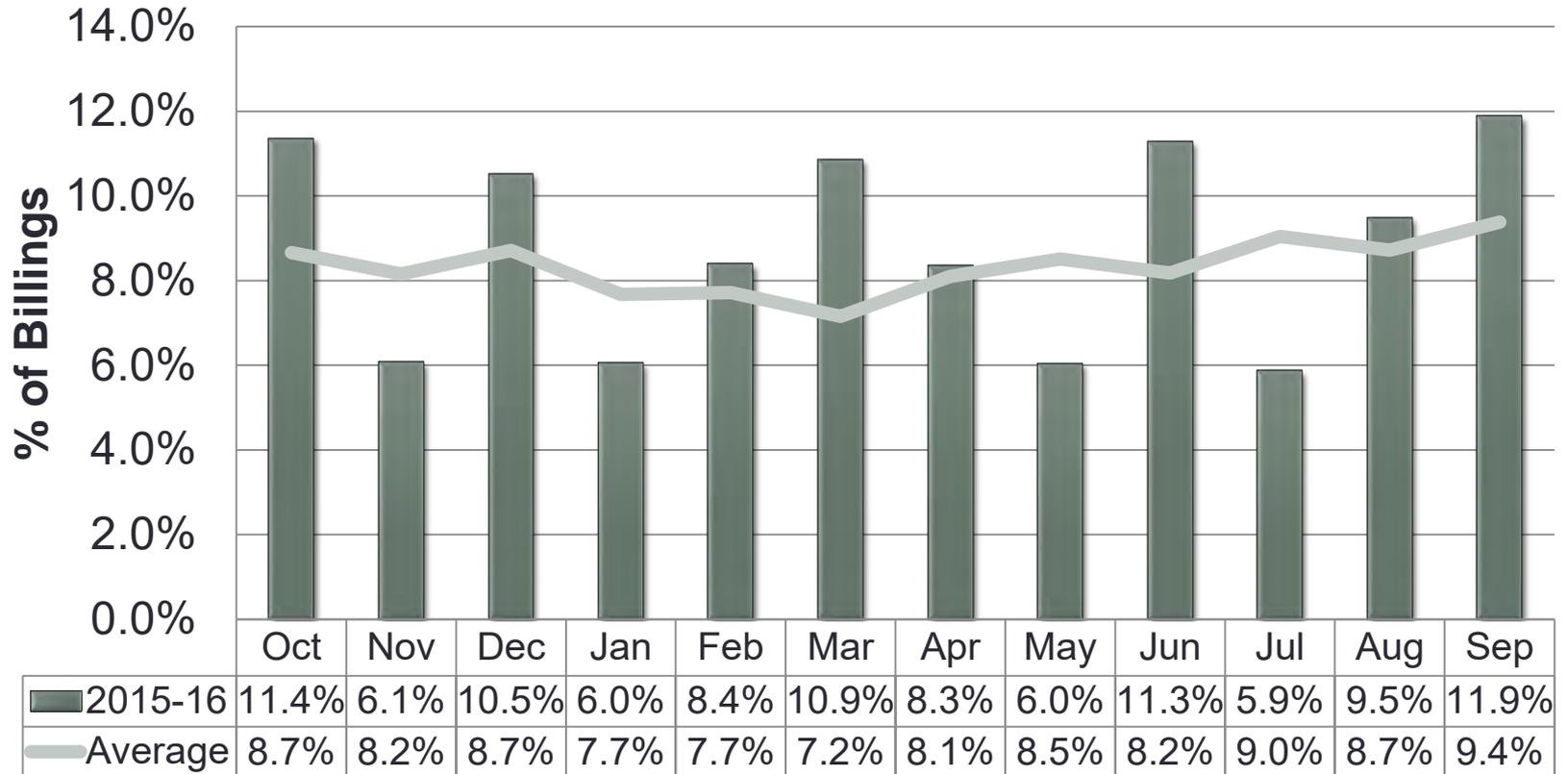


UTILITY FUND

Revenue & Expense Comparison



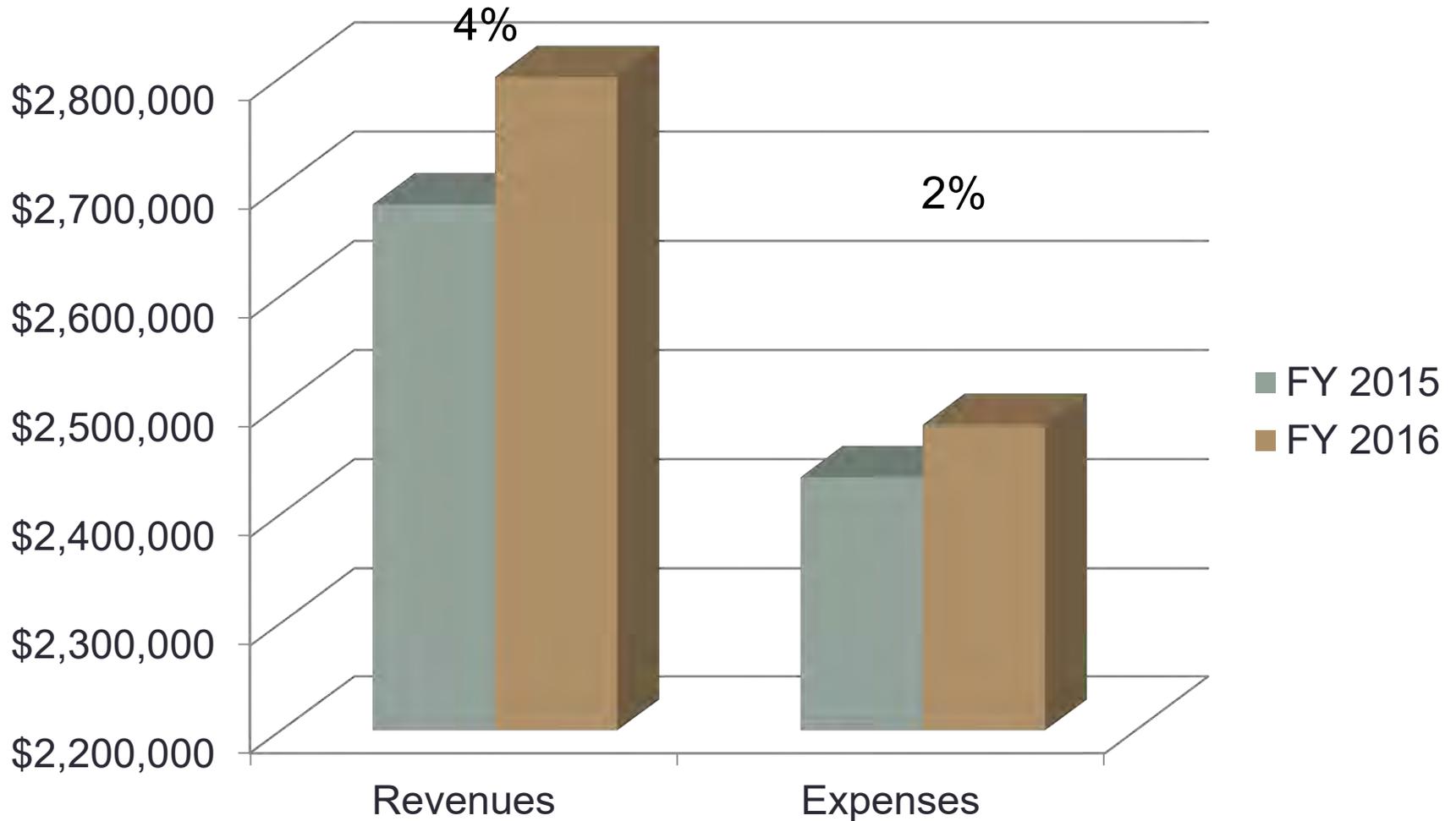
2015-16 Analysis of Water & Sewer Billings



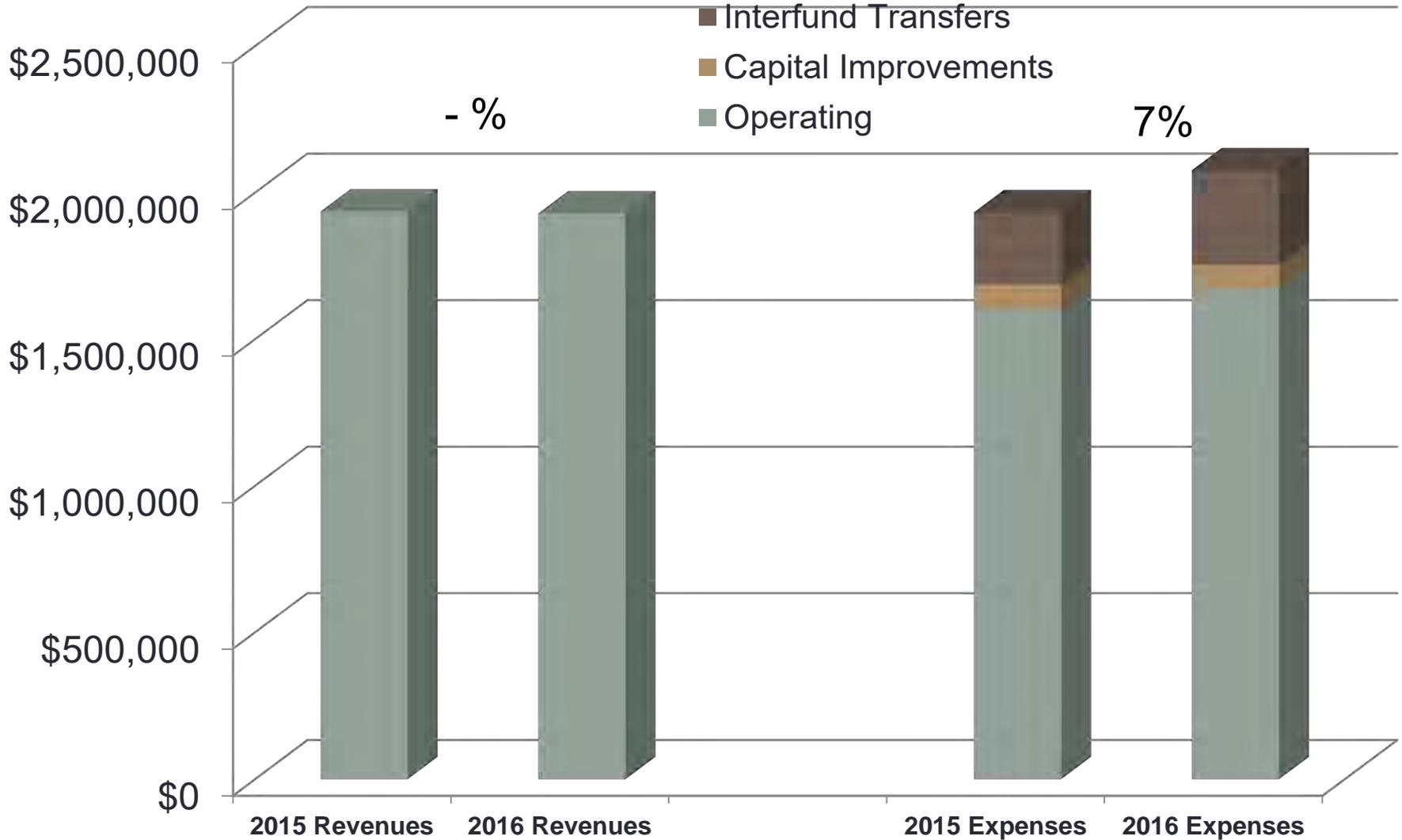
Line - 5 year history of the % of total annual billings per month.

Bar - % of the 2015-16 budgeted revenues billed per month.

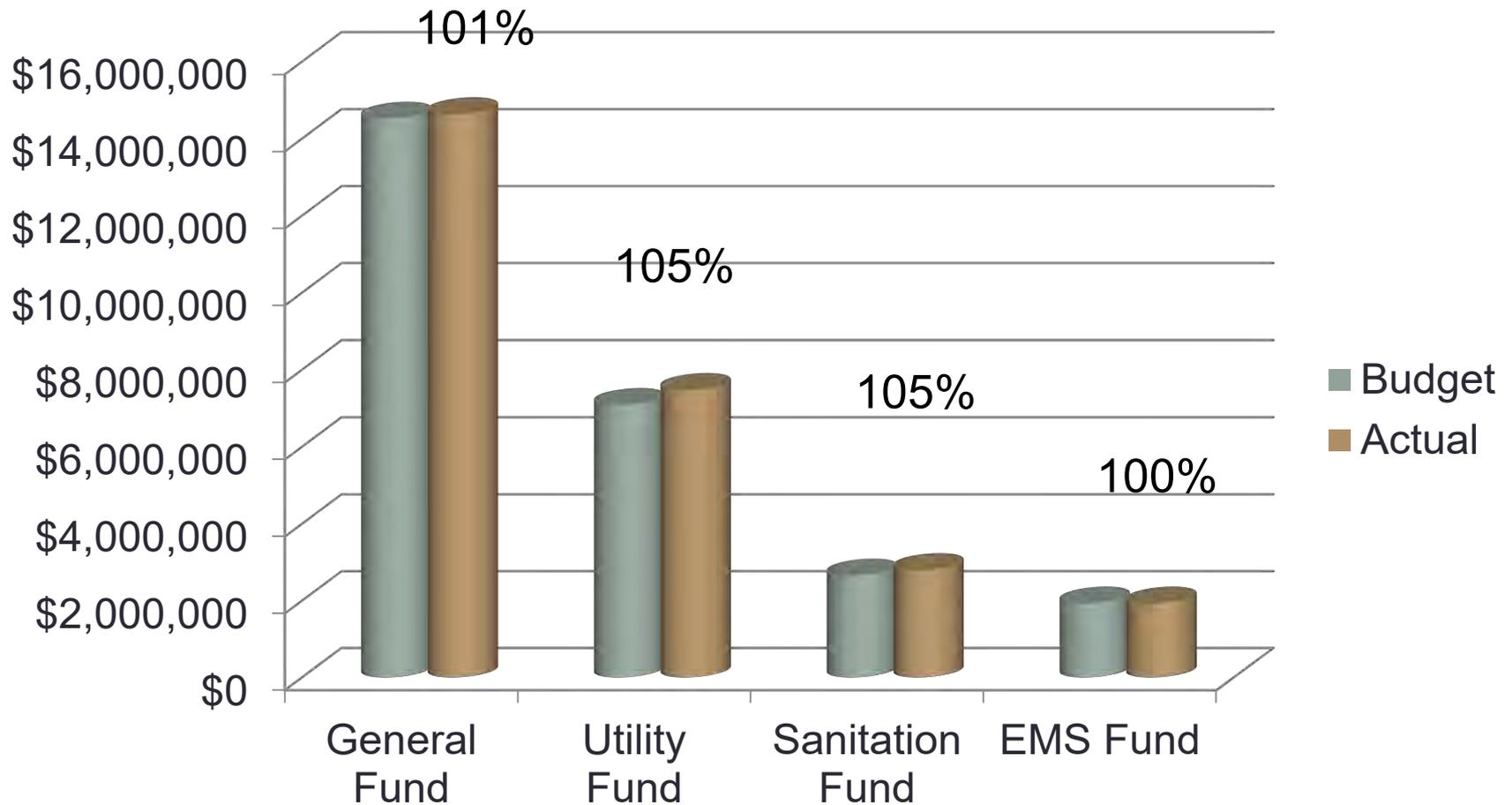
Sanitation Fund Revenue & Expense Comparison



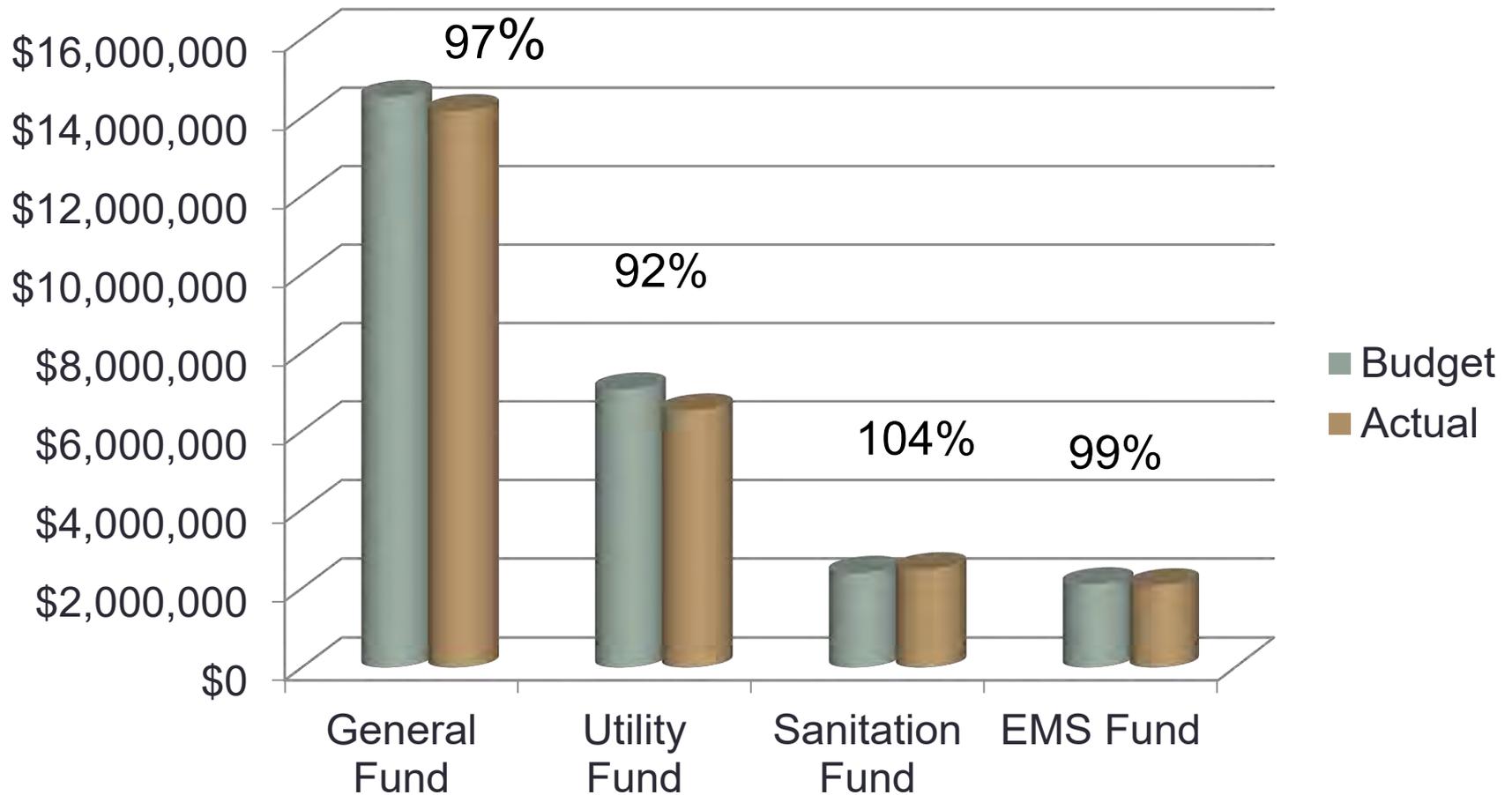
EMS Fund Revenue & Expense Comparison



Operating Revenues Budget vs. Actual as of September 30, 2016 (100% of FY)



Operating Expenditures Budget vs. Actual as of September 30, 2016 (100% of FY)



Cash and Investments as of September 30, 2016

FUNDS	BALANCE
GENERAL FUND	\$ 6,240,617
UTILITY FUND	8,036,175
SPECIAL REVENUE FUNDS *	1,558,158
TIRZ	352,103
CEMETERY FUND	476,904
SANITATION FUND	1,924,040
EMS FUND	917,741
CAPITAL PROJECTS (GOVERNMENTAL) **	6,113,504
CAPITAL PROJECTS (UTILITY) ***	9,646,176
INTERNAL SERVICE FUNDS ****	3,040,931
DEBT SERVICE	90,660
Total	\$ <u>38,397,009</u>

- * Fire Capital, Hotel, Municipal Court, Special Investigation, Senior, Public Education Governmental, and Donation Funds
- ** Sales Tax Fund and Governmental Bond Funds
- *** Utility Bond Funds
- **** Central Shop, Vehicle Replacement, Computer Replacement / Maintenance Funds

City of Alvin

Quarterly Investment Report
as of
September 30, 2016

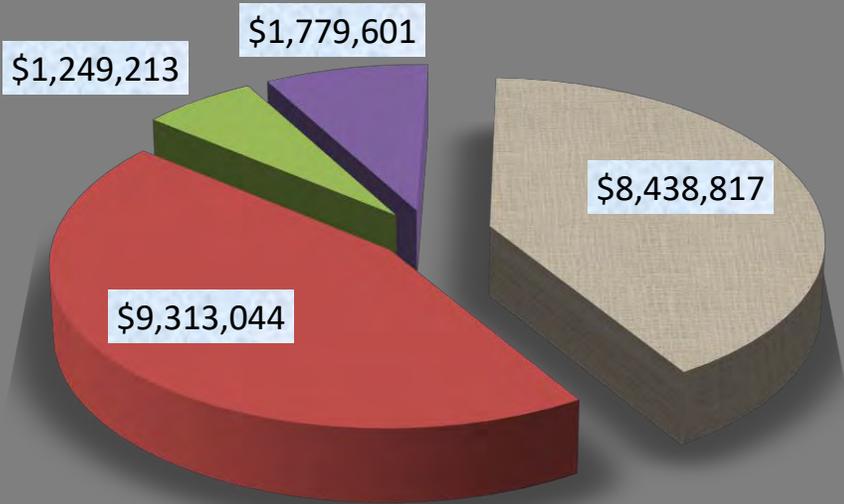
City of Alvin
Investment Report
For the Period Ending September 30, 2016

	Beginning Balance October 1, 2015	Ending Balance September 30, 2016
Cash and Investment Pools		
Cash in Wells Fargo Bank *	\$ 14,579,849	\$ 18,209,516
Texpool		
Book Value	9,910,322	8,438,817
Market Value	9,910,322	8,438,817
TexStar		
Book Value	\$ 11,560,679	\$ 9,313,044
Market Value	11,560,679	9,313,044
Brokered Certificate of Deposits		
Book Value	\$ 1,248,370	\$ 1,249,213
Market Value	1,248,370	1,249,213
Par Value	1,248,000	1,248,000
Money Market		
Book Value	\$ 1,775,594	\$ 1,779,601
Market Value	1,775,594	1,779,601
Total Portfolio		
Book Value	\$ 39,074,814	\$ 38,990,191
Market Value	39,074,814	38,990,191
Par Value	39,074,444	38,988,978
Weighted Average Maturity (in Days)**		17
Weighted Average Yield-to-Maturity **		0.41%
Current YTD Interest Earnings		
Accrued Interest		\$ 5,133
Comparative Yields		
3 month Treasury Bill		0.29%
6 month Treasury Bill		0.59%
2 Year Treasury Note		0.77%

* Bank Statement Balance (Consolidated & Payroll Accounts)

** Calculation excludes Cash in Bank Balances

City of Alvin Investment Allocation September 30, 2016



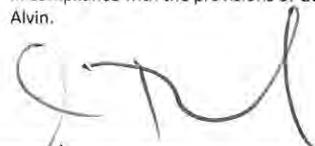
■ TexPool ■ TexStar ■ CD's ■ Money Market

City of Alvin
 Summary Investment Report
 For the Period Ending September 30, 2016

Current Date: 09/30/2016

Fund	Description	Type	CUSIP	Coupon	Settlement Date	Maturity Date	Call Date	Par Value	Purchase Price	Purchase Cost	Book Value	Mkt Price	Mkt Value	Days to Maturity	YTM
General Fund	TexSTAR	LGIP		0.0041				100,523.47	100.000	100,523.47	100,523.47	100.000	100,523.47	1	0.0041
General Fund	TexPool	LGIP		0.0038				4,352,853.50	100.000	4,352,853.50	4,352,853.50	100.000	4,352,853.50	1	0.0038
General Fund	DWS-GCIS	MMKT		0.0032				1,779,601.40	100.000	1,779,601.40	1,779,601.40	100.000	1,779,601.40	1	0.0032
Utility Fund	TexSTAR	LGIP		0.0041				10,139.55	100.000	10,139.55	10,139.55	100.000	10,139.55	1	0.0041
Utility Fund	TexPool	LGIP		0.0038				703,638.61	100.000	703,638.61	703,638.61	100.000	703,638.61	1	0.0038
Utility Fund	TexPool	LGIP		0.0038				672,198.00	100.000	672,198.00	672,198.00	100.000	672,198.00	1	0.0038
Utility Fund	CD	CD	05581WJU0	0.8000	08/15/2016	08/18/2017		248,000.00	100.000	248,000.00	248,128.96	100.052	248,128.96	322	0.0080
Utility Fund	CD	CD	05580ABP8	0.9500	05/13/2015	05/22/2017		250,000.00	100.000	250,000.00	250,481.25	100.193	250,481.25	234	0.0095
Impact Fees	TexSTAR	LGIP		0.0041				100,780.29	100.000	100,780.29	100,780.29	100.000	100,780.29	1	0.0041
Impact Fees	TexPool	LGIP		0.0038				163,183.93	100.000	163,183.93	163,183.93	100.000	163,183.93	1	0.0038
2005 Bonds	TexPool	LGIP		0.0038				-	100.000	-	-	100.000	-	1	0.0038
2006 Bonds Utility	TexPool	LGIP		0.0038				86,885.45	100.000	86,885.45	86,885.45	100.000	86,885.45	1	0.0038
2008 Bonds Utility	TexPool	LGIP		0.0038				2,526.84	100.000	2,526.84	2,526.84	100.000	2,526.84	1	0.0038
Sanitation Fund	TexPool	LGIP		0.0038				67,794.13	100.000	67,794.13	67,794.13	100.000	67,794.13	1	0.0038
Sanitation Fund	TexSTAR	LGIP		0.0041				232,318.78	100.000	232,318.78	232,318.78	100.000	232,318.78	1	0.0041
Sales Tax Fund	TexSTAR	LGIP		0.0041				24,064.84	100.000	24,064.84	24,064.84	100.000	24,064.84	1	0.0041
Sales Tax Fund	TexPool	LGIP		0.0038				1,633,818.14	100.000	1,633,818.14	1,633,818.14	100.000	1,633,818.14	1	0.0038
Sales Tax Fund	CD	CD	313812BW8	0.5500	06/27/2016	12/29/2016		250,000.00	100.000	250,000.00	250,035.25	100.014	250,035.25	90	0.0055
Sales Tax Fund	CD	CD	07370TY31	0.7000	06/15/2016	06/14/2017		250,000.00	100.000	250,000.00	250,248.25	100.099	250,248.25	257	0.0070
Sales Tax Fund	CD	CD	9497485V5	1.0000	06/17/2016	12/18/2017		250,000.00	100.000	250,000.00	250,319.50	100.122	250,319.50	444	0.0100
2006 Bonds Gov't	TexPool	LGIP		0.0038				-	100.000	-	-	100.000	-	1	0.0038
2006 Bonds Gov't	TexSTAR	LGIP		0.0041				17,921.81	100.000	17,921.81	17,921.81	100.000	17,921.81	1	0.0041
Debt Service	TexPool	LGIP		0.0038				20,366.46	100.000	20,366.46	20,366.46	100.000	20,366.46	1	0.0038
Cemetery Fund	TexPool	LGIP		0.0038				147,362.38	100.000	147,362.38	147,362.38	100.000	147,362.38	1	0.0038
Cemetery Fund	TexSTAR	LGIP		0.0038				283,658.55	100.000	283,658.55	283,658.55	100.000	283,658.55	1	0.0038
Cemetery Fund	TexPool	LGIP		0.0038				50,000.00	100.000	50,000.00	50,000.00	100.000	50,000.00	1	0.0038
2013 TAN	TexSTAR	LGIP		0.0041				-	100.000	-	-	100.000	-	1	0.0041
Hotel Motel Fund	TexPool	LGIP		0.0038				74,199.70	100.000	74,199.70	74,199.70	100.000	74,199.70	1	0.0038
Special Investigation	TexSTAR	LGIP		0.0041				61,287.35	100.000	61,287.35	61,287.35	100.000	61,287.35	1	0.0041
Building Security	TexSTAR	LGIP		0.0041				65,808.89	100.000	65,808.89	65,808.89	100.000	65,808.89	1	0.0041
Court Technology	TexSTAR	LGIP		0.0041				0.50	100.000	0.50	0.50	100.000	0.50	1	0.0041
Donation Fund	TexSTAR	LGIP		0.0041				27,231.25	100.000	27,231.25	27,231.25	100.000	27,231.25	1	0.0041
2015 W&S CO	TexSTAR	LGIP		0.0041				7,948,264.82	100.000	7,948,264.82	7,948,264.82	100.000	7,948,264.82	1	0.0041
EMS	TexPool	LGIP		0.0038				91,565.61	100.000	91,565.61	91,565.61	100.000	91,565.61	1	0.0038
EMS	TexSTAR	LGIP		0.0041				19,153.47	100.000	19,153.47	19,153.47	100.000	19,153.47	1	0.0041
Shop	TexSTAR	LGIP		0.0041				114,404.60	100.000	114,404.60	114,404.60	100.000	114,404.60	1	0.0041
Veh.Replacement	TexPool	LGIP		0.0038				372,423.89	100.000	372,423.89	372,423.89	100.000	372,423.89	1	0.0038
Veh.Replacement	TexSTAR	LGIP		0.0041				296,139.79	100.000	296,139.79	296,139.79	100.000	296,139.79	1	0.0041
Seniors Fund	TexSTAR	LGIP		0.0041				11,346.40	100.000	11,346.40	11,346.40	100.000	11,346.40	1	0.0041
								20,779,462.40		20,779,462.40	20,780,675.61		20,780,675.61	17	0.0041

This report is presented in accordance with the Texas Government Code Title 10 Section 2256.023. The below signed hereby certifies that, to the best of his knowledge on the date this report was created, the City of Alvin is in compliance with the provisions of Government Code 2256 and the stated policies and strategies of the City of Alvin.



Junru Roland
 Chief Financial Officer



CITY OF ALVIN

MAJOR FUNDS RECAP

For the period ending 09/30/2016



CITY OF ALVIN
BUDGET VS ACTUAL
 For the period ending 09/30/2016

GENERAL FUND	CURRENT MONTH			YEAR TO DATE			CURRENT BUDGET	BUDGET BALANCE
	LAST YEAR	THIS YEAR	% CHANGE	LAST YEAR	THIS YEAR	% CHANGE		
REVENUES								
GENERAL PROPERTY TAXES	9,454	9,118	-4%	7,852,676	8,352,193	6%	8,308,524	(43,669)
SALES TAXES	171,740	180,785	5%	2,147,134	2,178,908	1%	2,136,840	(42,068)
OTHER TAXES	10,324	-	0%	38,195	37,145	-3%	35,000	(2,145)
FRANCHISE TAXES	28,442	12,061	-58%	1,397,593	1,377,784	-1%	1,339,000	(38,784)
PERMITS AND LICENSES	40,335	37,326	-7%	667,268	472,899	-29%	515,400	42,501
FINES AND FORFEITURES	30,276	36,390	20%	499,965	493,001	-1%	538,000	44,999
OTHER INCOME	189,644	23,635	-88%	677,344	591,021	-13%	514,924	(76,097)
INTRAGOVERNMENTAL	89,530	94,399	5%	1,074,358	1,132,795	5%	1,132,782	(13)
TOTAL REVENUES	569,745	393,714	-31%	14,354,533	14,635,747	2%	14,520,470	(115,277)
EXPENDITURES								
CITY COUNCIL	7,800	5,939	-24%	59,902	50,017	-17%	59,541	9,524
CITY CLERK	13,445	26,959	101%	241,664	238,786	-1%	257,064	18,278
CITY ATTORNEY	48,032	80,578	68%	409,738	473,259	16%	468,312	(4,947)
CITY MANAGER	30,940	33,790	9%	285,081	298,669	5%	300,083	1,414
ECONOMIC DEVELOPMENTS	25,782	25,027	-3%	221,599	193,624	-13%	204,821	11,197
FINANCE	45,862	44,943	-2%	348,100	439,810	26%	479,830	40,020
COURT	20,752	20,787	0%	184,019	194,883	6%	198,212	3,329
HUMAN RESOURCES	15,109	18,454	22%	124,241	144,694	16%	206,282	61,588
CITY HALL	24,689	8,319	-66%	116,728	110,565	-5%	111,000	435
POLICE	732,477	717,355	-2%	6,306,229	6,395,930	1%	6,476,308	80,378
HUMANE	36,442	46,736	28%	309,009	394,709	28%	414,136	19,427
FIRE	137,689	117,086	-15%	922,349	886,588	-4%	959,250	72,662
ENGINEERING	72,812	80,043	10%	607,634	606,608	0%	696,729	90,121
CODE ENFORCEMENT	13,829	10,632	-23%	115,346	117,936	2%	124,775	6,839
PARKS AND RECREATION	259,684	172,081	-34%	1,420,458	1,438,925	1%	1,443,464	4,539
LIBRARY	8,220	7,793	-5%	97,574	111,483	14%	111,865	382
NON-DEPARTMENTAL	237,125	139,416	-41%	2,042,240	2,060,908	1%	2,008,799	(52,109)
TOTAL EXPENDITURES	1,730,690	1,555,937	-10%	13,811,911	14,157,394	3%	14,520,471	363,077
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES					<u>478,352</u>			
BEGINNING FUND BALANCE					4,890,002			
ENDING FUND BALANCE					<u>5,368,354</u>			



**CITY OF ALVIN
BUDGET VS ACTUAL
For the period ending 09/30/2016**

	<u>CURRENT MONTH</u>			<u>YEAR TO DATE</u>			CURRENT BUDGET	BUDGET BALANCE
	LAST YEAR	THIS YEAR	% CHANGE	LAST YEAR	THIS YEAR	% CHANGE		
HOTEL FUND								
<u>REVENUES</u>								
OCCUPANCY TAXES	18,256	20,778	14%	327,959	345,572	5%	312,251	(33,321)
OTHER OPERATING INCOME	719	598	-17%	8,184	9,253	13%	9,300	47
TOTAL REVENUES	18,975	21,375	13%	336,142	354,825	6%	321,551	(33,274)
<u>EXPENDITURES</u>								
PERSONNEL	11,695	6,476	-45%	82,135	81,453	-1%	104,484	23,031
SUPPLIES	(113)	426	-477%	7,779	3,931	-49%	9,200	5,269
CONTRACT SERVICES	17,043	26,868	58%	146,933	150,560	2%	179,354	28,794
DEBT SERVICE	-	-		19,658	23,253	18%	23,253	0
INTERFUND TRANSFERS	175	225	29%	2,101	2,700	29%	2,700	-
TOTAL EXPENDITURES	28,800	33,995	-15%	258,606	261,896	1%	318,991	57,095
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES					92,929			
BEGINNING FUND BALANCE					730,434			
ENDING FUND BALANCE					823,363			



CITY OF ALVIN
BUDGET VS ACTUAL (Cash basis)
For the period ending 09/30/2016

UTILITY FUND

REVENUES

	<u>CURRENT MONTH</u>		<u>%</u> <u>CHANGE</u>	<u>YEAR TO DATE</u>		<u>%</u> <u>CHANGE</u>	<u>CURRENT</u> <u>BUDGET</u>	<u>BUDGET</u> <u>BALANCE</u>
	<u>LAST YEAR</u>	<u>THIS YEAR</u>		<u>LAST YEAR</u>	<u>THIS YEAR</u>			
CHARGES FOR SERVICES	641,312	782,859	22%	6,860,469	7,158,889	4%	6,799,306	(359,583)
OTHER OPERATING INCOME	19,686	23,125	17%	330,652	318,523	-4%	289,207	(29,316)
TOTAL REVENUES	660,998	805,984	22%	7,191,121	7,477,412	4%	7,088,513	(388,899)

EXPENDITURES

WATER	212,044	104,753	-51%	955,849	947,626	-1%	1,100,744	153,118
SEWER	75,420	82,975	10%	702,394	665,942	-5%	903,117	237,175
WASTEWATER TREATMENT	98,302	88,319	-10%	711,979	750,792	5%	835,197	84,405
ADMINISTRATION	33,246	37,249	12%	321,999	300,593	-7%	312,205	11,612
BILLING AND COLLECTIONS	29,756	42,230	42%	259,650	266,988	3%	274,656	7,668
PUBLIC SERVICES FACILITY	9,945	8,901	-11%	69,281	77,940	12%	99,150	21,210
CODE ENFORCEMENT PROGRAM	(123)	16,612	-13623%	62,335	134,773	116%	142,644	7,871
OTHER REQUIREMENTS	111,555	84,449	-24%	1,119,783	1,082,477	-3%	1,095,454	12,977
TOTAL OPERATING EXPENDITURES	570,145	465,488	-18%	4,203,271	4,227,131	1%	4,763,167	536,036
DEBT SERVICE	-	-		1,769,470	2,299,912	30%	2,300,528	616
CAPITAL PROJECTS						0%		
TOTAL EXPENDITURES	570,145	465,488	-18%	5,972,741	6,527,044	9%	7,063,695	536,651
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES					950,368		-	
BEGINNING NET OPERATING ASSETS					4,158,358			
ENDING NET OPERATING ASSETS					5,108,726			



**CITY OF ALVIN
BUDGET VS ACTUAL
For the period ending 09/30/2016**

SANITATION FUND

	<u>CURRENT MONTH</u>			<u>YEAR TO DATE</u>			<u>CURRENT BUDGET</u>	<u>BUDGET BALANCE</u>
	<u>LAST YEAR</u>	<u>THIS YEAR</u>	<u>% CHANGE</u>	<u>LAST YEAR</u>	<u>THIS YEAR</u>	<u>% CHANGE</u>		
REVENUES								
CHARGES FOR SERVICES	220,728	297,247	35%	2,623,188	2,746,197	5%	2,654,795	(91,402)
OTHER OPERATING INCOME	5,237	4,102	-22%	60,122	53,717	-11%	2,000	(51,717)
TOTAL REVENUES	225,965	301,349	33%	2,683,310	2,799,914	4%	2,656,795	(143,119)
EXPENDITURES								
CONTRACT SERVICES	546,363	189,151	-65%	2,195,179	2,237,125	2%	2,144,637	(92,488)
INTERFUND TRANSFERS	11,055	11,106	0%	209,279	210,073	0%	210,073	(0)
DEBT SERVICE		-	0%	28,926	34,215	18%	34,215	(0)
TOTAL EXPENDITURES	557,418	200,256	-64%	2,433,384	2,481,413	2%	2,388,925	(92,488)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES					318,501			
BEGINNING NET OPERATING ASSETS					1,433,569			
ENDING NET OPERATING ASSETS					1,752,070			



CITY OF ALVIN
BUDGET VS ACTUAL
 For the period ending 09/30/2016

EMS FUND

	<u>CURRENT MONTH</u>		<u>%</u> CHANGE	<u>YEAR TO DATE</u>		<u>%</u> CHANGE	<u>CURRENT</u> BUDGET	<u>BUDGET</u> BALANCE
	<u>LAST YEAR</u>	<u>THIS YEAR</u>		<u>LAST YEAR</u>	<u>THIS YEAR</u>			
REVENUES								
CHARGES FOR SERVICES	255,028	154,241	-40%	1,914,136	1,915,370	0%	1,920,930	5,560
OTHER NON OPERATING INCOME	145	335	131%	21,121	13,609	-36%	8,600	(5,009)
TOTAL REVENUES	255,173	154,577	-39%	1,935,258	1,928,979	0%	1,929,530	551
EXPENDITURES								
PERSONNEL	143,807	94,753	-34%	1,130,435	1,198,121	6%	1,103,521	(94,600)
SUPPLIES	16,989	19,986	18%	174,879	187,875	7%	211,741	23,867
CONTRACT SERVICES	35,000	32,941	-6%	286,608	277,039	-3%	368,435	91,396
DEBT SERVICE	-	-	0%	9,352	7,154	-23%	7,154	(0)
INTERFUND TRANSFERS	20,494	26,993	32%	245,934	323,918	32%	323,917	(1)
OPERATING EXPENDITURES	216,290	174,673	-19%	1,847,208	1,994,107	8%	2,014,768	20,661
CAPITAL OUTLAY (NON RECURRING)	-	38,074		85,396	81,981		87,000	5,019
TOTAL EXPENDITURES	216,290	212,747	-2%	1,932,603	2,076,088	7%	2,101,768	25,680
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES					(147,108)			
BEGINNING WORKING CAPITAL					937,292			
ENDING WORKING CAPITAL					790,184			



**CITY OF ALVIN
BUDGET VS ACTUAL
For the period ending 09/30/2016**

	<i>CURRENT MONTH</i>		<i>% CHANGE</i>	<i>YEAR TO DATE</i>		<i>% CHANGE</i>	<i>CURRENT BUDGET</i>	<i>BUDGET BALANCE</i>
	<i>LAST YEAR</i>	<i>THIS YEAR</i>		<i>LAST YEAR</i>	<i>THIS YEAR</i>			
SALES TAX FUND								
<u>REVENUES</u>								
SALES TAX REVENUES	343,379	361,462	5%	4,292,988	4,356,515	1%	4,273,679	(82,836)
OTHER OPERATING INCOME	46,043	2,125	-95%	304,436	24,325	-92%	8,000	(16,325)
TOTAL REVENUES	389,422	363,587	-7%	4,597,424	4,380,840	-5%	4,281,679	(99,161)
<u>EXPENDITURES</u>								
PERSONNEL (STREET)	88,188	62,705	-29%	817,472	774,980	-5%	955,534	180,554
PERSONNEL (CODE ENFORCEMENT)	7,706	5,528	-28%	68,075	71,287	5%	71,114	(173)
SUPPLIES	17,819	15,164	-15%	213,056	183,132	-14%	316,250	133,118
CONTRACT SERVICES	111,725	61,772	-45%	760,608	689,162	-9%	1,198,159	508,997
CAPITAL OUTLAY (CIP)	872,689	90,689	-90%	1,320,794	1,341,432	2%	3,362,736	2,021,304
DEBT	-	-	0%	-	-	0%	-	-
INTERFUND TRANSFERS	68,820	66,870	-3%	785,245	820,832	5%	770,811	(50,021)
TOTAL EXPENDITURES	1,166,948	302,728	-74%	3,965,250	3,880,824	-2%	6,674,604	2,793,780
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES					500,017			
BEGINNING FUND BALANCE					6,294,518			
ENDING FUND BALANCE					6,794,535			



**CITY OF ALVIN
BUDGET VS ACTUAL
For the period ending 09/30/2016**

SHOP FUND

	<u>CURRENT MONTH</u>			<u>YEAR TO DATE</u>			<u>CURRENT BUDGET</u>	<u>BUDGET BALANCE</u>
	<u>LAST YEAR</u>	<u>THIS YEAR</u>	<u>% CHANGE</u>	<u>LAST YEAR</u>	<u>THIS YEAR</u>	<u>% CHANGE</u>		
REVENUES								
INTRA GOVERNMENTAL TRANSFERS	64,127	58,795	-8%	769,597	705,539	-8%	705,538	(1)
OTHER OPERATING INCOME	9	39	314%	2,244	3,272	46%	-	(3,272)
TOTAL REVENUES	64,136	58,833	9%	771,841	708,810	-8%	705,538	(3,272)
EXPENDITURES								
PERSONNEL	21,084	13,077	-38%	188,268	174,283	-7%	191,518	17,235
SUPPLIES	18,314	15,704	-14%	133,905	137,615	3%	167,200	29,585
CONTRACT SERVICES	31,674	31,327	-1%	341,908	277,222	-19%	330,621	53,399
INTERFUND TRANSFERS	923	667	-28%	11,080	8,005	-28%	8,004	(3,076)
TOTAL EXPENDITURES	71,996	60,776	-16%	675,161	597,125	-12%	697,343	97,143
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES					111,686			
BEGINNING OPERATING ASSETS					207,910			
ENDING OPERATING ASSETS					319,596			



AGENDA COMMENTARY

Meeting Date: 10/20/2016

Department: Administration

Contact: Sereniah Breland, City Manager

Agenda Item: Receive and acknowledge receipt of the Fiscal Year 2016 Capital Improvement Projects Report and the Comprehensive Plan Implementation Report.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Discussion & Direction

Summary: Staff is working towards the completion of budgeted projects as defined in the 2016 Capital Improvements Plan (CIP). This report is an update as to the progress of such projects to date.

Staff is also working through the implementation and completion of high priority projects defined in the Comprehensive Plan. This report is an update as to work completed to date.

Funding Expected: Revenue ___ Expenditure ___ N/A **Budgeted Item:** Yes ___ No ___ N/A

Account Number: _____ **Amount:** _____ **1295 Form Required?** Yes ___ No ___

Legal Review Required: N/A Required ___ **Date Completed:** _____

Supporting documents attached:

- 2016 CIP Report Update
- Comprehensive Plan Implementation Report Update

Recommendation: Move to acknowledge receipt of the Fiscal Year 2016 Capital Improvement Projects Report and the Comprehensive Plan Implementation Report.

Reviewed by Department Head, if applicable

Reviewed by City Attorney, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Manager

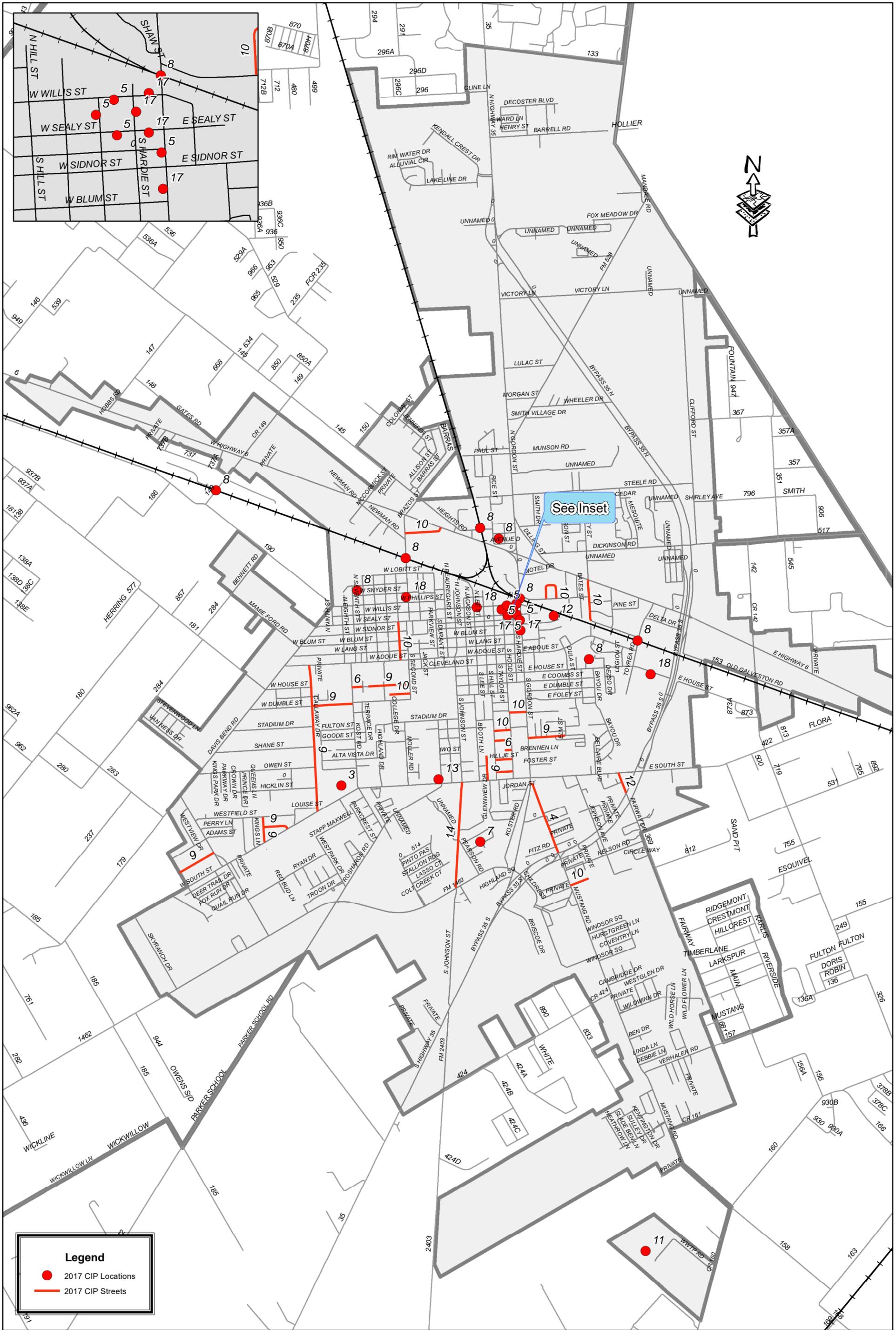
**Capital Improvement Program
Quarterly Report
October 2016**





FY 2017 Capital Improvement Program Project Schedule - October 2016

PROJECTS:	10/15/16	10/31/16	11/15/16	11/30/16	12/15/16	12/31/16	1/15/17	1/31/17	2/15/17	2/28/17	3/15/17	3/31/17	4/15/17	4/30/17	5/15/17	5/31/17	6/15/17	6/30/17	7/15/17	7/31/17	8/15/17	8/31/17	9/15/17	9/30/17					
1. Thoroughfare Plan Update	Design (Phase II)																												
2. Automated Water Meters	Construction																												
3. Kost Detention Pond	Construction																												
4. Mustang Road Improvement Project	Construction (180 days)																												
5. 2016 Downtown Sidewalk Project	Project Complete																												
6. 2016 Concrete Pavement and Drainage Project	Construction																												
7. Dyche Lane Elevated Water Storage Tank	Construction (430 days)																												
8. Quiet Zone	Design TBD																												
9. 2016 Asphalt Pavement Project (Contractor)	Construction (90 days)																												
10. 2016 Street Resurfacing & Road Construction Program (Brazoria County)	Construction																												
11. Wastewater Treatment Plant Optimization Improvements Phase II	Design				Bid							Construction																	
12. National Oak Park Observation Deck & Gazebo	Construction										Bid													Construction (120 days)					
13. Durant Detention Pond	Design						Construction																						
14. Johnson Street Paving and Sidewalk Project	Design (Geotech.)																												
15. 2017 Asphalt Pavement Project (Contractor)	Design										Bid					Construction													
16. 2017 Street Resurfacing & Road Construction Program (Brazoria County)																					Construction								
17. 2017 Downtown Sidewalk Project							Design																	Bid		Construction			
18. 2017 Sidewalk Project							Design																	Bid		Construction			



Legend

- 2017 CIP Locations
- 2017 CIP Streets



2017 CIP Project Location Map



Thoroughfare Plan Update

Project Number:	1
Project Type:	Streets
Strategic Plan:	Planning for Infrastructure
Funding:	Sales Tax Fund
Assigned:	City Engineer
Project Location:	Corporate City limits and portions of the Extraterritorial Jurisdiction.
Project Description:	This project will study all of the streets and roadways throughout the City of Alvin, and provide an update to the existing thoroughfare plan. Phase I of this two phase project consists of the data collection, public involvement, and GIS based thoroughfare map creation. Phase II will include the preparation of an Implementation Plan with cost estimates, a Capital Improvements Program, and the development of funding options including TIP submittals to HGAC.
Project Justification:	To provide a planning tool that will allow for the future expansion of the City's roadway system as properties are developed and redeveloped.
Current Status:	Klotz Associates is currently working on drafting the Implementation Plan portion of Phase II. It is anticipated that all portions of Phase II will be complete by March 15, 2018.
Impact on Operating Budget:	No
Estimated Useful Life of Capital Investment:	10-15 years (life of the plan before updates are required)

PROJECT COST

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN (Phase I)</u>		\$75,000	\$75,000	2015	
<u>DESIGN (Phase II)</u>		\$100,000	\$100,000	2016	
<u>OTHER</u>					
<u>TOTAL:</u>	\$200,000	\$175,000	\$175,000		



Automated Water Meters

Project Number:	2
Project Type:	Water
Strategic Plan:	Maintain Infrastructure
Funding:	2015 Certificate of Obligation Bond Funds
Assigned:	Director of Public Services
Project Location:	All City water customers.
Project Description:	This project will replace all of the existing water meters in the City of Alvin with new automated meters that will improve accuracy and efficiency of readings.
Project Justification:	The new meters will greatly improve accuracy and efficiency of readings.
Current Status:	Under Construction, 97% completion. Still working on the replacement of commercial meters. There are approximately 40 commercial meters left to be replaced. All residential meters have been replaced.
Impact on Operating Budget:	Yes
Estimated Useful Life of Capital Investment:	20-25 years

<u>PROJECT COST</u>					
	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>					
<u>CONSTRUCTION</u>	\$2,600,000	\$2,690,588	\$2,690,588	2015	
<u>OTHER</u>					
<u>TOTAL:</u>	\$2,600,000	\$2,690,588	\$2,690,588		



Kost Detention Pond

Project Number:	3
Project Type:	Drainage
Strategic Plan:	Maintain Infrastructure
Funding:	Sales Tax Fund
Assigned:	City Engineer
Project Location:	Fifteen acre City owned property at the northwest corner of the Kost Road and W. South Street intersection. Project location identified as number 3 on the CIP project location map.
Project Description:	This project includes the design and construction of a storm water detention pond on City owned property along Kost Road (15 acres). This is the first of several drainage improvement projects that were recommended in the M-1 Ditch Watershed Study that was completed in January 2011 by Dannenbaum Engineering.
Project Justification:	To improve drainage in the M-1 Ditch Watershed by providing detention storage.
Current Status:	Ongoing rough excavation of the pond by the Brazoria County Conservation and Reclamation District #3 (C&R #3). Excavation activities began in March 2015 and are 70% complete. Excavation of the pond to be complete by end of 2016 with construction of the concrete weir, back slope drains, and pilot channels to follow.
Impact on Operating Budget:	Yes
Estimated Useful Life of Capital Investment:	30+ years

PROJECT COST

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>		\$237,681	\$300,000	2015	
<u>CONSTRUCTION</u>	\$1,499,886		\$200,000	2017	
<u>OTHER</u>					
<u>TOTAL:</u>	\$1,499,886		\$500,000		



Mustang Road Improvement Project

Project Number:	4
Project Type:	Streets
Strategic Plan:	Maintain Infrastructure
Funding:	Sales Tax Fund
Assigned:	City Engineer
Project Location:	Mustang Road from S. Gordon Street to By-Pass 35. Project location identified as number 4 on the CIP project location map.
Project Description:	This project includes the removal and replacement of concrete pavement, curb, driveways, and sidewalks as well as storm pipes, inlets and manholes along the existing alignment. The existing Mustang Road intersection with S. Gordon Street shall be permanently closed and relocated 650' south on the property acquired by the City of Alvin in 1999.
Project Justification:	To improve the existing aged infrastructure and reduce traffic congestion.
Current Status:	The Notice to Proceed was issued to Mar-Con Services, LLC on September 6, 2016 and has 180 days for construction. The Contractor is currently installing the storm sewer system along the new road alignment.
Impact on Operating Budget:	No
Estimated Useful Life of Capital Investment:	20-25 years

PROJECT COST

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>					
<u>CONSTRUCTION</u>	\$1,500,000	\$1,102,780.46	\$700,000/\$500,000	2016/2017	
<u>OTHER</u>					
<u>TOTAL:</u>	\$1,500,000	\$1,102,780.46	\$1,200,000		



2016 Downtown Sidewalk Project

Project Number:	5
Project Type:	Sidewalks
Strategic Plan:	Maintain Infrastructure
Funding:	Sales Tax Fund
Assigned:	City Engineer
Project Location:	Project locations identified as number 5 on the CIP project location map. <u>Hood St.</u> (west side, between Willis and Sealy), <u>Gordon St.</u> (west side, between Sealy and Sidnor), <u>Willis St.</u> (south side, between Hood and Hardie), <u>Sealy St.</u> (south side, between Hood and Hardie).
Project Description:	This project is a continuation of a multiphase project to provide adequate pedestrian access throughout historic downtown Alvin. Brick paver sidewalks will be installed in compliance with Americans with Disabilities Act (ADA) requirements and shall match the existing brick paver sidewalks in the area.
Project Justification:	To provide adequate pedestrian access, and add decorative sidewalks to the downtown area.
Current Status:	Project complete.
Impact to Operating Budget:	No
Estimated Useful Life of Capital Investment:	20-25 years

PROJECT COST					
	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>					
<u>CONSTRUCTION</u>	\$100,000	\$116,466	\$100,000	2015 & 2016	
<u>OTHER</u>					
<u>TOTAL:</u>	\$100,000	\$116,466	\$100,000		



2016 Concrete Pavement and Drainage Project

Project Number:	6
Project Type:	Streets
Strategic Plan:	Maintain Infrastructure
Funding:	Sales Tax Fund
Assigned:	City Engineer
Project Location:	Fairview Drive (Between Kost Rd and Fairview Circle) and Palm Circle. Project locations identified as number 6 on the CIP project location map.
Project Description:	This project includes the removal and replacement of concrete pavement and curbs and the installation of storm pipes, manholes, and inlets.
Project Justification:	This project will replace the broken and uneven pavement and upgrade the storm system to allow for proper drainage.
Current Status:	The Contractor has completed the project and Staff is in the process of scheduling the final inspection.
Impact on Operating Budget:	No
Estimated Useful Life of Capital Investment:	20-25 years

PROJECT COST

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>					
<u>CONSTRUCTION</u>	\$250,000	\$192,462	\$250,000	2016	
<u>OTHER</u>					
<u>TOTAL:</u>	\$250,000	\$192,462	\$250,000		



Dyche Lane Elevated Water Storage Tank

Project Number:	7
Project Type:	Water
Strategic Plan:	Maintain Infrastructure
Funding:	Impact Fees
Assigned:	City Engineer
Project Location:	Existing elevated water storage tank site on Dyche Lane. Project location identified as number 7 on the CIP project location map.
Project Description:	This project involves the design and construction of a new 500,000 gallon water storage tank. The new composite tank will replace the existing metal tank that will be demolished as a part of this project.
Project Justification:	The tank will provide adequate water pressure and supply to a large part of the City.
Current Status:	Landmark Structures has completed the construction of the foundation for the new tank and is currently constructing the tank's pedestal.
Impact on Operating Budget:	No
Estimated Useful Life of Capital Investment:	20-25 years

PROJECT COST

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>	\$300,000	\$300,000	\$300,000	2015	
<u>CONSTRUCTION</u>	\$1,750,000	\$1,888,950	\$1,750,000	2015 & 2016	
<u>OTHER</u>					
<u>TOTAL:</u>	\$2,050,000	\$2,188,950	\$2,050,000		



Quiet Zone

Project Number:	8
Project Type:	Street/Other
Strategic Plan:	Enhance Quality of Life
Funding:	Sales Tax Fund
Assigned:	City Engineer
Project Location:	Project locations identified as number 8 on the CIP project location map. Railroad crossings at Gordon Street, Tovrea Road, Second Street, Avenue E 1/2, and County Road 149.
Project Description:	This project involves the design, approval, and construction of a railroad quiet zone comprised of the railroad crossings at Tovrea Road, Gordon Street, Second Street, and County Road 149. The project would also close the crossing at Avenue E 1/2.
Project Justification:	To create a more peaceful and visitor friendly downtown area by establishing a railroad quiet zone at City wide railroad crossings to stop the noise of the train horn.
Current Status:	HDR and Staff presented an update to Council on May 5, 2016 regarding the BNSF signal upgrades that were required and the costs associated with those upgrades. Due to these increased costs and a lack of funding the City Manager recommended that the project be shelved until TXDOT completes the planned upgrades to the railroad crossing at Gordon Street.
Impact on Operating Budget:	Yes
Estimated Useful Life of Capital Investment:	20-25 years

PROJECT COST

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>	\$100,000	\$70,285			
<u>CONSTRUCTION</u>	\$222,460	\$848,159	\$410,000	2015	
<u>OTHER</u>					
<u>TOTAL:</u>	\$322,460	\$918,444	\$410,000		



2016 Asphalt Pavement Project (Contractor)

Project Number:	9
Project Type:	Streets
Strategic Plan:	Maintain Infrastructure
Funding:	Sales Tax Fund
Assigned:	City Engineer
Project Location:	Project locations identified as number 9 on the CIP project location map. <u>Callaway Dr.</u> (Adoue St. to South St.), <u>W. Dumble St.</u> (Callaway Dr. to Kost Rd.), <u>Fairview Dr.</u> (end of concrete to Second St.), <u>Grace St.</u> (Westfield St. to South St.), <u>Meadowlark Lane</u> (Rowan Burton Rd. to end), <u>Mary St.</u> (Grace St. to W. South St.), <u>Oak Park Dr.</u> (S. Gordon St. to Elm St.), <u>S. Lee St.</u> (W. South St. to end).
Project Description:	This project involves the rehabilitation of various asphalt streets within the City of Alvin. The project includes the reclamation, stabilization, and overlay of asphalt streets. The project locations were determined based on recommendations from the 2014 Asphalt Pavement Assessment by JET Consulting.
Project Justification:	To improve existing infrastructure.
Current Status:	The Notice to Proceed was issued to Forde Construction Company, Inc. on August 15, 2016 for this 90 calendar day project. Grace Street, Mary Street, and Meadowlark Lane are complete. Callaway Drive is 65% complete and W. Dumble Street is 50% complete.
Impact on Operating Budget:	No
Estimated Useful Life of Capital Investment:	10-15 years

PROJECT COST

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>					
<u>CONSTRUCTION</u>	\$800,000	\$782,716	\$800,000	2016	
<u>OTHER</u>					
<u>TOTAL:</u>	\$800,000	\$782,716	\$800,000		



2016 Street Resurfacing and Road Construction Program (Brazoria County)

Project Number:	10
Project Type:	Streets
Strategic Plan:	Maintain Infrastructure
Funding:	Sales Tax Fund
Assigned:	Director of Public Services
Project Location:	Project locations identified as number 10 on the CIP project location map. <u>Ave. E 1/2</u> (N. Second to Hwy. 6), <u>Betsy Ross St.</u> (Second St. to west end), <u>Blackstone St.</u> (S. Hill to S. Hood), <u>Coke Ln.</u> (S. Hood to S. Hill), <u>Fairway Dr.</u> (South St. to Bypass 35), <u>Hillje St.</u> (S. Hill to S. Hood), <u>McLemore Dr.</u> , <u>Meyer St.</u> (Mustang to east end), <u>S. Shirley St.</u> (Old Galv. to Hwy. 6), <u>S. Third St.</u> (Adoue to Sealy), <u>W. Duncan St.</u> (S. Hood to S. Hill), <u>W. George St.</u> (S. Hood to S. Gordon).
Project Description:	This project involves the rehabilitation of various asphalt streets within the city. An interlocal agreement with Brazoria County is approved each fiscal year in order to accomplish these street improvements. Brazoria County provides the labor and equipment needed for the rehab and overlay of the streets. The City of Alvin will pay for material costs established under the contract with Brazoria County.
Project Justification:	Rehabilitation and upgrade of asphalt streets throughout the city.
Current Status:	Brazoria County began work on this project October 3, 2016 and completion is anticipated by November 15, 2016.
Impact on Operating Budget:	No
Estimated Useful Life of Capital Investment:	10-15 years

PROJECT COST					
	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>					
<u>CONSTRUCTION</u>	\$300,000		\$300,000	2016	
<u>OTHER</u>					
<u>TOTAL:</u>	\$300,000		\$300,000		



Wastewater Treatment Plant Optimization Improvements Phase II

Project Number:	11
Project Type:	Sewer
Strategic Plan:	Maintain Infrastructure
Funding:	2015 Certificate of Obligation Bond Funds
Assigned:	City Engineer/Public Services Director
Project Location:	Wastewater Treatment Plant. Project location identified as number 11 on the CIP project location map.
Project Description:	Phase II of this project includes installation of a non-potable water system, belt press, rehabilitation of the aeration system, and rehabilitation of the digester tank as well as upgrades to the laboratory.
Project Justification:	Upgrade the WWTP to meet state and federal regulations.
Current Status:	Ardurra Group is currently finalizing the final plan set and bid documents.
Impact to Operating Budget:	No
Estimated Useful Life of Capital Investment:	20-25 years

PROJECT COST					
	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>		\$766,500		2016	
<u>CONSTRUCTION</u>					
<u>OTHER</u>					
TOTAL:	\$7,540,000		\$7,540,000		



National Oak Park Observation Deck and Gazebo

Project Number:	12
Project Type:	Parks
Strategic Plan:	Maintain Infrastructure
Funding:	Brazoria County Grant
Assigned:	Parks Director
Project Location:	National Oak Park. Project location identified as number 12 on the CIP project location map.
Project Description:	This project will serve to provide a wetlands educational experience to all visitors. Construction will include an observation deck to view the flora and fauna of Mustang Bayou and an outdoor classroom gazebo. Interpretive signage identifying the local plants and animals will also be provided.
Project Justification:	To provide an educational experience to all park visitors. This project will be funded by Brazoria County.
Current Status:	This project was bid by Brazoria County, construction started in July 2016, and is currently 80% complete.
Impact on Operating Budget:	Yes
Estimated Useful Life of Capital Investment:	20-25 years

PROJECT COST

	<u>GRANT FUNDS RECEIVED</u>	<u>ACTUAL</u>	
<u>DESIGN</u>			
<u>CONSTRUCTION</u>	\$215,000	\$178,472	
<u>OTHER</u>			
<u>TOTAL:</u>	\$215,000	\$178,472	



Durant Detention Pond

Project Number:	13
Project Type:	Drainage
Strategic Plan:	Maintain Infrastructure
Funding:	Sales Tax Fund
Assigned:	City Engineer
Project Location:	Five acre City owned property at the northwest corner of the W. South Street and Durant Street intersection. Project location identified as number 13 on the CIP project location map.
Project Description:	This project includes the design and construction of a storm water detention pond on City owned property along Durant Street (5 acres). This is the second of several drainage improvement projects that were recommended in the M-1 Ditch Watershed Study that was completed in January 2011 by Dannenbaum Engineering.
Project Justification:	To improve drainage in the M-1 Ditch Watershed by providing detention storage for future storm sewer improvement projects along Durant Street, Moller Road, and Stadium Drive.
Current Status:	Dannenbaum Engineering is currently working on the 90% design plan set.
Impact on Operating Budget:	Yes
Estimated Useful Life of Capital Investment:	30+ years

PROJECT COST

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>	\$107,000	\$97,810	\$107,000	2016	
<u>CONSTRUCTION</u>	\$677,000				
<u>OTHER</u>					
<u>TOTAL:</u>	\$784,000		\$107,000		



Johnson Street Paving and Sidewalk Project

Project Number:	14
Project Type:	Streets
Strategic Plan:	Maintain Infrastructure
Funding:	Sales Tax Fund
Assigned:	City Engineer
Project Location:	South Johnson Street from South Street to FM 1462. Project location identified as number 14 on the CIP project location map.
Project Description:	This project involves the widening and improvement of paving along Johnson Street from South Street to FM 1462. The project includes the construction of a concrete sidewalk from South Street to Pearson Rd. A geotechnical study shall be performed to investigate the slope stability of the M-1 drainage ditch along the west side of the roadway and to make paving design recommendations.
Project Justification:	This project will make improvements and upgrades to Johnson Street.
Current Status:	Tolunay-Wong is currently working on the geotechnical study and design recommendations which will be complete by November 30, 2016. The project design is proposed to occur in FY 2017 and construction in FY 2018.
Impact on Operating Budget:	No
Estimated Useful Life of Capital Investment:	20-25 years

PROJECT COST

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>	TBD		\$200,000	2017	
<u>CONSTRUCTION</u>	TBD				
<u>GEO. STUDY</u>	\$30,000	\$28,700	\$30,000	2016	
<u>TOTAL:</u>	\$30,000		\$230,000		



2017 Asphalt Pavement Project (Contractor)

Project Number:	15
Project Type:	Streets
Strategic Plan:	Maintain Infrastructure
Funding:	Sales Tax Fund
Assigned:	City Engineer
Project Location:	Project locations to be determined in the design phase.
Project Description:	This project involves the rehabilitation of various asphalt streets within the City of Alvin. The project includes the reclamation, stabilization, and overlay of asphalt streets. The project locations will be determined based on recommendations from the 2014 Asphalt Pavement Assessment by JET Consulting.
Project Justification:	To improve existing infrastructure.
Current Status:	Staff is reviewing the current condition of the streets that were classified by a 2 ranking in the 2014 Asphalt Pavement Assessment by JET Consulting to establish the final list of streets to be included in this project.
Impact on Operating Budget:	No
Estimated Useful Life of Capital Investment:	10-15 years

PROJECT COST					
	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>					
<u>CONSTRUCTION</u>	\$800,000		\$800,000	2017	
<u>OTHER</u>					
<u>TOTAL:</u>	\$800,000		\$800,000		



2017 Street Resurfacing and Road Construction Program (Brazoria County)

Project Number:	16
Project Type:	Streets
Strategic Plan:	Maintain Infrastructure
Funding:	Sales Tax Fund
Assigned:	Director of Public Services
Project Location:	Project locations to be determined.
Project Description:	This project involves the rehabilitation of various asphalt streets within the city. An interlocal agreement with Brazoria County is approved each fiscal year in order to accomplish these street improvements. Brazoria County provides the labor and equipment needed for the rehab and overlay of the streets. The City of Alvin will pay for material costs established under the contract with Brazoria County.
Project Justification:	Rehabilitation and upgrade of asphalt streets throughout the city.
Current Status:	Staff is evaluating streets to be considered for rehabilitation.
Impact on Operating Budget:	No
Estimated Useful Life of Capital Investment:	10-15 years

<u>PROJECT COST</u>					
	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>					
<u>CONSTRUCTION</u>	\$300,000		\$300,000	2017	
<u>OTHER</u>					
<u>TOTAL:</u>	\$300,000		\$300,000		



2017 Downtown Sidewalk Project

Project Number:	17
Project Type:	Sidewalks
Strategic Plan:	Maintain Infrastructure
Funding:	Sales Tax Fund
Assigned:	City Engineer
Project Location:	Project locations identified as number 17 on the CIP project location map. <u>Gordon St.</u> (west side, in front of Kibbe Realty), <u>Willis St.</u> (north side, between Gordon and Hardie), <u>Sealy St.</u> (south side, between Gordon and Hardie), and Hardie St. (east side, mid block to Sealy).
Project Description:	This project is a continuation of a multiphase project to provide adequate pedestrian access throughout historic downtown Alvin. Brick paver sidewalks will be installed in compliance with Americans with Disabilities Act (ADA) requirements and shall match the existing brick paver sidewalks in the area.
Project Justification:	To provide adequate pedestrian access, and add decorative sidewalks to the downtown area.
Current Status:	It is anticipated that design will start in the first quarter of 2017 and construction will be combined with the 2017 Sidewalk Project and start in September 2017.
Impact to Operating Budget:	No
Estimated Useful Life of Capital Investment:	20-25 years

PROJECT COST

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>					
<u>CONSTRUCTION</u>	\$150,000		\$150,000	2017	
<u>OTHER</u>					
<u>TOTAL:</u>	\$150,000		\$100,000		



2017 Sidewalk Project

Project Number:	18
Project Type:	Sidewalks
Strategic Plan:	Maintain Infrastructure
Funding:	Sales Tax Fund
Assigned:	City Engineer
Project Location:	Project locations identified as number 18 on the CIP project location map. <u>Willis St.</u> (south side, between Second St. and Hood St.), <u>Second St.</u> (west side, between Sealy St. and the Mustang Bayou Bridge), and <u>E. House St.</u> (south side, between Hasse Elementary and La Quinta Inn).
Project Description:	This project is intended to provide adequate pedestrian access throughout downtown Alvin where pedestrians are frequently observed. Concrete sidewalks will be installed in compliance with Americans with Disabilities Act (ADA) requirements.
Project Justification:	To provide adequate pedestrian access, and add sidewalks to the downtown area as proposed in the Comprehensive Plan.
Current Status:	It is anticipated that design will start in the first quarter of 2017 and construction will be combined with the 2017 Downtown Sidewalk Project and start in September 2017.
Impact to Operating Budget:	No
Estimated Useful Life of Capital Investment:	20-25 years

PROJECT COST

	<u>ESTIMATED</u>	<u>ACTUAL</u>	<u>FUNDS BUDGETED</u>	<u>FISCAL YEAR</u>	
<u>DESIGN</u>					
<u>CONSTRUCTION</u>	\$175,000		\$175,000	2017	
<u>OTHER</u>					
<u>TOTAL:</u>	\$175,000		\$175,000		

FY17 STRATEGIC PROJECT WORKSHEET OVERVIEW

PARKS STANDARD				
Project Scope	To develop a manual that outlines equipment, branding and design requirements throughout the park			
Background/Community Value	By developing a park standards manual that outlines equipment standards (types and finishes), branding guidelines, and design requirements, the Alvin park system will maintain a consistent level of quality, maintenance, and desirable aesthetic appeal. This will help sustain and improve the quality, condition and attractive appearance of public areas and facilities within our community			
Team Leader and Members	Dan Kelinske, Parks & Rec. Dir., Team Leader; Carlos Tavira, Park Operations Manager; Michelle Nesrsta, Recreation Manager; Dwight Rhodes, Chairperson Parks and Recreation board;			
Quarterly Updates	1 st Qtr. due by 9/29/2016	2 nd Qtr. due by 12/29/2016	3 rd Qtr. Due by 03/30/2016	4 th Qtr. due by 06/29/2016
	Continue to assist Kendig Keast Collaborative in gathering and investigating information and provide final draft in December 2016 for approval.			

TREE ORDINANCE				
Project Scope	To Develop an ordinance in an effort to preserve and protection for arbor beautification.			
Background/Community Value	The efforts of Keep Alvin Beautiful, the Land Use Corridor Ordinance and the Comprehensive Plan have resulted in the desire for an ordinance that celebrates history, beautifies our community and enhances property value. Healthy trees reduce air and noise pollution, provide energy-saving shade and cooling, furnish habitat for wildlife, enhance aesthetics and property values, and are an important contributor to community image, pride, and quality of life.			
Team Leader and Members	Dan Kelinske, Parks & Rec. Dir., Team Leader; Brian Smith, Public Service Director; Michelle Segovia, City Engineer; Adam Burkey, KAB Rep.			
Quarterly Updates	1 st Qtr. due by 9/29/2016	2 nd Qtr. due by 12/29/2016	3 rd Qtr. Due by 03/30/2016	4 th Qtr. due by 06/29/2016
	Team has finalized a draft preparation for City Council consideration and approval by December 2016.			

PARKS ANNUAL OPERATION AND MAINTENANCE PLAN

Project Scope	Develop an annual operation and maintenance plan for Alvin's parks system, including provisions for regular physical condition assessments of grounds and facilities, equipment safety inspections, maintenance scheduling and personal tracking and funding and resource assessment.			
Background/Community Value	Items 9 and 14 from the 2035 Comp Plan help create standardized criteria of maintenance and improvements of parks to enhance neighborhood viability. To illustrate, "item 9" encourages staff to focus on park and recreation improvements as a means for elevating neighborhood viability. Also, "item 14" directs staff to develop a park standards manual that outlines equipment standards (types and finishes), branding guidelines, and design requirements so that the Alvin park system maintains a consistent level of quality, maintenance and aesthetic appeal. By developing a park standards manual that outlines equipment standards (types and finishes), branding guidelines, and design requirements, the Alvin park system will maintain a consistent level of quality, maintenance, and desirable aesthetic appeal. This will help sustain and improve the quality, condition and attractive appearance of public areas and facilities within our community.			
Team Leader and Members	Dan Kelinske, Parks & Rec. Dir., Team Leader; Carlos Tavira, Park Operations Manager; Michelle Nestrta, Recreation Manager; Dwight Rhodes, Chairperson Parks and Recreation board.			
Quarterly Updates	1 st Qtr. due by 9/29/2016	2 nd Qtr. due by 12/29/2016	3 rd Qtr. Due by 03/30/2016	4 th Qtr. due by 06/29/2016
	Host team meeting in December, once Park Standards Manuel is completed to begin information gathering, establish processes and overall plan outline.			

WALKABILITY

Project Scope	Improve the walkability of neighborhoods with the installation of sidewalks concurrent with all new development and rehabilitation or construction of construction of new sidewalks in the older neighborhoods, particularly adjacent to schools and parks.			
Background/Community Value	Provide safe areas to walk in and around the older sections of town where pedestrians are frequently observed.			
Team Leader and Members	Michelle Segovia, City Engineer, Team Leader; Brian Smith, Public Services Director			
Quarterly Updates	1 st Qtr. due by 9/29/2016	2 nd Qtr. due by 12/29/2016	3 rd Qtr. Due by 03/30/2016	4 th Qtr. due by 06/29/2016
	Project Areas currently being surveyed to identify right-of-way.			

THOROUGHFARE PLAN PHASE II

Project Scope	Klotz Associates in conjunction with City Staff is currently working on Phase II of this two phase Thoroughfare Plan Update which includes the preparation of an Implementation Plan with cost estimates, a Capital Improvements Program (CIP), and the development of funding options including Transportation Improvement Program (TIP) submittals to the Houston Galveston Area Council (HGAC) and is scheduled to be complete March 15, 2018.			
Background/Community Value	The Thoroughfare Plan Update was identified as a near term (less than two years) project in the 2035 Comprehensive Plan. The Thoroughfare Plan benefits the community by establishing a plan for future roadway projects that will increase mobility and ease traffic congestion as the City continues to grow			
Team Leader and Members	Michelle Segovia, City Engineer, Team Leader; David Balmos, Project Manager Klotz Associates; Brian Smith, Public Services Director			
Quarterly Updates	1 st Qtr. due by 9/29/2016	2 nd Qtr. due by 12/29/2016	3 rd Qtr. Due by 03/30/2016	4 th Qtr. due by 06/29/2016
	David Balmos to submit draft of the Implementation Plan by 12/31/2016.			

DOWNTOWN IMPROVEMENTS

Project Scope	Create a distinct identity of Downtown, including forming an identifiable edge to the district with monuments and gateway treatments at the entries from each direction (particularly along Business 35 at the northern and southern entries and Sealy street from the west and House street for the east), along with unifying design elements, such as unique signage and banners, landscaping decorative lighting, street and sidewalk/crosswalk patterns and other unique urban design treatments.			
Background/Community Value	Through citizen's input and initial analysis of downtown Alvin, a framework from which to envision a revitalization has been established. The analysis provided an objective view of the study area from varying scales. Both strength and weaknesses were revealed. The Downtown Improvement Task Force's feedback helped bring us closer to discovering Downtown Alvin's full potential.			
Team Leader and Members	Larry Buehler, Economic Development Dir, Team Leader; Julie Siggers, Convention Visitor Bureau			
Quarterly Updates	1 st Qtr. due by 9/29/2016	2 nd Qtr. due by 12/29/2016	3 rd Qtr. Due by 03/30/2016	4 th Qtr. due by 06/29/2016
	Vision and Next Steps were presented to City Council. Currently reviewing current task force and seeking potential new members and identifying projects.			

DANGEROUS BUILDING ORDINANCE

Project Scope	Update of the Dangerous Building Ordinance to streamline the process for addressing unsafe or dilapidated structures			
Background/Community Value	This update to the Dangerous Building Ordinance was identified as the #1 item on the 2035 Comprehensive Plan.			
Team Leader and Members	Kacey Roman, Code Compliance Supervisor; Mike Collins, Building Official			
Quarterly Updates	1 st Qtr. due by 9/29/2016	2 nd Qtr. due by 12/29/2016	3 rd Qtr. Due by 03/30/2016	4 th Qtr. due by 06/29/2016
	Ordinance recommendation on hold per legal opinion and current litigation in another Texas. City.			



AGENDA COMMENTARY

Meeting Date: 10/20/2016

Department: City Clerk

Contact: Dixie Roberts, City Clerk

Agenda Item: Consider Resolution 16-R-27; designating one representative and one alternate representative to the Houston-Galveston Area Council (H-GAC) General Assembly for 2017.

Type of Item: Ordinance Resolution Contract/Agreement Public Hearing Discussion & Direction

Summary: HGAC's bylaws provide that each Home Rule city member with a population under 25,000 as of the latest (2010) Federal Census, is entitled to designate one representative and one alternate to serve on the HGAC General Assembly.

Each year City Council is asked to appoint a member of its governing body to serve as a representative and a member to serve as an alternate to the H-GAC General Assembly by resolution.

2016: Council member Arendell served as representative and Council member Richards served as alternate.

2015: Council member Adame served as representative and Council member Thompson served as alternate.

2014: Council member Stuksa served as representative and Council member Droege served as alternate.

Members appointed can remain the same, or new members can be selected. Appointment is at the discretion of City Council.

Funding Expected: Revenue ___ Expenditure ___ N/A **Budgeted Item:** Yes ___ No ___ N/A

Account Number: _____ **Amount:** _____ **1295 Form Required?** Yes ___ No ___

Legal Review Required: N/A ___ Required **Date Completed:** October 13, 2016

Supporting documents attached:

- Resolution 16-R-27

Recommendation: Move to approve Resolution 16-R-27; designating _____ to serve as the representative and _____ to serve as the alternate representative on the H-GAC General Assembly for 2017.

Reviewed by Department Head, if applicable

Reviewed by City Attorney, if applicable

Reviewed by Chief Financial Officer, if applicable

Reviewed by City Manager

RESOLUTION NO. 16-R-27

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS DESIGNATING ONE REPRESENTATIVE AND ONE ALTERNATE REPRESENTATIVE TO THE HOUSTON-GALVESTON AREA COUNCIL (H-GAC) GENERAL ASSEMBLY FOR 2017

WHEREAS, H-GAC's Bylaws provide that each member Home Rule City with a population under 25,000 as of the last (2010) Federal Census is entitled to designate one (1) representative and one (1) alternate to the 2017 H-GAC General Assembly;

WHEREAS, this governing body desires to exercise its right to designate the said representative and alternate representative to the 2017 H-GAC General Assembly; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS:

Section 1. That the facts and recitations set forth in the preamble of this resolution are hereby, adopted, ratified, and confirmed.

Section 2. That _____ is hereby designated as City of Alvin's Representative for the **GENERAL ASSEMBLY** of the Houston-Galveston Area Council for the year 2017.

Section 3. That the Official Alternate authorized to serve as the voting representative should the above named representative become ineligible, or resign, is _____.

Section 4. That the Executive Director of the Houston-Galveston Area Council be notified of the designation of the above named representative and alternate.

Section 5. That this resolution shall take effect immediately from and after its passage, in accordance with the provisions of the State Statutes of the State of Texas.

Section 6. Open Meetings Act. It is hereby officially found and determined that the meeting at which this resolution was passed 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 this the _____ day of _____, 2016.

ATTEST:

CITY OF ALVIN, TEXAS

By: _____
Dixie Roberts, City Clerk

By: _____
Paul A. Horn, Mayor