NOTICE OF MEETING OF THE GOVERNING BODY OF THE CITY OF NAVASOTA, TEXAS APRIL 11, 2022

Notice is hereby given that a Regular Meeting of the governing body of the City of Navasota will be held on the 11th of April, 2022 at 6:00 PM at the City Hall in the City Council Chambers, Room No. 161, located at 200 E. McAlpine Street, Navasota, Texas 77868, at which time the following subjects will be considered, to wit:

To watch the City Council meeting live please visit the City of Navasota's Youtube here: https://www.youtube.com/channel/UCltnx7BQt0TCIYJRiZ14g5w

- 1. Call to Order.
- 2. Invocation Pledge of Allegiance
- 3. Remarks of visitors: Any citizen may address the City Council on any matter. Registration forms are available on the podium and/or table in the back of the city council chambers. This form should be completed and delivered to the City Secretary by 5:45 p.m. Please limit remarks to three minutes. The City Council will receive the information, ask staff to look into the matter, or place the issue on a future agenda. Topics of operational concerns shall be directed to the City Manager.

4. Staff Report:

- (a) Years of service awards to be presented to: Lance Hall (15 years), Jose Coronilla (20 years) and Don Busa (25 years); [Peggy Johnson, HR Director];
- (b) Proclamation for Child Abuse month [Mayor Bert Miller]; and
- (c) Board and Commission update [City Council]; and
- (d) Reports from City Staff or City Officials regarding items of community interests, including expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary or salutary recognition of public officials, public employees, or other citizens; reminders about upcoming events organized or sponsored by the City; information regarding social, ceremonial, or community events organized or sponsored by a non-City entity that is scheduled to be attended by City officials or employees; and announcements involving imminent threats to the public health and safety of people in the City that has arisen after the posting of the agenda. [Jason Weeks, City Manager]

- 5. Presentation, discussion, and possible action on a Development Plan application submitted to the City of Navasota by Marco Castaneda on behalf of Angel's Car Wash for the property located at 804 E Washington Avenue, Navasota, Grimes County, Texas, 77868. The development plan application requests to allow for the sale of vehicles on the property as a secondary use, vehicular sales are a permitted use under the property's current B-1: General Business zoning district, however a development plan application and approval is required for all mixed use and business uses in the OD: Overlay District. The property affected is legally described as Jones, H&TC, Block 90, Lot 1,2, 3(W/2). [Lupe Diosdado, Development Services Director]
- 6. Conduct a public hearing for the purpose of receiving public comment and testimony regarding a variance application submitted to the City of Navasota by James C. Hassell for the properties located along County Road 424 in the A0062 J Whitesides Abstract. The subdivision variance application requests a variance from Chapter 10 Subdivision Regulation, Article 10.02 Subdivision Ordinance, Exhibit A Subdivision Development Ordinance, Article 7 Requirements for Improvements, Reservations, and Design, Section 7.11 Requirements for Parkland Dedication, 7.11.02 General Requirements, C. Park Development Fee. The properties affected are legally described as A0062 J Whitesides, Tract 17-2, Acres 31.76, A0062 J Whitesides, Tract 17, Acres 31.79, located in Navasota, Grimes County, Texas. [Lupe Diosdado, Development Services Director]
- 7. Presentation, discussion, and possible action, regarding a variance application submitted to the City of Navasota by James C. Hassell for the properties located along County Road 424 in the A0062 J Whitesides Abstract. The subdivision variance application requests a variance from Chapter 10 Subdivision Regulation, Article 10.02 Subdivision Ordinance, Exhibit A Subdivision Development Ordinance, Article 7 Requirements for Improvements, Reservations, and Design, Section 7.11 Requirements for Parkland Dedication, 7.11.02 General Requirements, C. Park Development Fee. The properties affected are legally described as A0062 J Whitesides, Tract 17-2, Acres 31.76, A0062 J Whitesides, Tract 17, Acres 31.79, located in Navasota, Grimes County, Texas. [Lupe Diosdado, Development Services Director]
- 8. Presentation, discussion, and possible action regarding the sale of certain tracts of City-owned real property located in Navasota, Grimes County, Texas; determination of the method of sale; and authorize City staff to complete the procedures necessary for the proposed sale of said real property subject to final approval by the City Council. [Lupe Diosdado, Development Services Director]
- 9. Presentation, discussion, and possible action on appointments to the Parks & Recreation Board. [Susie Homeyer, City Secretary]

10. Consent Agenda: The following items may be acted upon with one motion and vote. No separate discussion or action is necessary unless requested by the Mayor or City Councilmember, in which event the item will be removed from the Consent Agenda for separate discussion and/or action by the City Council as part of the regular agenda. [City Council]

Consent Items are:

- A. Consider approval on the minutes for the month of March 2022; and
- B. Consider approval on the expenditures for the month of March 2022
- 11. Executive Session: The City Council will conduct an Executive Session in accordance with Section 551.072, Texas Government Code, deliberation regarding real property and discussion regarding the potential sale and/or value of Cityowned property.
- 12. Reconvene in open session.
- 13. Presentation, discussion, and possible action on the award of sealed bid for the construction of a new Public Works Warehouse. [Jennifer Reyna, Director of Utilities]
- 14. Adjourn.

/JW/		

BY: JASON WEEKS, CITY MANAGER

I, the undersigned authority, do hereby certify that the above notice of meeting of the governing body of the CITY OF NAVASOTA, is a true and correct copy of said notice and that I posted a true and correct copy of said notice in the glass bulletin board, in the foyer, on the south side of the Municipal Building as well as in the bulletin board on the north side of the Municipal Building of the City of Navasota, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 7th of April, 2022 at 11:14 AM and will remain posted continuously for at least 72 hours preceding the scheduled time of said meeting. Agendas may be viewed at www.navasotatx.gov.

The City Council reserves the right to convene in Executive Session at any time deemed necessary for the consideration of confidential matters under the Texas Government Code, Sections 551.071-551.089.

DATED THIS THE 7TH OF APRIL, 2022

/SMH/

BY: SUSIE M. HOMEYER, CITY SECRETARY

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT(936) 825.6475 OR (936) 825.6408 OR BY FAX AT (936) 825.2403.

CITY OF NAVASOTA CITY COUNCIL AGENDA

AGENDA ITEM NO.: 4. AGENDA DATE: April 11, 2022

PREPARED BY: Susie M. Homeyer, City Secretary

APPROVED BY: JW

ITEM: Staff Report:

- (a) Years of service awards to be presented to: Lance Hall (15 years), Jose Coronilla (20 years) and Don Busa (25 years); [Peggy Johnson, HR Director];
- (b) Proclamation for Child Abuse month [Mayor Bert Miller]; and
- (c) Board and Commission update [City Council]; and
- (d) Reports from City Staff or City Officials regarding items of community interests, including expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary or salutary recognition of public officials, public employees, or other citizens; reminders about upcoming events organized or sponsored by the City; information regarding social, ceremonial, or community events organized or sponsored by a non-City entity that is scheduled to be attended by City officials or employees; and announcements involving imminent threats to the public health and safety of people in the City that has arisen after the posting of the agenda. [Jason Weeks, City Manager]

ITEM BACKGROUND:

BUDGETARY AND FINANCIAL SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

- 1. Service award Lance Hall
- 2. Service award Jose Coronilla
- 3. Service Award Don Busa
- 4. Proclamation Child Abuse Prevention Month
- 5. Vision-Mission-Strategic Plan 2022
- 6. Planning Calendar
- 7. Municipal Court Report for 03/31/2022



CERTIFICATE

of ACHIEVEMENT

This certificate is presented to

Lance Hall

in appreciation of 15 years of dedicated service to the City of Navasota.



DATE

JASON WEEKS, CITY MANAGER



CERTIFICATE

of ACHIEVEMENT

This certificate is presented to

Jose Coronilla

in appreciation of 20 years of dedicated service to the City of Navasota.



DATE

JASON WEEKS, CITY MANAGER



CERTIFICATE

of ACHIEVEMENT

This certificate is presented to



in appreciation of 25 years of dedicated service to the City of Navasota.



DATE

JASON WEEKS, CITY MANAGER



PROCLAMATION

"CHILD ABUSE MONTH"

WHEREAS, nearly 200,000 children in Texas are reported as abused or neglected every year; and

WHEREAS, child abuse prevention is a community responsibility and finding solutions depends on involvement among all people; and

WHEREAS, communities must make every effort to promote programs that benefit children and their families; and

WHEREAS, effective child abuse prevention programs succeed because partnerships among agencies, schools, religious organizations, law enforcement agencies, and the business community; and

WHEREAS, everyone in the community should become more aware of child abuse prevention and consider helping parents raise their children in a safe, nurturing environment; and

NOW THEREFORE, I, Bert Miller, Mayor of the City of Navasota, hereby proclaim April 2022 as **"CHILD ABUSE PREVENTION MONTH"** in Navasota, Texas. We urge all citizens to work together to help reduce child abuse and neglect significantly in years to come.

DATED THIS THE 11TH DAY OF APRIL, 2022.

BERT	MILLER,	MAYOR



Report

and

Strategic Plan

Adopted April 26, 2021

Prepared and Facilitated
By
Ron Cox Consulting



REPORT AND STRATEGIC PLAN COUNCIL/STAFF RETREAT

CITY OF NAVASOTA

February 12, 2021

Introduction

On February 12, 2021, the Mayor, City Council and staff of the City of Navasota met for a retreat planning session. The purpose of this meeting was twofold.

- Confirm and expand the governance philosophy for the City Council. Included in that is identifying key elements of the Council's vision for Navasota.
- Prepare a strategic plan for the city.

The Mayor, Council and staff freely worked together, and their work was exemplary in all respects. Ron Cox facilitated the process.

Governance

In their February 12, 2021 session the Council confirmed the governance policy they established in 2017 and expanded on it by further defining their governance philosophy. The Council participated in discussions about their role, together and their leadership responsibilities. The elements of a strong governance model are having and following clear vision and mission, establishing leadership and communications philosophies, and identifying the expectations of each other as City Council members, and the City staff, and of identifying and recognizing the expectations staff has of the City Council.

The key elements of the Governance Philosophy are leadership, communication and understanding and defining expectations. These define how the team will function together. Visioning and planning are the key elements that define what the strategies and goals are for the City of Navasota and what they will be to ensure the vision is ultimately attained.

Governance Model

The governance model first begins with leadership. Each member of the Council asked to provide input into how they will lead, communicate and a defining of expectations for themselves and staff.

The facilitator began the process by asking each of the members why they ran and serve on the City Council. They responded as follows:

The Mayor and Council reviewed and confirmed their Governance Policy and Rules of Engagement established in 2017. These are as follows.

Mayor and Council members ran for the office and serve ...

- Had already serviced on other boards and wanted to be active in the growth to come.
- To lead city in the right direction.
- Saw growth coming and saw weaknesses in various ordinances that needed strengthening now growth is really here.
- To bring a different insight as a native of Navasota.
- To encourage business growth and economic development.
- Am able to serve.
- Originally to change the direction of the city (and have done that).
- Exciting to be a part of big decisions for the community.

The facilitator then asked the members to describe the attributes they have that will contribute to the work of the Council.

Mayor and Council have the following attributes ...

- Able to think outside the box on issues.
- Business experience in the private sector.
- Provides a technical background.
- Brings a different point of view, being from a different generation than others on the Council.
- Historical memory as a native of Navasota.
- Love the community.
- Committed to the community.
- Service to the community.
- Have the time to serve.

- Have a special needs child bringing different perspective to decision making.
- Raised seven children and now grandchildren all in Navasota community and schools.
- Different stages of our lives, bring different viewpoints.

The Mayor and Council of the City of Navasota will lead by ...

- Providing the facts.
- Seeking and gaining understanding of the problems.
- Listening, asking, seeking information and deciding.
- Coming together for the greater good compromising and building consensus.
 - Toward a common goal betterment of Navasota.
 - Finding a win/win for all.
 - Building consensus.
 - Picking your wins carefully.
- Not being afraid to admit you are wrong and changing your mind.
- Being patient.
- Being humble not prideful or egotistical.
- Being passionate about our city, but not dictatorial.
- Being brave for our city.
- Showing respect and being respectful of others.

The Mayor and Council of the City of Navasota will communicate ...

- Effectively with citizens, each other and staff...
 - Concisely.
 - Clearly.
 - Completely.
- Seek and allow responses.
- Seek to understand.
- Take the time to explain the issue and resolution to each other and to citizens.

The Mayor and Council of the City of Navasota expect the following of each other...

- Remember we all work for the citizens Council and staff alike.
- Set the table for the citizens on agenda items fill in the gaps of knowledge for them.
- Follow the process.
- Be willing to slow the process down.
- Respect each other and their opinions.
- Be honest.
- Be consistent.
- Do your homework.
- Be vulnerable admit you do not know everything.
- Be willing to learn.
- Don't take the issue personally

The Mayor and Council of the City of Navasota expect the following of the staff ...

- Set the table to explain agenda items for Council and citizens.
- Be clear and timely in the information flow to Council understanding and responding to individual council members in the way that communicates best to them
- Don't take it personally.
- Provide the full picture the good, the bad, and the ugly.
- Have patience.
- Know your lane and stay in it.
- Understand the chain-of-command.

(It was noted that the City Council and staff should all have and respond to the same expectations.)

The staff expects the following of the Mayor and Council of the City of Navasota (as defined by the City Council) ...

- Don't play the "gotcha" game with staff.
- Have an understanding of staff, their role.
- Ask questions and don't assume.
- Have patience.
- Be fair.
- Listen to staff.
- Be respectful to staff.
- Seek information on what council can do to help the staff succeed.
- Seriously consider their recommendations.
- Attempt to solve the problems that are presented.
- Give them clear direction.
- Remember that staff is working for the citizens, as well as the Council.
- Don't put undue pressure on staff.
- Follow the chain-of-command.

Vision and Mission

On February 6, the Council and senior staff discussed the elements vision they have for Navasota. Currently, there are is Vision Statement and Mission Statement for the City. After a review, the Mayor and Council identified and confirmed the key elements of the vision and mission for the City.

Vision Statement

Navasota 2027: What America wants to Be:

A beautiful, progressive, vibrant, service oriented, close-kinit community filled with historic charm and promise for people and business.

Vision Elements

These elements were discussed and are presented in no particular order of priority. It was noted that in reviewing the Vision Statement from the Comprehensive Plan, these key vision elements are consistent with and embodied in the Vision Statement.

- Navasota is a role model for other cities.
- Clean.
- Safe.
- Friendly and inviting.
- Historic.
- · Beautiful and manicured.
- Successful.
- Sustainable.
- Full of opportunity.
- Innovative.
- Charming.

Mission Statement

To guide Navasota's growth in a way that maintains our heritage, culture and uniqueness while maximizing our economic and social development.

Mission Elements

These key mission elements are presented in no particular order of priority.

- Committed.
- Stay focused on the mission.
- Dedication and desire.
- Proper planning.
- To communicate the Vision.
- Provide great/exceptional customer service.
- Clear, consistent, defined responsibilities.
- Flexible.
- Understanding of your role and responsibilities.

Strategic Planning

The facilitator led the participants in a SWOT analysis, identifying and discussing the strengths, weaknesses, opportunities and threats for the City of Navasota, both organizationally and in the community. The weaknesses then were divided into common themes – Areas of Emphasis or Vision Elements. Within each of the Areas of Emphasis, opportunities – strategies and goals – were identified to overcome the weaknesses.

Finally, threats were identified that if not anticipated may get in the way of accomplishing the strategies and goals.

The participants were divided into three groups. Each group focused on strengths and weaknesses as follows.

Strengths

Group 1

- Qualified personnel.
- Close knit team/community.
- Has a can-do attitude.
- Pride in community and city organization.
- Friendly.
- Great leadership Council, City Manager and staff.
- Caring.
- Small town charm.
- Service oriented.
- Open minded and welcoming.
- Knowledgeable about work, etc.
- Dedication.
- Good foundation upon which to build.
- Resilient.
- Organization is accountable to the community.
- Have integrity and honesty.
- Everyone is team player.
- Willing to admit to issues and problems.
- Self-aware.
- Transparent.
- Have community support.
- Have a multi-faceted community makeup.
- Visionaries.
- Excellent location.
- Diversity in the community.

Group 2

- Great staff.
- Buy-in from the community.
- A community feeling.
- Progressive.
- Safe.
- Leadership.
- Proactive Council.
- Beginning infrastructure design improvements.
- City services.
- Facilities.

- Partnerships.
- Potential for growth.
- Location.
- History.
- Industry.

Group 3

- Experience of Council and staff.
- New councilmembers bringing energy and new ideas.
- Leadership.
- Collaboration.
- Creativity.
- Openness/inviting community.
- Honesty/trust.
- Stability.
- Teamwork.
- Loyalty and pride.
- Service minded.
- Relationships/friendly/user friendly.
- Fun.
- Commitment and dedication.

Weaknesses

Group 1

- Lack of social and health services.
- Minimal retail services.
- Lack of transportation services.
- Lack of after 5 p.m. activities.
- Aging infrastructure.
- Difficulty in communication from the city to the citizens.
- Lack of finances for unfunded mandates.
- Outside negative perception of the community.
- Finding and retaining good staff.
- Lack of seasoned/experienced staff at all levels.
- Lack of citizen input/involvement.
- Uninformed criticism from citizens.
- Limited connectivity to high quality internet.
- Technologically inhibited/fear of technology

Group 2

- Fear of change.
- More work than staff can accomplish.
- Lack of job career diversity.

- Perception of the school district.
- Lack of rental/multifamily in the city.
- Retail leakage.
- Lack of amenities for social and family time.
- Train traffic.
- Animal control/fire department facilities need replacing.
- Lack of internet connectivity.

Group 3

- Communication/understanding of the message.
- People making assumptions without all the information.
- Aging infrastructure.
- Sometimes resistant to change.
- Dislike of others.
- Financial resources are limited.
- Retention of employees.
- Outside perception of Navasota.
- People have long memories.
- Lack of participation by the citizens.
- Being required to respond to circumstances beyond our control.
- Limited technology in the community in the city.

Areas of Emphasis

Reviewing the weaknesses presented resulted in the identification of five areas of emphasis.

- Governance
- Economic Development
- Image/Communication
- Infrastructure

Weaknesses Rearranged

The weaknesses identified above, were then summarized and arranged to be within one of the areas of emphasis.

• Governance

- o Resistance to change.
- o Employee retention.
- o Responding to circumstances beyond city's control.
- Unfunded mandates.
- o Lack of participation.

• Economic Development

o Diversity in career jobs.

- Sufficient revenue for infrastructure redevelopment.
- o Retail leakage
- o Lack of social and family recreation.
- o Need for diversity in housing.
- Social and health services.

• Image/Communication

- o Negative perception of school district.
- Negative perception of city.
- Inability to provide information to all ages
 - Internally and externally.
 - Lack of understanding.
 - Criticism from the uninformed.
 - From city to citizens

• Infrastructure

- o Train traffic.
- o Again infrastructure
- o Transportation.
- o Facilities.
- o Poor quality of internet and technology, city and citywide.

Opportunities – Strategies and Goals

The groups then brainstormed to identify opportunities to overcome the weaknesses. These opportunities are the basis for the strategies and goals prepared below.

Governance

- Establish a program to encourage more participation in Navasota government.
 - Establish and implement leadership academies.
 - Establish a citizens' academy.
 - Establish a citizens' police academy.
 - Establish a citizens' fire academy.
 - Improve communication and strategic alignment between Council and all committees.

• Establish an employee retention strategy.

- o Identify and promote the work culture, benefits of the city.
- o Promote the community and organizational culture.
- Explore housing incentives to live and work in Navasota and attract new employees.
- o Cast a wider net for employees.
- Explore opportunities for providing employee benefits that incentivize employment and retention.
- Explore opportunity for a full-time grant writer.

- Provide a clear sense of direction to all boards related to economic development.
 - Establish an Economic Development Strategy with the NEDC

(Note: there were some communications initiatives in Governance. These have been moved to Image/Communication to avoid repetition.)

Economic Development

- Establish a partnership with NISD, Blinn, TAMU and other institutions to enhance the economic development process.
- Seek out grant opportunities.
 - o Pursue grants from EDA.
- Enhance the marketing of Navasota.
 - o Marketing to fulfill housing needs.
 - o Marketing of lower utility costs compared to other areas.
 - o Marketing location and proximity to major metro areas in the state.
- Seek partners to improve local health and social service providers.
 - o Explore health authority with county.
 - o Explore partnership with St. Joseph's healthcare system.
 - o Recruit health provider specialists (optometrists and medical providers)
- Enhance strategic retail recruitment.
 - o Continue to partner with Retail Coach.
 - Attend recruitment conferences (industry, retail, restaurants, etc.)

(Note: there were some infrastructure initiatives in Economic Development. These have been moved to Infrastructure to avoid repetition.)

Image/Communication

- Improve the perception and image of Navasota.
 - o Establish a positive campaign to promote Navasota.
 - Prepare both an in-person and digital message.
 - o Identify target audiences.
 - Attend realtor conferences to tell the Navasota story.
 - Utilize citizens' academies (see Governance).
 - Explore use of Town Hall meetings in-person and virtual.
- Establish a program to educate ISD students about local government.
 - o Sponsor a job shadowing program for students in the city.
- Improve communication in general with the public. (Note: moved from Governance)
 - o Be deliberate about creating buy-in from citizens.
 - Inform, educate and cast the vision.
 - o Prepare and implement a communication protocol.

Infrastructure

• Prepare a plan for construction of an elevated grade crossing over the railroad tracks.

- o Identify location and right of way needs for the crossing.
- o Establish costs to city to accommodate the crossing.
- o Identify land for a substation for fire and animal control.
- o Establish contact and conversation with the railroad.
- Prepare a capital improvements plan and program for needed city infrastructure.
 - o Improve aging infrastructure.
 - o Improve aging and inadequate facilities.
 - o Expand parks, trails and bike paths.
 - o Identify funding sources bonds, grants, etc.
- Create additional opportunity for social and family amenities.
 - Create additional sports facilities.
 - Make park improvements trails, bike paths, etc.
- Identify and plan for needed improvements to the community's internet system.
 - o Identify and review the existing systems available to the City
 - BVCOG Fiber Loop
 - Midsouth Synergies
 - Other

Threats

Finally, Council and staff identified threats to accomplishing the goals and strategies that have been identified.

- Fear lack of understanding of the issues and the unknown.
- Money.
- Economic downturn.
- Federal and state unfunded mandates and restrictions to local government.
- Social media.
- Uncommitted leadership.
- Politization of local government.
- Suffering the unintended consequences of outside mandates.
- Encroaching crime.
- Another pandemic COVID.
- Adverse weather.
- No response to the failing infrastructure.
- The "cancel culture" just turning off or destroying what one disagrees with refusal to dialogue.
- Not adapting to the change in the ideology of the culture.

City Staff Implementation Sessions

April 5 and 14, 2021

On April 5, 2021 the facilitator met with the City Manager and staff to review the outcomes of the planning session and to determine next steps for the development of the implementation plan.

Implementation Plan Process. The staff reviewed a template to be used to develop the implementation portion of the planning process. During the discussions, a staff member was assigned as the team facilitator for the development of the implementation plan for each areas of emphasis. Further they began the process of developing action steps, with proposed timelines, and budget implications (if they were known at the time).

On April 14, 2021 staff again met with the facilitator to review and complete a draft implementation plan. The implementation plan is included in this document.

Reporting

Finally, staff established reporting protocols. These protocols serve the purpose of keeping the staff on schedule with the implementation of strategies, keeping the City Manager informed, and providing regular reports to the Mayor and City Council on the status of the implementation of the adopted strategies. This provides for long term accountability toward the implementation of the Strategic Plan.

Reporting Protocols

Council

- o Receives updates at least monthly from staff at Council meetings regarding various projects related to the strategic plan.
- Receives formal status reports, including a semi-annual and annual report from staff to the City Council.

City Manager

 City Manager receives regular – both formal and informal - updates from staff at regular staff meetings on progress of assignments.

City Council Approval

April 26, 2021

On TBD, 2021, the City Council reviewed their work as well as the work of the staff since the planning session in January. After a thorough discussion the Report was approved as amended unanimously.

Conclusion

The Mayor, Council and staff of the City of Navasota worked through a governance and planning process that allowed the Council to create a governance model and identify and expand strategies for moving the city forward. The process brought the staff leadership and Council closer together as a team and developed an implementation process to ensure the strategies are addressed and accomplished over time.



Strategic Plan 2021

Council/Staff Planning Retreat February 12, 2021

> Adopted April 26, 2021

Prepared and Facilitated
By
Ron Cox Consulting

Vision Statement (Adopted 2017)

Navasota 2027: What America wants to Be: A beautiful, progressive, vibrant, service oriented, close-kinit community filled with historic charm and promise for people and business.

Key Vision Elements 2021

- Navasota is a role model for other cities.
- · Clean.
- Safe.
- Friendly and inviting.
- · Historic.
- · Beautiful and manicured.
- · Successful.
- · Sustainable.
- Full of opportunity.
- Innovative.
- · Charming.

Mission Statement (Adopted 2017)

To guide Navasota's growth in a way that maintains our heritage, culture and uniqueness while maximizing our economic and social development.

Mission Elements

- · Committed.
- Stay focused on the mission.
- · Dedication and desire.
- Proper planning.
- To communicate the Vision.
- Provide great/exceptional customer service.
- Clear, consistent, defined responsibilities.
- Flexible.
- Understanding of your role and responsibilities.

City Council

Leadership Philosophy

The City Council of the City of Navasota will lead by...

- Providing the facts.
- Seeking and gaining understanding of the problems.
- Listening, asking, seeking information and deciding.
- Coming together for the greater good compromising and building consensus.
 - Toward a common goal betterment of Navasota.
 - Finding a win/win for all.
 - Building consensus.
- Picking your wins carefully.
- Not being afraid to admit you are wrong and changing your mind.
- Being patient.
- Being humble not prideful or egotistical.
- Being passionate about our city, but not dictatorial.
- Being brave for our city.
- Showing respect and being respectful of others.

City Council

Communication Philosophy

The City Council of the City of Navasota will communicate by...

- Effectively with citizens, each other and staff...
 - Concisely.
 - Clearly.
 - Completely.
- Seek and allow responses.
- Seek to understand.
- Take the time to explain the issue and resolution to each other and to citizens.

City Council and Staff

Expectations

Council expects the following of each other...

- Remember we all work for the citizens Council and staff alike.
- Set the table for the citizens on agenda items fill in the gaps of knowledge for them.
- Follow the process.
- Be willing to slow the process down.
- Respect each other and their opinions.
- Be honest.
- Be consistent.
- Do your homework.
- Be vulnerable admit you do not know everything.
- Be willing to learn.
- Don't take the issue personally

City Council and Staff

Expectations

Council expects the following of staff...

- Set the table to explain agenda items for Council and citizens.
- Be clear and timely in the information flow to Council understanding and responding to individual council members in the way that communicates best to them.
- Don't take it personally.
- Provide the full picture the good, the bad, and the ugly.
- Have patience.
- Know your lane and stay in it.
- Understand the chain-of-command.

(It was noted that the City Council and staff should all have and respond to the same expectations.)

Staff expects Council to (as defined by Council members themselves) ...

- Don't play the "gotcha" game with staff.
- Have an understanding of staff, their role.
- Ask questions and don't assume.
- Have patience.
- Be fair.
- Listen to staff.
- Be respectful to staff.
- Seek information on what council can do to help the staff succeed.
- Seriously consider their recommendations.
- Attempt to solve the problems that are presented.
- Give them clear direction.
- Remember that staff is working for the citizens, as well as the Council.
- Don't put undue pressure on staff.
- Follow the chain-of-command.

Strategic

Areas of Emphasis

Governance

• **Guiding Principle:** The City of Navasota follows established rules of governance that promote civil discourse, consistent and predictable deliberation and exemplary action.

• Economic Development

• **Guiding Principle:** The City of Navasota will promote a strong and diverse economy that strengthens the local sales tax and property tax base while also contributing to a high quality of life.

• Image/Communication

• Guiding Principle: The City of Navasota will proactively work to provide accurate, timely communications to the citizens and improve the image of the community.

• Infrastructure

• **Guiding Principle:** The City of Navasota will provide excellent infrastructure and facilities that meets the needs of the citizens and businesses, and staff.

Area of Emphasis

Governance

Guiding Principle: The City of Navasota follows established rules of governance that promote civil discourse, consistent and predictable deliberation and exemplary action.

Initiatives:

- Establish a program to encourage more participation in Navasota government.
 - o Establish and implement leadership academies.
 - Establish a citizens' academy.
 - Establish a citizens' police academy.
 - Establish a citizens' fire academy.
 - o Improve communication and strategic alignment between Council and all committees.
- Establish an employee retention strategy.
 - Identify and promote the work culture, benefits of the city.
 - Promote the community and organizational culture.
 - Explore housing incentives to live and work in Navasota and attract new employees.
 - Cast a wider net for employees.
 - Explore opportunities for providing employee benefits that incentivize employment and retention.
- Explore opportunity for a full-time grant writer.
- Provide a clear sense of direction to all boards related to economic development.
 - Establish an Economic Development Strategy with the NEDC

Area of Emphasis

Economic Development

Guiding Principle: The City of Navasota will promote a strong and diverse economy that strengthens the local sales tax and property tax base while also contributing to a high quality of life.

Initiatives

- Establish a partnership with NISD, Blinn, TAMU and other institutions to enhance the economic development process.
- Seek out grant opportunities.
 - o Grants from EDA.
- Enhance the marketing of Navasota
 - o Marketing to fulfill housing needs.
 - o Marketing of lower utility costs compared to other areas.
 - Marketing location and proximity to major metro areas in the state.
- Seek partners to improve local health and social service providers.
 - Explore health authority with county.
 - o Explore partnership with St. Joseph's healthcare system.
 - Recruit health provider specialists (optometrists and medical providers)
- Enhance strategic retail recruitment
 - o Continue to partner with Retail Coach.
 - Attend recruitment conferences (industry, retail, restaurants, etc.)

Area of Emphasis

Image/Communications

Guiding Principle: The City of Navasota will proactively work to provide accurate, timely communications to the citizens and improve the image of the community.

Initiatives

- Improve the perception and image of Navasota.
 - o Establish a positive campaign to promote Navasota.
 - Prepare both an in-person and digital message.
 - o Identify target audiences.
 - Attend realtor conferences to tell the Navasota story.
 - Utilize citizens' academies (see Governance).
 - Explore use of Town Hall meetings in-person and virtual.
- Establish a program to educate ISD students about local government.
 - o Sponsor a job shadowing program for students in the city.
- Improve communication in general with the public (Note: moved from Governance)
 - Be deliberate about creating buy-in from citizens.
 - Inform, educate and cast the vision
 - o Prepare and implement a communication protocol.

Area of Emphasis

Infrastructure

Guiding Principle: The City of Navasota will provide excellent infrastructure and facilities that meets the needs of the citizens and businesses, and staff.

Initiatives

- Prepare a plan for construction of an elevated grade crossing over the railroad tracks.
 - o Identify location and right of way needs for the crossing.
 - o Establish costs to city to accommodate the crossing.
 - o Identify land for a substation for fire and animal control.
 - o Establish contact and conversation with the railroad
- Prepare a capital improvements plan and program for needed city infrastructure.
 - o Improve aging infrastructure.
 - o Improve aging and inadequate facilities.
 - o Expand parks, trails and bike paths.
 - Identify funding sources bonds, grants, etc.
- Create additional opportunity for social and family amenities.
 - Create additional sports facilities.
 - Make park improvements trails, bike paths, etc.
- Identify and plan for needed improvements to the community's internet system.
 - o Identify and review the existing systems available to the City
 - BVCOG Fiber Loop
 - Midsouth Synergies
 - Other

Vision Element #1 Governance

Guiding Principle: The City of Navasota follows established rules of governance that promote civil discourse, consistent and predictable deliberation and exemplary action.

Stra	ategic Initiatives		Goals	Action Steps	FY22	FY23	FY24	Lead
1.1	Establish a program to encourage more	1.1.1	Establish and implement leadership academies.	 Re-implement a citizens' academy. Establish a citizens' police academy. Establish a citizens' fire academy 		X X X		Brad Stafford
	participation in Navasota government.			 Hold town hall meetings with citizens in neighborhoods and restaurants to discuss City operations and governance. Present organizational environment to the community 		X X		
				 Grilling Stafford Monday of City Council meetings: partner with Willy 98.7 and Navasota Examiner to go over upcoming City Council Agenda. (also Facebook Live) 	Ongoing Ongoing			
		1.1.2	Provide a clear sense of director to all boards	Organize a volunteer luncheon for Boards &	X			
			an boards	 Commissions volunteers Joint meeting with all boards/commissions for direction/legal training and Roberts rules. 	X			
				 Bring strategic planning and comprehensive planning documents to NEDC for approval 	X			
				Recruit members who align with City Council	X			
				 Improve communication and strategic alignment between Council and all committees. 	X			
				 Inform all communication & comp plan updates to all boards 	X			
				Staff to facilitate strategic plan for economic				

Str	ategic Initiatives		Goals	Action Steps	FY22	FY23	FY24	Lead
				development corporation	X			
		1.1.3	Establish a volunteer appreciation program	 Organize a short ceremony for volunteers around the city (ex: Blue Santa, Trash Off) 	X			Rayna
1.2	Explore opportunity for a full-time grant writer.	1.2.1	Continued professional development	 Explore grant writing training opportunities Continue partnership with BVCOG Research other cities how grants are handled 		X X X		Rayna Willenbrink

Economic Development

Guiding Principle: The City of Navasota will promote a strong and diverse economy that strengthens the local sales tax and property tax base while also contributing to a high quality of life.

Str	ategic Initiatives		Goals	Action Steps	FY22	FY23	FY24	Lead
2.1	Establish a partnership with NISD, Blinn, TAMU and other institutions to enhance the economic	2.1.1	Pursue grants from EDA. Develop workforce programs	 Continue partnership with BVCOG for information on EDA grants Continue relationship with Grantworks Continue TEDC membership for resources on EDA grants Explore new partnerships Explore partnerships with NISD 	Ongoing Ongoing Ongoing	X X		Rayna
	development process.			 Continue partnership Chamber & CETA Explore opportunities with the SBDC Continue partnership with Bush School/TAMU Reach out to BVCOG for funding opportunities Research Texas Workforce Commission opportunities 	Ongoing Ongoing X	X X		
2.2	Enhance the marketing of Navasota.	2.2.1 2.2.2 2.2.3	Marketing to fulfill housing needs. Marketing of lower utility costs compared to other areas. Marketing location and proximity to major metro areas in the state.	 Show housing growth to demonstrate demand. Establish a permit/fee waiver program Utilize NEDC website to highlight utility costs and location Navasota Economic Development corporation Featured on the Navasota.gov home page 	Ongoing Ongoing Ongoing	X		Madison
2.3	Seek partners to improve local health and social	2.3.1	Explore health authority with county.	 Improve relationship with county and cities within the county Continue to meet with the county this past year about this partnership but their level of interest currently 	X		X	Rayna

Str	ategic Initiatives		Goals	Action Steps	FY22	FY23	FY24	Lead
	service providers.			 not very high. Continue to explore other avenues to recruit and establish a local public health authority and possibly a heath inspections office. Possible partnering with other cities in the county 	X X			
		2.3.2	Establish Health Inspector	Establish PolicyAppoint and train inspector			X X	
		2.3.3	Explore partnership with St. Joseph's healthcare system.	Add health care recruitment to the regional (retail) recruitment project			X	
		2.3.4	Recruit health provider specialists (optometrists and medical providers)					
2.4	Enhance strategic retail	2.4.1	Continue to partner with Retail Coach.	Conduct community surveys to see what citizens wish lists are		X		
	recruitment.	2.4.2	Attend recruitment conferences (industry, retail, restaurants, etc.)	Regional retail recruitment project	Ongoing			Rayna
		2.4.3	Downtown Assessment	Reach out to Texas Downtown Association for a downtown assessment	X X			
				Explore marketing strategiesPartnership with SBDC	X			

Vision Element #3

Image/Communication

Guiding Principle: The City of Navasota will proactively work to provide accurate, timely communications to the citizens and improve the image of the community.

Str	ategic Initiatives		Goals	Action Steps	FY22	FY23	FY24	Lead
3.1	Improve the perception and image of Navasota.	3.1.1	Establish a positive campaign to promote Navasota.	 Prepare both an in-person and digital message. Positive short videos about ongoing projects Create a new branding campaign Expand partnership with NISD 		X X X X		Madison
		3.1.2	Identify target audiences to effectively recruit new citizens while improving community pride.	 Attend realtor conferences to tell the Navasota story. Utilize citizens' academies (see Governance). Explore use of Town Hall meetings – in-person and virtual. Utilize all methods of communication with the public; i.e. Grilling Stafford, trails town hall meetings, agenda briefings with local media, Navigate Navasota app 	Ongoing	X X X		
3.2	Establish a program to educate ISD students about local government.	3.2.1	Re-establish an internship/sponsor a job shadowing program for students in the city.	 Co-op student to assist with administrative services for all departments with 15-20 hours beginning with a minimum wage of \$7.25. Speak with the co-op class Both high school and college 		X X X		Peggy & Shawn
3.3	Improve communication in general with the public.	3.3.1	Be deliberate about creating buy-in from citizens.	 Inform, educate and cast the vision. Advertise City Council meetings in the paper (\$1,872/year), on the radio, yard signs, banners 	X X			Madison
		3.3.2	Prepare and implement a communication protocol.	 Explore new advertising techniques, i.e. Navigate Navasota app, CTY advertisement, Facebook events for all meetings Explore communication methods for Boards & Commissions, i.e. post all agendas on Facebook event 		X X		

Strategic Initiatives	Goals		Action Steps	FY22	FY23	FY24	Lead
		•	All boards give regular updates at City Council meetings		X		

Vision Element #4

Infrastructure

Guiding Principle: The City of Navasota will provide excellent infrastructure and facilities that meets the needs of the citizens and businesses, and staff.

	Goals	Action Steps	FY22	FY23	FY24	Lead
4.1.1	Identify location and right of way needs for the crossing.	Thorough fare plan completion and implementation		X		Jose
4.1.2	Establish costs to city to accommodate the crossing.	 Compile land acquisition costs per thorough fare plan design Obtain estimate cost proposals for engineering and construction 			X	& Lupe
4.2.1	Improve aging infrastructure. Phase one: FY22 Phase two: FY24	 CIP Bring in a consultant to help formalize the plan Update water modeling Consultant to model Gas system and Wastewater system Present CIP to Finance Dept. to plan for funding options. Streets and Storm water evaluations and priorities Replace/repair gas regulator stations Complete phase 1 of CIP Begin phase 2 of CIP Fire hydrant repair/replacement 	X X X		X	Jeff & Jose
4.2.2	Improve aging and inadequate facilities.	 Create a facilities master plan Hire Consultant Replace or improve animal shelter and vehicle services Sell existing warehouse and build a new one Replace the current primary fire station and EOC at the South LaSalle location. 			X X X X	
	4.1.2	 4.1.1 Identify location and right of way needs for the crossing. 4.1.2 Establish costs to city to accommodate the crossing. 4.2.1 Improve aging infrastructure. Phase one: FY22 Phase two: FY24 	4.1.1 Identify location and right of way needs for the crossing. • Thorough fare plan completion and implementation 4.1.2 Establish costs to city to accommodate the crossing. • Compile land acquisition costs per thorough fare plan design • Obtain estimate cost proposals for engineering and construction • CIP Bring in a consultant to help formalize the plan • Update water modeling • Consultant to model Gas system and Wastewater system • Present CIP to Finance Dept. to plan for funding options. • Streets and Storm water evaluations and priorities • Complete phase 1 of CIP • Begin phase 2 of CIP • Erre at a facilities master plan • Hire Consultant • Create a facilities master plan • Hire Consultant • Replace or improve animal shelter and vehicle services • Sell existing warehouse and build a new one • Replace the current primary fire station and EOC at the South LaSalle location.	4.1.1 Identify location and right of way needs for the crossing. 4.1.2 Establish costs to city to accommodate the crossing. • Compile land acquisition costs per thorough fare plan design • Obtain estimate cost proposals for engineering and construction • CIP Bring in a consultant to help formalize the plan • Update water modeling • Consultant to model Gas system and Wastewater system • Present CIP to Finance Dept. to plan for funding options. • Streets and Storm water evaluations and priorities • Replace/repair gas regulator stations • Complete plase 1 of CIP • Begin phase 2 of CIP • Fire hydrant repair/replacement • Create a facilities master plan • Hire Consultant • Replace or improve animal shelter and vehicle services • Sell existing warehouse and build a new one • Replace the current primary fire station and EOC at the South LaSalle location. • Explore the possibility of a second fire	4.1.1 Identify location and right of way needs for the crossing. 4.1.2 Establish costs to city to accommodate the crossing. 4.2.1 Improve aging infrastructure. 4.2.1 Improve aging infrastructure. 4.2.2 Phase one: FY22 Phase two: FY24 4.2.2 Improve aging and inadequate facilities. 4.2.3 Improve aging and inadequate facilities. 4.2.4 Improve aging and inadequate facilities. 4.2.5 Improve aging and inadequate facilities. 4.2.6 Improve aging and inadequate facilities. 4.2.7 Improve aging and inadequate facilities. 4.2.8 Improve aging and inadequate facilities. 4.2.9 Improve aging and inadequate facilities. 4.2.0 Improve aging and inadequate facilities. 4.2.1 Improve aging and inadequate facilities. 4.2.2 Improve aging and inadequate facilities. 4.2.3 Improve aging and inadequate facilities. 4.2.4 Establish costs to city to accommodate the crossing. 4.2.5 Improve aging and inadequate facilities. 4.2.6 Improve aging and inadequate facilities. 4.2.7 Improve aging and inadequate facilities. 4.2.8 Improve aging and inadequate facilities. 4.2.9 Improve aging and inadequate facilities. 4.2.1 Improve aging and inadequate facilities. 4.2.2 Improve aging and inadequate facilities. 5 Improve aging and inadequate facilities. 6 Improve aging and inadequate facilities. 7 Inade in plant acquisition costs per thorough fare plan design 8 Improve aging infrastructure. 8 Improve aging and inadequate facilities. 8 Improve aging and inadequate facilities. 9 Improve aging and inadequate facilities. 9 Improve aging and inadequate facilities master plan 9 Improve aging and inadequate facilities. 10 Improve aging and inadequate facilities aging facilities	4.1.1 Identify location and right of way needs for the crossing. 4.1.2 Establish costs to city to accommodate the crossing. 4.2.1 Improve aging infrastructure. 4.2.1 Improve aging infrastructure. 4.2.2 Phase one: FY22 Phase two: FY24 4.2.3 Improve aging and inadequate facilities. 4.2.4 Improve aging and inadequate facilities. 4.2.5 Improve aging and inadequate facilities. 4.2.6 Improve aging and inadequate facilities. 4.2.7 Improve aging and inadequate facilities. 4.2.8 Improve aging and inadequate facilities. 4.2.9 Improve aging and inadequate facilities. 4.2.1 Improve aging and inadequate facilities. 4.2.2 Improve aging and inadequate facilities. 4.2.3 Improve aging and inadequate facilities. 4.2.4 Improve aging and inadequate facilities. 4.2.5 Sell existing warehouse and build a new one Replace the current primary fire station and EOC at the South LaSalle location. 4.2.5 Establish costs to city to accommodate the crossing. 5 Compile land acquisition costs per thorough fare plan constitution costs per thorough fare plan acquisition costs per thorough and explanate on the plan acquisition costs per thorough fare plan acquisition costs per thorough acquisition costs per thorough fare plan acquisition and planate plan acquisition costs per thorough fare plan acquisition

Strategic Initiatives		Goals	Action Steps	FY22	FY23	FY24	Lead
			 105/Fairway Dr. because of the continued growth and expansion of the city and the delayed responses due to train traffic Valve and other mechanical equipment replacement at wastewater plant Look at alternative disinfectant treatment methods 			X X	
	4.2.4	Identify funding sources – bonds, grants, etc.	 We currently are working with 2020 Capital Improvement Bond. We are working towards doing a bond every 2 years for CIP USDA loan Add gas capital improvement fee to monthly billing. Funding from American Rescue Plan 	X X X X X			
4.3 Create additional opportunity for social and family amenities.	4.3.1	Create additional sports facilities.	 Identify most desired facilities Identify possible locations Land acquisition Identify funding mechanism Design facilities Obtain bids/pricing on new facilities 			X X X X X X	Colton
	4.3.3	Make park improvements – trails, bike paths, etc.	 Adjust city ordinance on parkland dedication to allow developers to contribute directly to ongoing projects Develop community programs that improve parks Identify areas of greatest need Obtain bids/pricing on improvements 	Ongoing Ongoing Ongoing Ongoing Ongoing			

Strategic Initiatives		Goals	Action Steps	FY22	FY23	FY24	Lead
			Navasota Sidewalk and Trails plan.				
4.4 Identify and plan for needed improvements to the community's internet system.	4.4.1	Identify and review the existing systems available and options to the City	 Facilitate BVCOG partnerships with local ISP suppliers to improve speeds in underserved areas. Encourage/ Incentivize Midsouth Synergy expansion into town via City ROW/Easements Research other ISP options available. 			X X X	Lupe

Vision Element # 5 Organizational Excellence

Guiding Principle: *Ron will update

Stra	tegic Initiatives		Goals	Action Steps	FY22	FY23	FY24	Leader
5.1	Establish an employee retention strategy.	5.1.1	Identify and promote the work culture, benefits of the city.	 Promote teamwork aspect of our culture, there are no islands everyone works together in some form or fashion. Hiring Process: Streamline our online HR system Job search & application process Dependable Human Resource Information System software Update both Incode and Internet system Use of Social media to find candidates (i.e. Linkedin, Indeed) Job boards at colleges and career fairs Create a Referral Program with employee incentives 	Ongoing Ongoing Ongoing Ongoing Ongoing		F Y 24	Peggy Johnson
				 Create city parameter for job searches Continued use of onboard process Create formal policy hiring practices Offer competitive salary and benefits: Contact other Cities (population of 5-10K) and surrounding industries/business (Trinity, etc.) to make sure City is within similar pay range Find strong benefit package (medical, dental, vision, life) Other Incentives: Continue to make employee feel valued and appreciated 	Ongoing Ongoing Ongoing Ongoing	X X		

 Continue to offer career advancement opportunity (invest in employee-greater future with City) Pay for course for training (all departments) College tuition reimbursement Safety bonuses (no accidents, etc.) Safety pins (providing a day off), Bonus day- annually Hazardous duty pays (ex: working big storms, etc.) Team outings/lunches (Spring/Fall) and Christmas Party- employee does not have to organize or work the event Monetary (bonuses and raises) Continue to Recognize: years of service with Plaque and bag of goodies. At the end of the year employee shall receive gift card (money, dinner, coffee, spa) (5 year increments) Hand written note ("thank you" "job well done", etc.) Brag board: located front lobby with employee picture and award (ex: Rookie of the year, Employee of the month, etc.) Discount on rental facilities for city employees City owned workout facility to promote health Utility incentives to promote employees to live in Navasota Reconsider 20-year retirement package/insurance to the age of social security Evaluate additional employees to complete project assignments Evaluate incentives for succession planning in career development 	Ongoing Ongoing X X X Ongoing X X X	X X X	X	
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5.1.2	Promote the community and organizational environment	 Video montage of all city events and city participation of employees Clear and transparent communication Create Cultural Diversity Awareness by reaching out to different segments of the City Career Fair days 	Ongoing X X X	
5.1.3	Explore housing incentives to live and work in Navasota and attract new employees.	 Partner with local realtors or Chamber to put together informational housing options package Pay a portion of moving expenses into Navasota within the city limits 	X	

AGENDA PLANNING CALENDAR

APRIL 11, 2022 - DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 03/28/2022

- 1. Called to order
- 2. Invocation/Pledge of Allegiance
- 3. Remarks of visitors
- 4. Staff Report: (a) Years of service awards for January April, 2022; (b) Proclamation Child Abuse Prevention Month; (c) Board and Commission update; and (d) Reports from staff and City Council
- 5. Public hearing Subdivision variance Jim Hassell
- 6. Subdivision variance Jim Hassell
- 7. Development plan for Angel's Car Wash/Car Sales
- 8. Sale of City owned property
- 9. Appointments to the Parks and Recreation Board
- 10.Consent agenda: (a) Minutes from the month of March 2022; and (b) Expenditures from the month of March 2022
- 11. Executive Session: Sale of City Warehouse
- 12. Reconvene in open session
- 13.Bid award for PW warehouse
- 14.Adjourn

APRIL 25, 2022 - DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 04/11/2022

- 1. Called to order
- 2. Invocation/Pledge of Allegiance
- 3. Remarks of visitors
- 4. Staff Report: (a) Introduction of new employees (Finance and P.D.); (b) Development Services update; (c) Board and Commission update; and (d) Reports from staff and City Council
- 5. Audit for FY 2020-2021
- 6. Public hearing for rezoning of 808 Farguhar Street
- 7. 1st reading of Ordinance No. _____, rezoning of 808 Farguhar Street
- 8. Contract agreement with Gessner Engineering Street Project
- 9. Quarterly investment report
- 10.Adjourn

MAY 9, 2022 — DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 04/25/2022

- 1. Called to order
- 2. Invocation/Pledge of Allegiance
- 3. Remarks of visitors
- 4. Staff Report: (a) Years of Service Awards; (b) Update on Capital Improvements Project; (c) Library update; (d) Proclamations Economic Development Week; National Public Works Week; and Public Safety Week; (e) Board and Commission update; and (f) Reports from staff and City Council
- 5. Consent agenda items: (a) Minutes from the month of April 2022; (b) Expenditures for the month of April 2022; and (c) 2nd reading of Ordinance No. _____, rezoning of 808 Farquhar Street
- 7. Adjourn

MAY 16, 2022 - DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 05/09/2022

- 1. Called to order
- 2. Invocation/Pledge of Allegiance
- 3. Remarks of visitors
- 4. Staff Report: (a) Airport update; (b) Board and Commission update; and (c) Reports from staff and City Council
- 5. Canvass election returns
- 6. Certificate of Election issued to candidates
- 7. State of office completed and Oath of Office
- 8. Elect a Mayor
- 9. Elect a Mayor Pro-Tem
- 10.Adjourn

MAY 23, 2022 - DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 05/09/2022

- 1. Called to order
- 2. Invocation/Pledge of Allegiance
- 3. Remarks of visitors
- 4. Staff Report: (a) Airport update; (b) Board and Commission update; and (c) Reports from staff and City Council
- 5. Water tower policy
- 6. Adjourn

JUNE 13, 2022 — DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 05/23/2022

- 1. Called to order
- 2. Invocation/Pledge of Allegiance
- 3. Remarks of visitors
- 4. Staff Report: (a) Airport update; (b) Board and Commission update; and (c) Reports from staff and City Council
- 5. Navasota Wifi proposal
- 6. Consent agenda: (a) Minutes for the month of May 2022; and (b) Expenditures for the month of May 2022
- 7. Adjourn

JUNE 27, 2022 — DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 06/13/2022

- 1. Called to order
- 2. Invocation/Pledge of Allegiance
- 3. Remarks of visitors
- 4. Staff Report: (a) Airport update; (b) Board and Commission update; and (c) Reports from staff and City Council
- 5. Adjourn

OFFICE OF COURT ADMINISTRATION TEXAS JUDICAL COUNCIL

Official Municipal Court Monthly Report

Month	March Year 2022
Municipal Court	for the City of NAVASOTA
Presiding Judge	PATRICIA GRUNER
If ne	w, date assumed office
Court Mailing Address	200 E. MCALPINE
City	NAVASOTA, TXZip 77868
Phone Number	936-825-6268
Fax Number	936-825-7280
Court's Public Email	RJESSIE@NAVASOTATX.GOV
Court's Website	http://WWW.NAVASOTATX.GOV
THE ATTACHED IS A TRUE A	ND ACCURATE REFLECTION OF THE RECORDS OF THIS COURT.
Prepared by	

PLEASE RETURN THIS FORM NO LATER THAN 20 DAYS FOLLOWING THE END OF THE MONTH REPORTED TO:

OFFICE OF COURT ADMINISTRATION
P.O. BOX 12066
AUSTIN, TX
78711-2066

Date _____ Phone: (936) 825-6268

PHONE: (512) 463-1625 Fax: (512) 936-2423

4/06/2022 08:33 AM OFFICIAL MUNICIPAL COURT MONTHLY REPORT CRIMINAL SECTION COURT NAVASOTA MUNICIPAL COURT TRAFFIC NON-TRAFFIC |NON-PARKING| PARKING | CITY ORD | PENAL CODE| STATE LAW | CITY ORD | MONTH March YEAR 2022 ------| 443| 0| 16| 259| 39| 94| 1. Total Cases Pending First of Month: ----+----| 55| 0| 0| 15| 18| 11| a. Active Cases +----+ | 388| 0| 16| 244| 21| 83| b. Inactive Cases ------2. New Cases Filed | 40| 0| 0| 7| 0| 2| | 0| 0| 0| 0| 2| 3. Cases Reactivated 4. All Other Cases Added

5. Total Cases on Docket

| 95| 0| 0| 22| 18| 15|

a. Uncontested Dispositions	24	0				
b. Dismissed by Prosecution	0		0	0	0	0
7. Dispositions at Trial:	XXXXXXXXXX	'	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
a. Convictions:	XXXXXXXXXX		XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
1) Guilty Plea or Nolo Contendere		0	0	3	0	1
2) By the Court		0	0	0	0	0
3) By the Jury	0		0	0	0	0
b. Acquittals:	XXXXXXXXXX	'	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
1) By the Court		0	0	0	0	0
2) By the Jury	0	0	0	0	0	0
c. Dismissed by Prosecution	0		0			

CRIMINAL SECTION	+					
COURT NAVASOTA MUNICIPAL COURT MONTH March YEAR 2022	 NON-PARKING	TRAFFIC PARKING	CITY ORD		NON-TRAFFIC STATE LAW	
8. Compliance Dismissals:	XXXXXXXXXX		XXXXXXXXXX			
a. After Driver Safety Course	1		XXXXXXXXXX			
b. After Deferred Disposition		0			0	0
c. After Teen Court	. 0	0	. 01	0	0	
d. After Tobacco Awareness Course	'	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	0	XXXXXXXXXXX
e. After Treatment for Chemical Dependency		XXXXXXXXXX	XXXXXXXXXX	0	0	XXXXXXXXXX ++
f. After Proof of Financial Responsibility	0	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXX	XXXXXXXXXX
g. All Other Transportation Code Dismissals	. 0	0	++ 0	0	0	. 01
O. All Other Dispositions	1 0	0	'	0	0	. 01
10. Total Cases Disposed	28	0	. 01	5	0	4
ll. Cases Placed on Inactive Status		0	. 01	3	0	1
12. Total Cases Pending End of Month:	455	0	16	261	39	
a. Active Cases	61	0	0	14	18	10
b. Inactive Cases	394	0	16	247	21	82
13. Show Cause Hearings Held	I 0	0	. 01	0	0	
4. Cases Appealed:	XXXXXXXXXX	'	XXXXXXXXXX			
a. After Trial			0			0
b. Without Trial	1	0	. 01	0	0	. 01
	+	+	++			++

4/06/2022 08:33 AM OFFICIAL MUNICIPAL COURT MONTHLY REPORT Page: 3

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CIVI	L SECTION	
COUR MONT		TOTAL CASES
1.	Total Cases Pending First of Month:	1
	a. Active Cases	1
	b. Inactive Cases	0
2.	New Cases Filed	0
3.	Cases Reactivated	0
4.	All Other Cases Added	0
	Total Cases on Docket	1
	Uncontested Civil Fines or Penalties	0
7.	Default Judgments	0
8.	Agreed Judgments	0
9.	Trial/Hearing by Judge/Hearing Officer	0
10.	Trial by Jury	0
11.	Dismissed for Want of Prosecution	0
12.	All Other Dispositions	0
13.	Total Cases Disposed	0
14.	Cases Placed on Inactive Status	0
15.	Total Cases Pending End of Month:	1
	a. Active Cases	1
	b. Inactive Cases	0
16.	* *	XXXXXXXXXXXXXXXXXXXXXXX
	a. After Trial	0

b. Without Trial

4/06/2022 08:33 AM OFFICIAL MUNICIPAL COURT MO	ONTHLY REPORT	Page: 4
JUVENILE/MINOR ACTIVITY		
COURT NAVASOTA MUNICIPAL COURT MONTH March YEAR 2022		
1. Transportation Code Cases Filed	0	
2. Non-driving Alcoholic Beverage Code Cases Filed	0	
3. Driving Under the Influence of Alcohol Cases Filed	0	
4. Drug Paraphernalia Cases Filed	0	
5. Tobacco Cases Filed	0	
6. Truancy Cases Filed	0	
7. Education Code (Except Failure to Attend) Cases Filed	0	
8. Violation of Local Daytime Curfew Ordinance Cases Filed	0	
9. All Other Non-traffic Fine-only Cases Filed	0	
10. Transfer to Juvenile Court:	XXXXXXXXXXXXX	
a. Mandatory Transfer	0	
b. Discretionary Transfer	0	
11. Accused of Contempt and Referred to Juvenile Court (Delinquent Conduc	ct) 0	
12. Held in Contempt by Criminal Court (Fined and/or Denied Driving Priv	ileges) 0	
13. Juvenile Statement Magistrate Warning:	XXXXXXXXXXXXXX	
a. Warnings Administered	+	
b. Statements Certified	0	
14. Detention Hearings Held	0 	
15. Orders for Non-secure Custody Issued	0 	
16. Parent Contributing to Nonattendance Cases Filed	l 01	

4/06/2022 08:33 AM OFFICIAL MUNICIPAL COURT MONTHLY REPORT ADDITIONAL ACTIVITY COURT NAVASOTA MUNICIPAL COURT | NUMBER REQUESTS | | NUMBER GIVEN | FOR COUNSEL | MONTH March YEAR 2022 1. Magistrate Warnings: a. Class C Misdemeanors 3 | XXXXXXXXXXXXXXXX | 0 | b. Class A and B Misdemeanors 0 | c. Felonies 2. Arrest Warrants Issued: a. Class C Misdemeanors 9| b. Class A and B Misdemeanors 2 | c. Felonies 3. Capiases Pro Fine Issued - 1 3 | 4. Search Warrants Issued - 1 5. Warrants for Fire, Health and Code Inspections Filed 0.1 6. Examining Trials Conducted 7. Emergency Mental Health Hearings Held 0.1 8. Magistrate's Order for Emergency Protection Issued 9. Magistrate's Orders for Ignition Interlock Device Issued 10. All Other Magistrates's Orders Issued Requiring Conditions for Release on Bond 0 | 11. Drivers's License Denial, Revocation or Suspension Hearings Held 12. Disposition of Stolen Property Hearings Held 13. Peace Bond Hearings Held - 1 0 |

4/06/2022 08:33 AM	OFFICIAL MUNICIPAL COURT MONTHLY REPORT		Page: 6
ADDITIONAL ACTIVITY			
14. Cases in Which Fine and Court	Costs Satisfied by Community Service:	XXXXXXXXXXXXXX	
a. Partial Satisfaction		0	
b. Full Satisfaction		1 01	
15. Cases in Which Fine and Court		4	
16. Cases in Which Fine and Court		1	
17. Amount of Fines and Court Cos		\$527.20	
18. Fines, Court Costs and Other		XXXXXXXXXXXXXXXXX +	
a. Kept by City		\$6,842.80 +	
b. Remitted to State		\$2,766.80 	
c. Total		++ \$9,609.60 +	
		++	

4/06/2022 08:33 AM

OFFICIAL MUNICIPAL COURT MONTHLY REPORT

Page: 7

Run By: rjessie

Report Type: Summary

Date Range: 3/01/2022 - 3/31/2022

Finalize Report: Yes

Correction: No

*** END OF REPORT ***

CITY OF NAVASOTA CITY COUNCIL AGENDA

AGENDA ITEM NO.: 5. AGENDA DATE: April 11, 2022

PREPARED BY: Lupe Diosdado, Development Services

Director

APPROVED BY: JW

ITEM: Presentation, discussion, and possible action on a Development Plan application submitted to the City of Navasota by Marco Castaneda on behalf of Angel's Car Wash for the property located at 804 E Washington Avenue, Navasota, Grimes County, Texas, 77868. The development plan application requests to allow for the sale of vehicles on the property as a secondary use, vehicular sales are a permitted use under the property's current B-1: General Business zoning district, however a development plan application and approval is required for all mixed use and business uses in the OD: Overlay District. The property affected is legally described as Jones, H&TC, Block 90, Lot 1,2, 3(W/2). [Lupe Diosdado, Development Services Director]

ITEM BACKGROUND:

Marco Castaneda on behalf Angel's Car Wash submitted a Development Plan application to City staff for the property located at 804 E Washington Avenue, Navasota, Grimes County, Texas, 77868. The development plan application requests to allow for the sale of vehicles on the property as a secondary use. Vehicular sales are a permitted use under the property's current B-1: General Business zoning district; however, a development plan application and approval is required for all mixed use and business uses in the OD: Overlay District.

Public hearing notification processes were completed to include a published ad in the February 9th edition of the Navasota Examiner, placement of a public hearing sign on the property, social media post on the City's Facebook page, and lastly 42 public notice letters were mailed to surrounding property owners within 500 feet.

City staff received one inquiry leading up to the February 24th P&Z meeting from the surrounding property owners that received the public hearing notification letter. The feedback provided was in favor of the use being approved. As of April 5, 2022, City staff has received a letter opposing the development plan by Ronald Clary (neighboring property owner).

Planning & Zoning Commission – Report & Recommendation:

On February 24, 2022, the Planning & Zoning Commission held a public hearing regarding the proposed vehicular sales use for the property located at 804 E Washington Avenue. During the public hearing a neighboring property owner shared concerns about the proposed use having a negative impact on property values, and character of the area for visitors and residents. Additional landscaping, sign regulations and hours of operation were discussed during the public hearing. The applicant stated they would be willing to comply with any additional changes or recommendations given for compliance with applicable standards.

Following the public hearing three (3) members of the Planning & Zoning Commission voted for a recommendation to City Council to deny the development plan as presented, one (1) member abstained, and one (1) member motioned against denying the plan. As a result, the official recommendation from the P&Z Commission was to deny the proposed development plan as presented citing the use & development plan not meeting the following applicable overlay district criteria:

- 1. Whether the plan complies with all applicable regulations of the City and the regulations of this Article, and all amendments thereto;
- 2. Whether the plan is consistent with the public interest, the purposes of this Article, and the comprehensive plan of the city.

City Council - March 14th Direction/Discussion:

On March 14, 2022, the City Council held a public hearing regarding the proposed vehicular sales use. During the public hearing, concerns were raised about the aesthetic/character impacts the proposed use would bring to the area. City Council ultimately tabled action until April 11th allowing the applicant time to meet with city staff to discuss changes that would better align

with design elements of the Overlay District vs typical vehicle dealership aesthetics including but not limited to:

- Signage
- Fencing & Landscaping
- Limiting number of vehicles to be sold on the property to 6
- Lighting

Staff met with Marco Castaneda on March 24, 2022, to discuss changes to the development plan. Following the discussion the applicant has agreed to the following stipulations included in the updated development plan:

- 1. Wrought Iron Style Fence around the non-paved area to include a gate along Leon Street.
- 2. Low level shrubs/landscaping along Leon Street adjacent to the display vehicles.
- 3. No additional lighting to be installed on-site.
- 4. No inflatables, flags or other temporary signage used for marketing of auto sales.
- Re-design existing pole sign's replaceable inserts along Washington Avenue to include both business names - ' Angel's Detailing & Auto Sales'
- 6. Retractable belt stanchions surrounding the display vehicles.
- 7. Relocating display vehicles to the rear of the property after regular business hours.
- 8. The sell of only 6 vehicles at any given time.

BUDGETARY AND FINANCIAL SUMMARY:

None

STAFF RECOMMENDATION:

The Planning & Zoning Commission recommended denying the Development Plan application submitted to the City of Navasota by Marco Castaneda on behalf of Angel's Car Wash for the property located at 804 E Washington Avenue, Navasota, Grimes County, Texas, 77868. The development plan application requests to allow for the sale of vehicles on the property as a secondary use, vehicular sales are a permitted use under the property's current B-1: General Business zoning district, however a development plan application and approval is required for all mixed use and business uses in the OD: Overlay District. The property affected is legally described as Jones, H&TC, Block 90, Lot 1,2, 3(W/2).

*In order for City Council to overturn the recommendation from the Planning & Zoning Commission a simple majority vote of 3-2 is required.

ATTACHMENTS:

- 1. Development Plan
- 2. Proposed Sign
- 3. Letter from Ron Clary

Angel's Auto Sales

Business Plan

Marco Castaneda, Owner Created on March 28, 2022

Executive Summary

New proposition

Angel's Auto Sales would wish to obtain permission to sell used cars at 804 E. Washington Ave, Navasota, TX 77868. We request to sell six vehicles on that property lot. We have reviewed the requirements to obtain a dealer license, some of which we are already prepared to finalize for the application.

Product

Angel's Auto Sales provides customers the opportunity to own a used vehicle at an affordable price. Convenient for first-time vehicle owners looking for an inexpensive and secure option.

Customers

The target audience for Angel's Auto Sales is generally anyone looking for an excellent affordable option. It can include but not be limited to consumers looking for a compact car, family-friendly vehicles, and American-made vehicles to best suit their budget needs. Many of these consumers could fit any criteria with the demand for cars. Whether they are upcoming high school graduates, new residents, parents looking for a gift, anyone looking for a well-running affordable vehicle, Angel's Detailing is the place to go.

Future of the Company

With the pandemic occurring, car prices have surged due to shortages of new vehicles. With the most probable scenario, the demand for used cars may rise due to high demand and low supply. Used motor vehicles will continue to be a growing market, which is why we will be able to provide our customers the service to find their next car.

Company Description

Mission Statement

To provide the best quality service to our customers to get them on the road.

Principal Members

Marco Castaneda — owner, primary consultant Gisela Murillo — account manager/sales

Legal Structure

Angel's Auto Sales is a Sole Proprietorship founded in Navasota, Texas. With all requirements fulfilled, a dealer license will be eligible to obtain.

Market Research

Industry

Angel's Auto Sales joined the used auto dealer market alongside neighboring new-vehicle dealers. With the increasing demand for upcoming used vehicles, the share in the market would be competitive but shared since most also sell new cars.

Detailed Description of Customers

The target customers we plan to obtain here at Angels Detailing is anyone looking for a good condition vehicle at an affordable price. We continue to grow our research into what group of people may be looking for a used reason. We have learned that most of our potential customers could be upcoming high school graduates, families with a budget, those looking for an affordable first car.

Company Advantages

Many of our advantages come internally as a business with employees who provide the best customer service to our customers, and that is by giving them our high-quality service to earn their customer loyalty.

Service Line

Product/Service

Services Include:

- Used Compact Cars
- Used Trucks
- Used SUV's
- Used Cars

Pricing Structure

Angel's Auto Sales will have its vehicles for sale at an affordable price, most ranging in the \$5,000-\$13,000.

Product Lifecycle

All vehicles will be ready to be sold to customers looking for a car.

Intellectual Property Rights

With the approval of this application, Angels Auto Sales may continue its application to the Texas Department of Motor Vehicles to obtain its Dealer License and legally operate the business.

Marketing & Sales

Growth Strategy

We plan to network with the auto dealer industry and those with the general knowledge of highly demanding vehicles to grow the company. Website advertising is another possible way to increase our customer count since we plan to advertise our inventory.

Communicate with the Customer

Communication is key to a successful business, which is why we are here to provide accurate, on-time responses to those curious online. As well as high-quality customer service with enthusiasm to assist the customer. We also will provide our contact information.

How to Sell

We are establishing a great marketing team to increase views through social media to grab the attention of those looking for cars. We will expand their awareness that we are open for service.

Proposed Changes

With state requirements to obtain the permit, we plan to add some new changes to fit the criteria better. We plan to add 4x6 wrought fencing around the back area to secure parking. A barrier on all four sides must surround the vehicles that are to be sold, which is why the fence is to cover the back of the cars, and we plan to use retractable belt stanchions for the remaining other sides. The retractable belt stanchions will be used during the day, and by closing time, the cars will be parked in the secure parking, and the belt stanchions will be put up, so the parking will be empty. We also plan to plant a garden near the fencing area of the parked cars to give a nicer look to the business. For our sign, we plan to add both companies under one name, "Angel's Detailing & Auto Sales" in the same area that we currently have now.



This image shows an example of the proposed layout with the 4x6 wrought fencing and retractable belt stanchions.



This image shows the inside of the proposed wrought fencing to provide security for the vehicles.



This image shows the side view from Leon st. of the proposed wrought fence and an example of the planned garden.

Itemized Conditions/Requirements:

- 1. Wrought Iron Style Fence around the non-paved area to include a gate along Leon Street.
- 2. Low level shrubs/landscaping along Leon Street adjacent to the display vehicles.
- 3. No additional lighting to be installed on-site.
- 4. No inflatables, flags or other temporary signage used for marketing of auto sales.
- 5. Re-design existing pole sign's replaceable inserts along Washington Avenue to include both business names 'Angel's Detailing & Auto Sales'
- 6. Retractable belt stanchions surrounding the display vehicles.
- 7. Relocating display vehicles to the rear of the property after regular business hours.
- 8. The sell of only 6 vehicles at any given time.

Proposed Sign to replace existing panels on current pole sign:





03/23/2022

To: The Honorable City Council

My name is Ronald Clary. My residence and business Pink Champagne is at 816 E.Washington Avenue, next door to Angels Car Wash and Oil Change.

In January 2007 Jim Ward, Building Official for Navasota came to my place of business and told me to lock my doors and I was no longer in business. He stated this was due to my wiring not being in conduit for commercial use. I had to get an attorney to represent my business in order to open back up. The council told me at that time that I could resume as an antique shop but there could be no used car lots in th B-1. I was happy with that. The council said that they were concerned about the look of Navasota. They wanted the drive coming into Navasota from the east to look prestigious and not like LaSalle with tire shops and car lots. The council specifically told me I could not have a used car lot on my premises. The city passed an ordinance in reference to all of this so that other businesses in the area would not have to go through what I did. Bert Miller was the Mayor, Grant Hold was on City Council and Brad Stafford was the city Manager during this time.

The building where Angels Car Wash is today was a real estate office, prior to that it was a gas station. Why was it allowed to open as a car wash and oil change without going through the proper channels to get approval by the city. It had not been a gas station for over 20 years when Angels opened business there.

I am concerned about where the water goes from the carwash and the environmental impact of the oil change. Do they meet OSHA and EPA guidelines in reference to waste water with chemicals and waste oil? I will be contacting these two federal offices regarding the possibility of contamination leaching onto my property.

If you do approve 804 E Washington Ave. to sell used cars you have set a precedent for all other properties in the B-1 area. Any other properties in this area can be sold and used as used car lots. Allowing Angels to sell used cars will affect my property being sold as a residence, because who wants to live next to a car wash and used car lot. It will also affect the businesses in the railroad district that have spent millions to improve historic buildings and build new businesses. They need a clean, upscale, historic look for the drive into town in order to attract customers.

Your decision will steer the city in a certain direction "Keep Navasota Beautiful", or "Navasota just another small town falling down". Thank you for your time and consideration in this important matter

Ronald Clary

Konald Clary

CITY OF NAVASOTA CITY COUNCIL AGENDA

AGENDA ITEM NO.: 6. AGENDA DATE: April 11, 2022

PREPARED BY: Lupe Diosdado, Development Services

Director

APPROVED BY: JW

ITEM: Conduct a public hearing for the purpose of receiving public comment and testimony regarding a variance application submitted to the City of Navasota by James C. Hassell for the properties located along County Road 424 in the A0062 J Whitesides Abstract. The subdivision variance application requests a variance from Chapter 10 Subdivision Regulation, Article 10.02 Subdivision Ordinance, Exhibit A Subdivision Development Ordinance, Article 7 Requirements for Improvements, Reservations, and Design, Section 7.11 Requirements for Parkland Dedication, 7.11.02 General Requirements, C. Park Development Fee. The properties affected are legally described as A0062 J Whitesides, Tract 17-2, Acres 31.76, A0062 J Whitesides, Tract 17, Acres 31.79, located in Navasota, Grimes County, Texas. [Lupe Diosdado, Development Services Director]

ITEM BACKGROUND:

A subdivision variance application has been submitted by James C. Hassell for Pecan Lakes Estates Phase 4 requesting the approval of 4.069 acres of additional green space above the required minimum, as well as a cul-de-sac with sidewalk improvements for parking and access, in-lieu-of paying the required park development fees listed below:

Current Chapter 10 Subdivision Regulations applicable to Pecan Lakes Estates Phase 4 require the following parkland and park development fees:

- Parkland: 187 Lots / 48 = 3.895 Acres. Since the dedicated parkland is in a flood zone, two-acres count for one, bringing the minimum required to 7.791 acres. The developer is proposing to dedicate 11.861 acres.
- Park Development Fees: 187 DU (Dwelling Units) X \$351.00
 Single-Family Development Cost = \$65,637.

The additional 4.069 acres being offered has a fair market value of \$56,978.80 (\$14,002 per acre). Construction costs for a 108' X 28' (3,024 square foot) roadway with a 50' radius cul-de-sac that includes four foot wide sidewalks along the perimeter exceed \$16,000 in costs. The value of an additional 4.069 acres of parkland and construction costs of the cul-de-sac improvements exceeds the \$65,637 park development fee.

On March 24, 2022 the Planning & Zoning Commission held a public hearing and voted on a recommendation to approve the variance request as presented with the following conditions:

- The developer will install a street light at the end of the proposed cul-de-sac.
- The developer will provide water and sewer service tap connections to the dedicated parkland to allow for future development/improvements.

Public	hearing	opened at	: p.m.
Public	hearing	closed at	p.m.

BUDGETARY AND FINANCIAL SUMMARY:

Required Park Development Fees: \$65,637

STAFF RECOMMENDATION:

Staff recommends the City Council hold a public hearing for the purpose of receiving public comment and testimony regarding a variance application submitted to the City of Navasota by James C. Hassell for the properties located along County Road 424 in the A0062 J Whitesides Abstract. The subdivision variance application requests a variance from Chapter 10 Subdivision Regulation, Article 10.02 Subdivision Ordinance, Exhibit A Subdivision Development Ordinance, Article 7 Requirements for Improvements, Reservations, and Design, Section 7.11 Requirements for Parkland Dedication, 7.11.02 General Requirements, C. Park Development Fee. The properties affected are legally described as A0062 J Whitesides, Tract 17-2, Acres 31.76, A0062 J Whitesides, Tract 17, Acres 31.79, located in Navasota, Grimes County, Texas.

ATTACHMENTS:

1. Staff Report



City of Navasota City Council Staff Report March 31, 2022



Send all mail to: P.O. Box 910 Navasota, TX 77868

www.NavasotaTX.gov

Variances Chapter 10 Subdivision Regulations:

Where the Planning Commission finds that an unnecessary and extraordinary hardship would result from strict adherence to this Ordinance and the purposes of this Ordinance may be served to a greater extent by an alternative proposal, the Planning Commission may recommend the approval of variances to this Ordinance to the City Council. Variances may be granted so that substantial justice may be done, and the public interest secured, provided that such variances shall not have the effect of violating the intent and purpose of this Ordinance. Furthermore, the Planning Commission shall not recommend approval of variances to the City Council unless it shall make findings based upon the evidence presented to it in each specific case that:

- A. The granting of the variance will not be detrimental to the public safety, health, or welfare, be injurious to surrounding property, or violate the intent and purpose of the regulation;
- B. The granting of the variance is not based on a hardship which is self-imposed;
- C. The hardship is not based solely on the cost of complying with the regulation; and
- D. The hardship is based on circumstances which are unique to the property for which the variance is sought, and not circumstances common to other properties.

Conditions: In recommending approval of variances to the City Council, the Planning Commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of this Ordinance.

The Planning Commission shall either recommend approval or denial of the variance to the City Council. The Planning Commission's action shall be entered into the minutes of the Planning Commission meeting, specifying the reason(s) which justified the recommendation of approval or denial of the variance. In the event of a recommendation of denial by the Planning Commission, the applicant shall have seven (7) days in which to notify the Development Officer in writing that the applicant desires to appeal the Planning Commission's recommendation of denial to the City Council; otherwise, the denial shall become final.

Item/Subject: Item No. 5 – Pecan Lakes Estates Phase 4, Park Development Fee Variance.

Summary:

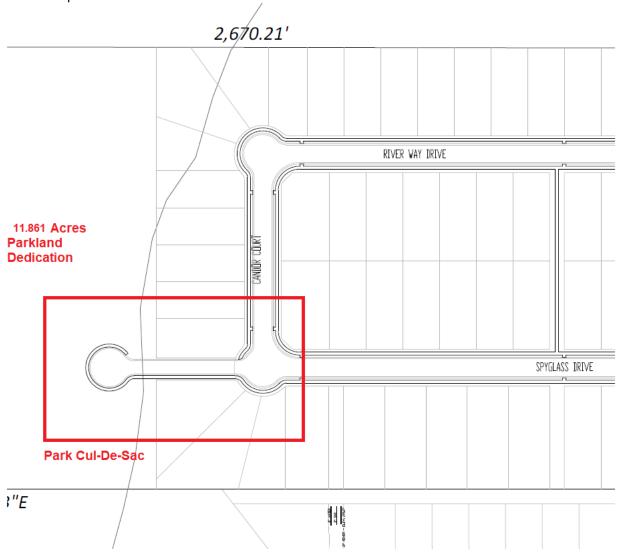
A subdivision variance application has been submitted by James C. Hassell for Pecan Lakes Estates Phase 4 requesting the approval of 4.069 acres of additional green space above the required minimum, as well as a cul-de-sac with sidewalk improvements for parking and access, in-lieu-of paying the required park development fees listed below:

Current Chapter 10 Subdivision Regulations applicable to Pecan Lakes Estates Phase 4 require the following parkland and park development fees:

<u>Parkland</u>: 187 Lots / 48 = 3.895 Acres, since the dedicated parkland is in a flood zone 2 acres count for 1 bringing the minimum required to 7.791 Acres, The developer is proposing to dedicate 11.861 acres.

<u>Park Development Fees</u>: 187 DU (Dwelling Units) X \$351.00 – Single-Family Development Cost = \$65,637.

The additional 4.069 acres being offered have a fair market value of \$56,978.80 (\$14,002 Per Acre). Construction costs for a 108' X 28' 3,024 square foot roadway with a 50' radius cul-de-sac that includes four (4) foot wide sidewalks along the perimeter exceed \$16,000 in costs. The value of an additional 4.069 acres of parkland and construction costs of the cul-de-sac improvements exceeds the \$65,637 park development fee.



Link to current Parkland Dedication and Fee Methodology:

https://z2codes.franklinlegal.net/franklin/Z2Browser2.html?showset=navasotaset&collection=navasota &doccode=z2Code z20000755

Applicant\Project Rep: James C. Hassell

Property Information:

PID: **R15011**

Legal Description: A0062 J WHITESIDES, TRACT 17, ACRES 31.79

Owner: J & H NAVASOTA DEVELOPMENT, LLC Address: CR 424, NAVASOTA, TX 77868 Zoning: Pecan Lakes Estates Phase 4 PUD

PID: **R39551**

Legal Description: A0062 J WHITESIDES, TRACT 17-2, ACRES 31.76

Owner: J & H NAVASOTA DEVELOPMENT, LLC Address: CR 424, NAVASOTA, TX 77868 Zoning: Pecan Lakes Estates Phase 4 PUD

Site Information:

Access: County Road 424 & Pecan Lakes Estates Phase 3, Section 3

Subdivision: Pecan Lakes Estates Phase 4.

Existing Site and Surrounding Land Uses:

Current Land Use: Vacant

Proposed Land Use: Single Dwelling

Surrounding Land Uses: Vacant/Single Dwelling/Farmland

Public Information Plan:

A public hearing ad was published on the March 9, 2022, Navasota Examiner. A public hearing sign was posted on the property on 3/15/22. Twenty-one (21) public hearing notification letters were sent to adjacent property owners within five hundred (500') feet on March 7, 2022.

Public Input Summary:

As of March 17, 2022, staff has received one informational inquiry related to the subdivision variance application from surrounding property owners or the public.

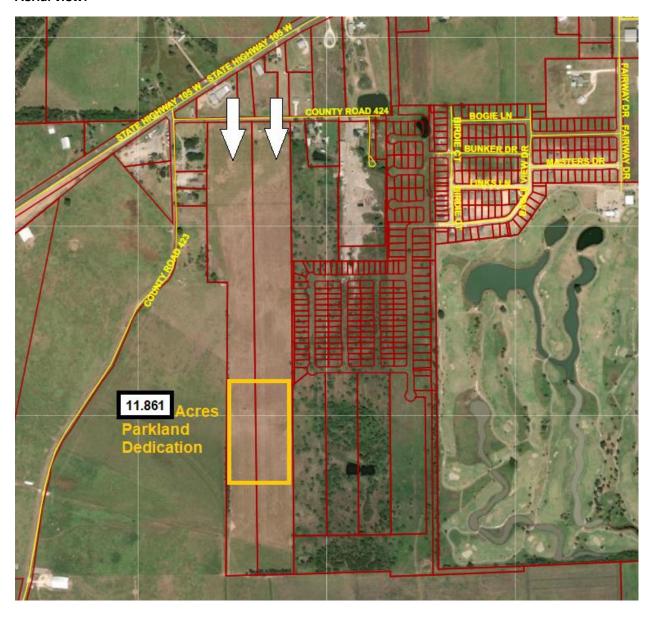
Staff Recommendation:

Staff recommends the City Council to conduct a public hearing and act on approval or denial of the proposed variance request.

Planning & Zoning Recommendation:

The Planning & Zoning Commission held a public hearing on March 24, 2022, regarding the proposed subdivision variance request submitted by James C. Hassell. Following the public hearing the P&Z voted to recommend approval of the subdivision variance request with the condition that the developer providing street lighting at the end of the proposed cul-de-sac as well as water and sewer service tap connections to allow for future development of the dedicated parkland space. The vote recommending approval as written was unanimous.

Aerial view:



CITY OF NAVASOTA CITY COUNCIL AGENDA

AGENDA ITEM NO.: 7. AGENDA DATE: April 11, 2022

PREPARED BY: Lupe Diosdado, Development Services

Director

APPROVED BY: JW

ITEM: Presentation, discussion, and possible action, regarding a variance application submitted to the City of Navasota by James C. Hassell for the properties located along County Road 424 in the A0062 J Whitesides Abstract. The subdivision variance application requests a variance from Chapter 10 Subdivision Regulation, Article 10.02 Subdivision Ordinance, Exhibit A Subdivision Development Ordinance, Article 7 Requirements for Improvements, Reservations, and Design, Section 7.11 Requirements for Parkland Dedication, 7.11.02 General Requirements, C. Park Development Fee. The properties affected are legally described as A0062 J Whitesides, Tract 17-2, Acres 31.76, A0062 J Whitesides, Tract 17, Acres 31.79, located in Navasota, Grimes County, Texas. [Lupe Diosdado, Development Services Director]

ITEM BACKGROUND:

A subdivision variance application has been submitted by James C. Hassell for Pecan Lakes Estates Phase 4 requesting the approval of 4.069 acres of additional green space above the required minimum, as well as a cul-de-sac with sidewalk improvements for parking and access, in-lieu-of paying the required park development fees listed below:

Current Chapter 10 Subdivision Regulations applicable to Pecan Lakes Estates Phase 4 require the following parkland and park development fees:

- Parkland: 187 Lots / 48 = 3.895 acres. Since the dedicated parkland is in a flood zone, two-acres count for one, bringing the minimum required to 7.791 acres. The developer is proposing to dedicate 11.861 acres.
- Park Development Fees: 187 DU (Dwelling Units) X \$351.00
 Single-Family Development Cost = \$65,637.

The additional 4.069 acres being offered have a fair market value of \$56,978.80 (\$14,002 Per Acre). Construction costs for a 108' X 28' (3,024 square foot) roadway with a 50' radius cul-de-sac that includes four foot wide sidewalks along the perimeter exceed \$16,000 in costs. The value of an additional 4.069 acres of parkland and construction costs of the cul-de-sac improvements exceeds the \$65,637 park development fee.

On March 24, 2022 the Planning & Zoning Commission held a public hearing and voted on a recommendation to approve the variance request as presented with the following conditions.

- The developer will install a street light at the end of the proposed cul-de-sac.
- The developer will provide water and sewer service tap connections to the dedicated parkland to allow for future development/improvements.

BUDGETARY AND FINANCIAL SUMMARY:

Required Park Development Fees: \$65,637

STAFF RECOMMENDATION:

The Planning and Zoning Commission recommends approval of the variance request to City Council with the following conditions:

- The developer will install a street light at the end of the proposed cul-de-sac.
- The developer will provide water and sewer service tap connections to the dedicated parkland to allow for future development/improvements.

Regarding the subdivision variance application submitted to the City of Navasota by James C. Hassell for the properties located along County Road 424 in the A0062 J Whitesides Abstract. The subdivision variance application requests a variance from Chapter 10 Subdivision Regulation, Article 10.02 Subdivision Ordinance, Exhibit A Subdivision Development Ordinance, Article 7 Requirements for Improvements, Reservations, and Design, Section 7.11 Requirements for Parkland Dedication, 7.11.02 General Requirements, C. Park Development Fee. The properties affected are legally described as A0062 J Whitesides, Tract 17-2, Acres 31.76, A0062 J Whitesides, Tract 17, Acres 31.79, located in Navasota, Grimes County, Texas.

ATTACHMENTS:

CITY OF NAVASOTA CITY COUNCIL AGENDA

AGENDA ITEM NO.: 8. AGENDA DATE: April 11, 2022

PREPARED BY: Lupe Diosdado, Development Services

Director

APPROVED BY: JW

ITEM: Presentation, discussion, and possible action regarding the sale of certain tracts of City-owned real property located in Navasota, Grimes County, Texas; determination of the method of sale; and authorize City staff to complete the procedures necessary for the proposed sale of said real property subject to final approval by the City Council. [Lupe Diosdado, Development Services Director]

ITEM BACKGROUND:

Staff was contacted by Jonathan Vacante regarding multiple city owned lots. Mr. Vacante is interested in purchasing the lots from the City. Attached is the request from Mr. Vacante as well as an appraisal report of the affected properties for your review. Per legal counsel if the City Council decides to sell property it can be done one of three ways: brokerage sale, public auction, or sealed bid.

City Council discussed the sale of properties on January 10, 2022, and directed city staff to obtain an appraisal for the affected properties before a final decision was made. Attached for your review is a copy of the completed appraisal conducted by Paramount Property Analysts.

BUDGETARY AND FINANCIAL SUMMARY:

Per Paramount Property Analysts the combined appraised value of the four properties is \$130,000. The cost of the appraisal was \$3,500.

STAFF RECOMMENDATION:

Staff recommends the City Council direct city staff to proceed with the sale of city owned properties listed in the attached appraisal report utilizing the sealed bid method with a minimum bid based on listed appraisals plus an additional \$875 to each property covering the appraisal costs incurred by the City of Navasota.

ATTACHMENTS:

- 1. Paramount Property Analysts Appraisal Report
- 2. Signed Proposal Paramount Property Analysts
- 3. Request Letter
- 4. Staff Report



APPRAISAL REPORT

VACANT LOTS
TBD N. JONES Rd., 416 BAKER, 402 LINCOLN ST. &
CAMP IM, BLOCK 42, LOTS 7, 8, 9, 10,
NAVASOTA, GRIMES COUNTY, TX 77868

EFFECTIVE DATE: MARCH 14, 2022 REPORT DATE: MARCH 28, 2022

PREPARED FOR
CITY OF NAVASOTA
LUPE DIOSDADO
PO BOX 910
NAVASOTA, TX 77868



STATEWIDE COMMERCIAL REAL ESTATE APPRAISERS

www.ppabv.com

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East Texas Division 12 Greenway Plaza, Ste #1100 Houston, Texas 77046 Phone: (281) 661-3633 West Texas Divisions San Angelo Office 1151 Knickerbocker Road San Angelo, Texas 76903 Phone: (325) 340-3052

Alpine Office P.O. Box 64 Alpine, Texas 79830 Phone: (432) 360-3052

March 28, 2022

City of Navasota Lupe Diosdado PO Box 910, Navasota, TX 77868

Phone: 936-825-6475

Email: gdiosadado@navasota.gov

Subject Property: Vacant Lots

TBD N. Jones Rd., 416 Baker, 402 Lincoln St. &

Camp IM, Block 42, Lots 7, 8, 9, 10 Navasota, Grimes County, TX 77868

Dear Mr. Diosdado,

As requested by our client, City of Navasota, we are providing an appraisal report of the above-referenced properties. The purpose of this appraisal is to develop an opinion of the current 'As Is' market value of the fee simple surface estate of the subject properties, with an effective date of March 14, 2022 reported on March 28, 2022. The values are of the Fee Simple interest of the subject properties. The appraiser has not performed any services regarding the subject property, as an appraiser or in any other capacity, within the three-year period immediately preceding the agreement to perform the assignment. It is our opinion that the requested Market Value estimates are as follows:

"As Is" Market Value

 Tract A:
 \$40,000

 Tract B:
 \$20,000

 Tract C:
 \$55,000

 Tract D:
 \$15,000

Effective Date – "As Is" March 14, 2022

Hypothetical Conditions and/or Extraordinary Assumptions Utilized in this Appraisal Report

- There are no hypothetical conditions for this appraisal.
- There are no extraordinary assumptions for this appraisal.

Market value, as used herein, is defined as, "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus." Implicit in this definition is the consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby: a) buyer and seller are typically motivated; b) both parties are well informed or well advised, and each acting in what they considers their own best interest; c) a reasonable time is allowed for exposure in the open market; d) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and e) the price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by someone associated with the sale. (Source: Section 34 of Title 12, Code of Federal Regulations and subsequent Interagency publications)

It should be noted that the value estimates are based on a Reasonable Marketing/Exposure period of 2-3 months or less, which is based on an analysis of market transactions and on our interpretation of market participants in Grimes County and surrounding area.

The appraisal has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP - 2020-2021 Edition) and The Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The appraisal is not based on a requested minimum valuation, a specific valuation, or loan approval.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP – 2020-2021 Edition), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It also conforms to the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and Title XI Regulations.

Respectfully Submitted,

PARAMOUNT PROPERTY ANALYSTS ASSTATEWIDE COMMERCIAL REAL ESTATE APPRAISERS

Timothy 1. Mayfield, MAI State Certification TX-1338382-G Ph: (214)-550-8834

Matthew Grieve, Appraiser Trainee State Certification TX-1341594-Trainee Ph: (979)-485-8999 Email: matthew@ppaby.com

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SUMMARY OF SALIENT FACTS





Summary of Salient Facts

1) Address:

Tract A – TBD N Jones Rd., Navasota, Grimes County, TX 77868

Tract B – 416 Baker St., Navasota, Grimes County, TX 77868

Tract C – 402 Lincoln St., Navasota, Grimes County, TX 77868

Tract D – Camp IM, Block 42, lot 7-10, Navasota, Grimes County, TX 77868

2) Location:

Tract A – The property is located along the north line of N Jones Ave., west of McNair St.

Tract B – The subject is located at the southwest corner of Baker St. & Craig St.

Tract C – The subject is located at the southeast corner of Lincoln St. & Franklin St.

Tract D – The subject is located at the northwest end of an access easement from W.

Farquhar St., west of Davis St.

3) Purpose of Appraisal:

To develop an opinion of the current 'As Is' market value of the fee simple surface estate of the subject properties.

4) Intended User:

The intended user of this appraisal is the City of Navasota.

5) Intended Use:

The intended use of this appraisal is for internal valuation purposes by the City of Navasota.

4) Effective Date of Valuation:

March 14, 2022 - "As Is"

5) Property Rights Appraised:

Fee Simple

6) Zoning:

Tract A – R-1A, High Density, Single Dwelling Unit, 7,000 SF Lot, Residential

Tract B – B-1, General Business

Tract C – R-1A, High Density, Single Dwelling Unit, 7,000 SF Lot, Residential

Tract D – M-1, Light Industrial

7) Flood Zone:

Tract A - 100%

Tract B - 100%

Tract C – Approximately 95%

Tract D-0%

The subject sites (Tract A, B & C) are situated in the 100-year flood plain. Tract D is not situated in the 100-year flood plain (see above), according to the available FEMA flood maps (Map# 48185C0340C, April 3, 2012). However, the appraiser is not qualified to make a specific determination, therefore recommends that a determination be made by a qualified

professional. We reserve the right to amend the appraisal if and when this documentation is provided.

8) Hazardous Substances:

There are no known adverse environmental conditions on the subject sites.

9) Land Size:

Tract A – 0.660009 Acres or 28,750 SF

Tract B - 0.28 (estimated) Acres or 12,197 SF

Tract C - 0.826446 Acres or 36,000 SF

Tract D – 0.26 (estimated) Acres or 11,326 SF

We have not been provided a current survey and assume this land area is accurate.

10) Improvements:

None

11) Highest and Best Use:

"As If Vacant": Residential Use (Tracts A & C); Commercial Use (Tracts B & D)

"As Improved": Residential Use (Tracts A & C); Commercial Use (Tracts B & D)

12) Estimated Marketing/Exposure Period:

2-3 months or less, which is based on an analysis of market transactions and on an interpretation of market participants in Grimes County and the surrounding area.

AERIAL MAP AND SUBJECT PROPERTY PHOTOS







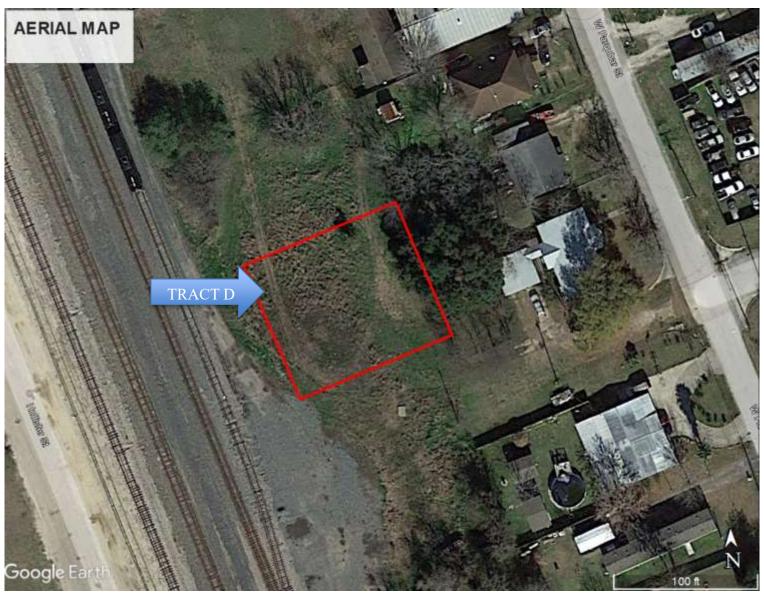
*Boundaries are approximate



*Boundaries are approximate



*Boundaries are approximate



*Boundaries are approximate



Typical View of "Tract A"



Typical View of "Tract B"



Typical View of "Tract C"



Typical View of "Tract D"



Looking Northeast along Schumacher St.



Looking Southwest along Schumacher St towards Jones St.



Looking South along Craig St.



Looking North along Craig St.



Looking West along Baker St.



Looking East along Baker St.



Looking North along Franklin St.



Looking South along Franklin St.



Looking East along Franklin St.



Looking West along Franklin St.



Looking West along Lincoln St.



Looking East along Lincoln St.



Looking East at Property Access



Looking West at Property Access

PREFACE





Preface

An appraisal is a type of research into the law of probabilities with respect to real estate valuation. Through appraiser's education, training, experience, knowledge, and integrity, he is able to project sellers' and buyers' activities into a forecast of real estate values. Because of the individuality and uniqueness of each property, comparisons of like properties often entail adjustments in arriving at a conclusion. Financial consideration for similar properties sometimes reflect sentiment, compassion, sympathy, bias, politics, specific needs, lack of understanding and other factors not considered by the impartial appraiser. The appraiser is an advocate of the property being appraised. His judgment and opinion cannot be altered by principals of the transaction, the lender, seller, purchaser, or broker.

An appraisal cannot be guaranteed; cannot be proved. However, the opinion of value can be substantiated and justified and the final opinion of value is the result of professional analysis of a considerable quantity of physical and economic facts. An appraisal must not be considered absolute but should be used as a basis of negotiation between parties involved in the property, whatever their interests.

With the foregoing in mind, the reader is invited to review the following report, which sets forth the data and reasoning leading to the estimate of value of the property under appraisement.

This is an Appraisal Report, as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2. The analyses and conclusions contained in this report are specific to the needs of the client and for the intended use as stated as follows: The appraiser is not responsible for any unauthorized use of this appraisal report.

ABBREVIATIONS UTILIZED IN APPRAISAL REPORT

RR – Railroad NRA – Net Rentable Area
IH – Interstate Highway GBA – Gross Building Area
NOI – Net Operating Income GIM – Gross Income Multiplier

US – United States EGIM – Effective Gross Income Multiplier

 $FM - Farm-to-Market \qquad SF - Square \ Foot \\ ROW - Right \ of \ Way \qquad FF - Front \ Foot \\ SH - State \ Highway \qquad LF - Linear \ Foot \\ CR - County \ Road \qquad OAR - Overall \ Rate$

INTRODUCTION AND DEFINITIONS





Introduction and Definitions

DATE AND PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to develop an opinion of the current 'As Is' market value of the fee simple surface estate of the subject properties based on market conditions as of March 14, 2022.

MARKET VALUE DEFINITIONS

Market Value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1. Buyer and seller are typically motivated;
- 2. Both parties are well informed or well advised, and each is acting in what they consider their own best interests;
- 3. A reasonable time is allowed for exposure in the open market;
- 4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by someone associated with the sale.

Source: Section 34 of Title 12, Code of Federal Regulations and subsequent Interagency publications

REAL ESTATE

Physical land and appurtenances attached to the land, e.g, structures. An identified parcel or tract of land, including improvements, if any.¹

FEE SIMPLE ESTATE

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.²

¹The Dictionary of Real Estate Appraisal, 6th Edition, Page 186.

²The Dictionary of Real Estate Appraisal, 6th Edition, Page 90.

LEASED FEE INTEREST

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.³

LEASEHOLD INTEREST

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.⁴

PROSPECTIVE OPINION OF VALUE

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.⁵ For purposes of this report, the prospective value estimate will be also referred to as the "As Complete" value with each phrase considered interchangeable.

LEGAL DESCRIPTION

TRACT 1 - McNair, Block 25, Lot 1 thru 5, Grimes County, TX

TRACT 2 – H & D, BLOCK 10, LOT 4,5, GRIMES COUNTY, TX

TRACT 3 – CAMP CANAAN, BLOCK 11, LOT 1,2, GRIMES COUNTY, TX

TRACT 4 – CAMP IM, BLOCK 42, LOT 7,8,9,10, GRIMES COUNTY, TX

MARKETING/EXPOSURE TIME PERIOD

Marketing and exposure times are important considerations in the appraisal process. While these two-time frames may appear to be similar, there are distinct differences. Marketing time is an estimate of the time it might take to sell a property interest in real estate at the estimated market value level during the period immediately after the effective date of an appraisal. Conversely, exposure time is the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimated based upon an analysis of past events assuming a competitive and open market.

The reasonable marketing time is a function of price, time, use, and anticipated market conditions such as changes in the cost and availability of funds; not an isolated estimate of time alone. The following chart summarizes estimates of marketing time for various property types as reported by *PricewaterhouseCoopers (PwC) and Real Estate Research Corporation*.

³The Dictionary of Real Estate Appraisal, 6th Edition, Page 128.

⁴The Dictionary of Real Estate Appraisal, 6th Edition, Page 128.

⁵The Dictionary of Real Estate Appraisal, 6th Edition, Page 180.

Marketing Time (in months)			
	PwC		
Property Type	Range	Average	
Office - CBD	3-18	9.30	
Office - Suburban	1-15	7.00	
Office - Medical	1-12	4.60	
Office - Secondary	2-14	7.00	
Retail - Regional Mall	3-18	12.00	
Retail - Power Center	3-12	6.60	
Retail - Strip Shopping Center	2-18	6.80	
Industrial - Warehouse	1-9	3.30	
National Self-Storage	1-6	3.00	
National Apartments	1-12	4.30	
Student Housing	1-12	4.80	
Net Leased Assets	2-18	6.20	
Hotel - Full-Service	1-12	6.80	
Hotel - Limited-Service Midscale	2-12	6.80	
Hotel - Luxury/Upper-Upscale	1-12	7.00	
Hotel - Select-Service	1-12	4.80	
PwC Investor Survey 1st Quarter 20)22		

A survey providing marketing time for single family residences was not provided to this office, nor was one available, although it was extensively researched.

The time on the market of the comparable sales contained herein are presented below:

	Time on Market - Comparable Sales				
Sale	Location	Date	\$/SF	Months	
1	Navasota, Grimes County, TX	12/6/2021	\$3.20	2.4	
2	Navasota, Grimes County, TX	6/16/2021	\$0.84	4.3	
3	Navasota, Grimes County, TX	5/26/2021	\$2.27	0.933	
4	Navasota, Grimes County, TX	10/14/2020	\$3.41	0.033	
Average				1.9	

Based on the sales contained herein, the location of the subject properties, and the current economic conditions, we have estimated a marketing period in the middle of the range at 2-3 months or less.

Exposure time can be estimated by examining past historical sales information in the market. Research revealed that over the previous 2 years, exposure time frames for similar properties have been between 0.03 and 4.3 months. Based on this information, and emphasizing the middle of the range, it is estimated that an appropriate exposure time for the subject property should be around 2-3 months or less. This time frame assumes reasonable marketing efforts and an asking price similar to the values contained herein.

INTENDED USER

The intended user of this appraisal is the City of Navasota.

PROPERTY RIGHTS APPRAISED

The value estimates contained herein are based on the Fee Simple interest of the subject properties based on market conditions as of March 14, 2022.

INTENDED USE

The intended use of this appraisal is for internal valuation purposes by the City of Navasota.

SCOPE OF THE APPRAISAL

The term "scope of the appraisal" is defined as the extent of the process of collecting, confirming, and reporting the pertinent data contained in an appraisal report. In this appraisal, an attempt was made to collect and verify all relevant general and specific data pertaining to the subject property and the subject market area. Information was obtained from real estate and economic publications, the appraiser's own files, as well as contacts with other appraisers, brokers, developers, and other knowledgeable people in the subject market area. The information obtained from these sources was verified by more than one source and is felt to be reliable, but is not guaranteed.

The valuation of the subject property involved the following steps: 1) an inspection of the subject property and surrounding neighborhood to observe physical conditions, amenities, and available services; 2) a detailed highest and best use analysis to determine the most profitable use for the subject property; 3) an estimate of market value of the subject property by consideration of the Cost, Income and Sales Comparison Approaches.

As noted in the Certification, Matthew Grieve has made a personal inspection of the properties that are the subject of this report. Timothy T. Mayfield, MAI has not made a personal inspection of the properties that are the subject of this report. We may or may not have not formally inspected all of the Comparables Sales and/or Comparable Rentals included in this report and the descriptions have been derived from discussions with the local market participant who confirmed the details or the listing on MLS, Costar, or any other listing service available to the appraiser. Photos of Comparables may have been taken from these listing services, with permission, and aerial photos have been taken from Google Earth. This appraisal has been prepared based on the extraordinary assumption that the all information and photos of the Comparables included is accurate. Should any information become available that is contradictory to this assumption, we reserve the right to revisit and/or amend this appraisal, if deemed necessary.

HAZARDOUS MATERIAL DISCLOSURE

The existence of potentially hazardous material, which may or may not be present on the property, was not observed during the inspection, nor is there any knowledge of the existence of such materials on or in the property. Various construction materials may contain items that have been or could in the future be determined to be hazardous (toxic) or undesirable, and may need to be specifically treated or removed. For example, some properties have transformers and other electrical components contain PCB's, and asbestos is sometimes used in components such as fireproofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum floor tiles, roofing, drywall and plaster. There may be hazardous or undesirable

metals, minerals, chemicals, hydrocarbons, and biological and/or radioactive items (including electric and magnetic fields) in the soils, water, building components, above or belowground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate appraisers have no expertise in the direction or correction of hazardous or undesirable items. Expert inspections are necessary and are advised. Current or future laws may require clean up or correction by past, present, and/or future owners and/or operators. It is the responsibility of the client to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the subject property.

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress enacted the Americans with Disabilities Act (ADA) in 1990, which, among other things, is intended to make many business establishments equally accessible to persons with a variety of disabilities. The Americans with Disabilities Act Amendments Act (ADAAA) made major changes to the definition of "disability" and became effective January 1, 2009. The requirements of ADA and ADAAA may or may not require modifications to the subject property, which could include the installation of or modifications to access ramps, door widths, public restrooms, etc. State and local laws also may mandate changes to the subject improvements. Real estate appraisers are not qualified to advise the client what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified designated professionals of their choice for information regarding these matters. Real estate appraisers also cannot determine which attorneys and/or designated professionals have expertise in this area.

USPAP COMPETENCY PROVISION COMPLIANCE

According to the competency provision of the Uniform Standards of Professional Appraisal Practice (USPAP), "an appraiser must properly identify the problem to be addressed and have the knowledge and experience to complete the assignment competently..." This assignment involves the appraisal of Vacant Lots. The appraisers involved in this assignment have adequate knowledge and experience in the appraisal of this type of property within this particular market area; therefore, no further steps were taken to comply with the competency provision of USPAP.

6Uniform Standards of Professional Appraisal Practice; page B-4; The Appraisal Foundation, December 1990; Washington, D.C.

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HISTORY AND PROPERTY TAX ASSESSMENT





History and Property Tax Assessment

According to the Grimes County tax records, the subject properties are currently owned by the City of Navasota. They have owned the subject properties for a period exceeding three years. The subjects are not currently under contract, nor are they listed for sale. No known transactions have occurred in the past three years.

There do not appear to be any past due taxes.

REAL I	REAL ESTATE ASSESSMENT AND TAXES			
T	Crimon Counts			
Taxing Authority:	Grimes County			
Assessment Year:	2021 2.0102 (Tabel 4 Tabels)			
Land Size:	2.0192 (Total 4 Tracts)			
Building Size:	None			
Assessed Values				
Tax Identification Number:	26434			
Land Assessed Value:	\$8,750			
Building Assessed Value:	\$0			
Other Property Assessed Value:	\$0			
Total Assessed Value:	\$8,750			
Tax Identification Number:	24889			
Land Assessed Value:	\$4,250			
Building Assessed Value:	\$0			
Other Property Assessed Value:	\$0			
Total Assessed Value:	\$4,250			
Tax Identification Number:	20706			
Land Assessed Value:	\$18,240			
Building Assessed Value:	\$0			
Other Property Assessed Value:	\$0			
Total Assessed Value:	\$18,240			
Tax Identification Number:	20949			
Land Assessed Value:	\$8,160			
Building Assessed Value:	\$0			
Other Property Assessed Value:	\$0			
Total Assessed Value:	\$8,160			
Total Land Assessed Value:	\$39,400			
Total Building Assessed Value:	\$0			
Total Other Assessed Value:	\$0			
Total Assessment:	\$39,400			

Rates, Taxes, More	
City Tax Rate:	\$0.57
County Tax Rate:	\$0.53
Other Property Tax Rate:	<u>\$1.25</u>
Combined Tax Rate:	\$2.34
Total Tax Amount:	\$751

AREA DATA





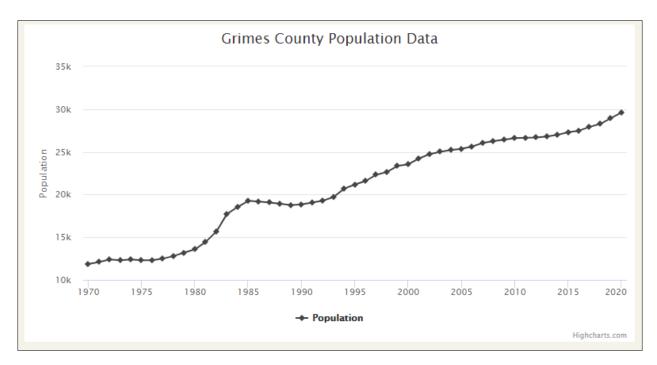
Area Data

GRIMES COUNTY

Grimes County is located in Southeast Texas east of Brazos County and south of Robertson County. The county was formed from Montgomery County in 1846. It is named for Jesse Grimes, a signer of the Texas Declaration of Independence and early settler of the county. The city of Anderson is the county seat and Navasota is the county's major city.

Population

Population growth in Grimes County grew approximately 40% between 1995 and 2020. The county grew by approximately 8,437 people since 1995. Grimes County had a 2020 population of 29,614, according to the U.S. Census Bureau.

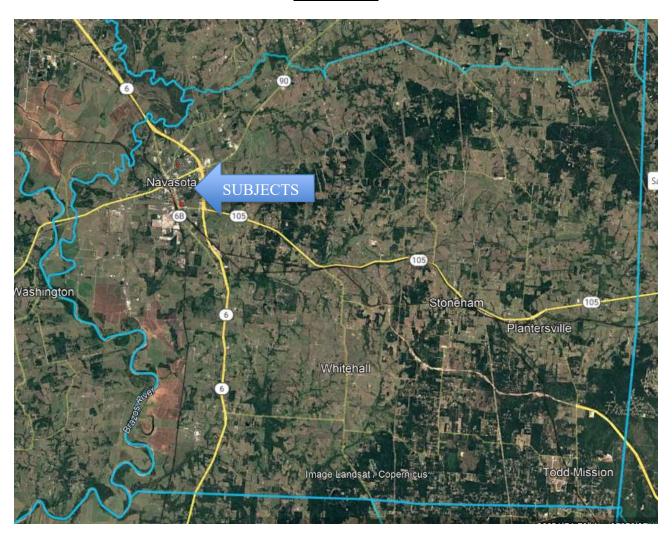


			Components of Change				
Date	Population	% Change	Total Population Change	Births	Deaths	International Immigration	Net Domestic Migration
1995	21,177	2.30%	475	277	193	26	441
			416	283	222	43	392
1996 1997	21,593 22,320	1.96% 3.37%	727	306	189	48	648
1998	22,649	1.47%	329	303	190	38	326
1999	23,357	3.13%	708	314	190	36	523
2000	23,552	0.84%	195	000	004	0.0	400
2001	24,219	2.83%	667	338	261	38	463
2002	24,736	2.14%	517	335	272	36	379
2003	25,016	1.13%	280	327	237	29	128
2004	25,209	0.77%	193	331	243	30	41
2005	25,350	0.56%	141	328	225	33	-28
2006	25,639	1.14%	289	333	212	33	115
2007	26,046	1.59%	407	365	183	28	221
2008	26,273	0.87%	227	345	221	29	43
2009	26,422	0.57%	149	356	245	28	-72
2010	26,604	0.69%	182	92	94	5	35
2011	26,663	0.22%	59	297	297	8	32
2012	26,686	0.09%	23	281	235	4	-27
2013	26,796	0.41%	110	316	280	13	62
2014	26,998	0.75%	202	343	291	15	139
2015	27,302	1.13%	304	320	307	15	275
2016	27,479	0.65%	177	338	273	3	110
2017	27,924	1.62%	445	333	269	-4	383
2018	28,280	1.28%	356	308	296	-5	350
2019	28,940	2.33%	660	311	236	-5	592
2020	29,614	2.33%	674	319	258	-8	625

	Employment		Unemp	loyment
	% Change			Unit Change
Date	Total	Year Ago	Rate	Year Ago
2011	10,680	3.48%	8.1	-0.95
2012	11,032	3.29%	6.42	-1.68
2013	11,082	0.46%	6.05	-0.36
2014	11,236	1.39%	4.84	-1.21
2015	10,900	-2.99%	5.36	0.52
2016	10,326	-5.27%	6.62	1.26
2017	10,297	-0.27%	5.39	-1.23
2018	10,650	3.42%	4.14	-1.24
2019	10,805	1.46%	3.98	-0.16
2020	10,191	-5.68%	8.04	4.06
2021	10,154	-0.37%	7.05	-1
		Monthly Data		
Aug-20	10,285	-4.28%	7.38	3.02
Sep-20	10,083	-6.59%	8.72	4.78
Oct-20	10,544	-4.14%	7.82	3.92
Nov-20	10,317	-5.72%	8.15	4.23
Dec-20	10,196	-4.59%	8.07	4.32
Jan-21	10,116	-4.87%	8.73	4.17
Feb-21	10,248	-5.62%	8.66	4.53
Mar-21	10,291	-1.78%	8.03	1.71
Apr-21	10,205	7.41%	7.16	-3.28
May-21	10,185	5.72%	6.71	-4.07
Jun-21	9,977	0.91%	7.99	-2.53
Jul-21	9,937	0.59%	7.47	-2.49
Aug-21	10,064	-2.15%	6.54	-0.84
Sep-21	10,152	0.68%	6.1	-2.62
Oct-21	10,274	-2.56%	5.92	-1.9
Nov-21	10,281	-0.35%	5.67	-2.48
Dec-21	10,115	-0.79%	5.46	-2.61

Grimes County's total employment has been relatively stable over the past several years. It had a total employment of 10,154 in November 2021 according to the Texas A&M University Real Estate Center. Unemployment rate has decreased to 2.61% in December 2021 from 4.32% in December 2020.

AREA MAP



NEIGHBORHOOD DATA





Neighborhood Data

NEIGHBORHOOD ANALYSIS

A neighborhood is generally part of a larger city, town or community. According to <u>The Appraisal of Real Estate</u>, <u>15th Edition</u>, a neighborhood is defined as a grouping of complimentary land uses. It is usually considered to be an area with definite boundaries that exhibit fairly high degrees of homogeneity as to use, tenancy and certain other property characteristics.

BOUNDARIES

North: State Highway 6
South: State Highway 105
East: State Highway 6
West: County Boundary

LOCATION

Navasota, TX

MAJOR THOROUGHFARES

The primary thoroughfares throughout the subject neighborhood are State Highway 6, State Highway 105, State Highway 90, La Salle Street, and Washington Avenue. These thoroughfares are developed with commercial businesses along the majority of their frontages within the subject neighborhood.

ACCESSIBILITY

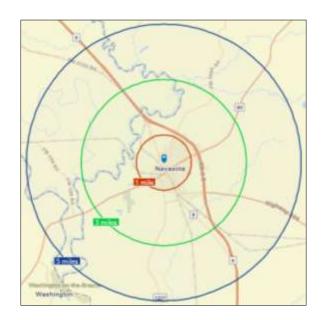
The subject neighborhood has convenient access to employment within the neighborhood and other nearby areas in Navasota and surrounding counties. Churches, retail centers, and recreation facilities are easily accessible from the neighborhood. There are several major traffic routes that allow convenient travel throughout the neighborhood. The subject neighborhood is considered to have good accessibility via the above-mentioned thoroughfares.

LAND USE

The neighborhood is approximately 75%+ built-up and is primarily comprised of commercial development of average to good condition fronting major thoroughfares and single-family fronting secondary thoroughfares. In 2005, the Texas Legislature named the city "The Blues Capital of Texas," in honor of the late Mance Lipscomb, a Navasota native and blues musician who recorded numerous albums and lived in Navasota all of his life. The Blues Bluebonnets & BBQ music festival is held in April, celebrating the birthday of Mance Lipscomb. A summer festival, the Navasota Bluesfest, every second weekend in August, honors the memory of Mance Lipscomb. The celebration raises money for college scholarships for local students. A statue of Mance Lipscomb is now a part of Mance Lipscomb Park, near downtown.

A new municipal building was completed in 2011 and there have continued downtown improvements. In 2012, Navasota Municipal Airport completed an expansion to 5000 ft long by 75 ft wide, now allowing jets on the runway.

DEMOGRAPHIC DATA





Executive Summary

1001-1099 Schumacher St 1001-1099 Schumacher St, Navasota, Texas, 77868 Rings: 1, 3, 5 mile radii Prepared by Esri Eatitude: 30.39711 Longitude: -96.08532 3 miles 5 miles

·	1 mile	3 miles	5 miles
Population			
2000 Population	4,022	7,728	10,227
2010 Population	3,893	7,383	10,465
2021 Population	4,289	8,790	12,044
2026 Population	4,436	9,208	12,600
2000-2010 Annual Rate	-0.33%	-0.46%	0.23%
2010-2021 Annual Rate	0.86%	1.56%	1.26%
2021-2026 Annual Rate	0.68%	0.93%	0.91%
2021 Male Population	47.2%	47.7%	54.0%
2021 Female Population	52.8%	52.3%	46.0%
2021 Median Age	34.6	34.9	37.0

In the identified area, the current year population is 12,044. In 2010, the Census count in the area was 10,465. The rate of change since 2010 was 1.26% annually. The five-year projection for the population in the area is 12,600 representing a change of 0.91% annually from 2021 to 2026. Currently, the population is 54.0% male and 46.0% female.

Median Age

The median age in this area is 34.6, compared to U.S. median age of 38.5.

Households			
2021 Wealth Index	54	60	70
2000 Households	1,413	2,564	3,018
2010 Households	1,384	2,555	3,139
2021 Total Households	1,518	3,021	3,691
2026 Total Households	1,568	3,159	3,882
2000-2010 Annual Rate	-0.21%	-0.04%	0.39%
2010-2021 Annual Rate	0.82%	1.50%	1.45%
2021-2026 Annual Rate	0.65%	0.90%	1.01%
2021 Average Household Size	2.76	2.86	2.82

The household count in this area has changed from 3,139 in 2010 to 3,691 in the current year, a change of 1.45% annually. The five-year projection of households is 3,882, a change of 1.01% annually from the current year total. Average household size is currently 2.82, compared to 2.80 in the year 2010. The number of families in the current year is 2,637 in the specified area.



Executive Summary

1001-1099 Schumacher St. 1001-1099 Schumacher St, Navasota, Texas, 77868 Rings: 1, 3, 5 mile radii

Latitude: 30,39711 Longitude: -95:08532

Prepared by Esri

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	9.1%	10.6%	10.9%
Median Household Income			
2021 Median Household Income	\$57,903	\$55,294	\$55,632
2026 Median Household Income	\$59,319	\$57,004	\$57,925
2021-2026 Annual Rate	0.48%	0.61%	0.81%
Average Household Income			
2021 Average Household Income	\$68,193	\$69,112	\$72,11
2026 Average Household Income	\$71,966	\$73,663	\$77,73
2021-2026 Annual Rate	1.08%	1.28%	1.519
Per Capita Income			
2021 Per Capita Income	\$24,333	\$24,258	\$22,610
2026 Per Capita Income	\$25,625	\$25,843	\$24,45
2021-2026 Annual Rate	1.04%	1.27%	1.589
Households by Income			

Current median household income is \$55,632 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$57,925 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$72,110 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$77,732 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$22,610 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$24,455 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	234	199	195
2000 Total Housing Units	1,573	2,873	3,41
2000 Owner Occupied Housing Units	843	1,595	1,96
2000 Renter Occupied Housing Units	571	969	1,05
2000 Vacant Housing Units	159	309	39
2010 Total Housing Units	1,584	2,944	3,63
2010 Owner Occupied Housing Units	793	1,556	2,02
2010 Renter Occupied Housing Units	591	999	1,11
2010 Vacant Housing Units	200	389	49
2021 Total Housing Units	1,694	3,343	4,10
2021 Owner Occupied Housing Units	919	1,978	2,52
2021 Renter Occupied Housing Units	599	1,043	1,16
2021 Vacant Housing Units	176	322	41
2026 Total Housing Units	1,743	3,482	4,29
2026 Owner Occupied Housing Units	968	2,101	2,70
2026 Renter Occupied Housing Units	601	1,058	1,18
2026 Vacant Housing Units	175	323	41

Currently, 61.7% of the 4,102 housing units in the area are owner occupied; 28.3%, renter occupied; and 10.0% are vacant. Currently, in the U.S., 57.3% of the 4,302 housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. Eurerboy, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 3,635 housing units in the area - 55.7% owner occupied, 30.7% erenter occupied, and 13.6% vacant. The annual rate of change in housing units since 2010 is 5.52%. Median home value in the area is \$143,984, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.89% annually to \$174,222.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026, Esri converted Census 2000 data into 2010 geography.

CONFORMITY

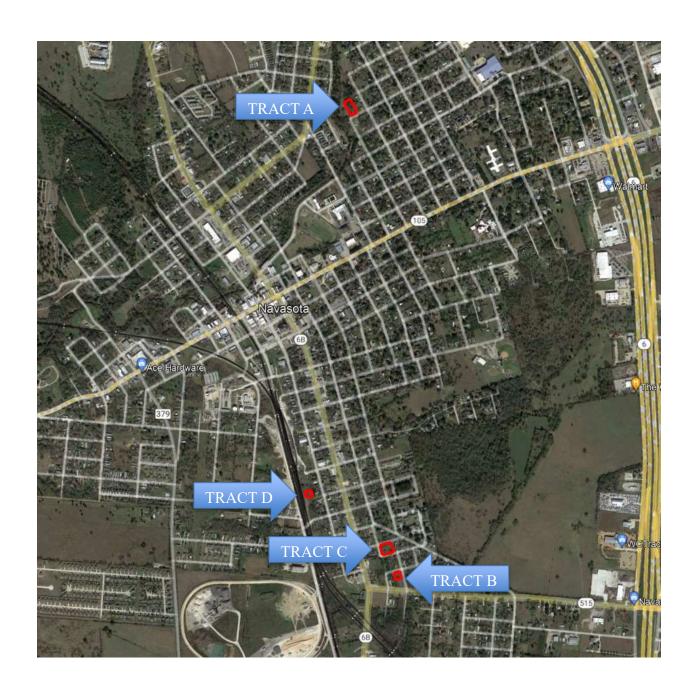
The construction quality of improved properties fronting the major thoroughfares within the neighborhood is generally of good conformity.

ZONING

The City of Navasota utilizes zoning ordinances in an attempt to ensure property conformity and balances for land use within the city. The most predominant zoning use within the subject neighborhood is the residential district along secondary thoroughfares and the commercial district along major thoroughfares.

CONCLUSIONS

In summary, the neighborhood is positively influenced by its easy access to State Highway 6, State Highway 105, State Highway 90, La Salle Street, and Washington Avenue. The neighborhood is also positively influenced by convenient accessibility provided by several additional major traffic routes that extend to the immediate area and throughout the surrounding area. Based on surrounding property influences and recent growth trends, property values should generally remain steady in the near term.



SITE DATA





Site Data (All Tracts)

LAND SIZE

The subject properties consist of 4 tracts with an average size of 0.5066 acres or 22,068 square feet, according to the Grimes County Appraisal District and estimates generated from Google Earth. We have not been provided a current survey and assume this land areas are accurate. The appraiser reserves the right to revisit and/or amend this appraisal should information be provided that is contradictory to this assumption (i.e. Survey), if deemed appropriate by the appraiser.

Address	Acres	Square Feet
Tract A	0.660	28,750
Tract B	0.280	12,197
Tract C	0.826	36,000
Tract D	0.260	11,326
Average:	0.5066	22,068

SHAPE

The sites are rectangular shaped.

TOPOGRAPHY

The subject sites have generally level topography.

DRAINAGE

The majority of the sites appear to drain adequately.

STREET TYPE

Jones St., Schumacher St., Craig St., Baker St., Franklin St., Lincoln St. are two-way, asphalt paved, secondary thoroughfares. Davis St. leading to the Subject Tract D is an unpaved access easement.

ACCESS

The subject tracts have average access from Jones St., Schumacher St., Craig St., Baker St., Franklin St., Lincoln St and Davis St.

VISIBILITY

The subject tracts have average visibility from Jones St., Schumacher St., Craig St., Baker St., Franklin St., Lincoln St and Davis St.

UTILITIES

Electricity: Electricity Sewer: Public Sewer Water: Public Water

EASEMENTS

There are no known adverse encumbrances or easements on Tracts A, C & D. Tract B has a gas pipeline easement totaling 385 SF at the northeast portion of the property. Please reference Limiting Conditions and Assumptions.

RESTRICTIONS

There do not appear to be any land use restrictions imposed on the sites outside of zoning. Should information be provided to the contrary, we reserve the right to review land use restrictions and amend the appraisal if deemed necessary by the appraisers.

ZONING

Tract A – R-1A, High Density, Single Dwelling Unit, 7,000 SF Lot, Residential

Tract B - B-1, General Business

Tract C – R-1A, High Density, Single Dwelling Unit, 7,000 SF Lot, Residential

Tract D – M-1, Light Industrial

FLOOD PLAIN

Tract A - 100%

Tract B - 100%

Tract C – Approximately 95%

Tract D - 0%

The subject sites (Tract A, B & C) are situated in the 100-year flood plain. Tract D is not situated in the 100-year flood plain (see above), according to the available FEMA flood maps (Map# 48185C0340C, April 3, 2012). However, the appraiser is not qualified to make a specific determination, therefore recommends that a determination be made by a qualified professional. We reserve the right to amend the appraisal if and when this documentation is provided.

CURRENT USE

The properties are currently vacant lots.

SOIL AND SUB-SOIL CONDITIONS

A soil and subsoil survey has not been provided to this office. However, as evidenced by the surrounding and existing development on the sites, The soil conditions observed at the subjects appear to be typical of the region and adequate to support development.

ENVIRONMENTALO HAZARDS

No evidence of toxic or hazardous materials was viewed during the inspection. This appraisal has been prepared under the assumption that the subject properties are free and clear of all toxic or hazardous waste contamination, and it is the appraiser's suggestion that the sites be inspected by a qualified authority to determine whether or not the subject property is contaminated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value rendered herein would be invalid. The value estimates are predicated on the assumption that there are no such conditions on or in the properties or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

ANALYSIS/CONCLUSIONS

In summary, the subjects have average visibility and accessibility. There do not appear to be any negative aspects regarding the marketability of the sites other than Tracts B for its' pipeline easement and Tract D being located off an unpaved access easement and in close proximity to railroad tracks.

LOCATION MAPS/ SITE MAPS

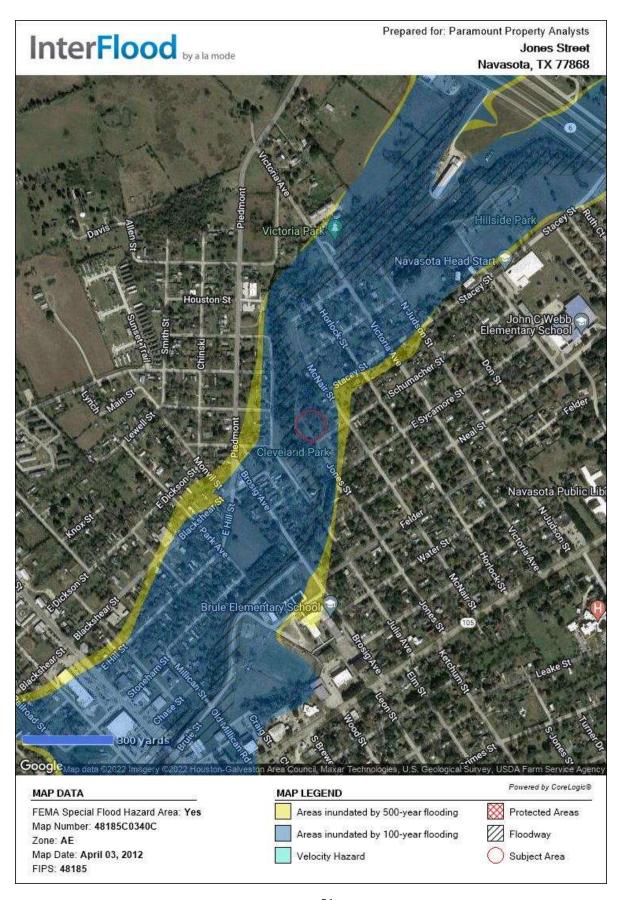
Tract A







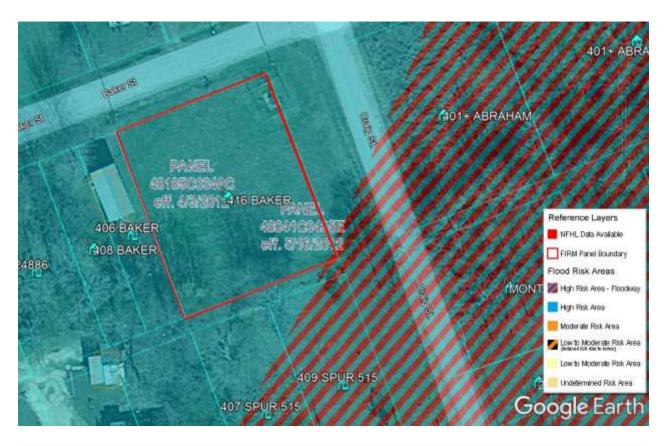


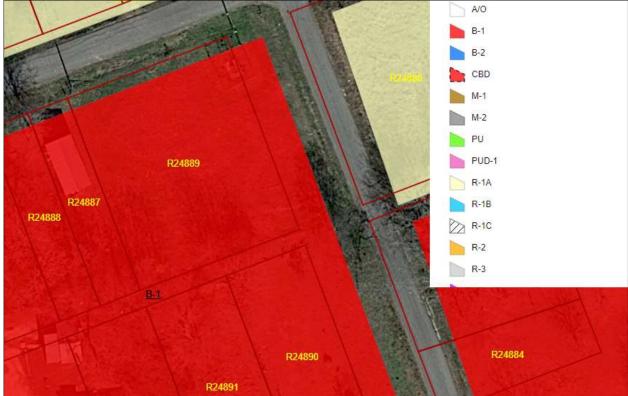


Tract B









B-1

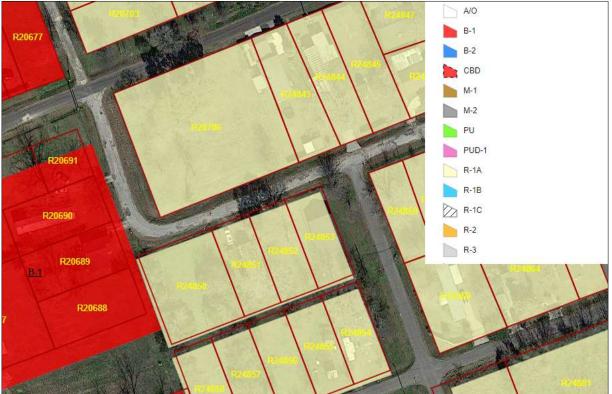


Tract C

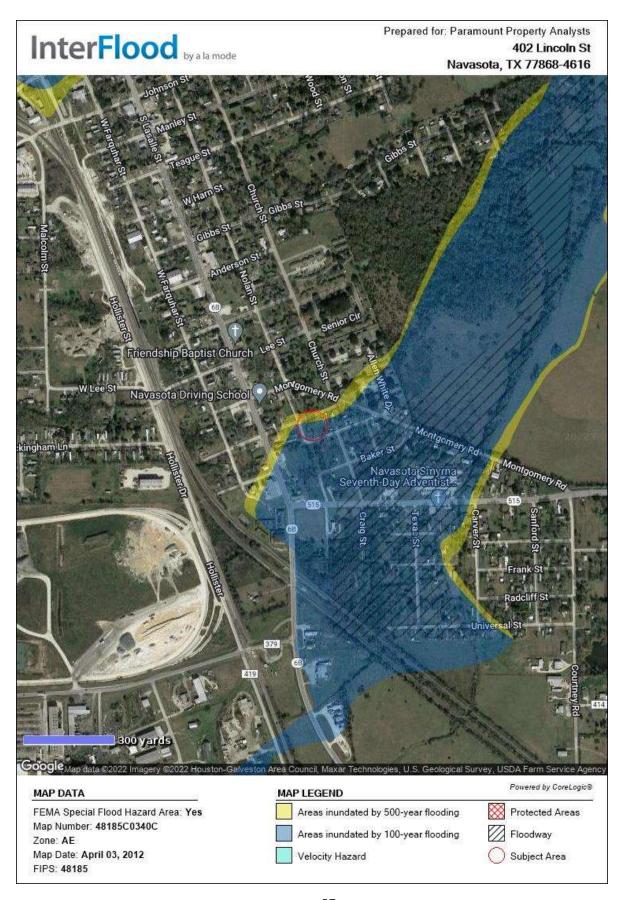








R-1A

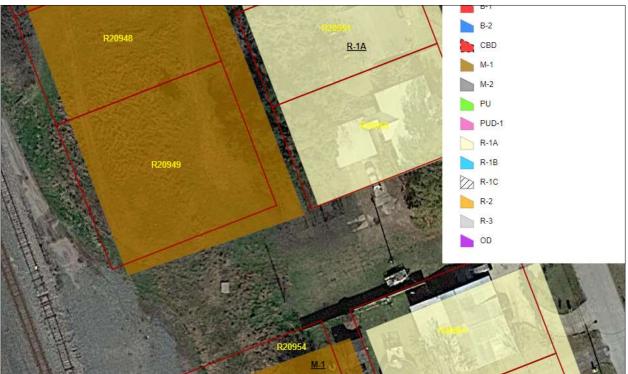


Tract D

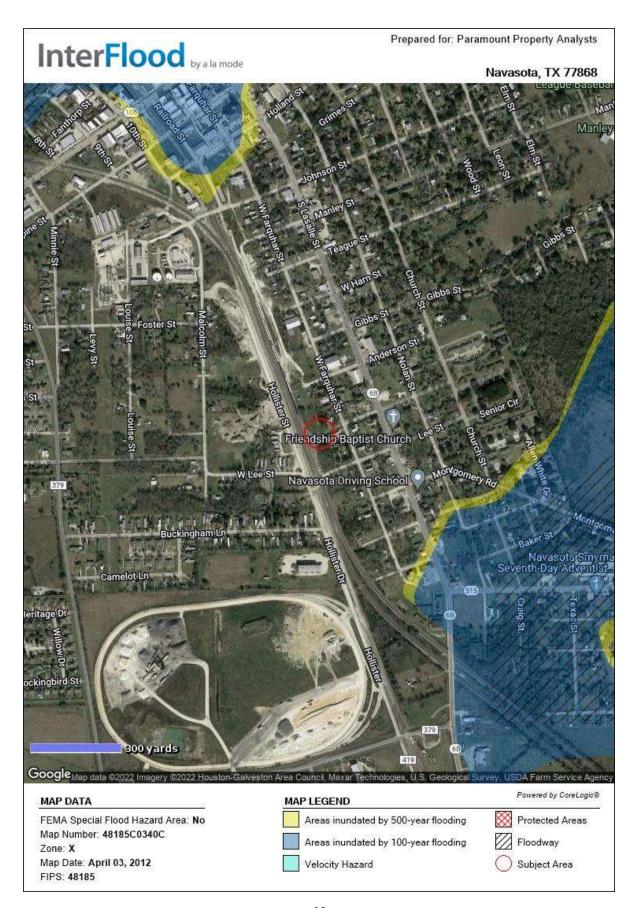








M-1



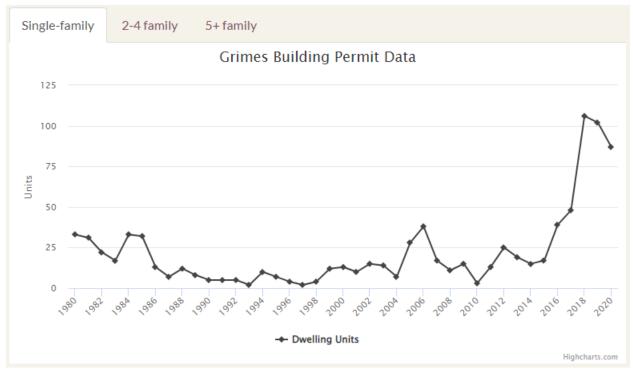
MARKET ANALYSIS & SWOT

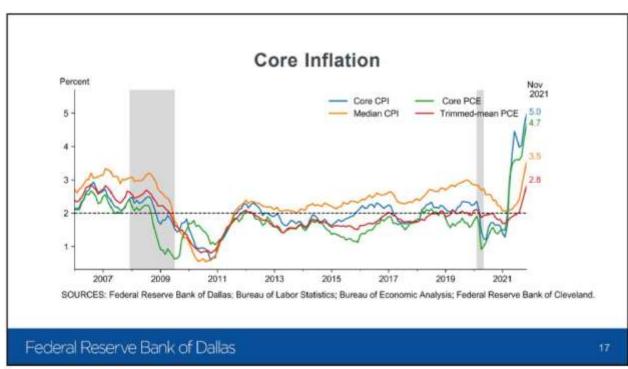




MARKET ANALYSIS

NAVASOTA RESIDENTIAL MARKET





Strengths, Weaknesses, Opportunities, & Threats (SWOT)

Strengths/Opportunities

- Located near State Highway 6 (All Tracts)
- All Utilities Available (All Tracts)

Weaknesses/ Threats

- Pipeline Easement (Tract B)
- Flood Zone (Tracts A, B, C)
- Unpaved Access Easement and close to Railroad Tracts with no access (Tract D)

^{*}It should be noted that it is unsure whether Tract D has access to the railroad. Should information become available to the contrary, we reserve the right to amend the appraisal.

HIGHEST AND BEST USE





Highest and Best Use (All Tracts)

A property is an integral part of its neighborhood and cannot be treated as an entity separate and apart from its environment. The value of real property is not intrinsic, but flows into the property from surrounding forces and shares the future with the neighborhood in which it is located. Real Estate is valued in terms of its highest and best use. According to *The Appraisal of Real Estate*, *15th Edition*, highest and best use is defined as the reasonable, 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 highest and best use of the site as if vacant may be different from the highest and best use of the improved property. This will be true when the improvement is not an appropriate use and yet makes a contribution to total property value in excess of the value of the land.

The highest and best use of both land as though vacant and property as improved must meet four criteria. The highest and best use must be 1) physically possible; 2) legally permissible; 3) financially feasible; and 4) maximally productive. These criteria are usually considered sequentially. Explanations for each criteria are as follows:

1) Physically Possible Uses

Many characteristics of the subject parcel such as size, shape, topography, frontage, depth, ingress, egress, and utility are factors which must be considered when estimating the possible physical uses of the site. Also included are the off-site improvements, such as public utilities, roadway maintenance, infrastructure, and all other physical aspects that might affect the uses to which a site can be developed.

2) Legally Permissible Uses

Consideration is given to legally permissible uses such as deed restrictions, zoning districts, building codes, historic district controls, and environmental regulations, as they may preclude or enhance the potential highest and best use.

3) Financially Feasible Uses

In determining which uses are physically possible and legally permissible, several uses are eliminated from consideration. Then the uses that meet the first two criteria are analyzed further to determine which are likely to produce an income, or return, equal to or greater than the amount needed to satisfy operating expenses, financial obligations, and capital amortization. All uses that are expected to produce a positive return are regarded as financially feasible.

4) Maximally Productive Uses

Of the financially feasible uses, the use that produces the highest price or value is considered to be the most profitable likely utilization of a property. The opinion of such use may be based on the highest and most profitable continuous use to which the property is adapted and needed, or likely to be in demand in the reasonably near future. It should be noted that the "most profitable use" may take the form of amenities; thus, it cannot always be interpreted strictly in terms of money. The use that produces the greatest return to the property is considered to be the maximally

productive use. After satisfying the four criteria of being physically possible, legally permissible, financially feasible, and maximally productive, the remaining use is considered to be the highest and best use of the property.

After analyzing the data gathered in the Site Analysis, the following analysis considers the highest and best use of the subject as if vacant. In this analysis, the subject land will be considered for all uses that are physically possible, legally permissible, financially feasible, and maximally productive.

Highest and Best Use of the Site (as if Vacant)/ "As Is":

1) Physically Possible

As previously explained in the report, the subjects have average visibility and accessibility. There do not appear to be any negative aspects regarding the marketability of the sites other than Tracts B for its' pipeline easement and Tract D being located off an unpaved access easement and in close proximity to railroad tracks. Therefore, the possible use of the tracts based on physical characteristics includes most uses.

2) Legal Restrictions

The subject properties are zoned R-1A, R-2, B-1 & M-1. There do not appear to be any land use restrictions imposed on the sites outside of zoning. Should information be provided to the contrary, we reserve the right to review said land use restrictions and amend the appraisal if deemed necessary by the appraisers. Based on the current zoning, the most legally permissible use is for most residential uses for Tracts A & C, and Commercial/Industrial for Tracts B & D.

3) Financially Feasible

The surrounding properties and land uses are considered when determining feasible uses. The subject properties are positioned on and near primary traffic routes and secondary roadways within an area with mostly residential uses. As previously mentioned, the local residential market appears to be strong. Based on current market conditions, average visibility and access, and location, the potential use which would provide a positive return to the land would most likely be for a Residential Use for Tracts A & C, and Commercial/Industrial for Tracts B & D.

4) Maximally Productive

As previously mentioned, the subject area is currently showing continued demand for properties similar to the subject property. Therefore, the maximally productive use for the subject would most likely be a Residential Use for Tracts A & C, and Commercial/Industrial for Tracts B & D.

5) Conclusion

After analyzing all four criteria for highest and best use, it is our opinion that the highest and best use of the subject sites, as if vacant, is for Residential Use for Tracts A & C, and Commercial/Industrial for Tracts B & D. This type of use represents the most feasible use considering the size, land use pattern (conformity), current zoning requirements, and convenient access near primary traffic routes in a primarily residential neighborhood.

THE APPRAISAL PROCESS





The Appraisal Process

There are three basic approaches that may be used by appraisers in the estimation of market value. These three approaches provide market data from three different sources when all are available. One is known as the Cost Approach, which involves an estimate of reproduction cost new and of accrued depreciation as of the date of the value estimate, plus an estimate of the value of the site based upon the sales of similar or comparable sites. The second approach is the Direct Sales Comparison Approach which has as its premise a comparison of the subject property with others of similar design, utility and use that sold in the recent past. The third approach is the Income Approach which involves translating net income which, when capitalized in a manner that in commensurate with the risk and the life expectancy of the improvements, will indicate the present value of the income stream.

Normally, these three approaches will each indicate a different value. The best possible judgment must be exercised to estimate what value the ownership interests being appraised are worth under the market conditions or standards specified in the appraisal problem. That is why alternative techniques for approaching a professionally acceptable and reliable valuation conclusion are used.

The appraiser, in applying the tools of analysis at his disposal to the problem in question, seeks to simulate the thought process of the most probable decision maker rather than a particular one with specified individual interests. The various approaches to valuation are merely simulations of these alternative courses of action potentially open to the decision maker. The appraiser's judgments concern the applicability of alternative tools of analysis to the facts of the problem, the data and information needed to apply these tools, and the selection of the analytical approach and data most responsive to the problem in question.

Thus, depending upon the type of property appraised or the purpose of the appraisal, one approach may carry more weight or may furnish a more reliable indication of value for the subject property. In other instances, because of the inadequacy or unavailability of data, one or two of the approaches may be accorded little weight in the final value estimate.

The value indications developed via consideration of the Sales Comparison Approach follow in subsequent sections of this report. The Cost Approach and Income Approach were excluded because the proprieties are vacant land. The elimination of the Cost Approach and Income Approach has not affected the results of this appraisal report. The conclusions obtained by analyzing the property by each of the applicable approaches utilized are then correlated into a final estimate of values.

SALES COMPARISON APPROACH





Sales Comparison Approach

The Sales Comparison Approach is a method of estimating market value whereby a subject property is compared with comparable properties that have sold recently. One premise of the Sales Comparison Approach is that the market will determine a price of the property being appraised in the same manner that it determines the prices of comparable, competitive properties. In this approach, the comparison is applied to the unique characteristics of real estate that cause its prices to vary. Following are the comparable land sales utilized and conclusion via this approach.

COMPARABLE SALE ONE



PROPERTY INFORMATION

Property Type: Residential Property **Address:** 411 Sandall St.

City, County, State: Navasota, Grimes County, TX

Location: East line of Sandall St., south of Oakwood St.

Tax ID: R23527

Legal Description: East End Heights, Block 2, Lot 13

SALE DATA:

Grantor: Ewan Dawes

Grantee: High Road Homes, LLC

Sale Date: 6-Dec-21

Recording Data: 2021-321148 **Property Rights Conveyed:** Fee Simple

Conditions of Sale: Market **Financing Terms:** Cash

Verification: Listing Broker

Sales Price: \$20,000 Months on the Market: 2.37

PHYSICAL DATA:

Land Size (AC):0.14348Land Size (SF):6,250Front Footage:Sandall St.Zoning:R-1ATopography:Level

Utilities:All PublicShape:RectangularLandscaping:Typical

Flood Plain: None Apparent
Easements: No adverse known

Current Use: Vacant Land

INDICATORS:

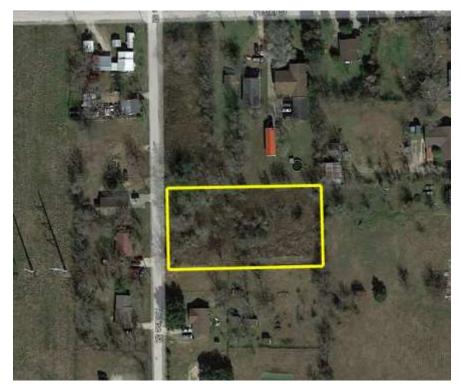
Sale Price/Acre: \$139,392 Sale Price/SF: \$3.20

REMARKS:

The property is currently a vacant lot.

Note: The confirming appraiser did a drive-by inspection of this Comparable and all information about this property was derived from public record, the confirmation source listed, Costar, MLS, among others. The photo was downloaded via the county appraisal district. We assume this information is correct and the appraisal has been prepared based on the extraordinary assumption that all information provided to us is accurate. Should any information become available that is contradictory to this assumption, we reserve the right to revisit and/or amend this appraisal, if deemed necessary.

COMPARABLE SALE TWO



PROPERTY INFORMATION

Property Type: Residential Property

Address: TBD Louis St.

City, County, State: Navasota, Grimes County, TX

Location: East line of Louis St., south of Foster St.

Tax ID: R21015

Legal Description: CAMP Sub, Block 28

SALE DATA:

Grantor: Karen K Hughes

Grantee: K2C Investments, LLC

Sale Date:16-Jun-21Recording Data:2021-317304Property Rights Conveyed:Fee Simple

Conditions of Sale: Market Financing Terms: Cash

Verification: BCS MLS **Sale Price:** \$38,000

Months on the Market: 4.3

PHYSICAL DATA:

Land Size (AC): 1.33058 Land Size (SF): 57,960 **Front Footage:** Louis St. R-3 **Zoning: Topography:** Level **Utilities:** All Public Shape: Rectangular Landscaping: **Typical** Flood Plain: 100%

Easements: None Apparent Vacant Land

INDICATORS:

Sale Price/Acre: \$141,485 Sale Price/SF: \$3.25

REMARKS:

The property is proposed for residential use.

Note: The confirming appraiser did a drive by inspection of this Comparable and all information about this property was derived from public record, the confirmation source listed, Costar, MLS, among others. The photo was downloaded via the county appraisal district. We assume this information is correct and the appraisal has been prepared based on the extraordinary assumption that all information provided to us is accurate. Should any information become available that is contradictory to this assumption, we reserve the right to revisit and/or amend this appraisal, if deemed necessary.

COMPARABLE SALE THREE



PROPERTY INFORMATION

Property Type: Commercial Property **Address:** TBD Courtney Rd.

City, County, State: Navasota, Grimes County, TX

Location: Northeast corner of Courtney Rd. & Durden St.

Tax ID: R76942, R76943, R76944

Legal Description: Allen-Hammett, Block 1, Lot 2-R, 3-R, 4-R

SALE DATA:

Granter: Manervia Robinson
Grantee: K2C Investments, LLC

Sale Date:26-May-21Recording Data:2021-316712Property Rights Conveyed:Fee SimpleConditions of Sale:Market

Financing Terms: Conventional

Verification: Listing Agent, MG

Sale Price: \$100,000 Months on the Market: 0.93

PHYSICAL DATA:

Land Size (AC): 1.01 **Land Size (SF):** 87,120

Front Footage: Courtney Rd. & Durden St.

Zoning:B-1Topography:LevelUtilities:All PublicShape:SquareLandscaping:Typical

Flood Plain:

Easements:

None Apparent

None Apparent

Vacant Land

INDICATORS:

Sale Price/Acre: \$99,010 Sale Price/SF: \$1.15

REMARKS:

This property is currently vacant land.

Note: The confirming appraiser did not formally inspect this Comparable and all information about this property was derived from public record, the confirmation source listed, Costar, MLS, among others. The photo was downloaded via the county appraisal district. We assume this information is correct and the appraisal has been prepared based on the extraordinary assumption that all information provided to us is accurate. Should any information become available that is contradictory to this assumption, we reserve the right to revisit and/or amend this appraisal, if deemed necessary.

COMPARABLE SALE FOUR



PROPERTY INFORMATION

Property Type: Commercial Property **Address:** 310 E Chase Street

City, County, State: Navasota, Grimes County, TX

Location: East line of Chase St., just north of N LaSalle St.

Tax ID: R25117

Legal Description: H&TC, Block 71, Lot 3,4

SALE DATA:

Grantor:
Grantee:
K & F Prescott LLC
Sale Date:
October 14, 2020
Recording Data:
2020-311307
Property Rights Conveyed:
Fee Simple
Conditions of Sale:
Market

Financing Terms: Conventional

Verification: Listing Agent, MG

Sale Price: \$45,000 Months on the Market: 0.0

PHYSICAL DATA:

Land Size (AC): 0.303 **Land Size (SF):** 13,200

Front Footage: 95' Chase St.

Zoning: B-1 **Topography:** Level

Utilities:All PublicShape:RectangularLandscaping:TypicalFlood Plain:100%

Easements: None Apparent

Current Use: Vacant

INDICATORS:

Sale Price/Acre: \$148,500 Sale Price/SF: \$3.41

REMARKS:

The property is improved with an older house in need of many repairs. The property was sold for land value.

Note: The confirming appraiser did a drive by inspection of this Comparable and all information about this property was derived from public record, the confirmation source listed, Costar, MLS, among others. The photo was downloaded via the county appraisal district. We assume this information is correct and the appraisal has been prepared based on the extraordinary assumption that all information provided to us is accurate. Should any information become available that is contradictory to this assumption, we reserve the right to revisit and/or amend this appraisal, if deemed necessary.

COMPARABLE SALES MAP



SALES ANALYSIS – TRACT A

The subject property consists of 0.66 AC or 28,750 SF, according to the Grimes County Appraisal District. The site has average accessibility and visibility. All of the land sales were located in areas which would point towards a similar highest use.

Real Property Rights Conveyed

All of the Comparable Sales conveyed the Fee Simple rights to the property, similar to the subject, and no adjustment was applied.

Financing Terms

All of the Comparable Sales sold with typical financing or were cash sales and no adjustments were deemed necessary.

Conditions of Sale

A condition of sale adjustment is utilized when there is evidence that the buyer and/or seller involved in a transaction are non-typically motivated. All of the Comparables were purchased under typical conditions.

Market Conditions

Based on a comparison of the sales included and per discussions with local market participants it appears land prices in the subject's area have remained steady over the last few years, and no adjustments were necessary.

Siz.e

Where deemed appropriate, the data was adjusted employing the doubling technique to reflect the economies of scale using 10% per doubling. Said theory concludes that in general larger tracts of land sell for lower unit prices (price per square foot or acre), and smaller parcels of land sell for higher unit prices.

Location

The property is located along the north line of N Jones Ave., just west of McNair St. Comparable Sales One and Three were considered to have similar locations and no adjustments were applied. Sale Two was deemed inferior and an upward adjustment was applied. Sale Four was deemed Superior and a downward adjustment was applied.

Flood Plain

The subject is approximately 100% in the flood plain., according to available FEMA maps. However, the appraiser is not qualified to make a specific determination, therefore recommends that a determination be made by a qualified professional. We reserve the right to amend the appraisal if and when this documentation is provided. Sales One, Two and Three were adjusted. Accordingly. Sale Four was deemed similar.

Development Potential

In analyzing development potential of a site, shape, topography, and legal and environmental restrictions must be considered. Sales One and Two were deemed similar and no adjustments were applied. Sales Three and Four have superior zonings and downward adjustments were applied.

Co	Comparable Land Sale Adjustment Chart				
	Comp 1	Comp 2	Comp 3	Comp 4	
Price/SF	\$3.20	\$0.84	\$2.27	\$3.41	
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	
Financing	Cash	Cash	Conventional	Conventional	
Condition of Sale	Market	Market	Market	Market	
Market Condition	Dec-21 0%	Jun-21 0%	May-21 0%	Oct-20 0%	
Adjusted Sales Price	\$3.20	\$0.84	\$2.27	\$3.41	
Size/SF (28,750 SF)	6,250 Smaller -20%	45,000 Larger +5%	43,996 Larger +5%	13,200 Smaller -10%	
Location/Access	Similar 0%	Inferior +35%	Similar 0%	Superior -45%	
Flood Plain (100%)	None Apparent Superior -30%	None Apparent Superior -30%	None Apparent Superior -30%	100% Similar 0%	
Development Potential	Similar 0%	Similar 0%	Superior -5%	Superior -5%	
Adjusted Price/SF	\$1.60	\$0.93	\$1.59	\$1.36	
Mean: Median: Low:		\$1.37 \$1.48 \$0.93			
High:		\$0.93 \$1.60			

LAND VALUE CONCLUSION

Conclusion Price/SF \$1.40 x 28,750 = \$40,250

ROUNDED: \$40,000

SALES ANALYSIS – TRACT B

The subject property consists of 0.28 acres or 12,197 SF, according to the Grimes County Appraisal District. The site has average accessibility and visibility. All of the land sales were located in areas which would point towards a similar highest use.

Real Property Rights Conveyed

All of the Comparable Sales conveyed the Fee Simple rights to the property, similar to the subject, and no adjustment was applied.

Financing Terms

All of the Comparable Sales sold with typical financing or were cash sales and no adjustments were deemed necessary.

Conditions of Sale

A condition of sale adjustment is utilized when there is evidence that the buyer and/or seller involved in a transaction are non-typically motivated. All of the Comparables were purchased under typical conditions.

Market Conditions

Based on a comparison of the sales included and per discussions with local market participants it appears land prices in the subject's area have remained steady over the last few years, and no adjustments were necessary.

Siz.e

Where deemed appropriate, the data was adjusted employing the doubling technique to reflect the economies of scale using 10% per doubling. Said theory concludes that in general larger tracts of land sell for lower unit prices (price per square foot or acre), and smaller parcels of land sell for higher unit prices.

Location

The subject is located at the southwest corner of Baker St. & Craig St. Comparable Sales One and Three were considered to have similar locations and no adjustments were applied. Sale Two was deemed inferior and an upward adjustment was applied. Sale Four was deemed Superior and a downward adjustment was applied.

Flood Plain

The subject is approximately 100% in the flood plain., according to available FEMA maps. However, the appraiser is not qualified to make a specific determination, therefore recommends that a determination be made by a qualified professional. We reserve the right to amend the appraisal if and when this documentation is provided. Sales One, Two and Three were adjusted. Accordingly. Sale Four was deemed similar.

Development Potential

In analyzing development potential of a site, shape, topography, and legal and environmental restrictions must be considered. Sales One and Two were deemed similar and no adjustments were applied. Sales Three and Four have superior zonings and downward adjustments were applied.

Comparable Land Sale Adjustment Chart					
	Comp 1	Comp 2	Comp 3	Comp 4	
Price/SF	\$3.20	\$0.84	\$2.27	\$3.41	
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	
Financing	Cash	Cash	Conventional	Conventional	
Condition of Sale	Market	Market	Market	Market	
Market Condition	Dec-21 0%	Jun-21 0%	May-21 0%	Oct-20 0%	
Adjusted Sales Price	\$3.20	\$0.84	\$2.27	\$3.41	
Size/SF (12,197 SF)	6,250 Smaller -10%	45,000 Larger +20%	43,996 Larger +20%	13,200 Similar 0%	
Location/Access	Similar 0%	Inferior +35%	Similar 0%	Superior -45%	
Flood Plain (100%)	None Apparent Superior -30%	None Apparent Superior -30%	None Apparent Superior -30%	100% Similar 0%	
Development Potential	Similar 0%	Similar 0%	Superior -5%	Superior -5%	
Adjusted Price/SF	\$1.92	\$1.06	\$1.93	\$1.70	
Mean: Median: Low:		\$1.65 \$1.81 \$1.06			
High:		\$1.93			

LAND VALUE CONCLUSION

Conclusion Price/SF \$1.70 x 12,197 = \$20,735

ROUNDED: \$20,000

SALES ANALYSIS – TRACT C

The subject property consists of 0.826446 acres or 36,000 SF, according to the Grimes County Appraisal District. The site has average accessibility and visibility. All of the land sales were located in areas which would point towards a similar highest use.

Real Property Rights Conveyed

All of the Comparable Sales conveyed the Fee Simple rights to the property, similar to the subject, and no adjustment was applied.

Financing Terms

All of the Comparable Sales sold with typical financing or were cash sales and no adjustments were deemed necessary.

Conditions of Sale

A condition of sale adjustment is utilized when there is evidence that the buyer and/or seller involved in a transaction are non-typically motivated. All of the Comparables were purchased under typical conditions.

Market Conditions

Based on a comparison of the sales included and per discussions with local market participants it appears land prices in the subject's area have remained steady over the last few years, and no adjustments were necessary.

Size

Where deemed appropriate, the data was adjusted employing the doubling technique to reflect the economies of scale using 10% per doubling. Said theory concludes that in general larger tracts of land sell for lower unit prices (price per square foot or acre), and smaller parcels of land sell for higher unit prices.

Location

The subject is located at the southeast corner of Lincoln St. & Franklin St. Comparable Sale One and Three were deemed to have inferior access and upward adjustments were applied. Sale Two has an inferior location and access and an upward adjustment was applied. Sale Four was deemed superior in location, but inferior in access, and a downward adjustment was applied.

Flood Plain

The subject is approximately 95% in the flood plain., according to available FEMA maps. However, the appraiser is not qualified to make a specific determination, therefore recommends that a determination be made by a qualified professional. We reserve the right to amend the appraisal if and when this documentation is provided. Sales One, Two and Three were adjusted accordingly. Sale Four was deemed similar and no adjustment was applied.

Development Potential

In analyzing development potential of a site, shape, topography, and legal and environmental restrictions must be considered. Sales One and Two were deemed similar and no adjustments were applied. Sales Three and Four were deemed superior and downward adjustments were applied.

Comparable Land Sale Adjustment Chart				
	Comp 1	Comp 2	Comp 3	Comp 4
Price/SF	\$3.20	\$0.84	\$2.27	\$3.41
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing	Cash	Cash	Conventional	Conventional
Condition of Sale	Market	Market	Market	Market
Market Condition	Dec-21 0%	Jun-21 0%	May-21 0%	Oct-20 0%
Adjusted Sales Price	\$3.20	\$0.84	\$2.27	\$3.41
Size/SF (36,000 SF)	6,250 Smaller -25%	45,000 Larger +5%	43,996 Larger +5%	13,200 Smaller -15%
Location/Access	Inferior +10%	Inferior +45%	Inferior +10%	Superior -35%
Flood Plain (Approx. 95%)	None Apparent Superior -30%	None Apparent Superior -30%	None Apparent Superior -30%	100% Similar 0%
Development Potential	Similar 0%	Similar 0%	Superior -5%	Superior -5%
Adjusted Price/SF	\$1.76	\$1.01	\$1.82	\$1.53
Mean: Median: Low:		\$1.53 \$1.65 \$1.01		
High:		\$1.82		

LAND VALUE CONCLUSION

Conclusion Price/SF \$1.55 x 36,000 = \$55,800

ROUNDED: \$55,000

SALES ANALYSIS – TRACT D

The subject property consists of 0.26 acres or 11,236 SF, according to the Grimes County Appraisal District. The site has average accessibility and visibility. All of the land sales were located in areas which would point towards a similar highest use.

Real Property Rights Conveyed

All of the Comparable Sales conveyed the Fee Simple rights to the property, similar to the subject, and no adjustment was applied.

Financing Terms

All of the Comparable Sales sold with typical financing or were cash sales and no adjustments were deemed necessary.

Conditions of Sale

A condition of sale adjustment is utilized when there is evidence that the buyer and/or seller involved in a transaction are non-typically motivated. All of the Comparables were purchased under typical conditions.

Market Conditions

Based on a comparison of the sales included and per discussions with local market participants it appears land prices in the subject's area have remained steady over the last few years, and no adjustments were necessary.

Size

Where deemed appropriate, the data was adjusted employing the doubling technique to reflect the economies of scale using 10% per doubling. Said theory concludes that in general larger tracts of land sell for lower unit prices (price per square foot or acre), and smaller parcels of land sell for higher unit prices.

Location

The subject is located at the northwest end of an access easement from W Farquhar St., west of Davis St. All Comparable Sales were considered to have superior locations and downward adjustments were applied.

Flood Plain

The subject is not located in the flood plain., according to available FEMA maps. However, the appraiser is not qualified to make a specific determination, therefore recommends that a determination be made by a qualified professional. We reserve the right to amend the appraisal if and when this documentation is provided. Sales One, Two and Three were deemed similar and no adjustments were applied. Sale Four is located in the flood plain and an upward adjustment was applied.

Development Potential

In analyzing development potential of a site, shape, topography, and legal and environmental restrictions must be considered. Sales One and Two were deemed similar and no adjustments were applied. Sale Three has a superior zoning and a downward adjustment was applied.

able Land Sale Adjustme	able Land Sale Adjustment Chart				
	Comp 1	Comp 2	Comp 3		
Price/SF	\$3.20	\$0.84	\$2.27		
Property Rights	Fee Simple	Fee Simple	Fee Simple		
Financing	Cash	Cash	Conventional		
Condition of Sale	Market	Market	Market		
Market Condition	Dec-21 0%	Jun-21 0%	May-21 0%		
Adjusted Sales Price	\$3.20	\$0.84	\$2.27		
Size/SF (11,326 SF)	6,250 Smaller -10%	45,000 Larger +20%	43,996 Larger +20%		
Location/Access	Superior -40%	Superior -5%	Superior -40%		
Flood Plain (None Apparent)	None Apparent Similar 0%	None Apparent Similar 0%	None Apparent Similar 0%		
Development Potential	Similar 0%	Similar 0%	Superior -5%		
Adjusted Price/SF	\$1.60	\$0.97	\$1.70		
Mean: Median: Low: High:		\$1.43 \$1.60 \$0.97 \$1.70			

LAND VALUE CONCLUSION

Conclusion Price/SF \$1.45 x 11,236 = \$16,292

ROUNDED: \$15,000

RECONCILIATION & FINAL ESTIMATE





Reconciliation & Final Estimate – "As Is" (Tract A)

COST APPROACH:

SALES COMPARISON APPROACH:

INCOME APPROACH:

N/A

N/A

The Cost Approach is employed through estimation of replacement costs, which after deducting all forms of depreciation and adding the land value produces a reliable indication for properties of newer age and those not affected by economic obsolescence. The Subject is vacant land and the Cost Approach was not applicable.

N/A

The Sales Comparison Approach included sales of similar properties. All were selected for being comparable to the subject in one or more of several categories including size, location, and development potential. This approach indicated the following:

\$40,000

The Income Approach tends to indicate what the typical purchase or investor in income-producing properties will pay for future income stream, and is best used in the case of an income-producing property. The income is supported by comparable rentals and expenses were reasonably estimated by comparison with other properties. The Subject is vacant land and the Income Approach was not applicable.

N/A

The property is considered vacant land and therefore the Sales Comparison Approach was utilized to value the property. Therefore, the estimated "As Is" Market Value of the subject property through this appraisal is as follows:

"AS IS" MARKET VALUE: \$40,000

Reconciliation & Final Estimate – "As Is" (Tract B)

COST APPROACH:

SALES COMPARISON APPROACH:

INCOME APPROACH:

N/A

N/A

The Cost Approach is employed through estimation of replacement costs, which after deducting all forms of depreciation and adding the land value produces a reliable indication for properties of newer age and those not affected by economic obsolescence. The Subject is vacant land and the Cost Approach was not applicable.

N/A

The Sales Comparison Approach included sales of similar properties. All were selected for being comparable to the subject in one or more of several categories including size, location, and development potential. This approach indicated the following:

\$20,000

The Income Approach tends to indicate what the typical purchase or investor in income-producing properties will pay for future income stream, and is best used in the case of an income-producing property. The income is supported by comparable rentals and expenses were reasonably estimated by comparison with other properties. The Subject is vacant land and the Income Approach was not applicable.

N/A

The property is considered vacant land and therefore the Sales Comparison Approach was utilized to value the property. Therefore, the estimated "As Is" Market Value of the subject property through this appraisal is as follows:

"AS IS" MARKET VALUE: \$20,000

Reconciliation & Final Estimate – "As Is" (Tract C)

COST APPROACH:

SALES COMPARISON APPROACH:

INCOME APPROACH:

N/A

N/A

The Cost Approach is employed through estimation of replacement costs, which after deducting all forms of depreciation and adding the land value produces a reliable indication for properties of newer age and those not affected by economic obsolescence. The Subject is vacant land and the Cost Approach was not applicable.

N/A

The Sales Comparison Approach included sales of similar properties. All were selected for being comparable to the subject in one or more of several categories including size, location, and development potential. This approach indicated the following:

\$55,000

The Income Approach tends to indicate what the typical purchase or investor in income-producing properties will pay for future income stream, and is best used in the case of an income-producing property. The income is supported by comparable rentals and expenses were reasonably estimated by comparison with other properties. The Subject is vacant land and the Income Approach was not applicable.

N/A

The property is considered vacant land and therefore the Sales Comparison Approach was utilized to value the property. Therefore, the estimated "As Is" Market Value of the subject property through this appraisal is as follows:

"AS IS" MARKET VALUE: \$55,000

Reconciliation & Final Estimate – "As Is" (Tract D)

COST APPROACH:

SALES COMPARISON APPROACH:

INCOME APPROACH:

N/A

N/A

The Cost Approach is employed through estimation of replacement costs, which after deducting all forms of depreciation and adding the land value produces a reliable indication for properties of newer age and those not affected by economic obsolescence. The Subject is vacant land and the Cost Approach was not applicable.

N/A

The Sales Comparison Approach included sales of similar properties. All were selected for being comparable to the subject in one or more of several categories including size, location, and development potential. This approach indicated the following:

\$15,000

The Income Approach tends to indicate what the typical purchase or investor in income-producing properties will pay for future income stream, and is best used in the case of an income-producing property. The income is supported by comparable rentals and expenses were reasonably estimated by comparison with other properties. The Subject is vacant land and the Income Approach was not applicable.

N/A

The property is considered vacant land and therefore the Sales Comparison Approach was utilized to value the property. Therefore, the estimated "As Is" Market Value of the subject property through this appraisal is as follows:

"AS IS" MARKET VALUE: \$15,000

CERTIFICATE AND FINAL VALUE ESTIMATE



Certification

We 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 our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- we have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- we have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Matthew Grieve has made a personal inspection of the property that is the subject of this report. Timothy T. Mayfield, MAI has not made a personal inspection of the subject property.
- no one provided significant real property appraisal assistance to the people signing this certification.
- The appraiser has not performed any services regarding the subject property, as an appraiser
 or in any other capacity, within the three-year period immediately preceding the agreement
 to perform the assignment.
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- 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, Timothy T. Mayfield, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.

Final Value Estimate

The following concludes the requested values for the subject properties:

Effective Date

March 14, 2022 "As Is" Market Values

\$40,000 Tract A: **Tract B:** \$20,000 **Tract C:** \$55,000 **Tract D:** \$15,000

PARAMOUNT PROPERTY ANALYSTS Ma

STATEWIDE COMMERCIAL REAL ESTATE APPRAISERS

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ASSUMPTIONS AND LIMITING CONDITIONS





Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limited conditions:

This appraisal report and all of the appraisers work in connection with the appraisal assignment are subject to the limiting conditions and all other terms stated in the report. Any use of the appraisal by any party, regardless of whether such use is authorized or intended by the appraiser, constitutes acceptance of all such limiting conditions and terms.

The intended users of this report is City of Navasota and-or affiliates. It may not be used or relied upon by any other party. Any party who uses or relies upon any information in this report, without the preparer's written consent, does so at his own risk. The appraiser(s) total liability in connection with any claims relating to the appraisal is limited to the amount of the appraisal fee paid by the client.

Mutual Limitations of Liability: Appraiser and Client agree that the following mutual limitation of liability is agreed to in consideration of the fees to be charged and the nature of Appraiser's services under this Agreement. Appraiser and Client agree that to the fullest extent permitted by applicable law, each party's and it Personnel's maximum aggregate and joint liability to the other party for claims and causes of action relating to this Agreement or to appraisals or other services under this Agreement shall be limited to the total fees and costs charged by Appraiser for the services that are the subject of the claim(s) or cause(s) of action. This limitation of liability extends to all types of claims or causes of action, whether in breach of contract or tort, including without limitation claims/causes of action for negligence, professional negligence or negligent misrepresentation on the part of either party or its Personnel, but excluding claims/causes of action for intentionally fraudulent conduct, criminal conduct or intentionally caused injury. The Personnel of each party are intended third-party beneficiaries of this limitation of liability. "Personnel," as used in this paragraph, means the respective party's staff, employees, contractors, members, partners and shareholders. Appraiser and Client agree that they each have been free to negotiate different terms than stated above or contract with other parties.

The legal description furnished to the Appraiser is assumed to be correct. We assume no responsibility for matters legal in character, nor do we render any opinion as to the title, which is assumed to be good. Any existing liens, easements, deed restrictions, clouds, encumbrances, and other conditions have been disregarded and the property appraised as though free and clear under responsible ownership and competent management. Insurance against financial loss resulting in claims that may arise out of defects in the subject property's title should be sought from a qualified title company that issues or insures title to real property.

We have made no survey and assume no responsibility in connection with such matters. We believe the information furnished by others identified in this report to be reliable, but we assume no responsibility for its accuracy. Unless otherwise specifically noted in the body of this report, it is assumed: that the existing improvements on the property or properties being appraised are structurally sound, seismically safe and code conforming; that all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free

from intrusion by the elements; that the property or properties have been engineered in such a manner that the improvements, as currently constituted, conform to all applicable local, state, and federal building codes and ordinances. The construction and condition of the improvements mentioned in the body of this report is based on observation, and no engineering study has been made which would discover any latent defects. No certification as to any of the physical aspects could be given unless a proper engineering study was made. Unless otherwise specifically noted in the body of the report: no problems were brought to the attention of Paramount Property Analysts by ownership or management; and we inspected less than 100% of the entire interior and exterior portions of the improvements. If questions in these areas are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon. If engineering consultants retained should report negative factors of a material nature, or if such are later discovered, relative to the condition of improvements, such information could have a substantial negative impact on the conclusions reported in the appraisal. Accordingly, if negative findings are reported by engineering consultants, Paramount Property Analysts reserves the right to amend the appraisal conclusions reported herein.

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

It is assumed there are no hidden or unapparent conditions of the property, subsoil or structures that would render it more or less valuable. No responsibility is assumed for such conditions or the engineering which may be required to discover such factors. Since no engineering or percolation tests were made, no liability is assumed for soil conditions. Because such knowledge goes beyond the scope of this appraisal, any observed condition comments given in this appraisal report should not be taken as a guarantee. No guarantee is made as to the adequacy of the foundation, roof, exterior walls, interior walls, floors, heating system, air conditioning, plumbing, electrical service, insulation, or any other construction matters. If any interested party is concerned about the existence, conation, or adequacy of any particular item, we would strongly suggest that a construction expert be hired for a detailed investigation.

Information (including projection of income and expenses) provided by others is assumed to be true, correct, and reliable. No responsibility for the accuracy of such information is assumed by the appraiser.

The comparable sales data relied upon in the appraisal are believed to be from reliable sources. The value conclusions are subject to the accuracy of said data. Engineering analyses of the subject property were neither provided for use nor made as part of this appraisal contract. Any representation as to the suitability of the property for uses suggested in this analysis is based on an investigation by the appraiser and the value conclusions are subject to said limitations.

All values shown in the appraisal report are based on our analysis as of the date of the appraisal. These values are not valid in other time periods or as conditions change. Further, that the dollar amount of any value opinion herein rendered is based upon the purchasing power of the American Dollar on that date. Since the values are based on estimates and assumptions which are inherently

subject to uncertainty and variation depending on evolving events, we do not represent them as results that will be achieved.

Unless otherwise noted in the body of the report, it is assumed that there are no mineral deposits or subsurface rights of value involved in this appraisal, whether they are gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered unless otherwise stated in the appraisal report. Unless otherwise stated it is also assumed that there are no air or development rights of value that may be transferred.

Paramount Property Analysts is not aware of any contemplated public initiatives, government development controls, or rent controls that would significantly affect the value of the subject.

The estimate of Market Value, which may be defined within the body of this report, is subject to change with market fluctuations over time. Market Value is highly related to exposure, time promotion effort, terms, motivation, and conclusions surrounding the offering. The value estimate(s) consider the productivity and relative attractiveness of the property, both physically and economically, on the open market.

Any cash flows included in the analysis are forecast of estimated future operating characteristics are predicated on the information and assumptions contained within the report. Any projections of income, expenses and economic conditions utilized in this report are not predictions of the future. Rather, they are estimates of current market expectations of future income and expenses. The achievement of the financial projections will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may vary from the projections considered herein. We do not warrant these forecasts will occur. Projections may be affected by circumstances beyond the current realm of knowledge or control of Paramount Property Analysts.

Unless specifically set forth in the body of the report, nothing contained herein shall be construed to represent any direct or indirect recommendation of Paramount Property Analysts to buy, sell, or hold the properties at the value stated. Such decisions involve substantial investment strategy questions and must be specifically addressed in consultation form.

Also, unless otherwise noted in the body of this report, it is assumed that no changes in the present zoning ordinances or regulations governing use, density, or shape are being considered. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report is based, unless otherwise stated.

Acceptance and use of information in this report in any manner or purpose is acknowledgment that the entire report has been read by the user and that he agrees with the conclusion and the data contained in this report. The client agrees to notify the appraiser of any error, omissions or invalid data within 15 days of receipt of the appraisal and return the report along with all copies to the appraiser for correction prior to any use whatsoever. Information contained in the appraisal may be utilized by the specified client, but the report remains the property of Paramount Property

Analysts. The company or appraiser(s) liability will not exceed the fee actually collected by the appraiser and possession of the report carries no right of publication or distribution without written approval from Paramount Property Analysts.

No evidence of toxic or hazardous materials were viewed during the inspection. We were not provided the documentation of this removal; and therefore, as a special limiting condition this appraisal has been prepared under the assumption that the subject property is free and clear of all toxic or hazardous waste contamination, and it is the appraiser's suggestion that the site be inspected by a qualified authority to determine whether or not the subject property is contaminated. The appraiser, however, is not qualified to test such substances or conditions. The presence of such substances, such as asbestos, urea formaldehyde foam insulation, contaminated ground water, or other hazardous substances or environmental conditions, may affect the value of the property, and the value rendered herein would be invalid. The value estimate is predicated on the assumption that there are no such conditions 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 conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

All furnishings, equipment and business operations, except as specifically stated and typically considered as part of real property, have been disregarded with only real property being considered in the report unless otherwise stated. Any existing or proposed improvements, on or off-site, as well as any alterations or repairs considered, are assumed to be completed in a workmanlike manner according to standard practices based upon the information submitted to Paramount Property Analysts. This report may be subject to amendment upon re-inspection of the subject property subsequent to repairs, modifications, alterations and completed new construction. Any estimate of Market Value is as of the date indicated; based upon the information, conditions, and projected levels of operation.

We are not required to give testimony or attendance in court by reason of this appraisal with reference to the property in question unless arrangements have been made, therefore.

Possession of this report or a copy thereof does not carry with it the right of publication. It may not be used for any purpose by anyone other than the addressee without the previous written consent of the appraiser. This report shall not be used to induce a third party to purchase the property or to make a "sale" or "offer for sale" of any "security", as such terms are defined and used in the Securities Act of 1933, as amended. The Client shall indemnify and hold Appraiser harmless from any claims, expenses, judgments or other items or costs arising as a result of the client's failure or the failure of any of the Client's agents to provide a complete copy of the appraisal report to any third party. In the event of any litigation between the parties, the prevailing party to such litigation shall be entitled to recover from the other reasonable attorney fees and costs.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute or the MAI designation.

Any value estimate provided in the report applies to the entire property, and any pro ration or division of the title into fractional interests will invalidate the value estimate, unless such pro ration or division of interests has been set forth in the report.

The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. Component values for land and/or buildings are not intended to be used in conjunction with any other property or appraisal and are invalid if so used.

The maps, plats, sketches, graphs, photographs and exhibits included in this report are for illustration purposes only and are to be utilized only to assist in visualizing matters discussed within this report. Except as specifically stated, data relative to size or area of the subject and comparable properties has been obtained from sources deemed accurate and reliable. None of the exhibits are to be removed, reproduced, or used apart from this report.

Paramount Property Analysts assumes no responsibility for any costs or consequences arising due to the need, or the 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.

Paramount Property Analysts maintains an affiliate relationship with Kathy McKinney-Certified General Appraiser, Ryan Healy-ARA, Karen Dixson, Charles M. Tomblin, P.E., and George Abraham, CVA, CBA, BCA, CMEA and on occasion subcontracts Real Estate, Mineral, and Business Enterprise Valuation services.

Acceptance and/or use of this report constitutes full acceptance of the Contingent and Limiting Conditions and special assumptions set forth in this report. It is the responsibility of the Client, or client's designees, to read in full, comprehend and thus become aware of the aforementioned contingencies and limiting conditions. Neither the Appraiser nor Paramount Property Analysts assumes responsibility for any situation arising out of the Client's failure to become familiar with and understand the same. The Client is advised to retain experts in areas that fall outside the scope of the real estate appraisal/consulting profession if so desired.

EXTRAORDINARY ASSUMPTIONS

There are no extraordinary assumptions for this appraisal.

HYPOTHETICAL CONDITIONS

There are no hypothetical conditions for this appraisal.

ADDENDA





A PARAMOUNT PROPERTY ANALYSTS

STATEWIDE COMMERCIAL REAL ESTATE APPRAISERS

www.ppubv.com

Month Titus Davisson E117 Presson Rd, Sic 360 Dallas, TX 75225 Phone (214) 550-8834

South Fetus Division 1100 NW Loop 410 Ste#700 San Amonto, Texas #213 Phone 12101265-6453 Headquarters
Central Texas Division
3600 State Highway 6 S Sic 1031
College Station, Texas 77843
Phone (979) 485-8999
Fax (979) 483-8544

Eins Jeses (Invision 12 Greenway Plaza, Sie #11 00 Houston, Texas 77046 Phone. (281) 661 3633 West Texas Obsessors 2117 Knickerbocker San Angelo, TX 78904 Phone (125) 140-4389

1301 Lechaguilla Alpine, TX 79830 Phone (412) 360-3052

January 26, 2022

Attention: Lupe Diosdado

Development Services Director

City of Navasota P.O. Box 910 Navasota, TX 77868 936-825-6475

gdiosdado@navasotatx.gov

Reference: Proposal to appraise 4 tracts located at 1) N Jones Ave., 2) 416 Baker, 3) 402 Lincoln St.,

and 4) legal CAMP IM, BLOCK 42, LOT 7,8,9,10 Navasota, Grimes County, Texas

(ID#s 26434, 24889, 20706, 20949).

Dear Mr. Diosdado:

As requested, this letter serves as our proposal to provide an Appraisal Report¹ for the above referenced property.

The purpose of this appraisal is to estimate the "As Is" Market Value of the fee simple surface estate of 4 tracts located at 1) N Jones Ave., 2) 416 Baker, 3) 402 Lincoln St., and 4) legal CAMP IM, BLOCK 42, LOT 7,8,9,10 Navasota, Grimes County, Texas for internal valuation purposes.

The intended user of the appraisal report is City of Navasota.

The term "scope of the appraisal" is defined as the extent of the process of collecting, confirming, and reporting the pertinent data contained in an appraisal report. In this appraisal, an attempt will be made to collect and verify all relevant general and specific data pertaining to the subject property and the subject market area. Information will be obtained from real estate and economic publications, the appraiser's own files, as well as contacts with other appraisers, brokers, developers and other knowledgeable people in the subject's market area. The information obtained from these sources will be verified by more than one source and will be deemed reliable, but is not guaranteed.

The valuation of the subject property to be appraised will involve the following steps: 1) a detailed highest and best use analysis to determine the most profitable use for the subject property; 2) an estimate of market value of the subject property by consideration of the Cost, Income and Sales Comparison Approaches. The appraiser is bound by current Uniform Standards of Professional Appraisal Practice (USPAP) guidelines.

^{1.} The Dictionary of Real Estate Appraisal, 6th Edition, Barron's Real Estate Guides, Page 197-198.

² The Dictionary of Real Estate Appraisal, 6th Edition, Barron's Real Estate Guides, Page 90.

In addition to all other terms and conditions of this agreement, Appraiser and Client agree that Appraiser's services under this agreement and appraisal report(s), and any use of the report(s), are and will be subject to the statements, limiting conditions and other terms set forth in the appraisal report(s). Appraiser's standard appraisal statements, limiting conditions and terms are attached to this agreement as Exhibit "A" and incorporate herein. Appraiser may determine additional conditions and terms affecting the appraisal during performance of the assignment which may be identified in the report(s).

Paramount Property Analysts will deliver the Appraisal Report for a fee of \$3,500.00 in approximately 5-6 weeks. It is hereby understood and noted that the appraiser will not be available for any expert witness testimony regarding this assignment. Your signature below and payment of the agreed-upon fee above confirms your authorization to proceed with this assignment. Signor understands and agrees that payment will be as follows: 1) Retainer of \$1,750.00 due up front prior to commencement and 2) Remainder to be paid prior to delivery. We can take payment in the form of a company check, cashier's check, money order or credit card. By countersigning this engagement letter, you acknowledge you are responsible for payment of fees outlined herein.

Acknowledged by:

Print name and title

02/02/2022

JASON WEEKS, CITY MGR.

Sincerely,

PARAMOUNT PROPERTY ANALYSTS

STATEWIDE COMMERCIAL REAL ESTATE APPRAISERS

Time thyt. Mayfield, MAI. COO State Certification TX-1338382-Q

Ph: (214)-550-8834 Email: tim@ppabv.com

Brian M. Stephen, MAI, CEO State Certification TX-1320550-G

Ph: (979)-485-8999

Email: bstephen@ppabv.com

Enclosures:

Assumptions & Limiting Conditions,

Appraiser Qualifications, Company Profile, Territory Map, References, Definitions



Certified General Real Estate Appraiser

Appraiser: Timothy Tavis Mayfield

License #: TX 1338382 G License Expires: 04/30/2023

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz Chelsea Buchholtz Commissioner



Appraiser Trainee

Trainee: Matthew Robert Grieve

Authorization #: TX 1341594 Trainee Expires: 03/31/2022

Supervisor: Timothy Tavis Mayfield

Certification #: TX 1338382 C

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Appraiser Trainee

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz Commissioner

Appraiser Qualifications

Brian M. Stephen, MAI

- Managing Member, Paramount Analysts LLC
- General Certified, MAI designation
- BS in Business Administration

Brian is Managing Member of Paramount Property Analysts and has been practicing real estate appraiser and consultant since 1984. He holds a Bachelor of Business Administration degree from Sam Houston State University. His qualifications include the MAI designation from the Appraisal Institute, certified general real estate appraiser, licensed property tax consultant and a licensed real estate broker in the state of Texas.

Two of the appraisers in our office are graduates of the Master of Real Estate (MRE) program (formerly the LERE program) at Texas A&M University in College Station. The MRE program is a highly regarded, 37-hour graduate degree program designed to develop in students the competencies for analyzing real estate markets and real estate values. After a review of the curriculum, the Appraisal Institute named the Texas A&M MRE program as a participating institution in its Master's Degree Program, which offers graduates credits toward their MAI designation. Only three other graduate programs in the country have received this designation. In addition, the Appraiser Qualifications Board of the Appraisal Foundation recently approved the MRE program as part of its graduate degree review program, which benefits graduates seeking to obtain a real property appraiser credential.

Tim Mayfield, MAI

- Master's of Land Economics and Real Estate
- BS in Mechanical Engineering
- General Certified, MAI designation

Tim has over ten years of appraisal experience. He received a Bachelor's Degree in Mechanical Engineering in 2001 and a Master's Degree in Land Economics & Real Estate in 2005, both from Texas A&M University. He is a general certified real estate appraiser with the MAI designation from the Appraisal Institute.

Matthew Grieve

- BBA in Business
- Appraiser Trainee

Matthew recently transitioned himself from the construction industry to becoming a Certified General Appraiser. He received his Bachelor of Business Administration from University of Texas at San Antonio in 2005.

PARAMOUNT PROPERTY ANALYSTS

Real Estate Appraisers and Consultants

Paramount Property Analysts provides territorial coverage for commercial, and farm/ranch valuation services for entire State of Texas and is centrally located in College Station, with offices in Dallas, San Angelo, Houston, and Alpine Texas. Paramount Property Analysts was founded in 1992 to provide professional appraisal and real estate counseling services. Brian M. Stephen is the sole owner of the firm. Since 1984, Mr. Stephen has been engaged in evaluating various types of real estate, including commercial, industrial, special purpose properties, farm and ranches, and vacant land, throughout entire State of Texas. Clients included banks, mortgage lenders, insurance companies, government agencies, asset management companies, developers, and individuals. The staff of Paramount Property Analysts has developed the expertise to analyze all types of real property through intensive education provided by the Appraisal Institute. These services include appraisals, investment counseling, and feasibility and market studies for such purposes as: mortgage loan, estate planning, investment analysis, and condemnation purposes.

The firm of Paramount Property Analysts is dedicated to the highest standards of professionalism and subscribes to the Code of Ethics and Professional Practice of the Appraisal Institute. The company, through its principals and staff, will continue to provide the highest quality, reliable service for which it is recognized and meet the challenges of the ever-changing field of real estate in the endeavor.

PRINCIPALS OF PARAMOUNT PROPERTY ANALYSTS

BRIAN M. STEPHEN, MAI is Managing Member of Paramount Property Analysts and has been a practicing real estate appraiser and consultant since 1984. He holds a Bachelor of Business Administration degree from Sam Houston State University. His qualifications include MAI designation of the Appraisal Institute, licensed real estate broker in the State of Texas and licensed property tax consultant for Texas. Real estate and appraisal education includes real estate land and real estate finance at Sam Houston State University, Real Estate Principles, Basic Valuation Procedures, Standards of Professional Practice, Capitalization Theory and Techniques Parts A and B, Narrative Report writing, and Case Study courses with the Appraisal Institute. Mr. Stephen's background in real estate appraising includes commercial, industrial, residential, condemnation, special-use properties, feasibility studies, and real estate consultation. The Appraisal Institute conducts a program of continuing education for its designated members. MAIs and SRPAs who meet the minimum standards of this program are awarded periodic education certification. Mr. Stephen is currently certified under this program. Mr. Stephen is currently a State certified General Real Estate Appraiser, Certificate No. TX-1320550-G for Texas. He has been designated an expert witness in Leon and McLennan counties for a Bankruptcy and Condemnation case, respectfully.

BRIAN M. STEPHEN, MAI

brian@ppabv.com (979) 485-8999

SUMMARY

Experienced Real Estate Appraiser with an extensive background in appraisal reviews, production, supervision and consulting in many diverse markets.

EXPERIENCE

Paramount Analysts, LLC - College Station, TX Owner 1992 to present

National Realty Consultants - Houston, TX

Senior Real Estate Appraiser - Reviewer - Consultant 1984 to 1992

- Direct and manage real estate appraisal services and consultations for clients involving commercial, industrial, mixed-use, agricultural, student housing, specialuse and undeveloped properties throughout the United States.
- Directly responsible for executing appraisals for office, retail, industrial, hotel and multi-family/student housing properties for large portfolios of insurance companies, pension funds and large banks with values up to \$300 million.
- Develop and plan project requirements for property appraisals, develop new clientele for providing services.
- Perform initial client interviews and site analyses; define project scope.
- Execute appraisals based on market value in fee simple, leased fee or leasehold interest; conduct feasibility studies and associated financial/economic analyses.
- Prepare and submit reports to clients with interpretive review.
- Perform appraisal reviews (daily) of clients' outside appraisal reports as well as inhouse appraisals to assure accuracy and completeness.

EDUCATION

Sam Houston State University - Huntsville, TX

B.B.A. - Finance 1984

The Appraisal Institute

MAI Designation- Member of Appraisal Institute

Real Estate and Appraisal Courses

Real Estate Principles, Basic Valuation Procedures, Standards of Professional Practice, Capitalization Theory and Techniques Parts A and B, Narrative Report Writing Case Studies

Expert witness in Leon County Texas on high pressure gas pipeline Condemnation case. Expert witness in Bankruptcy case on appraisal of heavy industrial manufacturing facility located near Waco, Texas.

Licenses & Designations

Certified General Real Estate Appraiser-MAI TX-1320550-G Texas Real Estate Broker #377481 Licensed Property Tax Consultant #3668

PARAMOUNT PROPERTY ANALYSTS SPECIALIZATIONS

Type of Property	Property Specifics
Special Purpose	Golf Courses, Texas World Speedway, Angleton Race Track, Ice Skating Rinks, Airport ground lease evaluation/consultation; Ground Water rights, 60 plus Bank Buildings including First City, former Southwest Savings branches, multi-tenant Bank owned building; other special purpose properties including 1.0 million square foot former Cotton Warehouse, 300K square foot Candle Making Plant, Timeshare units, Auto dealerships, vacant Hospital, Resort Facility, Bowling alleys, Mobile home parks, Daycare facilities, Churches, Gymnasiums Schools/Educational Facilities and Car Washes.
Farm and Ranch/Agricultural	Large income producing ranches up to 30,000 acres all over Texas.
Hotel/Motel	Lodging facilities ranging from Mom and Pop operated motel to chain operated motel to high rise luxury full service flagged hotels.
Student Housing	Various student housing apartment communities in College Campus cities.
Multi-Family	Garden type apartment projects ranging from 20 units to 600+ units with estimated values ranging from \$300,000 to \$10 million plus.
Retail	Ranging from small strip centers to large community centers of 200,000 square feet and up; estimated values ranging from \$500,000 to \$15 million plus.
Convenience Stores	From Mini Marts to Convenience Stores with 3 or more inline retail spaces.
Restaurants	Fast food and sit down restaurants including Pizza Huts, Dairy Queens, Whataburger's, Shoney's, etc including those with long term absolute net leases.
Office	Single tenant office buildings and multi-tenant high rise downtown; values ranging from \$350,000 to \$30 million plus.
Light and heavy industrial; Research and Development Flex (R&D)	Single tenant light industrial metallic structure to multi-tenant service distribution of 150,000 square feet plus; and heavy manufacturing facilities values from \$300,000 to \$5 million plus and R & D Flex properties.
Land	Environmentally contaminated sites, ± 700 acres on South Padre Island, commercial & residential subdivision land.

Timothy T Mayfield, MAI

Permanent: (512) 940-3115 ~ Tim@ppabv.com

MAI Designation – Member of the Appraisal Institute State Certified General Real Estate Appraiser—TX-1338382

EDUCATION

Texas A&M University, College Station, Texas Master's of Land Economics and Real Estate

Graduation: May 2005

Texas A&M University, College Station, Texas Bachelor of Science in Mechanical Engineering

Graduation: May 2001

SIGNIFICANT COURSEWORK

Real Estate Development Income Property Analysis Market Analysis for Development Analysis of Real Estate Investments Hotel/Motel Valuation Real Estate Appraisal Commercial Real Estate Law Real Estate Development Analysis Managing Construction Operations Appraising Convenience Stores

Real Estate Investment Land Economics Real Property Valuation Real Property Finance

General Appraiser Market Analysis and Highest & Best Use General Appraiser Site Valuation & Cost Approach General Appraiser Sales Comparison Approach

SKILLS

Argus, Microsoft Word, Windows Operating System, Microsoft Excel, Microsoft PowerPoint, IBI-Focus programming language, Patran Command Language

WORK EXPERIENCE

Paramount Property Analysts, College Station, Texas

07/03-Present

Senior Commercial Real Estate Appraiser/Partner: Perform appraisals of numerous types of commercial real estate, including retail, office, apartment/student housing, hotel/motel, subdivision development, industrial, and farm & ranch properties. Value fee simple and leasehold interests for the purposes of financing, disposition and acquisition. Responsibilities involve all aspects of the appraisal process including market research and demographic analysis, comparable verification and data collection, subject property inspection, financial analysis and report writing.

El Paso Energy Corp, Houston, Texas

05/01-07/03

Asset Management Analyst: Took the lead role in the development and implementation of the new gas trading system. It is an intranet based system that tracks trades made throughout the day. Performed open season operations which include preparing and posting the initial offering of pipeline capacity, evaluating all bids according to net present value, and preparing posting the winning bids. Gathered any data needed by the traders and generated reports using the IBI-Focus programming language.

Universal Computer Systems, College Station, Texas

10/00-5/01

Quality Control: Checked that computers were operating property before being sent out to the customer. Evaluated the manufacturing process of products to ensure quality and efficiency. Tested computer software to make sure there were no system errors and the program ran as designed for the customer.

Matthew R Grieve

matthew@ppabv.com

EXPERIENCE

Paramount Property Analyst

November 2017 - Present

Appraiser

- Assist in the appraisal of various types of commercial real estate, including industrial properties, office buildings, apartments/student housing, subdivision development, retail centers, restaurants, and farm and ranch properties. Value fee simple and leasehold interests for the purposes of financing, disposition and acquisition.
- Responsibilities involve all aspects of the appraisal process including market research and demographic analysis, comparable verification and data collection, subject property inspection, financial analysis and report writing.

Hilco Metal Supply

February 2014 - May 2017

Sales

Design, detail and estimate pre-engineered metal buildings using Metal Building Software (MBS).

Cold Creek Construction

September 2012 - December 2013

Superintendent

 Meet with inspectors, report P&L to owners, organize logistics and completion of oilfield projects in South, East and West Texas.

MHC Inc./Area Wide Cabinets

December 2005 - September 2012

Sales

- Measure for and design cabinets using 2020 Design and KDCI Software.
- Manage the construction and installation of cabinets in over 300 houses annually.

EDUCATION

UNIVERSITY OF TEXAS AT SAN ANTONIO

December 2005

Bachelor of Business Administration in General Business

SIGNIFICANT COURSEWORK

- Principals of Real Estate Appraisal
- Practices of Real Estate Appraisal
- 2016-2017 National USPAP Course
- 2020-2021 National USPAP Update Course
- · Texas Real Estate Appraisal Trainee/Supervisor
- General Appraiser Market Analysis and HBU
- · Statistics, Modeling and Finance

LICENSES

Appraiser Trainee License #TX 1341594 - Trainee

PARAMOUNT PROPERTY ANALYSTS REFERENCES

System Real Estate Texas A&M University (979) 458-6350

Jeff Shillings, MAI Appraisal Review Department Haginas Chapman & Shillings Houston, TX (281) 550-9200 jeff.shillings@haginas.com

> Brian Frilot Wells Fargo RETECH San Antonio, TX (210) 856-7088 frilot@wellsfargo.com

Sara Oates Texas Appraisal Management & Review (512) 402-0029 sara@totalamr.com

Brian Yung Credit Analysts The Bank & Trust of Bryan/College Station 979-260-2100 byung@banktbt.com

Steve Bledsoe Senior Vice President Guaranty Bank and Trust-Bryan/College Station, TX (979) 485-2913 sbledsoe@gnty.com

Jo Ann Parks
Senior Lending Assistant
Independent Bank
512-272-9292
jparks@ibtx.com

Steve Mobley
Extraco Banks
(979) 229-2363
smobley@extracobanks.com

Fred Bayliss Real Estate Attorney College Station, TX (979) 693-8361 jbayliss@baylisslaw.net

PARAMOUNT PROPERTY ANALYSTS PARTIAL CLIENT LIST

Austin Bank Bank of America BB&T

Brazos County Bank

Citizens Bank

Citizens National Bank

City Bank of Texas

Commercial State Bank

Community Bank of Texas

Commerce National Bank

Crockett National

BBVA Compass Bank

Extraco Banks

Farmers State Bank

Fidelity Bank of Texas

First Community Credit Union

First National

First National Bank of Anderson

First National Bank of Bedias

First National Bank of Huntsville

First National Bank of Mertzon

First National Bank of Paducah

First Financial Bankshares, Inc.

First State Bank

Fort Davis State Bank

Guaranty Bank & Trust

Haginas & Shillings

Heritage Bank

Iberia Bank

Independent Bank

Lubbock National Bank

MidSouth Bank

Normangee State Bank

Oldham Goodwin Group, LLC

Payne, Malechek, Scherr, Campbell & Moore, PC

Pioneer Bank

Prosperity Bank

Regions Bank

Sage Capital

State National Bank

Stockmans Bank

PARTIAL CLIENT LIST CONTINUED

Synovus
Texas A&M Systems Real Estate Office
Texas First Bank
Texas Regional Bank
The Bank & Trust of Bryan/College Station
The Bank & Trust of San Angelo
Total Appraisal Management and Review
TransPecos Bank
Vantage Bank
Vera Bank
Wells Fargo RETECH

Appraisal Proposal for

Lupe Diosdado
Development Services Director
City of Navasota
P.O. Box 910
Navasota, TX 77868

Prepared by

A PARAMOUNT PROPERTY ANALYSTS

Statewide Commercial Real Estate Appraisers



STATEWIDE COMMERCIAL REAL ESTATE APPRAISERS

www.ppabv.com

North Texas Division 8117 Preston Rd, Ste 300 Dallas, TX 75225 Phone (214) 550-8834

South Texas Division 1100 NW Loop 410 Ste #700 San Antonio, Texas 78213 Phone (210) 265-6453 Headquarters Central Texas Division 1600 State Highway 6 S Ste 101 College Station, Texas 77843 Phone (979) 485-8999 Fax (979) 485-8544

East Texas Division 12 Greenway Plaza, Ste #1100 Houston, Texas 77046 Phone. (281) 661-3633 West Texas Divisions 2117 Knickerbocker San Angelo, TX 76904 Phone (325) 340-4389

1301 Lechuguilla Alpine, TX 79830 Phone (432) 360-3052

January 26, 2022

Attention:

Lupe Diosdado

Development Services Director

City of Navasota P.O. Box 910 Navasota, TX 77868

936-825-6475

930-823-0473

gdiosdado@navasotatx.gov

Reference:

Proposal to appraise 4 tracts located at 1) N Jones Ave., 2) 416 Baker, 3) 402 Lincoln St., and 4) legal CAMP IM, BLOCK 42, LOT 7,8,9,10 Navasota, Grimes County, Texas

(ID#s 26434, 24889, 20706, 20949).

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The valuation of the subject property to be appraised will involve the following steps: 1) a detailed highest and best use analysis to determine the most profitable use for the subject property; 2) an estimate of market value of the subject property by consideration of the Cost, Income and Sales Comparison Approaches. The appraiser is bound by current Uniform Standards of Professional Appraisal Practice (USPAP) guidelines.

¹. The Dictionary of Real Estate Appraisal, 6th Edition, Barron's Real Estate Guides, Page 197-198.

² The Dictionary of Real Estate Appraisal, 6th Edition, Barron's Real Estate Guides, Page 90.

In addition to all other terms and conditions of this agreement, Appraiser and Client agree that Appraiser's services under this agreement and appraisal report(s), and any use of the report(s), are and will be subject to the statements, limiting conditions and other terms set forth in the appraisal report(s). Appraiser's standard appraisal statements, limiting conditions and terms are attached to this agreement as Exhibit "A" and incorporate herein. Appraiser may determine additional conditions and terms affecting the appraisal during performance of the assignment which may be identified in the report(s).

Paramount Property Analysts will deliver the Appraisal Report for a fee of \$3,500.00 in approximately 5-6 weeks. It is hereby understood and noted that the appraiser will not be available for any expert witness testimony regarding this assignment. Your signature below and payment of the agreed-upon fee above confirms your authorization to proceed with this assignment. Signor understands and agrees that payment will be as follows: 1) Retainer of \$1,750.00 due up front prior to commencement and 2) Remainder to be paid prior to delivery. We can take payment in the form of a **company check, cashier's check, money order or credit card.** By countersigning this engagement letter, you acknowledge you are responsible for payment of fees outlined herein.

Acknowledged by:

Print name and title

JASON WEEKS, CITY MGR.

Sincerely,

PARAMOUNT PROPERTY ANALYSTS 🧥

STATEWIDE COMMERCIAL REAL ESTATE APPRAISERS

Timothy . Mayfield, MAI, COO State Certification TX-1338382-G

Ph: (214)-550-8834 Email: tlm@ppabv.com

Brian M. Stephen, MAI, CEO State Certification TX-1320550-G

Ph: (979)-485-8999 Email: bstephen@ppabv.com

02/02/2022

Enclosures:

Assumptions & Limiting Conditions,

Appraiser Qualifications, Company Profile, Territory Map,

References, Definitions

Exhibit "A"

Assumptions and Limiting Conditions

This appraisal is subject to the following assumptions and limited conditions:

The appraiser(s) total liability in connection with any claims relating to the appraisal is limited to the amount of the appraisal fee paid by the client.

It is hereby understood and noted that the appraiser will not be available for any expert witness testimony regarding this assignment.

This appraisal report and all of the appraisers work in connection with the appraisal assignment are subject to the limiting conditions and all other terms stated in the report. Any use of the appraisal by any party, regardless of whether such use is authorized or intended by the appraiser, constitutes acceptance of all such limiting conditions and terms.

This appraisal report has been prepared for the exclusive benefit of City of Navasota. It may not be used or relied upon by any other party. Any party who uses or relies upon any information in this report, without the preparer's written consent, does so at his own risk.

Mutual Limitations of Liability: Appraiser and Client agree that the following mutual limitation of liability is agreed to in consideration of the fees to be charged and the nature of Appraiser's services under this Agreement. Appraiser and Client agree that to the fullest extent permitted by applicable law, each party's and it Personnel's maximum aggregate and joint liability to the other party for claims and causes of action relating to this Agreement or to appraisals or other services under this Agreement shall be limited to the higher of \$3,500.00 or the total fees and costs charged by Appraiser for the services that are the subject of the claim(s) or cause(s) of action. This limitation of liability extends to all types of claims or causes of action, whether in breach of contract or tort, including without limitation claims/causes of action for negligence, professional negligence or negligent misrepresentation on the part of either party or its Personnel, but excluding claims/causes of action for intentionally fraudulent conduct, criminal conduct or intentionally caused injury. The Personnel of each party are intended third-party beneficiaries of this limitation of liability. "Personnel," as used in this paragraph, means the respective party's staff, employees, contractors, members, partners and shareholders. Appraiser and Client agree that they each have been free to negotiate different terms than stated above or contract with other parties.

The legal description furnished to the Appraiser is assumed to be correct. We assume no responsibility for matters legal in character, nor do we render any opinion as to the title, which is assumed to be good. Any existing liens, easements, deed restrictions, clouds, encumbrances, and other conditions have been disregarded and the property appraised as though free and clear under responsible ownership and competent management. Insurance against financial loss resulting in claims that may arise out of defects in the subject property's title should be sought from a qualified title company that issues or insures title to real property.

We have made no survey and assume no responsibility in connection with such matters. We believe the information furnished by others identified in this report to be reliable, but we assume no responsibility for its accuracy. Unless otherwise specifically noted in the body of this report, it is assumed: that the existing improvements on the property or properties being appraised are structurally sound, seismically safe and code conforming; that all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion by the elements; that the property or properties have been engineered in such a manner that the improvements, as currently constituted, conform to all applicable local, state, and federal building codes and ordinances. The construction and condition of the improvements mentioned in the body of this report is based on observation, and no engineering study has been made which would discover any latent defects. No certification as to any of the physical aspects could be given unless a proper engineering study was made. Unless otherwise specifically noted in the body of the report: no problems were brought to the attention of Paramount Property Analysts by ownership or management; and we inspected less than 100% of the entire interior and exterior portions of the improvements. If questions in these areas are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon. If engineering consultants retained should report negative factors of a material nature, or if such are later discovered, relative to the condition of improvements, such information could have a substantial negative impact on the conclusions reported in the appraisal. Accordingly, if negative findings are reported by engineering consultants, Paramount Property Analysts reserves the right to amend the appraisal conclusions reported herein.

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

It is assumed there are no hidden or unapparent conditions of the property, subsoil or structures that would render it more or less valuable. No responsibility is assumed for such conditions or the engineering which may be required to discover such factors. Since no engineering or percolation tests were made, no liability is assumed for soil conditions. Because such knowledge goes beyond the scope of this appraisal, any observed condition comments given in this appraisal report should not be taken as a guarantee. No guarantee is made as to the adequacy of the foundation, roof, exterior walls, interior walls, floors, heating system, air conditioning, plumbing, electrical service, insulation, or any other construction matters. If any interested party is concerned about the existence, conation, or adequacy of any particular item, we would strongly suggest that a construction expert be hired for a detailed investigation.

Information (including projection of income and expenses) provided by others is assumed to be true, correct, and reliable. No responsibility for the accuracy of such information is assumed by the appraiser.

The comparable sales data relied upon in the appraisal are believed to be from reliable sources. The value conclusions are subject to the accuracy of said data. Engineering analyses of the subject property were neither provided for use nor made as part of this appraisal contract. Any representation as to the suitability of the property for uses suggested in this analysis is based on an investigation by the appraiser and the value conclusions are subject to said limitations.

All values shown in the appraisal report are based on our analysis as of the date of the appraisal. These values are not valid in other time periods or as conditions change. Further, that the dollar amount of any value opinion herein rendered is based upon the purchasing power of the American Dollar on that date. Since the values are based on estimates and assumptions which are inherently subject to uncertainty and variation depending on evolving events, we do not represent them as results that will be achieved.

Unless otherwise noted in the body of the report, it is assumed that there are no mineral deposits or subsurface rights of value involved in this appraisal, whether they are gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered unless otherwise stated in the appraisal report. Unless otherwise stated it is also assumed that there are no air or development rights of value that may be transferred.

Paramount Property Analysts is not aware of any contemplated public initiatives, government development controls, or rent controls that would significantly affect the value of the subject.

The estimate of Market Value, which may be defined within the body of this report, is subject to change with market fluctuations over time. Market Value is highly related to exposure, time promotion effort, terms, motivation, and conclusions surrounding the offering. The value estimate(s) consider the productivity and relative attractiveness of the property, both physically and economically, on the open market.

Any cash flows included in the analysis are forecast of estimated future operating characteristics are predicated on the information and assumptions contained within the report. Any projections of income, expenses and economic conditions utilized in this report are not predictions of the future. Rather, they are estimates of current market expectations of future income and expenses. The achievement of the financial projections will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may vary from the projections considered herein. We do not warrant these forecasts will occur. Projections may be affected by circumstances beyond the current realm of knowledge or control of Paramount Property Analysts.

Unless specifically set forth in the body of the report, nothing contained herein shall be construed to represent any direct or indirect recommendation of Paramount Property Analysts to buy, sell, or hold the properties at the value stated. Such decisions involve substantial investment strategy questions and must be specifically addressed in consultation form.

Also, unless otherwise noted in the body of this report, it is assumed that no changes in the present zoning ordinances or regulations governing use, density, or shape are being considered. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report is based, unless otherwise stated.

Acceptance and use of information in this report in any manner or purpose is acknowledgment that the entire report has been read by the user and that he agrees with the conclusion and the data contained in this report. The client agrees to notify the appraiser of any error, omissions or invalid data within 15 days of receipt of the appraisal and return the report along with all copies to the appraiser for correction prior to any use whatsoever. Information contained in the appraisal may be utilized by the specified client, but the report remains the property of

Paramount Property Analysts. The company or appraiser(s) liability will not exceed the fee actually collected by the appraiser and possession of the report carries no right of publication or distribution without written approval from Paramount Property Analysts.

No evidence of toxic or hazardous materials were viewed during the inspection. We were not provided the documentation of this removal; and therefore, as a special limiting condition this appraisal has been prepared under the assumption that the subject property is free and clear of all toxic or hazardous waste contamination, and it is the appraiser's suggestion that the site be inspected by a qualified authority to determine whether or not the subject property is contaminated. The appraiser, however, is not qualified to test such substances or conditions. The presence of such substances, such as asbestos, urea formaldehyde foam insulation, contaminated ground water, or other hazardous substances or environmental conditions, may affect the value of the property, and the value rendered herein would be invalid. The value estimate is predicated on the assumption that there are no such conditions 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 conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

All furnishings, equipment and business operations, except as specifically stated and typically considered as part of real property, have been disregarded with only real property being considered in the report unless otherwise stated. Any existing or proposed improvements, on or off-site, as well as any alterations or repairs considered, are assumed to be completed in a workmanlike manner according to standard practices based upon the information submitted to Paramount Property Analysts. This report may be subject to amendment upon re-inspection of the subject property subsequent to repairs, modifications, alterations and completed new construction. Any estimate of Market Value is as of the date indicated; based upon the information, conditions, and projected levels of operation.

We are not required to give testimony or attendance in court by reason of this appraisal with reference to the property in question unless arrangements have been made therefore. It is hereby understood and noted that the appraiser will not be available for any expert witness testimony regarding this assignment.

Possession of this report or a copy thereof does not carry with it the right of publication. It may not be used for any purpose by anyone other than the addressee without the previous written consent of the appraiser. The Client shall indemnify and hold Appraiser harmless from any claims, expenses, judgments or other items or costs arising as a result of the client's failure or the failure of any of the Client's agents to provide a complete copy of the appraisal report to any third party. In the event of any litigation between the parties, the prevailing party to such litigation shall be entitled to recover from the other reasonable attorney fees and costs.

Neither all nor any part of the contents of this reports shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute or the MAI designation.

Any value estimate provided in the report applies to the entire property, and any pro ration or division of the title into fractional interests will invalidate the value estimate, unless such pro ration or division of interests has been set forth in the report.

The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. Component values for land and/or buildings are not intended to be used in conjunction with any other property or appraisal and are invalid if so used.

The maps, plats, sketches, graphs, photographs and exhibits included in this report are for illustration purposes only and are to be utilized only to assist in visualizing matters discussed within this report. Except as specifically stated, data relative to size or area of the subject and comparable properties has been obtained from sources deemed accurate and reliable. None of the exhibits are to be removed, reproduced, or used apart from this report. Paramount maintains the right to use selected photos on occasion for website marketing purposes unless client instructs otherwise.

Paramount Property Analysts assumes no responsibility for any costs or consequences arising due to the need, or the 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.

Paramount Property Analysts maintains an affiliate relationship with Kathy McKinney-Certified General Appraiser, Ryan Healy-ARA, Karen Dixson, Charles M. Tomblin, P.E., and George Abraham, CVA, CBA, BCA, CMEA and on occasion subcontracts Real Estate, Mineral, and Business Enterprise Valuation services.

Acceptance and/or use of this report constitutes full acceptance of the Contingent and Limiting Conditions and special assumptions set forth in this report. It is the responsibility of the Client, or client's designees, to read in full, comprehend and thus become aware of the aforementioned contingencies and limiting conditions. Neither the Appraiser nor Paramount Property Analysts assumes responsibility for any situation arising out of the Client's failure to become familiar with and understand the same. The Client is advised to retain experts in areas that fall outside the scope of the real estate appraisal/consulting profession if so desired.

PARAMOUNT PROPERTY ANALYSTS SPECIALIZATIONS

Type of Property	Property Specifics
Special Purpose	Golf Courses, Texas World Speedway, Angleton Race Track, Ice Skating Rinks, Airport ground lease evaluation/consultation; Ground Water rights, 60 plus Bank Buildings including First City, former Southwest Savings branches, multi-tenant Bank owned building; other special purpose properties including 1.0 million square foot former Cotton Warehouse, 300K square foot Candle Making Plant, Timeshare units, Auto dealerships, vacant Hospital, Resort Facility, Bowling alleys, Mobile home parks, Daycare facilities, Churches, Gymnasiums Schools/Educational Facilities and Car Washes.
Farm and Ranch/Agricultural	Large income producing ranches up to 30,000 acres all over Texas and Southern US, High Voltage Transmission line impact studies.
Hotel/Motel	Lodging facilities ranging from Mom and Pop operated motel to chain operated motel to high rise luxury full service flagged hotels.
Student Housing	Various student housing apartment communities in College Campus cities in Southern US.
Multi-Family	Garden type apartment projects ranging from 20 units to 600+ units with estimated values ranging from \$300,000 to \$10 million plus.
Retail	Ranging from small strip centers to large community centers of 200,000 square feet and up; estimated values ranging from \$500,000 to \$15 million plus.
Convenience Stores	From Mini Marts to Convenience Stores with 3 or more inline retail spaces.
Restaurants	Fast food and sit down restaurants including Pizza Huts, Dairy Queens, Whataburger's, Shoney's, etc including those with long term absolute net leases.
Office	Single tenant office buildings and multi-tenant high rise downtown; values ranging from \$350,000 to \$30 million plus.
Light and heavy industrial; Research and Development Flex (R&D)	Single tenant light industrial metallic structure to multi- tenant service distribution of 150,000 square feet plus; and heavy manufacturing facilities values from \$300,000 to \$5 million plus and R & D Flex properties.
Land	Environmentally contaminated sites, ± 700 acres on South Padre Island, commercial & residential subdivision land, conservation land in Galveston County.

Appraiser Qualifications

Brian M. Stephen, MAI

- Managing Member, CEO Paramount Analysts LLC
- General Certified, MAI designation
- BS in Business Administration

Brian is Managing Member and Chief Executive Officer of Paramount Property Analysts and has been practicing real estate appraiser and consultant since 1984. He holds a Bachelor of Business Administration degree from Sam Houston State University. His qualifications include the MAI designation from the Appraisal Institute, certified general real estate appraiser, licensed property tax consultant and a licensed real estate broker in the state of Texas.

Our firm has five appraisers who have the MAI designation (Member of Appraisal Institute). Two of the appraisers in our office are graduates of the Master of Real Estate (MRE) program (formerly the LERE program) at Texas A&M University in College Station. The MRE program is a highly regarded, 37-hour graduate degree program designed to develop in students the competencies for analyzing real estate markets and real estate values. After a review of the curriculum, the Appraisal Institute named the Texas A&M MRE program as a participating institution in its Master's Degree Program, which offers graduates credits toward their MAI designation. Only three other graduate programs in the country have received this designation. In addition, the Appraiser Qualifications Board of the Appraisal Foundation recently approved the MRE program as part of its graduate degree review program, which benefits graduates seeking to obtain a real property appraiser credential.

Tim Mayfield, MAI, COO, Partner

- Master's of Land Economics and Real Estate
- BS in Mechanical Engineering
- General Certified, MAI designation

Tim has over fifteen years of appraisal experience. He received a Bachelor's Degree in Mechanical Engineering in 2001 and a Master's Degree in Land Economics & Real Estate in 2005, both from Texas A&M University. He is a general certified real estate appraiser with the MAI designation from the Appraisal Institute.

Sterling D. Fryar, ABR, MAI, Partner

- BS in Agricultural Economics
- General Certified, MAI designation
- Texas Real Estate Broker

Sterling is a Certified General Real Estate Appraiser and Texas Real Estate Broker. He received a Bachelor's Degree in Agricultural Economics with a focus in Finance and Real Estate, along with double minors in Business and Economics in 2008 from Texas A&M University. He specializes in commercial appraisal including retail, office, multi-family, subdivision, developments, industrial and farm & ranch. Originally from San Angelo, Texas, he has an extensive background in agriculture and continues to participate in his family's ranching operation.

Carrie Hall, MAI, Partner (Carrie Marek)

- · Masters of Land Economics and Real Estate
- BBA in Accounting
- General Certified Appraiser, MAI designation

Carrie, originally from Victoria, Texas, is a Certified General Real Estate Appraiser with the MAI designation from the Appraisal Institute and has been in the appraisal field since graduation in 2009. Carrie received a Bachelor of Business Administration in Accounting in 2007 and a Master's Degree in Land Economics & Real Estate in 2009, both from Texas A&M University.

Brian W. Galbraith, MAI

- BBA in Finance
- General Certified Appraiser, MAI designation

Brian has appraised more than 1,000 properties with market values ranging from \$150,000 to \$90,000,000 in 25 states over the past 17 years. My experience includes the appraisal of vacant land, agricultural, special-purpose, office, retail, hotel/motel, industrial, and multi-family development. Also have experience with Right-Of-Way acquisition appraisals on projects throughout the State of Texas. Have also participated in commissioners' hearings and court testimony.

Michelle McMullan

- BBA in Finance, Minor in Economics
- State Licensed Appraiser Trainee

Michelle is located in San Antonio, Texas, and is a licensed Real Estate Appraiser Trainee. She obtained her Bachelor of Business Administration in Finance in 2014 from Texas A&M University and was most recently a credit analyst for Prosperity Bank.

Matthew R. Grieve

- BBA in Business
- State Licensed Appraiser Trainee

Located in College Station, Texas, Matt is a licensed Real Estate Appraiser Trainee. Originally from the San Antonio area, Matt received his Bachelor of Business Administration in General Business from the University of Texas at San Antonio.

Renee Wenske

- Master of Science SPED
- BS in Interdisciplinary Studies
- State Licensed Appraiser Trainee

Renee first transitioned from the education field to real estate as a salesperson in La Grange, Texas in 2014 where she was introduced to the appraisal process and proceeded to pursue a career in real estate appraisals. Renee received a Bachelor's Degree in Interdisciplinary Studies in 1991 and a Master's Degree in SPED-Diagnostician in 2008, both from Texas State University (Southwest Texas State University). Renee is currently working towards earning her Certified General Appraiser License.

Hope L. Halfmann

- BS in Agricultural Economics
- General Certified Appraiser

Hope received a Bachelor's Degree in Agricultural Economics with a focus in Finance and Real Estate from Texas A&M University.

Nathan Vernon

• State Licensed Appraiser Trainee

Nathan is a licensed Real Estate Appraiser Trainee located in College Station, Texas. He has attended college at Western Governors University and is completing his B.S. in Business Administration. He is currently working towards earning his Certified General Appraiser License.

Kathy S. McKinney, IFAS

General Certified

Kathy is a real estate appraiser, consultant and analyst. A graduate of Texas Tech University with a degree in Business Administration, she is a Licensed Real Estate Broker, State of Texas, #0373773. With over 35 years of real estate experience, Kathy has been active in the area since 1986, having qualified as an expert witness on real estate appraisal in county and state courts. Areas of expertise include sale and appraisal of commercial and rural properties, estate planning, residential and special use properties. Over the previous 33 years, work has been completed on highway and pipeline right-of-way condemnation with comprehensive work completed on effects of landfills on surrounding property value. Three years of research were completed on the effects of an explosion at a LP storage facility in Wesley, Texas on surrounding land values. Two years experience has been gained in the effects of a gas pipeline explosion in Grand Prairie, Texas with additional research involving a refinery explosion in Texas City, Texas. Recent success has been gained in the State Court of Appeals in respect to property contamination. Approximately 150 miles of utility easement have been completed with multiple settlements. In addition projects include condemnation projects for multiple municipalities as well as hurricane evacuations routes for the Texas Department of Transportation.

Brady Kemp

State Certified Appraiser

Located in College Station, Texas, Brady is a certified Real Estate Appraiser with twelve years appraisal experience. Brady is originally from College Station, Texas. Brady has appraised in Colorado and San Antonio extensively as well as the Houston, Texas and Modesto, California markets.

PARAMOUNT PROPERTY ANALYSTS

Real Estate Appraisers and Consultants

Paramount Property Analysts provides territorial coverage for commercial, and farm/ranch valuation services for entire State of Texas and is centrally located in College Station, with offices in Dallas, San Angelo, Houston, Alpine, and San Antonio Texas. Paramount Property Analysts was founded in 1992 to provide professional appraisal and real estate counseling services. Brian M. Stephen is the founding owner and CEO of Paramount. Since 1984, Mr. Stephen has been engaged in evaluating various types of real estate, including commercial, industrial, special purpose properties, farm and ranches, and vacant land, throughout entire State of Texas. Clients included banks, mortgage lenders, insurance companies, government agencies, asset management companies, developers, and individuals. The staff of Paramount Property Analysts has developed the expertise to analyze all types of real property through intensive education provided by the Appraisal Institute. These services include appraisals, investment counseling, and feasibility and market studies for such purposes as: mortgage loan, estate planning, investment analysis, and condemnation purposes.

The firm of Paramount Property Analysts is dedicated to the highest standards of professionalism and subscribes to the Code of Ethics and Professional Practice of the Appraisal Institute. The company, through its principals and staff, will continue to provide the highest quality, reliable service for which it is recognized and meet the challenges of the ever-changing field of real estate in the endeavor.

PRINCIPALS OF PARAMOUNT PROPERTY ANALYSTS

BRIAN M. STEPHEN, MAI is CEO of Paramount Property Analysts and has been a practicing real estate appraiser and consultant since 1984. He holds a Bachelor of Business Administration degree from Sam Houston State University. His qualifications include MAI designation of the Appraisal Institute, licensed real estate broker in the State of Texas and licensed property tax consultant for Texas. Real estate and appraisal education includes real estate land and real estate finance at Sam Houston State University, Real Estate Principles, Basic Valuation Procedures, Standards of Professional Practice, Capitalization Theory and Techniques Parts A and B, Narrative Report writing, and Case Study courses with the Appraisal Institute. Mr. Stephen's background in real estate appraising includes commercial, industrial, residential, condemnation, special-use properties, feasibility studies, and real estate consultation. The Appraisal Institute conducts a program of continuing education for its designated members. MAIs and SRPAs who meet the minimum standards of this program are awarded periodic education certification. Mr. Stephen is currently certified under this program. Mr. Stephen is currently a State certified General Real Estate Appraiser, Certificate No. TX-1320550-G for Texas. He has been designated an expert witness in Leon and McLennan counties for a Bankruptcy and Condemnation case, respectfully.

SUMMARY

Experienced Real Estate Appraiser and Property Tax Consultant with an extensive background in appraisal reviews, production, supervision and consulting in many diverse markets.

EXPERIENCE

<u>Paramount Analysts, LLC</u> - College Station, TX <u>Founding Owner 1992 to present</u>

Property Tax Consultants LLC-CEO-Owner 2001 to present

National Realty Consultants - Houston, TX

Senior Real Estate Appraiser - Reviewer - Consultant 1984 to 1992

- Direct and manage real estate appraisal services and consultations for clients involving commercial, industrial, mixed-use, agricultural, student housing, specialuse and undeveloped properties throughout the United States.
- Directly responsible for executing appraisals for office, retail, industrial, hotel and multi-family/student housing properties for large portfolios of insurance companies, pension funds and large banks with values up to \$300 million.
- Develop and plan project requirements for property appraisals; develop new clientele for providing services.
- Perform initial client interviews and site analyses; define project scope.
- Execute appraisals based on market value in fee simple, leased fee or leasehold interest; conduct feasibility studies and associated financial/economic analyses.
- Prepare and submit reports to clients with interpretive review.
- Perform appraisal reviews (daily) of clients' outside appraisal reports as well as inhouse appraisals to assure accuracy and completeness.

EDUCATION

Sam Houston State University - Huntsville, TX

B.B.A. - Finance 1984

The Appraisal Institute

MAI Designation- Member of Appraisal Institute

Real Estate and Appraisal Courses

Real Estate Principles, Basic Valuation Procedures, Standards of Professional Practice, Capitalization Theory and Techniques Parts A and B, Narrative Report Writing Case Studies

Expert witness in Leon County Texas on high pressure gas pipeline Condemnation case. Expert witness in Bankruptcy case on appraisal of heavy industrial manufacturing facility located near Waco, Texas.

Licenses & Designations

Certified General Real Estate Appraiser-MAI TX-1320550-G Texas Real Estate Broker #377481 Licensed Property Tax Consultant #3668

TIMOTHY T. MAYFIELD, MAI

3628 Purdue Ave. - Dallas, Texas 75225 - 512-940-3115 - tim@ppabv.com

PROFESSIONAL SUMMARY

Experienced Commercial Real Estate Appraisal Executive with extensive background in appraisal review, production, supervision and consulting in many diverse markets.

EXPERIENCE

PARAMOUNT PROPERTY ANALYSTS, LLC - College Station, Texas Vice President/Partner, Commercial Real Estate Appraiser

July 2003 - Present

July 2003 - Present

- Management of company appraisal employees
- Directly responsible for initial bidding on appraisal assignments and continuation of appraisal report generation
- · Performance of in-house appraisal reviews to assure accuracy and completeness
- Direct and manage real estate appraisal services and consultations for clients
- Mentor appraisal trainees
- Prepare and submit appraisal reports to clients with interpretive review and fielding of complex appraisal questions and issues
- Responsible for executing appraisals for various types of commercial real estate, including retail, office, apartment/student housing, hotel/motel, right-of-way, subdivision development, industrial, and farm and ranch properties
- Perform initial client interviews and site analyses, define project scope

PROPERTY TAX CONSULTANTS, LLC - College Station, Texas

May 2011 - Present

- Property Tax Protest Analyst
 - Lead Analyst responsible for accumulating pertinent information and research data to develop reports for the purpose of protesting property assessed values
 - Continuous interaction with clients during whole of tax protesting process

EL PASO ENERGY CORP - Houston, Texas

May 2001 - July 2003

Asset Management Analyst

- Performed lead role in development and implementation of the new gas trading system, an intranet-based system that tracks trades made throughout the day
- Directed open season operations, including preparing and posting initial offerings and winning bids of pipeline capacity and evaluation of all bids according to net present value.

EDUCATION

TEXAS A&M UNIVERSITY

May 2005

Masters - Land Economics and Real Estate

TEXAS A&M UNIVERSITY

May 2001

Bachelor of Science - Mechanical Engineering

PROFESSIONAL DEVELOPMENT

THE APPRAISAL INSTITUTE

MAI Designation - Member of Appraisal Institute

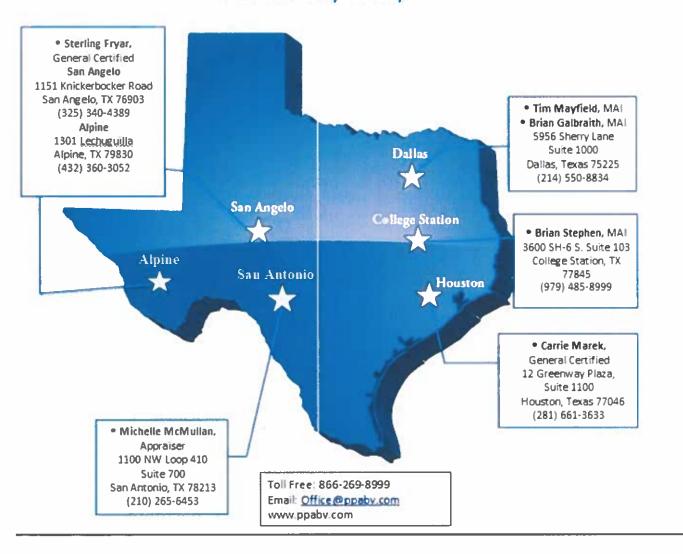
March 2013

State Certified General Real Estate Appraiser

Texas: Certificate #TX-1338382-G

Software Proficiencies - ARGUS, Microsoft Word, Microsoft Excel, Microsoft Power Point, MLS, LoopNet, CoStar

Paramount Property Analysts Texas Territory Map



PARAMOUNT PROPERTY ANALYSTS REFERENCES

System Real Estate Texas A&M University (979) 458-6350

Jeff Shillings, MAI Appraisal Review Department Haginas Chapman & Shillings Houston, TX (281) 550-9200 jeff.shillings@haginas.com

> Brian Frilot Wells Fargo RETECH San Antonio, TX (210) 856-7088 frilot@wellsfargo.com

Sara Oates
Texas Appraisal Management & Review
(512) 402-0029
sara@totalamr.com

Brian Yung Credit Analysts The Bank & Trust of Bryan/College Station 979-260-2100 byung@banktbt.com

Steve Bledsoe Senior Vice President Guaranty Bank and Trust-Bryan/College Station, TX (979) 485-2913 sbledsoe@gnty.com

Jo Ann Parks
Senior Lending Assistant
Independent Bank
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jparks@ibtx.com

Steve Mobley
Extraco Banks
(979) 229-2363
smobley@extracobanks.com

Fred Bayliss
Real Estate Attorney
College Station, TX
(979) 693-8361
jbayliss@baylisslaw.net

PARAMOUNT PROPERTY ANALYSTS PARTIAL CLIENT LIST

Bank of America BB&T

Brazos County Bank

Citizens Bank

Citizens National Bank

City Bank of Texas

Commercial State Bank

Community Bank of Texas

Commerce National Bank

BBVA Compass Bank

Extraco Banks

Farmers State Bank

Fidelity Bank of Texas

First National

First National Bank of Anderson

First National Bank of Bedias

First National Bank of Huntsville

First National Bank of Mertzon

First Financial Bankshares, Inc.

First State Bank

Guaranty Bank & Trust

Haginas & Shillings

Heritage Bank

Iberia Bank

Independent Bank

Lubbock National Bank

MidSouth Bank

Oldham Goodwin Group, LLC

Payne, Malechek, Scherr, Campbell & Moore, PC

Pioneer Bank

Synovus

Texas A&M Systems Real Estate Office

Texas First Bank

Texas Regional Bank

The Bank & Trust of Bryan/College Station

The Bank & Trust of San Angelo

Total Appraisal Management and Review

TransPecos Bank

Wells Fargo RETECH

Definitions – The Dictionary of Real Estate Appraisal, 6th Edition

Appraisal report¹- 1. The final communication, written or oral, of an appraisal or review transmitted to the client. Finality is evidenced by the presence of the valuer's signature in a written report or a statement of finality in an oral report. All communications to the client prior to the final communication must be conspicuously designated as such. (SVP, CPE) 2. Any communication, written or oral, of an appraisal or appraisal review that is transmitted to the client upon completion of an assignment. Comment: Most reports are written and most clients mandate written reports. Oral report requirements (see the Record Keeping Rule) are included to cover court testimony and other oral communications of an appraisal or appraisal review. (USPAP, 2016-2017 ed.

<u>Fee simple estate</u>² – 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.

¹. The Dictionary of Real Estate Appraisal, 6th Edition, Barron's Real Estate Guides, Page 197-198.

² The Dictionary of Real Estate Appraisal, 6th Edition, Barron's Real Estate Guides, Page 90.

To City Council

This letter is to inform you that I Jonathan Vacante have interests in purchasing the listed properties below, I have included the listing numbers for each property. Thanks

R26434----N. Jones Ave R20949-----End of Davis R31432-----Cullen & Spur 515 R24889-----Baker & Cullen R20706-----Empty Lot on Nolan

fut from



City of Navasota City Council Sale of City Property: Staff Report December 29, 2021



Send all mail to: P.O. Box 910 Navasota, TX 77868

www.NavasotaTX.gov

Summary - R26434:

Located within the 100-year studied flood zone "AE" where base flood elevations have been established and development is feasible. Total land size 28,750 Sq. ft / 0.660009 acres.



PID R26434

PropertyNu 6600-025-0010

LegalDescr MCNAIR, BLOCK 25, LOT 1 THRU 5

FullName NAVASOTA, CITY OF

PropertyAd N JONES AVE, NAVASOTA, TX 77868

TotalLandM \$8,750

TotalImpMk 0

DeedDate 8/4/1947, 7:00 PM Zoning District R-1A (Single Family)

Summary – R20949:

Located along unimproved Davis Street right-of-way. The cost to extend pavement and utilities would be borne by the property owner to develop the property.



PID R20949

PropertyNu 2250-042-0080

LegalDescr CAMP IM, BLOCK 42, LOT 7,8,9,10

FullName NAVASOTA, CITY OF

TotalLandM \$8,160

TotalImpMk 0

DeedDate

Zoning District M-1 (Light Industrial)

Summary – R31432:

Located within the 100-year studied FLOODWAY, where development and construction are not recommended. Total land size 8,750 Sq. ft / 0.200872 acres. <u>Sale of the property is not</u>

recommended.



PID R31432

PropertyNu 8700-006-0010

LegalDescr WOODWARD, BLOCK 6, LOT 1

FullName NAVASOTA, CITY OF

TotalLandM \$ 6,650

TotalImpMk 0

DeedDate 8/15/2016, 7:00 PM

Zoning District B-1 (General Business District)

Summary - R24889:

Located within the 100-year studied flood zone where base flood elevations have been established and development is feasible. A natural gas regulator station is located on the northeast corner of the property. If sold a public utility access easement will be required for maintenance of the regulator station.



PID R24889

PropertyNu 4600-010-0040

LegalDescr H & D, BLOCK 10, LOT 4,5

FullName NAVASOTA, CITY OF

PropertyAd 416 BAKER, NAVASOTA, TX 77868

TotalLandM \$4,250

TotalImpMk 0

DeedDate

Zoning District B-1 (General Business District)

Summary - R20706:

Located in the 100-year studied flood zone where base flood elevations have been established and development is feasible. Total land size 36,000 Sq. ft / 0.826446 acres.



PID R20706

PropertyNu 2240-011-0010

LegalDescr CAMP CANAAN, BLOCK 11, LOT 1,2

FullName NAVASOTA, CITY OF

PropertyAd 402 LINCOLN ST, NAVASOTA, TX 77868

TotalLandM \$ 18,240

TotalImpMk 0

DeedDate 12/31/1928, 6:00 PM Zoning District R-1A (Single Family)

CITY OF NAVASOTA CITY COUNCIL AGENDA

AGENDA ITEM NO.: 9. AGENDA DATE: April 11, 2022

PREPARED BY: Susie M. Homeyer, City Secretary

APPROVED BY: JW

ITEM: Presentation, discussion, and possible action on appointments to the Parks & Recreation Board. [Susie Homeyer, City Secretary]

ITEM BACKGROUND:

City staff has several items that needs to be considered by the Parks & Recreation Board such as signage for the Disc Golf Course and the approved development of a dog park at August Horst Park. However, there is a need to fill vacancies in the Parks & Recreation Board to have these discussions. To-date, the City has two vacancies on the Parks & Recreation Board. Staff received two applications for these position. The applicant are Barry Colbert and John Gray. Both applications are attached for your consideration.

BUDGETARY AND FINANCIAL SUMMARY:

N/A

STAFF RECOMMENDATION:

Staff recommends appointing Barry Colbert and John Gray to the Parks & Recreation Board for a two-year term ending in September 2024.

ATTACHMENTS:

1. Board Applications

Susie Homeyer

From:

Madison Brooks

Sent:

Monday, March 28, 2022 9:19 AM

To:

Susie Homeyer

Subject:

Fw: Form submission from: Volunteer on a City Board Webform

From: Navasota TX via Navasota TX <cmsmailer@civicplus.com>

Sent: Thursday, March 24, 2022 9:13 PM

To: Madison Brooks <mbrooks@navasotatx.gov>

Subject: Form submission from: Volunteer on a City Board Webform

Submitted on Thursday, March 24, 2022 - 9:13pm Submitted by anonymous user: 71.221.173.2

Submitted values are: ==Personal Information:==

Select the Board, Commission or Committee applying for: Parks &

Recreation Board

Select the alternate Board, Commission or Committee applying for:

Parks & Recreation Board

Full Name: BARRY WADE COLBERT

Maiden Name:

E-mail Address: <u>BWC 50@LIVE.COM</u> Phone Number: 713-501-4226

Gender: Male ==Address:==

Street: 1213 Schumacher Street

City: Navasota State: Texas Zipcode: 77868

Occupation: Paralegal / Legal Assistant

==Residency Information:==

Are you a resident of Navasota? Yes

Own property located in the City of Navasota: Yes

==Education & Hobbies:==

High School: Splendora High School class of 1979

College: North Harris County Community College 1987-89

Trade or Business School:

Hobbies: Retired Scout Volunteer 1995-2012, Most All Outdoor

Activities

==Organization Membership Information:==

Are you currently serving on other Boards, Commissions or

Committees? No If yes, which?

Have you served on a Board, Commissions or Committee before? Yes

If yes, which? Three Rivers Area Council, Sam Houston Area

Council; 1995-2012

Please list organization memberships and positions held:

Pack 3056 - Den Leader, Tiger Coach, Camping Coordinator.

Troop 56 - Committee Member, Merit Badge Counselor, and Asst Scoutmaster.

Sam Houston Area Council - Roundtable Commissioner and Trainer.

Wood Badge Graduate SR-579.

Three Rivers Area Council - Unit Commissioner, District

Commissioner, and District Chair, Merit Badge Counselor, Winter Camp Staff three seasons.

Father of An Eagle Scout and Life Scout. [Brian Colbert and Tim Colbert]

Please list areas of special interest or skills which you feel may be helpful:

Planning, Organizing, Budgeting, and Recruiting for outdoor youth events.

Participating in most all outdoor events. Fishing from the dock. Bicycling with family and friends. Canoeing. Rock climbing and repelling rock face features.

==Signature:==

Signature (Typed): Barry Wade Colbert

Today's Date: March 24, 2022

The results of this submission may be viewed at:

https://www.navasotatx.gov/node/613/submission/1651

CAUTION: This email originated from outside of the City of Navasota's organization. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

CITY OF NAVASOTA VOLUNTEER APPLICATION

Dear Navasota Citizen:

Below is an application for volunteer service(s) to the City of Navasota. Please let us know if you are interested in serving on one of these Advisory Boards/Commission by completing the bottom of this form. You will be contacted in order to verify your continued interest and availability. If you are currently serving on one of the Advisory Boards/Commission, we appreciate your hard work and dedication thus far. If you would like to continue serving on this Advisory Board/Commission, inform us by marking the appropriate box below. Please do not miss this great opportunity to play a vital role in shaping your community!

Sincerely,

Bert Miller, Mayor of Navasota

NAME: JOHN GRAY
ADDRESS: 909 N. JUDSON ST.
PHONE: 952 454 8803 EMAIL: 199574106@gmail.com
PLEASE CHECK APPROPRIATE BOX:
I CURRENTLY SERVE ON THE
□ I DO □ I DO NOT WISH TO BE REAPPOINTED TO THIS ADVISORY BOARD
PLEASE INDICATE AREA(S) OF PREFERENCE. SEE ATTACHED FOR DESCRIPTIVE. (IF MORE THAN ONE AREA IS INDICATED, PLEASE NUMBER YOUR PREFERENCES WITH "1" BEING YOUR FIRST CHOICE, "2" BEING YOUR SECOND CHOICE, ETC.) Planning & Zoning Commission Board of Adjustment Airport Advisory Committee Navasota Economic Development Corporation Navasota Housing Authority Board Library Advisory Committee Library Advisory Committee
OTHER COMMUNITY PROJECT INTEREST: Beautification
SPECIAL INTEREST/SKILLS YOU FEEL MAY BE HELPFUL: 01+2007 enthus 1257.
EDUCATION / EXPERIENCE / CURRENT DOCUPATION: MEd. 31 pr educator, retired
SIGNATURE OF APPLICANT: Date: 3 29/22

CITY OF NAVASOTA CITY COUNCIL AGENDA

AGENDA ITEM NO.: 10. AGENDA DATE: April 11, 2022

PREPARED BY: Susie M. Homeyer, City Secretary

APPROVED BY: JW

ITEM: Consent Agenda: The following items may be acted upon with one motion and vote. No separate discussion or action is necessary unless requested by the Mayor or City Councilmember, in which event the item will be removed from the Consent Agenda for separate discussion and/or action by the City Council as part of the regular agenda. [City Council]

Consent Items are:

- A. Consider approval on the minutes for the month of March 2022; and
- B. Consider approval on the expenditures for the month of March 2022

ITEM BACKGROUND:

BUDGETARY AND FINANCIAL SUMMARY:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of the consent agenda items which includes the minutes and expenditures for the month of March 2022.

ATTACHMENTS:

- 1. Minutes 03/14/2022 2. Minutes 03/21/2022 3. Minutes 03/28/2022

- 4. Expenditures for March 2022

MINUTES REGULAR MEETING MARCH 14, 2022

The City Council of the City of Navasota, Grimes County, Texas met at the City Council Chambers, Room No. 161, located at 200 E. McAlpine Street at 6:00 p.m., Navasota, Texas on the above date with the following being present:

Bernie Gessner, Councilmember, Place # 1
Pattie Pederson, Councilmember, Place # 2
Josh M. Fultz, Councilmember, Place # 3
Bert Miller, Mayor, Place # 4
Grant E. Holt, Mayor Pro-Tem, Place # 5

Thus constituting a quorum.

STAFF PRESENT: Jason Weeks, City Manager; Susie M. Homeyer, City Secretary; Jennifer Reyna, Utility Director; Lance Hall, Finance Director; Lupe Diosdado, Development Services Director; Rayna Willenbrink, Economic Development Director, Cary Bovey, Legal Counsel; Bobbie Ullrich, Marketing and Communications Director; Courtney Suarez, Receptionist and Jason Katkoski, Fire Chief/EMC.

<u>VISITORS:</u> Connie Clements, Mac Vaughn, Chris Tucker, Ethan Barcak, Deborah Richardson, Gary Fuqua, Sylvia Harrison, Marco Castaneda, Nathan Vogg, Truman Smucker, Evelyn Smucker and John Smucker.

THE ITEMS ON THE AGENDA WERE TAKEN UP IN DUE ORDER AS FOLLOWS:

- 1. Mayor Bert Miller called the meeting to order at 6:00 p.m.
- 2. Invocation was given by Mac Vaughn. The City Council, staff members and visitors then recited the Pledge of Allegiance to the American Flag and the Texas Flag.
- 3. Remarks of visitors: None.
- 4. Staff report:
- a) Finance Director Lance Hall introduced Courtney Suarez as the new receptionist.
- b) Marketing and Communications Director Bobbie Ullrich gave an update on the results for the 10th annual Texas Birthday Bash;

- c) Director of Utilities, Jennifer Reyna gave an update on the TxDOT Crosswalk CIP project;
- (d) Mayor Bert Miller proclaimed the month of March as "Youth Art Month";
- (e) There were not any Board and Commission updates; and
- (f) Councilmembers and staff informed the audience about upcoming events.
- 5. A public hearing was held regarding a development plan application submitted by Marco Castaneda on behalf of Angel's Car Wash for the property located at 804 E. Washington Avenue, Navasota, Grimes County, Texas 77868. The development plan application requests to allow for the sale of vehicles on the property as a secondary use, vehicular sales are a permitted use under the property's current B-1: General Business zoning district, however a development plan application and approval is required for all mixed use and business uses in the OD: Overlay District. The property is legally described as Jones, H & TC, Block 90, Lot 1,2,3(W/2). Mayor Bert Miller opened the public hearing at 6:22 p.m. Marco Castaneda and Deborah Richardson both spoke on this item. With no further comments from the public, Mayor Bert Miller closed the public hearing at 6:57 p.m.
- 6. Councilmember Josh Fultz moved to deny the development application submitted by Marco Castaneda, seconded by Councilmember Bernie Gessner. The following votes were recorded:

AYES: Councilmember Josh Fultz and Councilmember Pattie Pederson

NAYS: Councilmember Bernie Gessner, Mayor Pro-Tem Grant Holt and Mayor Bert Miller

Mayor Bert Miller announced that the motion failed.

Councilmember Bernie Gessner made a motion to approve the development application to allow 6 cars/vehicles and a fence of some sort surrounding the vehicles, seconded by Mayor Bert Miller. More discussion was held by the City Council on this topic. Councilmember Bernie Gessner made a motion to withdraw his motion and put this item back on the first meeting in April, 2022 and for Marco Castaneda to work with staff on the requirements for Navasota, seconded by Mayor Pro-Tem Grant Holt and with each Councilmember voting AYE, the motion carried.

7. The City Council did not take any action on the idea of allowing third-party vendors access to the City's water towers for equipment installation.

8. Councilmember Bernie Gessner moved to approve the consent agenda items which include the minutes and expenditures from February 2022, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.
9. Mayor Bert Miller adjourned the meeting at 7:38 p.m.
DEDT MILLED MAYOR
BERT MILLER, MAYOR
ATTEST:

SUSIE M. HOMEYER, CITY SECRETARY

MINUTES SPECIAL MEETING MARCH 21, 2022

The City Council of the City of Navasota, Grimes County, Texas met at the City Council Chambers, Room No. 161, located at 200 E. McAlpine Street at 6:00 p.m., Navasota, Texas on the above date with the following being present:

Pattie Pederson, Councilmember, Place # 2
Josh M. Fultz, Councilmember, Place # 3
Bert Miller, Mayor, Place # 4
Grant E. Holt, Mayor Pro-Tem, Place # 5

(Bernie Gessner, Councilmember, Place # 1 was absent)

Thus constituting a quorum.

STAFF PRESENT: Jason Weeks, City Manager; Jennifer Reyna, Utility Director; Lance Hall, Finance Director; Lupe Diosdado, Development Services Director; Bobbie Ullrich, Marketing and Communications Director; Jose Coronilla, Director of Streets and Sanitation and Shawn Myatt, Police Chief/Assistant City Manager.

<u>VISITORS:</u> Connie Clements, Mac Vaughn, Linda McLain, Gary Fuqua, Debbie Fuqua and Michel Pederson.

A quorum of the City Council attended the community awareness meeting concerning the Washington Avenue Crosswalk Project where a pedestrian crosswalk and median turn lane along Highway 105 (E. Washington Avenue, from LaSalle to S. Railroad Street) will be installed.

Mayor Bert Miller adjourned the meeting at 6:45 p.m.

_	BERT MILLER, MAYOR
ATTEST:	
SUSIE M. HOMEYER, CITY SECR	ETARY

MINUTES REGULAR MEETING MARCH 28, 2022

The City Council of the City of Navasota, Grimes County, Texas met at the City Council Chambers, Room No. 161, located at 200 E. McAlpine Street at 6:00 p.m., Navasota, Texas on the above date with the following being present:

Bernie Gessner, Councilmember, Place # 1
Pattie Pederson, Councilmember, Place # 2
Josh M. Fultz, Councilmember, Place # 3
Bert Miller, Mayor, Place # 4
Grant E. Holt, Mayor Pro-Tem, Place # 5

Thus constituting a quorum.

STAFF PRESENT: Jason Weeks, City Manager; Susie M. Homeyer, City Secretary; Jennifer Reyna, Utility Director; Lance Hall, Finance Director; Lupe Diosdado, Development Services Director; Rayna Willenbrink, Economic Development Director, Cary Bovey, Legal Counsel; Bobbie Ullrich, Marketing and Communications Director; Erik Covarrubias, Code Enforcement Specialist; Shawn Myatt, Chief of Police/Assistant City Manager; Jose Coronilla, Director of Streets and Sanitation; Kay Peavy, Grant Coordinator and Jack Kelso, Building Inspector.

<u>VISITORS:</u> Connie Clements, Mac Vaughn, Deborah Richardson, Patsy Morris, Dia Copeland, Doris Sauls, R. J. Sauls, John Henry, Geoff Horn, Julie Horn, Jon McKay, Mark Rudolph and others.

THE ITEMS ON THE AGENDA WERE TAKEN UP IN DUE ORDER AS FOLLOWS:

- 1. Mayor Bert Miller called the meeting to order at 6:00 p.m.
- 2. Invocation was given by Mac Vaughn. The City Council, staff members and visitors then recited the Pledge of Allegiance to the American Flag and the Texas Flag.
- 3. Remarks of visitors: None.
- 4. Staff report:
- a) Director of Streets and Sanitation Jose Coronilla gave an update on the Capital Improvements Project;
- b) Jon McKay with Bleyl and Associates gave an update on the Water Modeling Project;

- c) Mark Rudolph with Strand and Associates gave an update on the Gas Modeling Project;
- d) Director of Streets and Sanitation Jose Coronilla gave a report on the final results of the Clean Up Event;
- (e) Councilmember Pattie Pederson gave an update on the latest Board of Adjustment meeting. Councilmember Josh Fultz gave an update on the latest Planning and Zoning meeting. Councilmember Bernie Gessner gave an update on the latest Library Board meeting.
- (f) Councilmembers and staff informed the audience about upcoming events.
- 5. Mayor Pro-Tem Grant Holt made a motion that we demand demolition within 60 days of notice, for the structure located at 716 E. Washington, followed by 30 days to have the property cleaned up and completed, seconded by Councilmember Pattie Pederson and with each Councilmember voting AYE, the motion carried.
- 6. A workshop was held on the proposed Fiscal Year Budget for 2022-2023. Below is a list of priorities the City Council would like for staff to look into: Compensation study, additional staffing, impact fees, grade separation, way finding, utility rate study, fire station design and funding sources, continue with CIP program, no tax increase, painting of the Horlock House and Parks and Recreation programs for kids.
- 9. Mayor Bert Miller adjourned the meeting at 7:48 p.m.

	BERT MILLER, MAYOR
ATTEST:	

MONTHLY BUDGET SUMMARY AS OF MARCH 2022

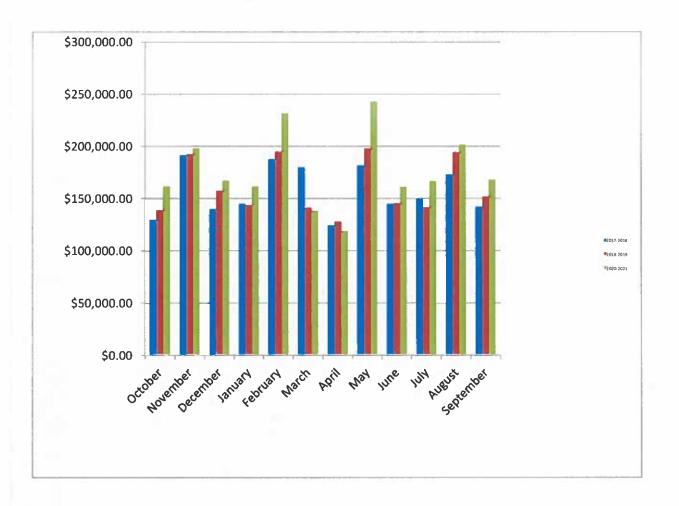
FUND R		REV BUDGET		REV BUDGET Y		YTD REV % BUD		Ε	EXP BUDGET		YTD EXP	% BUD	BALANCE
General	\$ 1	2,775,264.00	\$	9,436,981.51	74%	\$	12,775,262.00	\$	4,933,739.95	39%	\$4,503,241.56		
Water	\$	2,123,000.00	\$	1,316,778.61	62%	\$	2,123,000.00	\$	753,387.28	35%	\$563,391.33		
Utility Cap IMP	\$	410,000.00	\$	286,581.42	70%	\$	410,000.00	\$	202,490.54	49%	\$84,090.88		
Gas	\$	2,772,000.00	\$	1,958,978.20	71%	\$	2,772,000.00	\$	2,645,776.48	95%	(\$686,798,28)		
Sewer -	\$	2,147,500.00	\$	1,019,628.01	47%	\$	2,147,500.00	\$	656,956.12	31%	\$362,671.89		
cemetery perm	\$	3,000.00	\$	190,063.69	0%	\$	3,000.00	\$	-	0%	\$190,063.69		
cemetery oper	\$	65,000.00	\$	94,381.98	145%	\$	65,000.00	\$	1,104.39	2%	\$93,277,59		
Grant Fund	\$	3,558,500.00	\$	2,183.33	0%	\$	3,558,500.00	\$	98,137.50	3%	(\$95,954.17)		
Hotel Occupancy	\$	141,000.00	\$	76,012.98	54%	\$	141,000.00	\$	-	0%	\$76,012.98		
Bond Fund	\$	1,250,143.00	\$	945,497.34	76%	\$	1,250,143.00	\$	1,479,413.79	118%	(\$533,916.45)		
GRAND TOTAL													
	<u>\$ 2</u>	21,276,907.00	<u>\$</u>	15,038,322.32	<u>71%</u>	<u>\$</u>	<u>21,276,905.00</u>	<u>\$</u>	<u> 10,470,378.01</u>	<u>49%</u>	<u>\$4,835,784.09</u>		
Capital Projects	\$ 1	0,000,000.00	\$	9,866.33	0%	\$	10,000,000.00	\$	193,808.70	2%	(\$183,942.37)		
EDC	\$	691,500.00	\$	99,523.16	14%	\$	691,500.00	\$	159,337.17	23%	(\$59,814.01)		
Foundation	\$	5,500.00	\$	5,055.20	92%	\$	5,500.00	\$		0%	\$5,055.20		

CITY OF NAVASOTA MONTHLY SALES TAX COMPARISON 2015-2021

	201	8-2019		2019-2020					
7.23%	October	\$138,722.41	October	\$142,932.21	3.03%				
0.50%	November	\$192,052.55	November	\$179,825.74	-6.37%				
12.57%	December	\$156,856.11	December	\$147,204.90	-6.15%				
-0.81%	January	\$143,121.61	January	\$140,456.62	-1.86%				
3.80%	February	\$194,322.95	February	\$183,606.42	-5.51%				
-21.81%	March	\$140,452.34	March	\$133,943.33	-4.63%				
2.76%	April	\$127,322.36	April	\$153,344.34	20.44%				
8.92%	May	\$197,359.24	May	\$198,864.78	0.76%				
0.21%	June	\$144,577.89	June	\$150,151.95	3.86%				
-5.58%	July	\$140,994.11	July	\$160,877.64	14.10%				
12.28%	August	\$193,717.25	August	\$207,971.04	7.36%				
6.67%	September	\$151,217.75	September	\$155,141.73	2.59%				
	Total	\$1,920,716.57	Total	\$1,954,320.70					
	budget	1,900,000	budget	2,000,000					
	202	0-2021		2021-202	2				
12.90%	October	\$161,367.18	October	\$172,724.07	7.04%				
9.90%	November	\$197,633.83	November	\$229,261.96	16.00%				
13.17%	December	\$166,585.45	December	\$156,748.82	-5.90%				
14.82%	January	\$161,278.06	January	\$193,520.40	19.99%				
26.01%	February	\$231,369.13	February	\$253,041.30	9.37%				
2.89%	March	\$137,816.28	March	\$156,083.14	13.25%				
-22.80%	April	\$118,387.57	April		-100.00%				
21.88%	May	\$242,383.94	May		-100.00%				
6.97%	June	\$160,615.28	June		-100.00%				
3.22%	July	\$166,065.78	July		-100.00%				
-3.34%	August	\$201,014.87	August		-100.00%				
7.98%	September	\$167,523.57	September		-100.00%				
	Total	\$2,112,040.94	Total	\$1,161,379.69					
	budget	1,900,000	budget	2,000,000					

CITY OF NAVASOTA MONTHLY SALES TAX COMPARISON 2015-2021

28



SELLER:

Symmetry Energy Solutions, LLC

9811 Katy Freeway

Suite 1400

Houston, TX 77024

Customer Service:

Contact: Sales Support

Email: Sales.Support@SymmetryEnergy.com

Phone: (800) 495-9880

Accountant:

Contact: Hillary Mack III

Email: hillary.mack@symmetryenergy.com

Phone: (281) 915-6091 Fax: (713) 983-2643 BUYER:

City of Navasota, Texas

PO Box 910

Navasota, TX 77868

Invoice Attention List:

Contact: Finance Director

Email: Ihall@navasotatx.gov

Contact: Jeff Greer Email: jgreer@nav

jgreer@navasotatx.gov

Remit To:

Symmetry Energy Solutions, LLC

Payment by Wire Transfer to:

JP Morgan Chase Bank Houston, Texas ABA #: 021000021

Acct #: 100080578

Payment by ACH to:

JP Morgan Chase Bank

Houston, Texas ABA #: 111000614 Acct #: 100080578

Mail all other remittances to:

Chase Lockbox P.O. Box 301149 Dallas, TX 75303-1149 symmetry ENERGY SOLUTIONS

Sales Invoice

Invoice #:

1308424

Invoice Date: Due Date: 03/18/22 03/28/22

Amount Due:

\$176,592.61

Account #:
Svc. Addr:

Cust. Ref.:

PO #:

Buyer:

NAVASOTA TX

Deal Num Description	Buy Seli	/ Pipeline	Location	Delivery Period	Start/End Dates	Price (\$/MMBtu)	Volume (MMBtu)	Amount (\$)
RRENT DELIVERY PERIOD - FEB-22								
s Sales								
630722 Natural Gas Sales	Sell	APT	Navasota	Feb-22	1 28	6.2650	20,628	\$129,234.42
630722 Overtake	Sell	APT	Navasota	Feb-22	1 28	4.8309	7,330	\$35,410.74
630722 Undertake	Sell	APT	Navasota	Feb-22	1 28	4.3800	(345)	\$(1,511.10)
					Total	for Gas Sales:	27,613	\$163,134.06
K								
Tax-Sales		APT	Navasota	Feb-22				\$13,458.55
					Total for Tax:			\$13,458.55
				Total for	Total for Current Delivery Period:			
					TOTAL AM	OUNT DUE:		#176 F02 61
							_	\$176,592.61

Municipal Gas Acquisition and Supply Corporation

Three Riverway | Suite 1900 | Houston, TX 77056 | 713-888-0133



March 14, 2022

City of Navasota, TX

Ms. Rita Pullin, Utility Billing Manager

200 East McAlpine Navasota, TX 77868 ACTUAL

Invoice ACT0013224

Reference: Joint Gas Purchase

Contract

RE: Gas Deliveries for February 2022

Current Month	Vol / MMBTU	\$/MMBTU	Gross Amount	Discount	Net Amount Due
Requirement Sales	32,956	\$6.265	\$206,471.28	\$9,886.80	\$196,584.48

Informational Note: Your total discounts to-date are: \$2,154,421.72

Wiring. Instructions

Ponk:

Bank:

THE BANK OF NEW YORK MELLON

ABA Number:

021 000 018

Account Name

MuniGas Rev Account

Account Number:

2243858400

Due Date

3/20/2022

Amount:

\$196,584.48

Reference:

MuniGas - City of Navasota, TX

Attn: Arla Scott (713) 483-6529

For Payments by ACH

THE BANK OF NEW YORK MELLON

ACH Account

ABA# 021 000 018

890 0487 445

Reference:

MuniGas - City of Navasota, TX

Attn: Arla Scott (713) 483-6529

Municipal Gas Acquisition and Supply Corporation Gas Allocation for February 2022 City of Navasota

Actual 03/14/2022	MMBtu	\$/MMBtu	Value
February 2022 Allocations February Nominations - SESL	32,956	\$6.26506	\$206,471.28
January Adjustment (See below) February Nominations Adjusted	Q 32.956	#DIV/01 \$6.26506	\$0.00 \$206.471.28
February Volume Allocation	32,956	\$8,26506	\$206.471.28
% of Nominations	100.0%		
January 2022 Adjustments	MMBtu	\$/MMBtu	<u>Value</u>
January Estimate Per Invoice 202202018	35,185		\$141,563.65
January Actual Volume/Value per SESL *	<u>35.186</u>	\$4.02341	<u>\$141.563.65</u>
Excess Allocation for January	0		\$0.00

^{*} Total actual volumes delivered by supplier = 35,185 MMBtus for a value of \$141,563.65 Actuals per Symmetry Energy Solutions, LLC statement.

Note: MuniGas and Symmetry Energy Solutions, LLC. will review cumulative imbalance with February 2022 allocations.



ATMOS PIPELINE - TEXAS INVOICE

BILL TO:

CITY OF NAVASOTA

NAVASOTA CITY HALL ATTN: MR LANCE HALL, FINANCE DIRECTOR P O BOX 910 NAVASOTA, TX 77868

CHECK REMITTANCE TO:

ATMOS PIPELINE-TEXAS P. O. BOX 841425 DALLAS, TX 75284-1425

ELECTRONIC REMITTANCE TO:

ATMOS PIPELINE-TEXAS

Bank of America ABA# for ACH 111000012 ABA# for Wire 026009593

Account # 3756617812 APT-0021378 Ref:

Page 1 of 1 Page: Invoice No: APT-0021378 Invoice Date: 16-Mar-22 70670 **Customer No:** Contract No: 06624-00 Payment Terms: **Net 10**

Due Date: 26-Mar-22 \$40,018.08

For Billing questions, please call:

Rick Herbelin @ (254) 662-7470

Total Amount Due:

	PROD DATE	RECEIPT	RECEIPT POINT NAME	DELIVERY	DELIVERY POINT NAME	DESCRIPTION	MCF / COUNT	MMBTU / COUNT	RATE '	NET AMOUNT
1	Feb-22			_		Monthly Customer Charge		2,823	13.47409	\$38,037,36
2	Feb-22					Texas Utility Tax				\$190 19
3	Feb-22					MAOP Review Surcharge	2,823	2 823	0.03958	\$111 73
4	Feb-22					Texas Utility Tax				\$0 56
				SUBTO	TAL					\$38,339.84
5	Feb-22	00451200	SYMMETRY ENERGY	8000003044	NAVASOTA CITY GATE LINE 1	Usage Charge	59,942	59.960	0 02785	\$1,669.89
6	Feb-22	00451200	SOLUTIONS LLC POOL SYMMETRY ENERGY SOLUTIONS LLC POOL	8000003044	NAVASOTA CITY GATE LINE 1	Texas Utility Tax				\$8 35
				SUBTO	TAL FOR STATION 8000	0003044	59,942	59,960		\$1,678.24
				SUBTO	TAL FOR PROD DATE Feb	>-22				\$40,018.08

Total Due \$40,018.08

> REVIEWED BY LANCE H ACCT COD NOTES



4/01/2022 12:58 PM DATES: 3/01/2022 THRU 3/31/2022 PAGE: 2

ACTIVE ACCOUNTS: DISCONNECTED ACCTS: FINALED ACCOUNTS: INACTIVE ACCOUNTS:		NUMBER# TG 3,265 42 184 8,473	OTAL ARREARS 37,436.52 6,655.78 14,150.54 0.00	TOTAL CURR: 919,280 3,682	TAL BALANCE 956,716.77 10,338.28 14,150.54 0.00	NEW DIS	IVE ACCOUNT REC ACCOUNTS: CONNECTNO TRE CONNECT-TRANSFE	79 38		
	GRAND TOTAL	LS	11,964	58,242.84	922,962	.75	981,205.59			
	**CALCULATION	N SUMMARY	DEPOSIT	CHARGES: RETURNS: CURRENT:	927,362.75 4,400.00c1 922,962.75	R				
			S	ERVICE CA	TEGORY	TOTALS	======			
	EGORY GARBAGE	NUMBER 3529	TOTAL NET	FUEL-ADJ 0.00	TOTAL TAX 8,251.76	TAXABLE 100,102.98	CONSUM	LED IPTION	UNBILLED CONSUMPTION	TOTAL CONSUMPTION
GS MS	GAS MISCELLANEOU VOLUNTARY PA	1844 80 42	234,481.81 1,334.99 86.00		5,122.80 0.00 0.00	182,783.14 0.00 0.00	94,496	0000	1,004	95,500.0000
SDF SW	ST & DRAINAG SEWER WATER	3101 5879 6334	51,834.36 159,019.77 177,756.43	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	180,639		141	180,639,5000 212,528,0000
	AVG MTH PMT	26	1,963.74	CR	AMP	RESERVE:	1,427.75-			
	TOTALS		738,304.05	175,684.14	13,374.56	282,886.12				
			========	REVENUE	CODE TO	T A L S ===	======			
			R/C DESCRIPT	ION	G/L ACCOUNT#		AMOUNT			
		SERVICES	: 100-GARBAGE		100-0-310.00		115,754.43			
			200-WATER SE	RVICE	200-0-310.00		160,615.02			
				CAPITAL IMPROV.FE			17,141.41			
			300-GAS SERV		300-0-310.00		121,694.71			
			350-FUEL FAC		300-0-310.00		288,471.24			
			400-SEWER		400-0-310.00		136,399.91			
				CAPITAL IMPROV.FE	210-0-310.00		22,619.86			
			550-ST & DRA		100-0-310.00		51,834.36			
			562-VOLUNTAR	Y PARK FUND	100-0-310.00		42,00			
			563-VOLUNTAR	Y FIRE FUND	100-0-310.00		44.00			
			601-OTC - WA	FER	200-0-310.00		135.00			
			602-OTC - GA	S	300-0-310.00		0.00			
			606-OTC-GARB	AGE	100-0-310.00		50.00			
		TAX:			200 0 210 00		2 106 66			
			500-GAS 1.5%		300-0-310.00		2,196.66			
			501-GAS TAX		300-0-310.00		2,601.95 324.19			
				S TAX IND OUSTIDE	100-0-310.00		8,251.76			
		CONTRACT		RBAGE SALES TAX	100-0-310.00		0,231.10			
	CONTRACTS:									

4/01/2022 12 COMPANY: 999 ACCOUNT: 0-1 TYPE: All STATUS: All FOLIO: All	- POOLED CASH 00.01 CASH	IN BANK-CSB		CHECK RECONCILIATION REGISTER	CHECK DAT CLEAR DAT STATEMENT VOIDED DA AMOUNT: CHECK NUM	E: : TE:	0/00/00 0/00/00 0/00/00 0.00	PAGE: 1 022 THRU 3/31/2022 000 THRU 99/99/999 000 THRU 99/99/999 000 THRU 99/99/999 010 THRU 999,999,999 010 THRU 999,999,999	
ACCOUNT	DATE	TYPE	NUMBER	DESCRIPTION	AMOUNT	STATUS	FOLIO	CLEAR DATE	
CHECK: 0-100.01	3/03/2022	CHECK	018053	ASHFORD & OLIVER	207.00CR	POSTED	A	3/17/2022	

	ACCOUNT	DATE	TYPE		DESCRIPTION			FOLIO	CLEAR DATE
CHE	CK =				ASHFORD & OLIVER AREA WIDE PROTECTIVE BRINSON BENEFITS INC C.C.CREATIONS LTD CENTURYLINK BURKE ASSET PARTNERSHIP, LTD. DRERAUD DAWAUN ROGERS ENTERGY TEXAS, INC FRANK VACANTE, JR. GOV DIRECT GREEN TEAMS, INC. GRIMES CENTRAL GT DISTRIBUTORS, INC HAR-CON MECHANICAL CONTRACTORS HSM Air Conditioning INGRAM LIBRARY SERVICES KTTX-KWHI MIDAMERICA BOOKS GRANITE MEDIA PARTNERS, INC NAVASOTA INDUSTRIAL SUPPLY LTD ONLY 1 RENTALS, LLC PITNEY BOWES GLOBAL FINANCIAL POLAR ICE, INC. QUILL CORPORATION SALUSTRIO LOPEZ CAMACHO SIRCHIE AQUISITION COMPANY, IN THE EAGLE THE PENWORTHY CO. TYLER TECHNOLOGIES, INC. VERONICA TORRES CAPITAL ONE WEX BANK MILLER PRO AVL JAMIE LEE FOSTER KARLIE DELAIN YOUNG BAYLOR LUMBER & BLDG.CO., INC BOBBY WILLIAMS CONSOLIDATED FLEET SERVICES, I ENTERGY TEXAS, INC CEN TX BROADCAST GROUP, LLC MANUEL NAVA MARY GUITRON POLAR ICE, INC. GASPAR RAYMUNDO MARCOS				
ÇIIL	0-100-01	3/03/2022	CHECK	018053	ASHFORD & OLIVER	207_00CR	POSTED		3/17/2022
	0-100.01	3/03/2022	CHECK	018054	AREA WIDE PROTECTIVE	1.575.00CR	POSTED		3/11/2022
	0-100.01	3/03/2022	CHECK	018055	BRINSON BENEFITS INC	2,460,00CR	POSTED		3/15/2022
	0-100.01	3/03/2022	CHECK	018056	C C CREATIONS LTD	729 60CR	POSTED		3/09/2022
	0-100-01	3/03/2022	CHECK	018057	CENTURYLINK	5 228 66CB	POSTED	A	3/15/2022
	0-100.01	3/03/2022	CHECK	018058	BUBKE ASSET DARTHEDSHID LITH	2 649 93CP	POSTED	Ā	3/09/2022
	0-100.01	3/03/2022	CHECK	010050	DEPART DAWNIN BOCERS	1 00CP	OUTSTNE		0/00/0000
	0-100.01	3/03/2022	CHECK	010059	ENTERCY TEVAS INC	7 027 AACE	POSTED	À	3/10/2022
	0-100.01	3/03/2022	CHECK	010000	EDANK ANCANAL ID	7,027,44CR	POSTED	A	3/14/2022
	0-100.01	3/03/2022	CHECK	010001	COU DIDECT	1 103 10CB	POSTED	A	3/14/2022
	0-100.01	3/03/2022	CHECK	010002	CDEEN TEAMS INC	3 003 3700	POSTED	A	3/09/2022
	0-100.01	3/03/2022	CHECK	010003	CREEN TEAMS, INC.	3,003.37CK	POSTED		3/11/2022
	0-100.01	3/03/2022	CHECK	010004	OW DISMITTHEORY THE	1 455 00CD	POSTED	A	3/11/2022
	0-100.01	3/03/2022	CHECK	010000	UAD CON MECUANICAL COMMDACTORS	1,455.96CK	POSTED		3/10/2022
	0-100.01	3/03/2022	CHECK	010000	HEM Nim Conditioning	303.00CR	POSTED	A	3/09/2022
	0-100.01	3/03/2022	CHECK	010007	HSM AIR CONDICTIONING	220.23CR	POSTED	A	3/14/2022
	0-100.01	3/03/2022	CHECK	018068	INGRAM LIBRARI SERVICES	36.37CR	POSTED	A	
	0-100.01	3/03/2022	CHECK	018069	VILY-VAL	1,634.00CR	POSTED	A	3/09/2022
	0-100,01	3/03/2022	CHECK	018070	MIDAMERICA BOOKS	120.70CR	POSTED	A	3/18/2022
	0-100.01	3/03/2022	CHECK	018071	GRANITE MEDIA PARTNERS, INC	122.00CR	POSTED	A	3/09/2022
	0-100.01	3/03/2022	CHECK	018072	NAVASOTA INDUSTRIAL SUPPLY LTD	79.63CR	POSTED	A	3/10/2022
	0-100.01	3/03/2022	CHECK	018073	ONLY I RENTALS, ELC	2,100.00CR	POSTED	A	3/15/2022
	0-100.01	3/03/2022	CHECK	018074	PITNEY BOWES GLOBAL FINANCIAL	686.7UCR	POSTED	A	3/15/2022
	0-100.01	3/03/2022	CHECK	018075	POLAR ICE, INC.	970.00CR	POSTED	A	3/08/2022
	0-100.01	3/03/2022	CHECK	018076	QUILL CORPORATION	251.04CR	POSTED	A	3/17/2022
	0-100.01	3/03/2022	CHECK	018077	SALUSTRIO LOPEZ CAMACHO	1,020.00CR	POSTED	A	3/09/2022
	0-100.01	3/03/2022	CHECK	018078	SIRCHIE AQUISITION COMPANY, IN	61.42CR	POSTED	A	3/09/2022
	0-100.01	3/03/2022	CHECK	018079	THE EAGLE	390.00CR	POSTED	A	3/14/2022
	0-100.01	3/03/2022	CHECK	018080	THE PENWORTHY CO.	2,089.93CR	POSTED	A	3/11/2022
	0-100.01	3/03/2022	CHECK	018081	TYLER TECHNOLOGIES, INC.	309.08CR	POSTED	A	3/09/2022
	0-100.01	3/03/2022	CHECK	018082	VERONICA TORRES	350.00CR	POSTED	A	3/14/2022
	0-100.01	3/03/2022	CHECK	018083	CAPITAL ONE	154.06CR	POSTED	A	3/09/2022
	0-100.01	3/03/2022	CHECK	018084	WEX BANK	13,235.02CR	POSTED	A	3/14/2022
	0-100.01	3/03/2022	CHECK	018085	MILLER PRO AVL	120.00CR	POSTED	A	3/09/2022
	0-100.01	3/03/2022	CHECK	018086	JAMIE LEE FOSTER	550.00CR	POSTED	A	3/15/2022
	0-100.01	3/03/2022	CHECK	018087	KARLIE DELAIN YOUNG	1,440.00CR	POSTED	A	3/08/2022
	0-100.01	3/07/2022	CHECK	018088	BAYLOR LUMBER & BLDG.CO., INC	307.76CR	POSTED	A	3/14/2022
	0-100.01	3/07/2022	CHECK	018089	BOBBY WILLIAMS	600.00CR	OUTSTNI		0/00/0000
	0-100.01	3/07/2022	CHECK	018090	CONSOLIDATED FLEET SERVICES, I	730.00CR	POSTED	A	3/14/2022
	0-100.01	3/07/2022	CHECK	018091	ENTERGY TEXAS, INC	206.23CR	POSTED	A	3/11/2022
	0-100.01	3/07/2022	CHECK	018092	CEN TX BROADCAST GROUP, LLC	1,000.00CR	POSTED	A	3/21/2022
	0-100.01	3/07/2022	CHECK	018093	MANUEL NAVA	150.00CR	POSTED	A	3/15/2022
	0-100.01	3/07/2022	CHECK	018094	MARY GUITRON	50.00CR	POSTED		3/11/2022
	0-100.01	3/07/2022	CHECK	018095	POLAR ICE, INC.	1,665.06CR	POSTED	A	3/10/2022
	0-100.01	3/07/2022	CHECK	018096	GASPAR RAYMUNDO MARCOS	65.00CR	POSTED	A	3/11/2022

4/01/2022 12:57 PM CHECK RECONCILIATION REGISTER PAGE: 2

COMPANY: 999 - POOLED CASH

ACCOUNT: 0-100.01 CASH IN BAN

TYPE: All STATUS: All FOLIO: All D CASH

CASH IN BANK-CSB

CLEAR DATE: 3/01/2022 THRU 3/31/2022

CLEAR DATE: 0/00/0000 THRU 99/99/9999

STATEMENT: 0/00/0000 THRU 99/99/9999

VOIDED DATE: 0/00/0000 THRU 99/99/9999

AMOUNT: 0.00 THRU 999,999,999.999

CHECK NUMBER:

000000 THRU 999999

ACCOUNT	DATE	TYPE	NUMBER	SUDDENLINK COMMUNICATIONS TEXAS EXCAVATION SAFETY TML INTERGOVERNMENTAL UNITED AG & TURF WYVETTA FRANKLIN ANGELA JENKINS BOVEY & COCHRAN, PLLC BRANNON INDUSTRIAL GROUP LLC BRAZOS VALLEY COMMUNICATIONS, BRYAN BROADCASTING CORPORATION C.C.CREATIONS LTD ENTERGY TEXAS, INC VOID CHECK VOID CHECK EXPRESS SERVICES, INC IHEARTMEDIA-B/CS MARKET ANDERTON GROUP, INC. INTERSTATE BILLING SERVICE INC LAURA GROSS LEVEL 3 COMMUNICATIONS, LLC MCCREARY, VESELKA, BRAGG&ALLEN, P NAPA AUTO PARTS GRANITE MEDIA PARTNERS, INC NAVASOTA PUBLIC LIBRARY O'REILLY AUTO ENTERPRISES, LLC PAYROLL LEGAL ALERT QUILL CORPORATION REPUBLIC SERVICES #473 NATIONAL BFP GEORGE ATKINSON RISHA REED SAFEBUILT TEXAS, LLC SHARON KOLENDA SIRCHIE AQUISITION COMPAVOIDED SPENCER FANE, LLP TERRESA ADAMS TRACTOR SUPPLY CREDIT PLAN TURNER, PIERCE & FULTZ, INC. VICKI KELLEY WANDA CREEKS WORKQUEST A4 MEDIA, LLC ADCOMP SYSTEMS, INC ALLIANCE PRINTING, LP AQUA-METRIC SALES COMPANY	AMOUNT	STATUS	FOLIO	CLEAR DATE
CHECK:								
0-100.01	3/07/2022	CHECK	018097	SUDDENLINK COMMUNICATIONS	274.55CR	POSTED	Α	3/16/2022
0-100.01	3/07/2022	CHECK	018098	TEXAS EXCAVATION SAFETY	108,30CR	POSTED	A	3/15/2022
0-100.01	3/07/2022	CHECK	018099	TML INTERGOVERNMENTAL	5,379.00CR	POSTED	A	3/14/2022
0-100.01	3/07/2022	CHECK	018100	UNITED AG & TURF	90.10CR	POSTED	A	3/11/2022
0-100.01	3/07/2022	CHECK	018101	WYVETTA FRANKLIN	130.00CR	POSTED	A	3/15/2022
0-100.01	3/09/2022	CHECK	018102	ANGELA JENKINS	297.50CR	POSTED	A	3/10/2022
0-100.01	3/09/2022	CHECK	018103	BOVEY & COCHRAN, PLLC	9,191.33CR	POSTED	A	3/17/2022
0-100.01	3/09/2022	CHECK	018104	BRANNON INDUSTRIAL GROUP LLC	17,312.50CR	POSTED	A	3/16/2022
0-100.01	3/09/2022	CHECK	018105	BRAZOS VALLEY COMMUINICATIONS,	3,000.00CR	POSTED	A	3/21/2022
0-100.01	3/09/2022	CHECK	018106	BRYAN BROADCASTING CORPORATION	680.00CR	POSTED	A	3/15/2022
0-100.01	3/09/2022	CHECK	018107	C.C.CREATIONS LTD	14.00CR	POSTED	A	3/15/2022
0-100.01	3/09/2022	CHECK	018108	ENTERGY TEXAS, INC	7,375.14CR	POSTED	A	3/17/2022
0-100.01	3/09/2022	CHECK	018109	VOID CHECK	0.00	POSTED	A	3/10/2022
0-100.01	3/09/2022	CHECK	018110	VOID CHECK	0.00	POSTED	A	3/10/2022
0-100.01	3/09/2022	CHECK	018111	EXPRESS SERVICES, INC	1,881.36CR	POSTED	A	3/17/2022
0-100.01	3/09/2022	CHECK	018112	IHEARTMEDIA-B/CS MARKET	1,680.00CR	POSTED	A	3/15/2022
0-100.01	3/09/2022	CHECK	018113	ANDERTON GROUP, INC.	150.00CR	POSTED	A	3/15/2022
0-100.01	3/09/2022	CHECK	018114	INTERSTATE BILLING SERVICE INC	20.90CR	POSTED	A	3/17/2022
0-100-01	3/09/2022	CHECK	018115	LAURA GROSS	8,480.00CR	OUTSTNI) A	0/00/0000
0-100-01	3/09/2022	CHECK	018116	LEVEL 3 COMMUNICATIONS, LLC	2,490.88CR	POSTED	A	3/17/2022
0-100-01	3/09/2022	CHECK	018117	MCCREARY, VESELKA, BRAGG&ALLEN, P	401.03CR	POSTED	A	3/23/2022
0-100.01	3/09/2022	CHECK	018118	NAPA AUTO PARTS	201.37CR	POSTED	A	3/15/2022
0-100-01	3/09/2022	CHECK	018119	GRANITE MEDIA PARTNERS, INC	1,330.00CR	POSTED	A	3/15/2022
0-100-01	3/09/2022	CHECK	018120	NAVASOTA PUBLIC LIBRARY	251.96CR	POSTED	A	3/23/2022
0-100-01	3/09/2022	CHECK	018121	O'REILLY AUTO ENTERPRISES, LLC	124.62CR	POSTED	A	3/16/2022
0-100-01	3/09/2022	CHECK	018122	PAYROLL LEGAL ALERT	179.00CR	POSTED	A	3/18/2022
0-100-01	3/09/2022	CHECK	018123	OUILL CORPORATION	120.15CR	POSTED	A	3/18/2022
0-100-01	3/09/2022	CHECK	018124	REPUBLIC SERVICES #473	90,702.86CR	POSTED	A	3/16/2022
0=100-01	3/09/2022	CHECK	018125	NATIONAL BFP GEORGE ATKINSON	30.00CR	POSTED	A	3/18/2022
0=100-01	3/09/2022	CHECK	018126	RISHA REED	20.00CR	POSTED	A	3/18/2022
0-100-01	3/09/2022	CHECK	018127	SAFEBUILT TEXAS, LLC	2,425.00CR	POSTED	A	3/17/2022
0=100-01	3/09/2022	CHECK	018128	SHARON KOLENDA	399.50CR	POSTED	A	3/15/2022
0=100-01	3/09/2022	CHECK	018129	SIRCHIE AOUISITION COMPAVOIDED	61.42CR	VOIDED	A	3/09/2022
0=100.01	3/09/2022	CHECK	018130	SPENCER FANE, LLP	20.00CR	POSTED	A	3/22/2022
0=100-01	3/09/2022	CHECK	018131	TERRESA ADAMS	297.50CR	POSTED	A	3/15/2022
0-100-01	3/09/2022	CHECK	018132	TRACTOR SUPPLY CREDIT PLAN	342.85CR	POSTED	A	3/15/2022
0-100-01	3/09/2022	CHECK	018133	TURNER, PIERCE & FULTZ, INC.	2,903.70CR	POSTED	A	3/16/2022
0-100.01	3/09/2022	CHECK	018134	VICKI KELLEY	327.25CR	POSTED	A	3/16/2022
0-100.01	3/09/2022	CHECK	018135	WANDA CREEKS	287.30CR	POSTED	A	3/14/2022
0-100-01	3/09/2022	CHECK	018136	WORKQUEST	65.00CR	POSTED	A	3/24/2022
0-100.01	3/16/2022	CHECK	018137	A4 MEDIA, LLC	1,374.00CR	POSTED	A	3/23/2022
0-100-01	3/16/2022	CHECK	018138	ADCOMP SYSTEMS, INC	606.25CR	POSTED	A	3/24/2022
0-100.01	3/16/2022	CHECK	018139	ALLIANCE PRINTING, LP	963.75CR	POSTED	A	3/25/2022
0-100-01	3/16/2022	CHECK	018140	AQUA-METRIC SALES COMPANY	22,183.44CR	POSTED	A	3/30/2022

4/01/2022 12:57 PM CHECK RECONCILIATION REGISTER PAGE: 3 COMPANY: 999 - POOLED CASH CHECK DATE: 3/01/2022 THRU 3/31/2022 ACCOUNT: 0-100.01 CASH IN BANK-CSB CLEAR DATE: 0/00/0000 THRU 99/99/9999 TYPE: All STATEMENT: 0/00/0000 THRU 99/99/9999 STATUS: All VOIDED DATE: 0/00/0000 THRU 99/99/9999 FOLIO: All AMOUNT: 0.00 THRU 999,999,999.99 CHECK NUMBER: 000000 THRU 999999

ACCOUNT	DATE	TYPE	NUMBER	DESCRIPTION	AMOUNT	STATUS	FOLIO	CLEAR DATE
CHECK:				BARKERS HEATING & COOLING BDS TOWING & RECOVERY LP BLEYL & ASSOCIATES BLUEBONNET GROUND WATER BRANDON YOUNG BRAZOS PAVING, INC. BRAZOS VALLEY TELEPHONE SYSTEM BRYAN BROADCASTING CORPORATION CHAPARRAL LABORATORIES, INC. CHRISTOPHER MULLINS CINTAS CORPORATION #619 CORE & MAIN, LP GEORGE ATKINSON DELORES COSINO DUSTIN FAILLA DXI INDUSTRIES, INC. ENTERGY TEXAS, INC VOID CHECK EXPRESS SERVICES, INC FRANK VACANTE, JR. GT DISTRIBUTORS, INC GUARANTEE BODY & PAINT SHOP, I IHEARTMEDIA-B/CS MARKET JOHN WREN LANGE DISTRIBUTING CO. INC. LARRY LEE LAWRENCE PIVONKA JR LETTIE LEE LIVE OAK PET SERVICES, INC LOGAN PECK MATTHEW SVADER MUNICIPAL EMERGENCY SVCS METRO FIRE APPARATUS SPECIALIS MICHAEL BRIGGS MIKE MIZE SR GRANITE MEDIA PARTNERS, INC PV RENTALS, LLC QUILL CORPORATION RYAN COATES WRIGHT INTERNET STRATEGIES, LL SMITH MUNICIPAL SUPPLIES SONYA BOBO SOUTH CENTRAL VETERINARY				
0-100.01	3/16/2022	CHECK	018141	BARKERS HEATING & COOLING	31.00CR	POSTED	A	3/29/2022
0-100.01	3/16/2022	CHECK	018142	BDS TOWING & RECOVERY LP	500.00CR	POSTED	A	3/29/2022
0-100.01	3/16/2022	CHECK	018143	BLEYL & ASSOCIATES	45,231.50CR	POSTED	A	3/23/2022
0-100.01	3/16/2022	CHECK	018144	BLUEBONNET GROUND WATER	1,342.40CR	POSTED	A	3/22/2022
0-100.01	3/16/2022	CHECK	018145	BRANDON YOUNG	770.00CR	OUTSTNE) A	0/00/0000
0-100.01	3/16/2022	CHECK	018146	BRAZOS PAVING, INC.	884.68CR	POSTED	A	3/28/2022
0-100.01	3/16/2022	CHECK	018147	BRAZOS VALLEY TELEPHONE SYSTEM	218.00CR	POSTED	A	3/30/2022
0-100.01	3/16/2022	CHECK	018148	BRYAN BROADCASTING CORPORATION	2,505.00CR	POSTED	A	3/23/2022
0-100.01	3/16/2022	CHECK	018149	CHAPARRAL LABORATORIES, INC.	2,060.00CR	POSTED	A	3/25/2022
0-100.01	3/16/2022	CHECK	018150	CHRISTOPHER MULLINS	910.00CR	POSTED	A	3/25/2022
0-100.01	3/16/2022	CHECK	018151	CINTAS CORPORATION #619	1,380.84CR	POSTED	A	3/28/2022
0-100.01	3/16/2022	CHECK	018152	CORE & MAIN, LP	101.74CR	POSTED	A	3/23/2022
0-100.01	3/16/2022	CHECK	018153	GEORGE ATKINSON	76.00CR	POSTED	A	3/30/2022
0-100.01	3/16/2022	CHECK	018154	DELORES COSINO	600.00CR	OUTSTNE) A	0/00/0000
0-100.01	3/16/2022	CHECK	018155	DUSTIN FAILLA	700.00CR	POSTED	A	3/22/2022
0-100.01	3/16/2022	CHECK	018156	DXI INDUSTRIES, INC.	2,854.00CR	POSTED	A	3/22/2022
0-100.01	3/16/2022	CHECK	018157	ENTERGY TEXAS, INC	19,309.80CR	POSTED	A	3/23/2022
0-100.01	3/16/2022	CHECK	018158	VOID CHECK	0.00	POSTED	A	3/17/2022
0-100.01	3/16/2022	CHECK	018159	VOID CHECK	0.00	POSTED	A	3/17/2022
0-100,01	3/16/2022	CHECK	018160	EXPRESS SERVICES, INC	1,080.04CR	POSTED	A	3/23/2022
0-100.01	3/16/2022	CHECK	018161	FRANK VACANTE, JR.	50.00CR	POSTED	A	3/28/2022
0-100.01	3/16/2022	CHECK	018162	GT DISTRIBUTORS, INC	1,060.84CR	POSTED	A	3/24/2022
0-100.01	3/16/2022	CHECK	018163	GUARANTEE BODY & PAINT SHOP, I	3,191.43CR	POSTED	A	3/29/2022
0-100.01	3/16/2022	CHECK	018164	IHEARTMEDIA-B/CS MARKET	1,320.00CR	POSTED	A	3/23/2022
0-100.01	3/16/2022	CHECK	018165	JOHN WREN	700.00CR	OUTSTNI) A	0/00/0000
0-100-01	3/16/2022	CHECK	018166	LANGE DISTRIBUTING CO. INC.	9.24CR	POSTED	A	3/25/2022
0-100-01	3/16/2022	CHECK	018167	LARRY LEE	630.00CR	POSTED	A	3/29/2022
0-100.01	3/16/2022	CHECK	018168	LAWRENCE PIVONKA JR	490.00CR	POSTED	A	3/23/2022
0-100.01	3/16/2022	CHECK	018169	LETTIE LEE	100.00CR	POSTED	A	3/24/2022
0-100.01	3/16/2022	CHECK	018170	LIVE OAK PET SERVICES, INC	200.00CR	OUTSTNI) A	0/00/0000
0-100-01	3/16/2022	CHECK	018171	LOGAN PECK	280.00CR	POSTED	A	3/28/2022
0-100.01	3/16/2022	CHECK	018172	MATTHEW SVADER	665.00CR	POSTED	A	3/22/2022
0-100.01	3/16/2022	CHECK	018173	MUNICIPAL EMERGENCY SVCS	10,796.02CR	POSTED	A	3/29/2022
0-100.01	3/16/2022	CHECK	018174	METRO FIRE APPARATUS SPECIALIS	834.00CR	POSTED	A	3/24/2022
0-100.01	3/16/2022	CHECK	018175	MICHAEL BRIGGS	550.00CR	POSTED	A	3/31/2022
0-100.01	3/16/2022	CHECK	018176	MIKE MIZE SR	700.00CR	POSTED	A	3/22/2022
0-100.01	3/16/2022	CHECK	018177	GRANITE MEDIA PARTNERS, INC	122.00CR	POSTED	A	3/23/2022
0-100.01	3/16/2022	CHECK	018178	PV RENTALS, LLC	2,029.03CR	POSTED	A	3/24/2022
0-100.01	3/16/2022	CHECK	018179	QUILL CORPORATION	311.36CR	POSTED	. A	3/31/2022
0-100.01	3/16/2022	CHECK	018180	RYAN COATES	550.00CR	OUTSTNI) A	0/00/0000
0-100.01	3/16/2022	CHECK	018181	WRIGHT INTERNET STRATEGIES, LL	7,223.26CR	POSTED	A	3/31/2022
0-100.01	3/16/2022	CHECK	018182	SMITH MUNICIPAL SUPPLIES	368.87CR	POSTED	A	3/31/2022
0-100.01	3/16/2022	CHECK	018183	SONYA BOBO	550.00CR	POSTED	A	3/22/2022
0-100.01	3/16/2022	CHECK	018184	SOUTH CENTRAL VETERINARY	807.08CR	POSTED	A	3/24/2022

4/01/2022 12:57 PM CHECK RECONCILIATION REGISTER PAGE: 4

COMPANY: 999 - POOLED CASH

ACCOUNT: 0-100.01 CASH IN BANK-CSB

TYPE: All STATUS: All FOLIO: All CHECK DATE: 3/01/2022 THRU 3/31/2022
CLEAR DATE: 0/00/0000 THRU 99/99/9999
STATEMENT: 0/00/0000 THRU 99/99/9999
VOIDED DATE: 0/00/0000 THRU 99/99/9999
AMOUNT: 0.00 THRU 999,999,999.99
CHECK NUMBER: 000000 THRU 9999999

				DESCRIPTION			FOLIO	CLEAR DATE
CHECK:				SWANK BACKHUS TOSHA SCOTT BVSWMA INC. XEROX BUSINESS SOLUTIONS SW W L DOGGETT LLC A4 MEDIA, LLC JAMIE LEE FOSTER LSB BROADCASTING, INC. KARLIE DELAIN YOUNG BRAZOS VALLEY POOLS & HOTTUBS CITIBANK, N.A GEORGE ATKINSON CROSSWINDS CONTRACTING, INC CYNTHIA RICHARDSON DOGGETT HEAVY MACHINERY SERVIC ENTERGY TEXAS, INC EQUIPMENT CONTROLS COMPANY, IN EWING IRRIGATION PRODUCTS, IN GAJESKE, INC. GRANTWORKS, INC. INGRAM LIBRARY SERVICES KEYLA PERLA LEIGH LINDEN LUIS DAVID MARTINEZ NAVASOTA OIL CO. INC. OMNIBASE SERVICES OF TEXAS, L SCOTT MERRIMAN, INC. TIFFANY GRESAK TYLER TECHNOLOGIES, INC. UNITED AG & TURF ALLIANCE PRINTING, LP APGA SIF COBRA EQUIPMENT L.L.C. GEORGE ATKINSON EVENTS TO REMEMBER FHN FINANCIAL FRANK VACANTE, JR. GALA FLORES GT DISTRIBUTORS, INC MARGARET BIRDWELL MIDSOUTH ELECTRIC CO-OP				
0-100.01	3/16/2022	CHECK	018185	SWANK BACKHUS	735.00CR	POSTED		3/22/2022
0-100.01	3/16/2022	CHECK	018186	TOSHA SCOTT	150.00CR	POSTED	A	3/25/2022
0-100.01	3/16/2022	CHECK	018187	BVSWMA INC.	1,202.28CR	POSTED	A	3/23/2022
0-100.01	3/16/2022	CHECK	018188	XEROX BUSINESS SOLUTIONS SW	326.39CR	POSTED	A	3/23/2022
0-100.01	3/16/2022	CHECK	018189	W L DOGGETT LLC	186,819.00CR	POSTED	A	3/25/2022
0-100.01	3/17/2022	CHECK	018190	A4 MEDIA, LLC	2,159.78CR	POSTED	A	3/23/2022
0-100.01	3/17/2022	CHECK	018191	JAMIE LEE FOSTER	240.00CR	POSTED	A	3/21/2022
0-100.01	3/17/2022	CHECK	018192	LSB BROADCASTING, INC.	3,490.00CR	POSTED	A	3/28/2022
0-100.01	3/17/2022	CHECK	018193	KARLIE DELAIN YOUNG	640.00CR	POSTED	A	3/21/2022
0-100.01	3/22/2022	CHECK	018194	BRAZOS VALLEY POOLS & HOTTUBS	1,990.00CR	POSTED	A	3/29/2022
0-100.01	3/22/2022	CHECK	018195	CITIBANK, N.A	26,118,60CR	POSTED	A	3/29/2022
0-100.01	3/22/2022	CHECK	018196	GEORGE ATKINSON	38.00CR	POSTED	A	3/30/2022
0-100.01	3/22/2022	CHECK	018197	CROSSWINDS CONTRACTING, INC	4,470.00CR	POSTED	A	3/28/2022
0-100.01	3/22/2022	CHECK	018198	CYNTHIA RICHARDSON	150.00CR	POSTED	A	3/25/2022
0-100-01	3/22/2022	CHECK	018199	DOGGETT HEAVY MACHINERY SERVIC	293.00CR	OUTSTNI	A	0/00/0000
0-100.01	3/22/2022	CHECK	018200	ENTERGY TEXAS, INC	35.51CR	POSTED	A	3/28/2022
0-100.01	3/22/2022	CHECK	018201	EQUIPMENT CONTROLS COMPANY, IN	17,461.40CR	POSTED	A	3/30/2022
0-100.01	3/22/2022	CHECK	018202	EWING IRRIGATION PRODUCTS, IN	877.18CR	POSTED	A	3/28/2022
0-100.01	3/22/2022	CHECK	018203	GAJESKE, INC.	304.02CR	POSTED	A	3/29/2022
0-100.01	3/22/2022	CHECK	018204	GRANTWORKS, INC.	37,100.00CR	POSTED	A	3/30/2022
0-100.01	3/22/2022	CHECK	018205	GREEN TEAMS, INC.	5,028.33CR	POSTED	A	3/29/2022
0-100.01	3/22/2022	CHECK	018206	INGRAM LIBRARY SERVICES	400.29CR	POSTED	A	3/29/2022
0-100.01	3/22/2022	CHECK	018207	KEYLA PERLA	780.00CR	POSTED	A	3/28/2022
0-100.01	3/22/2022	CHECK	018208	LEIGH LINDEN	56.74CR	OUTSTNI) A	0/00/0000
0-100.01	3/22/2022	CHECK	018209	LUIS DAVID MARTINEZ	100.00CR	OUTSTNI) A	0/00/0000
0-100-01	3/22/2022	CHECK	018210	NAVASOTA OIL CO. INC.	3,197.60CR	POSTED	A	3/30/2022
0-100.01	3/22/2022	CHECK	018211	OMNIBASE SERVICES OF TEXAS , L	36,00CR	POSTED	A	3/30/2022
0-100-01	3/22/2022	CHECK	018212	SCOTT MERRIMAN, INC.	917.46CR	OUTSTNI) A	0/00/0000
0-100.01	3/22/2022	CHECK	018213	TIFFANY GRESAK	820.00CR	POSTED	A	3/28/2022
0-100.01	3/22/2022	CHECK	018214	TYLER TECHNOLOGIES, INC.	1,305.06CR	POSTED	A	3/28/2022
0-100.01	3/22/2022	CHECK	018215	UNITED AG & TURF	21.12CR	POSTED	A	3/28/2022
0-100.01	3/24/2022	CHECK	018216	ALLIANCE PRINTING, LP	60.83CR	POSTED	A	3/31/2022
0-100.01	3/24/2022	CHECK	018217	APGA SIF	1,603.78CR	OUTSTNI) A	0/00/0000
0-100.01	3/24/2022	CHECK	018218	COBRA EQUIPMENT L.L.C.	8,950.00CR	POSTED	A	3/31/2022
0-100.01	3/24/2022	CHECK	018219	GEORGE ATKINSON	130.00CR	OUTSTNI) A	0/00/0000
0-100.01	3/24/2022	CHECK	018220	EVENTS TO REMEMBER	16,534,10CR	OUTSTNI) A	0/00/0000
0-100.01	3/24/2022	CHECK	018221	FHN FINANCIAL	175.00CR	POSTED	A	3/31/2022
0-100.01	3/24/2022	CHECK	018222	FRANK VACANTE, JR.	50,00CR	OUTSTNI) A	0/00/0000
0-100.01	3/24/2022	CHECK	018223	GALA FLORES	150.00CR	POSTED	A	3/30/2022
0-100.01	3/24/2022	CHECK	018224	GT DISTRIBUTORS, INC	435,36CR	POSTED	A	3/31/2022
0-100.01	3/24/2022	CHECK	018225	H & H OIL	85.00CR	POSTED	A	3/31/2022
0-100.01	3/24/2022	CHECK	018226	KORTERRA, INC.	1,800.00CR	OUTSTN) A	0/00/0000
0-100.01	3/24/2022	CHECK	018227	MARGARET BIRDWELL	150.00CR	POSTED	A	3/30/2022
0-100.01	3/24/2022	CHECK	018228	MIDSOUTH ELECTRIC CO-OP	535.24CR	POSTED	A	3/31/2022

4/01/2022 12:57 PM CHECK RECONCILIATION REGISTER PAGE: 5

COMPANY: 999 - POOLED CASH

ACCOUNT: 0-100.01 CASH IN BANK-CSB

TYPE: All STATUS: All FOLIO: All

DEPOSIT:

CHECK DATE: 3/01/2022 THRU 3/31/2022
CLEAR DATE: 0/00/0000 THRU 99/99/9999
STATEMENT: 0/00/0000 THRU 99/99/9999
VOIDED DATE: 0/00/0000 THRU 99/99/9999
AMOUNT: 0.00 THRU 999,999,999.99
CHECK NUMBER: 0000000 THRU 9999999

					CHECK NU	MBER:	000	000 THRU	999999
ACCOUNT	DATE	TYPE	NUMBER	DESCRIPTION	AMOUNT	STATUS	FOLIO	CLEAR DATE	
ECK:				PARAMOUNT PROPERTY ANALYSTS PRYOR LEARNING SOLUTION SUDDENLINK COMMUNICATIONS THE HOUSTON MUSUEM OF NATURAL VERIZON WIRELESS REFUND: FULLER, HEATHER ANN REFUND: MURILLO, JOSE N. REFUND: JOHNSON, BENJAMIN MARK REFUND: BOONE, JASMINE MARIE REFUND: TORRES, AMY JOSEPHINE REFUND: HARMON, AARON THOMAS REFUND: LABAJ, BRANDEN KYLE ALLIANCE PRINTING, LP ROBERT BOYD C.C.CREATIONS LTD CENTURYLINK CORE & MAIN, LP DANYALE JACKSON ENTERGY TEXAS, INC HENRY MENDEZ INGRAM LIBRARY SERVICES JENNIFER L. ROCKETT JOHN SHOEMAKER LESLIE GUZMAN NAVA MUNICIPAL EMERGENCY SVCS MONICA JOHNSON NORTHWEST COMMUNICATIONS, INC. PARAMOUNT PROPERTY ANALYSTS QUILL CORPORATION CHARLES W. CULVER WEX BANK XEROX FINANCIAL SERVICES, LLC EXPRESS SERVICES, INC HR SPECIALIST: EMPLOYMENT LAW KARLIE DELAIN YOUNG KEYLA PERLA KNIFE RIVER CORPSOUTH NAVASOTA OIL CO. INC. ST. JOSEPH REGIONAL HEALTH CEN TIFFANY GRESAK TX WORKFORCE COMMISSION WEBBS UNIFORMS, LLC VOIDED					
0-100.01	3/24/2022	CHECK	018229	PARAMOUNT PROPERTY ANALYSTS	925.00CR	POSTED	A	3/31/2022	
0-100.01	3/24/2022	CHECK	018230	PRYOR LEARNING SOLUTION	199.00CR	POSTED	A	3/31/2022	
0-100.01	3/24/2022	CHECK	018231	SUDDENLINK COMMUNICATIONS	232.82CR	OUTSTNE) A	0/00/0000	
0-100.01	3/24/2022	CHECK	018232	SUDDENLINK COMMUNICATIONS	123.49CR	OUTSTNI) A	0/00/0000	
0-100-01	3/24/2022	CHECK	018233	THE HOUSTON MUSUEM OF NATURAL	230.00CR	OUTSTNE) A	0/00/0000	
0-100-01	3/24/2022	CHECK	018234	VERIZON WIRELESS	3,100.75CR	POSTED	A	3/31/2022	
0-100-01	3/24/2022	CHECK	018235	REFUND: FULLER, HEATHER ANN	200.00CR	POSTED	U	3/31/2022	
0-100.01	3/24/2022	CHECK	018236	REFUND: MURILLO, JOSE N.	106.90CR	POSTED	U	3/31/2022	
0-100.01	3/24/2022	CHECK	018237	REFUND: JOHNSON, BENJAMIN MARK	25.20CR	OUTSTNE) Ü	0/00/0000	
0-100.01	3/24/2022	CHECK	018238	REFUND: BOONE, JASMINE MARIE	80.30CR	POSTED	IJ	3/30/2022	
0-100:01	3/24/2022	CHECK	018239	REFUND: TORRES, AMY JOSEPHINE	51.50CR	OUTSTNE	ı Ü	0/00/0000	
0-100.01	3/24/2022	CHECK	018240	REFUND HARMON, AARON THOMAS	200 - 00CR	POSTED	II	3/30/2022	
0-100-01	3/24/2022	CHECK	010210	REFUND: LABAT. BRANDEN KYLE	20.07CB	OUTSTNE	11	0/00/0000	
0-100.01	3/31/2022	CHECK	010211	ALLIANCE PRINTING LP	200 33CR	OUTSTNE) A	0/00/0000	
0-100-01	3/31/2022	CHECK	010212	PORFET BOYD	2.145 00CR	POSTED	Δ	3/31/2022	
0-100.01	3/31/2022	CHECK	010243	C C CREATIONS LTD	2.856.75CR	OUTSTNE	1 A	0/00/0000	
0-100-01	3/31/2022	CHECK	010244	CENTURYLINK	5,433,29CR	OUTSTNE) A	0/00/0000	
0-100.01	3/31/2022	CHECK	010245	CODE C MAIN ID	69 40CP	OUTSTNE) 20	0/00/0000	
0-100.01	3/31/2022	CHECK	010240	DANVAIR JACKSON	150 00CR	OUTSTNE	, <u>T</u>	0/00/0000	
0-100.01	3/31/2022	CHECK	010247	ENTERCY TEVAC INC	7 A17 A7CD	OUTSTNE	, 2	0/00/0000	
0-100.01	3/31/2022	CHECK	010240	UENDV MENDE?	100 0000	OUTSINE	, E	0/00/0000	
0-100-01	3/31/2022	CHECK	010243	THERM ITERACE	32 32CP	OUTSTNE	7 7	0/00/0000	
0-100-01	3/31/2022	CHECK	010250	TENNITED I DOCVETT	500 00CP	OUISINE	, 5	0/00/0000	
0-100-01	3/31/2022	CHECK	010231	JOHN CHOPMANED	1 524 67CB	OUTSINE	, <u> </u>	0/00/0000	
0-100.01	3/31/2022	CHECK	010252	JOHN SHOEMANER	1,334.07CR	OUISIND	, 21	0/00/0000	
0-100-01	3/31/2022	CHECK	010253	LESEIE GUZMAN NAVA	1 173 30CB	OUTSINL	7 25	0/00/0000	
0-100.01	3/31/2022	CHECK	010255	MONICIPAL EMERGENCI SVCS	1,173.39CK	OUISIND	, A	0/00/0000	
0-100.01	3/31/2022	CHECK	018255	MONICA JOHNSON	125.00CR	OUISINL	, M.	0/00/0000	
0-100-01	3/31/2022	CHECK	018256	NORTHWEST COMMUNICATIONS, INC.	465.00CK	OUTSINL) A	0/00/0000	
0-100.01	3/31/2022	CHECK	018257	PARAMOUNT PROPERTY ANALYSTS	1,750.00CR	OUTSTNL) A	0/00/0000	
0-100.01	3/31/2022	CHECK	018258	QUILL CORPORATION	212.70CR	OUTSTNL) A	0/00/0000	
0-100.01	3/31/2022	CHECK	018259	CHARLES W. CULVER	147.00CR	OUTSTNL) A	0/00/0000	
0-100.01	3/31/2022	CHECK	018560	WEX BANK	13,428.23CR	OUTSTNL) A	0/00/0000	
0-100.01	3/31/2022	CHECK	018561	XEROX FINANCIAL SERVICES, LLC	1,664.U3CR	OUTSTNE) A	0/00/0000	
0-100.01	3/31/2022	CHECK	018262	EXPRESS SERVICES, INC	7,032.54CR	OUTSTNL) A	0/00/0000	
0-100.01	3/31/2022	CHECK	018263	HR SPECIALIST: EMPLOYMENT LAW	199.00CR	OUTSTNE) A	0/00/0000	
0-100.01	3/31/2022	CHECK	018264	KARLIE DELAIN YOUNG	480.00CR	OUTSTNE) A	0/00/0000	
0-100.01	3/31/2022	CHECK	018265	KEYLA PERLA	240.00CR	OUTSTNI) A	0/00/0000	
0-100.01	3/31/2022	CHECK	018266	KNIFE RIVER CORPSOUTH	1,975.92CR	OUTSTNI) A	0/00/0000	
0-100.01	3/31/2022	CHECK	018267	NAVASOTA OIL CO. INC.	118.58CR	OUTSTNI) A	0/00/0000	
0-100.01	3/31/2022	CHECK	018268	ST. JOSEPH REGIONAL HEALTH CEN	130.00CR	OUTSTNI) A	0/00/0000	
0-100.01	3/31/2022	CHECK	018269	TIFFANY GRESAK	480.00CR	OUTSTNI) A	0/00/0000	
0-100.01	3/31/2022	CHECK	018270	TX WORKFORCE COMMISSION	844.86CR	OUTSTNI) A	0/00/0000	
0-100 01	3/31/2022	CHECK	018271	WEBBS UNIFORMS, LLC VOIDED	1.600.39CR	VOIDED	A	3/31/2022	

4/01/2022 12:57 PM CHECK RECONCILIATION REGISTER COMPANY: 999 - POOLED CASH

ACCOUNT: 0-100.01 TYPE: All STATUS: All FOLIO: All	CASH II	N BANK-CS	В		CHECK DA CLEAR DA STATEMEN VOIDED D AMOUNT: CHECK NU	TE: TE: T: ATE: MBER:	0/00/0 0/00/0 0/00/0 0.00	022 THRU 3/31/2022 000 THRU 99/99/9999 000 THRU 99/99/9999 000 THRU 99/99/9999 THRU 999,999,999.99
				DESCRIPTION				CLEAR DATE
DEPOSIT:				ONLINE PAYMENT 3/01/2022 UTILITY DEPOSITS RECEIVED UTILITY DEPOSITS RECEIVED building permit cc 0228 DAILY CASH POSTING 3/01/2022 UTILITY DEPOSIT REVERSAL UTILITY DEPOSITS RECEIVED ONLINE PAYMENT 3/02/2022 utility dep 0301 tbb tickets adcom cust fee tbb tickets building permit cc 0301 DEP 0302 DAILY CASH POSTING 3/02/2022 tbb tickets 0302 tbb tickets 0302 admcom cust fee building permit cc 0302 ONLINE PAYMENT 3/03/2022 adcom cust fee 0302 DAILY PAYMENT POSTING - ADJ DAILY PAYMENT POSTING - ADJ DAILY PAYMENT POSTING 3/03/2022 ONLINE PAYMENT POSTING 3/03/2022 builidng permit 0303 adcom cust fee0303 tbb tickets 0303 DAILY CASH POSTING 3/04/2022 builidng permit 0303 adcom cust fee0303 tbb tickets 0303 DAILY CASH POSTING 3/04/2022 builidng permit 0303 adcom cust fee0303 tbb tickets 0303 DAILY CASH POSTING 3/04/2022 builidng permit 0303 adcom cust fee0303 tbb tickets 0304 building permit cc adcom cust fee tbb ticket correction tbb cash correction to tbb tickets tbb tickers 3-5 corrextion to tbb tickets corrextion to tbb tickets				
0-100.01	3/01/2022 1	DEPOSIT		ONLINE PAYMENT 3/01/2022	9.939.79	POSTED	C	3/02/2022
0-100.01	3/01/2022 [DEPOSIT	000001	UTILITY DEPOSITS RECEIVED	100.00	POSTED	U	3/02/2022
0-100.01	3/01/2022 1	DEPOSIT	000002	UTILITY DEPOSITS RECEIVED	100.00	POSTED	U	3/02/2022 3/02/2022
0-100.01	3/01/2022 1	DEPOSIT	000003	building permit cc 0228	25.75	POSTED	G	
0-100.01	3/01/2022 1	DEPOSIT	000004	DAILY CASH POSTING 3/01/2022	8,037.38	POSTED	C	3/03/2022
0-100.01	3/01/2022 1	DEPOSIT	000005	UTILITY DEPOSIT REVERSAL	100.00CR	POSTED	U	3/02/2022
0-100-01	3/01/2022 1	DEPOSIT	000006	UTILITY DEPOSITS RECEIVED	200.00	POSTED	Ū	3/02/2022
0-100.01	3/02/2022 1	DEPOSIT		ONLINE PAYMENT 3/02/2022	3,729.56	POSTED	С	3/03/2022
0-100.01	3/02/2022 1	DEPOSIT	000001	utility dep 0301	99.00	POSTED	G	3/02/2022
0-100.01	3/02/2022 1	DEPOSIT	000002	tbb tickets	2,409.00	POSTED	G	3/03/2022
0-100.01	3/02/2022 1	DEPOSIT	000003	adcom cust fee	3.75	POSTED	G	3/03/2022
0-100.01	3/02/2022 1	DEPOSIT	000004	tbb tickets	24.00CR	POSTED	G	3/02/2022
0-100.01	3/02/2022	DEPOSIT	000005	tbb tickets	31.00	POSTED	G	3/02/2022
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0-100.01	3/02/2022	DEPOSIT	000008	DAILY CASH POSTING 3/02/2022	3,336.85	POSTED	C	3/04/2022
0-100.01	3/03/2022 [DEPOSIT		tbb tickets 0302	2,871.00	POSTED	G	3/04/2022
0-100.01	3/03/2022 [DEPOSIT	000001	tbb tickets 0302	246.00CR	POSTED	G	3/03/2022
0-100.01	3/03/2022 [DEPOSIT	000002	admcom cust fee	10.00	POSTED	G	3/04/2022
0-100.01	3/03/2022	DEPOSIT	000003	building permit cc 0302	31.93	POSTED	G	3/04/2022
0-100.01	3/03/2022 [DEPOSIT	000004	ONLINE PAYMENT 3/03/2022	6,004.22	POSTED	C	3/04/2022
0-100.01	3/03/2022 [DEPOSIT	000005	adcom cust fee 0302	1.25	POSTED	G	3/04/2022
0-100.01	3/03/2022 [DEPOSIT	000006	DAILY PAYMENT POSTING - ADJ	215 27CR	POSTED	Ü	3/04/2022
0-100.01	3/03/2022 [DEPOSIT	000007	DAILY PAYMENT POSTING	98,639.91	POSTED	Ü	3/04/2022
0-100.01	3/03/2022 [DEPOSIT	000008	DAILY CASH POSTING 3/03/2022	6,668.07	POSTED	С	3/07/2022
0-100.01	3/04/2022 I	DEPOSIT		ONLINE PAYMENT 3/04/2022	4,320.30	POSTED	Ç	3/07/2022
0-100.01	3/04/2022 I	DEPOSIT	000001	builidng permit 0303	427.86	POSTED	G	3/07/2022
0-100.01	3/04/2022 1	DEPOSIT	000002	adcom cust fee0303	7.50	POSTED	G	3/07/2022
0-100.01	3/04/2022 [DEPOSIT	000003	tbb tickets 0303	6,812.00	POSTED	G	3/07/2022
0-100.01	3/04/2022 [DEPOSIT	000004	DAILY CASH POSTING 3/04/2022	5,919.06	POSTED	C	3/07/2022
0-100.01	3/04/2022 I	DEPOSIT	000005	CASH RECEIPTS	1,114.00	POSTED	G	3/07/2022
0-100.01	3/04/2022 I	DEPOSIT	000006	dep 0304	76.65	POSTED	G	3/07/2022
0-100.01	3/07/2022 I	DEPOSIT		ONLINE PAYMENT 3/07/2022	19,705.97	POSTED	С	3/07/2022
0-100.01	3/07/2022 [DEPOSIT	000001	tbb tickewts 0305	36,912.00	POSTED	G	3/07/2022
0-100.01	3/07/2022 I	DEPOSIT	000002	tbb tickewts 0304	14,116.50	POSTED	G	3/07/2022
0-100.01	3/07/2022 I	DEPOSIT	000003	buiolding permit cc	59.74	POSTED	G	3/08/2022
0-100-01	3/07/2022 [DEPOSIT	000004	adcom cust fee	21.25	POSTED	G	3/07/2022
0-100-01	3/07/2022 [DEPOSIT	000005	tbb ticket correction	24.00CR	POSTED	G	3/07/2022
0-100.01	3/07/2022 [DEPOSIT	000006	tbb cash	31,751.00	POSTED	G	3/07/2022
0-100.01	3/07/2022 [DEPOSIT	000007	correction to tbb tickets	36,912,00CR	POSTED	G	3/07/2022
0-100.01	3/07/2022 I	DEPOSIT	000008	tbb tickers 3-5	21,462.00	POSTED	G	3/07/2022
0-100.01	3/07/2022 [DEPOSIT	000009	corrextion to tbb tickets	14,116.50CR	POSTED	G	3/07/2022
0-100.01	3/07/2022 1	DEPOSIT	000010	corrextion to tbb tickets	10,270.50	POSTED	G	3/07/2022
0-100.01	3/07/2022 I	DEPOSIT	000011	CASH RECEIPTS	1,305.15	POSTED	G	3/08/2022

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CHECK DATE: 3/01/2022 THRU 3/31/2022

4/01/2022 12:57 PM CHECK RECONCILIATION REGISTER PAGE: 7 COMPANY: 999 - POOLED CASH CHECK DATE: 3/01/2022 THRU 3/31/2022 ACCOUNT: 0-100.01 CASH IN BANK-CSB CLEAR DATE: 0/00/0000 THRU 99/99/9999 0/00/0000 THRU 99/99/9999 TYPE: All STATEMENT: VOIDED DATE: 0/00/0000 THRU 99/99/9999 STATUS: All 0.00 THRU 999,999,999.99 FOLIO: All AMOUNT: CHECK NUMBER: 000000 THRU 999999 --DATE-- --TYPE-- NUMBER ------DESCRIPTION----- ----AMOUNT--- STATUS FOLIO CLEAR DATE ACCOUNT DEPOSIT:

DEPOSIT:							
0-100.01	3/08/2022 DEPOSIT		ONLINE PAYMENT 3/08/2022	12,853,26	POSTED	С	3/09/2022
0-100.01	3/08/2022 DEPOSIT	000001	DAILY CASH POSTING 3/08/2022	33,701.19	POSTED	С	3/09/2022
0-100.01	3/08/2022 DEPOSIT	000002	building permit 0307	485.13	POSTED	G	3/09/2022
0-100.01	3/08/2022 DEPOSIT	000003	ADCOM CUST FEE	13.75	POSTED	G	3/09/2022
0-100.01	3/08/2022 DEPOSIT	000004	deposit 0308	82.75	POSTED	G	3/10/2022
0-100.01	3/08/2022 DEPOSIT	000005	DAILY CASH POSTING 3/08/2022	16,228.65	POSTED	C	3/10/2022
0-100.01	3/09/2022 DEPOSIT		ONLINE PAYMENT 3/09/2022	13,454.43	POSTED	С	3/10/2022
0-100.01	3/09/2022 DEPOSIT	000001	farmers market	60.00	POSTED	G	3/09/2022
0-100.01	3/09/2022 DEPOSIT	000002	adcom cust fee 0308	10.00	POSTED	G	3/10/2022
0-100.01	3/09/2022 DEPOSIT	000003	permit cc 0308	405.13	POSTED	G	3/10/2022
0-100.01	3/09/2022 DEPOSIT	000004	DAILY PAYMENT POSTING	2.00	POSTED	U	3/09/2022
0-100.01	3/09/2022 DEPOSIT	000005	DAILY PAYMENT POSTING - ADJ	174.71CR	POSTED	U	3/10/2022
0-100.01	3/09/2022 DEPOSIT	000006	DAILY CASH POSTING 3/09/2022	23,743.42	POSTED	C	3/11/2022
0-100.01	3/09/2022 DEPOSIT	000007	CASH RECEIPTS	1,716.10	POSTED	G	3/10/2022
0-100.01	3/09/2022 DEPOSIT	000008	WRONG BANK ACCT CORRECTION	50.00	POSTED	G	3/11/2022
0-100.01	3/09/2022 DEPOSIT	000009	DRAFT POSTING	69,859.89	POSTED	U	3/11/2022
0-100.01	3/10/2022 DEPOSIT		farmers mkt 0308	10.00	POSTED	G	3/10/2022
0-100.01	3/10/2022 DEPOSIT	000001	building permiot cc	658.17	POSTED	G	3/11/2022
0-100.01	3/10/2022 DEPOSIT	000002	adcom cust fee 0309	43.75	POSTED	G	3/11/2022
0-100.01	3/10/2022 DEPOSIT	000003	ONLINE PAYMENT 3/10/2022	20,223.84	POSTED	C	3/11/2022
0-100.01	3/10/2022 DEPOSIT	000004	DEP 0310 VEDNING MACHINE	305.00	POSTED	G	3/11/2022
0-100.01	3/10/2022 DEPOSIT	000005	PROPERTY TAX COLELCTED	280,936.29	POSTED	G	3/11/2022
0-100-01	3/10/2022 DEPOSIT	000006	TRANSFER TO BOND	32,030,13CR	POSTED	G	3/11/2022
0-100.01	3/10/2022 DEPOSIT	000007	CASH RECEIPTS	384.00	POSTED	G	3/11/2022
0-100.01	3/10/2022 DEPOSIT	800000	DAILY CASH POSTING 3/10/2022	24,406.46	POSTED	C	3/14/2022
0-100.01	3/11/2022 DEPOSIT		ONLINE PAYMENT 3/11/2022	10,509.35	POSTED	С	3/14/2022
0-100-01	3/11/2022 DEPOSIT	000001	UTILITY DEPOSITS RECEIVED	200.00	POSTED	U	3/14/2022
0-100.01	3/11/2022 DEPOSIT	000002	DAILY PAYMENT POSTING	148.47	POSTED	Ü	3/14/2022
0-100.01	3/11/2022 DEPOSIT	000003	DAILY PAYMENT POSTING	1,746.36	POSTED	Ü	3/14/2022
0-100.01	3/11/2022 DEPOSIT	000004	DAILY CASH POSTING 3/11/2022	66,199.06	POSTED	С	3/14/2022
0-100.01	3/11/2022 DEPOSIT	000005	CASH RECEIPTS	1,224.00	POSTED	G	
0-100-01	3/14/2022 DEPOSIT		ONLINE PAYMENT 3/14/2022	39,286,47	POSTED	С	3/14/2022
0-100.01	3/14/2022 DEPOSIT	000001	building permit cc 03/11	188.59	POSTED	G	3/14/2022
0-100.01	3/14/2022 DEPOSIT	000002	building permit cc 03/10	8,617.06	POSTED	G	3/14/2022
0-100.01	3/14/2022 DEPOSIT	000003	farmers market 0311	20.00	POSTED	G	3/14/2022
0-100.01	3/14/2022 DEPOSIT	000004	adcom cust fee	27.50	POSTED	G	3/14/2022
0-100.01	3/14/2022 DEPOSIT	000005	UTILITY DEPOSITS RECEIVED	200.00	POSTED	Ü	+11
0-100.01	3/14/2022 DEPOSIT	000006	ADCOM CUST FEE 0314	67.50	POSTED	G	
0-100.01	3/14/2022 DEPOSIT	000007	DAILY PAYMENT POSTING	296.98	POSTED	Ü	3/14/2022
0-100.01	3/14/2022 DEPOSIT	800000	DAILY CASH POSTING 3/14/2022	94,006.68	POSTED	C	
0-100.01	3/15/2022 DEPOSIT		ONLINE PAYMENT 3/08/2022 DAILY CASH POSTING 3/08/2022 building permit 0307 ADCOM CUST FEE deposit 0308 DAILY CASH POSTING 3/08/2022 ONLINE PAYMENT 3/09/2022 farmers market adcom cust fee 0308 permit cc 0308 DAILY PAYMENT POSTING DAILY PAYMENT POSTING - ADJ DAILY CASH POSTING - ADJ DAILY CASH POSTING 3/09/2022 CASH RECEIPTS WRONG BANK ACCT CORRECTION DRAFT POSTING farmers mkt 0308 building permict cc adcom cust fee 0309 ONLINE PAYMENT 3/10/2022 DEP 0310 VEDNING MACHINE PROPERTY TAX COLELCTED TRANSFER TO BOND CASH RECEIPTS DAILY CASH POSTING 3/10/2022 ONLINE PAYMENT 3/11/2022 UTILITY DEPOSITS RECEIVED DAILY PAYMENT POSTING DAILY CASH POSTING 3/11/2022 CASH RECEIPTS ONLINE PAYMENT 3/14/2022 building permit cc 03/11 building permit cc 03/10 farmers market 0311 adcom cust fee UTILITY DEPOSITS RECEIVED ADCOM CUST FEE 0314 DAILY PAYMENT POSTING DAILY PAYMENT POSTING DAILY PAYMENT POSTING ADCOM CUST FEE 0314 DAILY PAYMENT POSTING DAILY PAYMENT POSTING DAILY CASH POSTING 3/14/2022 ONLINE PAYMENT POSTING DAILY PAYMENT POSTING DAILY CASH POSTING 3/14/2022 ONLINE PAYMENT POSTING DAILY CASH POSTING 3/14/2022 ONLINE PAYMENT POSTING DAILY CASH POSTING 3/14/2022 ONLINE PAYMENT 3/15/2022 famermer mrkt building permit cc UTILITY DEPOSITS RECEIVED	44,355.03	POSTED	¢	3/15/2022
0-100.01	3/15/2022 DEPOSIT	000001	famermer mrkt	10.00	POSTED	G	3/15/2022
0-100.01	3/15/2022 DEPOSIT	000002	building permit cc	793.10	POSTED	G	3/16/2022
0-100.01	3/15/2022 DEPOSIT	000003	UTILITY DEPOSITS RECEIVED	100.00	POSTED	U	3/15/2022

4/01/2022 12:57 PM	I			CHECK RECONCILIATION REGISTER				PAGE:
					CHECK DA	TE:	3/01/2	PAGE: 1 022 THRU 3/31/202: 000 THRU 99/99/9999 000 THRU 99/99/9999 THRU 999,999,999.99 000 THRU 999999999999999999999999999999999999
ACCOUNT: 0-100.01	CASH	IN BANK-CS	SB		CLEAR DA	TE:	0/00/0	000 THRU 99/99/9999
TYPE: All					STATEMEN	T:	0/00/0	000 THRU 99/99/999
STATUS: All					AOIDED D	ATE:	0/00/0	UUU THRU 99/99/999
FOLIO: All					AMOUNT:	MDED.	0.00	THRU 999,999,999.9
ACCOUNT	DATE	TYPE	NUMBER	DESCRIPTION	AMOUNT	STATUS	FOLIO	CLEAR DATE
DEPOSIT:				DAILY PAYMENT POSTING adcom cust fee 0314 CASH RECEIPTS DAILY CASH POSTING 3/15/2022 builidng permit cc adcom cust fee 0315 ONLINE PAYMENT 3/16/2022 UTILITY DEPOSITS RECEIVED DAILY PAYMENT POSTING DAILY PAYMENT POSTING UTILITY DEPOSITS RECEIVED DAILY PAYMENT POSTING UTILITY DEPOSITS RECEIVED DAILY PAYMENT POSTING DAILY PAYMENT POSTING CASH POSTING - ADJ DAILY PAYMENT POSTING DAILY PAYMENT POSTING CASH RECEIPTS adcom cust fee 0316 building permit cc 0317 ONLINE PAYMENT 3/17/2022 DAILY PAYMENT POSTING DAILY PAYMENT POSTING DAILY PAYMENT POSTING DAILY PAYMENT 3/18/2022 farmers market 0318 adcom cust fee 0318 permit cc 0317 pemrit cc 0318 ONLINE PAYMENT 3/21/2022 farmers market 0318 adcom cust fee 0318 ONLINE PAYMENT 3/21/2022 adcom cust fee dep 0321 CASH RECEIPTS DAILY CASH POSTING 3/21/2022 ONLINE PAYMENT 3/22/2022 adcom cust fee UTILITY DEPOSITS RECEIVED dep 0322 DAILY CASH POSTING 3/22/2022 building permit cc adcom ciust fee 0322 ONLINE PAYMENT 3/23/2022 UTILITY DEPOSITS RECEIVED CASH RECEIPTS				
0-100.01	3/15/2022	DEPOSIT	000004	DAILY PAYMENT POSTING	533.53	POSTED		3/15/2022
0-100.01	3/15/2022	DEPOSIT	000005	adcom cust fee 0314	81,25	POSTED		3/16/2022
0-100.01	3/15/2022	DEPOSIT	000006	CASH RECEIPTS	281.00	POSTED		3/16/2022
0-100.01	3/15/2022	DEPOSIT	000007	CASH RECEIPTS	241.80	POSTED	G	3/16/2022
0-100.01	3/15/2022	DEPOSIT	800000	DAILY CASH POSTING 3/15/2022	55,930.46	POSTED	С	3/17/2022
0-100.01	3/16/2022	DEPOSIT		builidng permit cc	154.50	POSTED	G	3/17/2022
0-100.01	3/16/2022	DEPOSIT	000001	adcom cust fee 0315	142.50	POSTED	G	3/17/2022
0-100.01	3/16/2022	DEPOSIT	000002	ONLINE PAYMENT 3/16/2022	49,833.20	POSTED	C	3/17/2022
0-100.01	3/16/2022	DEPOSIT	000003	UTILITY DEPOSITS RECEIVED	200.00	POSTED	U	3/16/2022
0-100.01	3/16/2022	DEPOSIT	000004	DAILY PAYMENT POSTING	573-14	POSTED	U	3/16/2022
0-100.01	3/16/2022	DEPOSIT	000005	DAILY PAYMENT POSTING	552.56	POSTED	Ü	3/17/2022
0-100.01	3/16/2022	DEPOSIT	000006	UTILITY DEPOSITS RECEIVED	100.00	POSTED	U	3/17/2022
0-100.01	3/16/2022	DEPOSIT	000007	DAILY PAYMENT POSTING	229.36	POSTED	U	3/17/2022
0-100.01	3/16/2022	DEPOSIT	800000	DAILY PAYMENT POSTING - ADJ	229.36CR	POSTED	Ü	3/17/2022
0-100.01	3/16/2022	DEPOSIT	000009	DAILY CASH POSTING 3/16/2022	8,317.99	POSTED	C	3/17/2022
0-100.01	3/16/2022	DEPOSIT	000010	DAILY PAYMENT POSTING	229.36	POSTED	Ū	3/17/2022
0-100.01	3/16/2022	DEPOSIT	000011	CASH RECEIPTS	765,00	POSTED	G	3/17/2022
0-100.01	3/17/2022	DEPOSIT		adcom cust fee 0316	18.75	POSTED	G	3/17/2022
0-100.01	3/17/2022	DEPOSIT	000001	building permit cc 0317	614.91	POSTED	G	3/18/2022
0-100.01	3/17/2022	DEPOSIT	000002	ONLINE PAYMENT 3/17/2022	6,325.52	POSTED	C	3/17/2022
0-100.01	3/17/2022	DEPOSIT	000003	DAILY PAYMENT POSTING	245.45	POSTED	U	3/17/2022
0-100.01	3/17/2022	DEPOSIT	000004	DAILY PAYMENT POSTING - ADJ	105.00CR	POSTED	Ū	3/17/2022
0-100.01	3/17/2022	DEPOSIT	000005	ADOCM CUST FEE 0316	1.25	POSTED	G	3/17/2022
0-100.01	3/17/2022	DEPOSIT	000006	dep 0317	339.05	POSTED	G	3/22/2022
0-100.01	3/18/2022	DEPOSIT		ONLINE PAYMENT 3/18/2022	3,908.45	POSTED	С	3/21/2022
0-100.01	3/21/2022	DEPOSIT		farmers market 0318	10.00	POSTED	G	3/21/2022
0-100.01	3/21/2022	DEPOSIT	000001	adcom cust fee 0318	16.25	POSTED	G	3/21/2022
0-100.01	3/21/2022	DEPOSIT	000002	permit cc 0317	423.33	POSTED	G	3/21/2022
0-100.01	3/21/2022	DEPOSIT	000003	pemrit cc 0318	412.00	POSTED	G	3/21/2022
0-100.01	3/21/2022	DEPOSIT	000004	ONLINE PAYMENT 3/21/2022	9,628.67	POSTED	С	3/22/2022
0-100.01	3/21/2022	DEPOSIT	000005	adcom cust fee	40.00	POSTED	G	3/22/2022
0-100.01	3/21/2022	DEPOSIT	000006	dep 0321	305.46	POSTED	G	3/23/2022
0-100.01	3/21/2022	DEPOSIT	000007	CASH RECEIPTS	763,00	POSTED	G	3/23/2022
0-100.01	3/21/2022	DEPOSIT	000008	DAILY CASH POSTING 3/21/2022	37,707.15	POSTED	C	3/23/2022
0-100.01	3/22/2022	DEPOSIT		ONLINE PAYMENT 3/22/2022	3,063.19	POSTED	C	3/23/2022
0-100.01	3/22/2022	DEPOSIT	000001	adcom cust fee	13.75	POSTED	G	3/23/2022
0-100.01	3/22/2022	DEPOSIT	000002	UTILITY DEPOSITS RECEIVED	200.00	POSTED	U	3/22/2022
0-100.01	3/22/2022	DEPOSIT	000003	dep 0322	102.95	POSTED	G	3/23/2022
0-100.01	3/22/2022	DEPOSIT	000004	DAILY CASH POSTING 3/22/2022	11,791.34	POSTED	С	3/24/2022
0-100.01	3/23/2022	DEPOSIT		building permit cc	88.58	POSTED		3/24/2022
0-100-01	3/23/2022	DEPOSIT	000001	adcom ciust fee 0322	3.75	POSTED		3/24/2022
	0,00,000		000000	ONE THE DAYMENT 3/33/3033	1 921 04	POSTED		
0-100.01	3/23/2022	DEPOSIT	000000	UNLINE PAIMENT 3/23/2022				
0-100.01	3/23/2022 3/23/2022	DEPOSIT	000002	UTILITY DEPOSITS RECEIVED	300.00	POSTED	Ü	3/24/2022

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COMPANY: 999 - POOLED CASH CHECK DATE: 3/01/202

COMPANI:	999 -	POOPED	CASH
100			

ACCOUNT: 0-100.01 CASH IN BANK-CSB

TYPE: All STATUS: All FOLIO: All CHECK DATE: 3/01/2022 THRU 3/31/2022
IN BANK-CSB

CLEAR DATE: 0/00/0000 THRU 99/99/9999
STATEMENT: 0/00/0000 THRU 99/99/9999
VOIDED DATE: 0/00/0000 THRU 99/99/9999
AMOUNT: 0.00 THRU 999,999,999.999

CHECK NUMBER: 000000 THRU 999999

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				DESCRIPTION				CLEAR DATE
DEPOSIT:				adcom cust fee 0323 ONLINE PAYMENT 3/24/2022 DAILY CASH POSTING 3/24/2022 ONLINE PAYMENT 3/25/2022 building permit cc 0324 farmers mjt asdcom cust fee 0324 CASH RECEIPTS ONLINE PAYMENT 3/28/2022 DAILY CASH POSTING 3/28/2022 dep building permit cc building permit farmer market adcom cust fee 0325-0327 DAILY CASH POSTING 3/28/2022 farmers market adcom cust fee 0328				
0-100.01	3/24/2022	DEPOSIT		adcom cust fee 0323	10.00	POSTED	G	3/24/2022
0-100.01	3/24/2022	DEPOSIT	000001	ONLINE PAYMENT 3/24/2022	2,499.63	POSTED	С	3/24/2022
0-100.01	3/24/2022	DEPOSIT	000002	DAILY CASH POSTING 3/24/2022	4.884.13	POSTED	Ċ	3/28/2022
0-100-01	3/25/2022	DEPOSIT		ONLINE PAYMENT 3/25/2022	6.313.31	POSTED	Ċ	3/28/2022
0-100.01	3/25/2022	DEPOSIT	000001	building permit cc 0324	331.05	POSTED	G	3/25/2022
0-100.01	3/25/2022	DEPOSIT	000002	farmers mit	60.00	POSTED	G	3/25/2022
0-100-01	3/25/2022	DEPOSIT	000003	asdcom cust fee 0324	22.50	POSTED	G	3/28/2022
0-100.01	3/25/2022	DEPOSIT	000004	CASH RECEIPTS	116.00	POSTED	G	3/28/2022
0-100-01	3/28/2022	DEPOSIT		ONLINE PAYMENT 3/28/2022	13,891.53	POSTED	Ċ	3/29/2022
0-100-01	3/28/2022	DEPOSIT	000001	DAILY CASH POSTING 3/28/2022	9,136.99	POSTED	Ċ	3/29/2022
0-100.01	3/28/2022	DEPOSIT	000002	dep building permit cc	1,556.33	POSTED	G	3/28/2022
0-100.01	3/28/2022	DEPOSIT	000003	building permit	154.50	POSTED	G	3/28/2022
0-100.01	3/28/2022	DEPOSIT	000004	farmer market	20.00	POSTED	G	3/28/2022
0-100-01	3/28/2022	DEPOSIT	000005	adcom cust fee 0325-0327	41.25	POSTED	G	3/29/2022
0-100.01	3/28/2022	DEPOSIT	000006	DAILY CASH POSTING 3/28/2022	2.716.43	POSTED	С	3/30/2022
0-100-01	3/29/2022	DEPOSIT		farmers market	10.00	POSTED	G	3/29/2022
0-100.01 0-100.01	3/29/2022	DEPOSIT	000001	adcom cust fee 0328	7.50	POSTED	G	3/30/2022
0-100-01	3/29/2022	DEPOSIT	000002	ONLINE PAYMENT 3/29/2022	4.359.03	POSTED	C	3/30/2022
0-100.01 0-100.01	3/29/2022	DEPOSIT	000003	CASH RECEIPTS	874.00	POSTED	G	3/31/2022
0-100.01	3/29/2022	DEPOSIT	000004	permit cc 0328	10,567.91	POSTED	G	3/30/2022
0-100.01	3/29/2022 3/29/2022	DEPOSIT	000005	DAILY CASH POSTING 3/29/2022	16,714.82	POSTED	С	3/31/2022
0-100-01	3/30/2022	DEPOSIT		farmers market	40.00	POSTED	G	3/30/2022
0-100-01	3/30/2022	DEPOSIT	000001	adcom cust fee 0329	13.75	POSTED	G	3/31/2022
0-100-01	3/30/2022	DEPOSIT	000002	ONLINE PAYMENT 3/30/2022	5,811.02	POSTED	С	3/31/2022
0-100.01	3/30/2022	DEPOSIT	000003	UTILITY DEPOSITS RECEIVED	300.00	POSTED	U	3/31/2022
0-100-01	3/30/2022	DEPOSIT	000004	UTILITY DEPOSITS RECEIVED	200.00	POSTED	U	3/31/2022
0-100.01	3/30/2022	DEPOSIT	000005	scrap metal	2,154.60	POSTED	G	3/31/2022
0-100.01	3/30/2022	DEPOSIT	000006	building permit cc	4,591.65	POSTED	G	3/31/2022
0-100.01	3/30/2022	DEPOSIT	000007	dep 0330	261.15	POSTED	G	3/31/2022
0-100.01	3/30/2022	DEPOSIT	000008	DAILY CASH POSTING 3/30/2022	23,961.02	POSTED	C	3/31/2022
0-100.01	3/31/2022	DEPOSIT		ONLINE PAYMENT 3/31/2022	2,966.20	POSTED	C	3/31/2022
0-100.01 0-100.01 0-100.01 0-100.01 0-100.01 0-100.01 0-100.01 0-100.01 0-100.01 0-100.01 0-100.01	3/31/2022	DEPOSIT	000001	permit cc 0330	2,059.05	CLEAREI) G	4/01/2022
0-100.01 0-100.01	3/31/2022	DEPOSIT	000002	adcom cust fee 0330	6.25	POSTED	G	3/31/2022
0-100.01	3/31/2022	DEPOSIT	000003	UTILITY DEPOSITS RECEIVED	200.00	POSTED	Ü	3/31/2022
0-100.01 0-100.01	3/31/2022	DEPOSIT	000004	DAILY PAYMENT POSTING - ADJ	270.15CR	POSTED	U	3/31/2022
0-100.01	3/31/2022	DEPOSIT	000005	CASH RECEIPTS	553.00	CLEAREI	D G	4/01/2022
0-100.01	3/31/2022	DEPOSIT	000006	adcom cust fee	0.98CR	POSTED	G	3/31/2022
0-100.01 0-100.01	3/31/2022	DEPOSIT	000007	adcom cust fee	1.96	POSTED	G	3/31/2022
0-100.01	3/31/2022	DEPOSIT	000008	DAILY CASH POSTING 3/31/2022	3,835.33	CLEAREI	D C	4/01/2022
0-100.01 0-100.01	3/31/2022	DEPOSIT	000009	farmers market 0331	10.00	CLEAREI	D G	4/01/2022
0-100.01	3/31/2022	DEPOSIT	000010	CASH RECEIPTS	377.00	CLEAREI	D G	4/01/2022
				adcom cust fee 0323 ONLINE PAYMENT 3/24/2022 DAILY CASH POSTING 3/24/2022 DUILINE PAYMENT 3/25/2022 DUILINE PAYMENT 3/25/2022 DUILINE PAYMENT 3/28/2022 DUILINE PAYMENT 3/28/2022 DUILINE PAYMENT 3/28/2022 DAILY CASH POSTING 3/28/2022 DAILY CASH POSTING 3/28/2022 dep building permit cc building permit farmer market adcom cust fee 0325-0327 DAILY CASH POSTING 3/28/2022 farmers market adcom cust fee 0328 ONLINE PAYMENT 3/29/2022 CASH RECEIPTS permit cc 0328 DAILY CASH POSTING 3/29/2022 farmers market adcom cust fee 0329 ONLINE PAYMENT 3/30/2022 UTILITY DEPOSITS RECEIVED UTILITY DEPOSITS RECEIVED UTILITY DEPOSITS RECEIVED Scrap metal building permit cc dep 0330 DAILY CASH POSTING 3/30/2022 ONLINE PAYMENT 3/31/2022 permit cc 0330 adcom cust fee 0330 UTILITY DEPOSITS RECEIVED DAILY PAYMENT POSTING - ADJ CASH RECEIPTS adcom cust fee adcom cust fee adcom cust fee DAILY CASH POSTING 3/31/2022 farmers market 0331 CASH RECEIPTS				
EFT:				tbbb checks needed	1 071 00	DOCUED		2/02/2022
0-100.01	3/02/2022	EFT		thop checks needed	1,0/1.00	PUSTED	G	3/02/2022

4/01/2022 12:57 PM COMPANY: 999 - POOLED CASH PAGE: 10 3/01/2022 THRU 3/31/2022 CHECK RECONCILIATION REGISTER

COMPANY: 999 - POOL ACCOUNT: 0-100.01 TYPE: All STATUS: All FOLIO: All	ED CASH CASH IN BANK-CS	В		CHECK DA CLEAR DA STATEMEN VOIDED D AMOUNT: CHECK NU	TE: TE: T: ATE: MBER:	3/01/2 0/00/0 0/00/0 0/00/0 0.00	022 THRU 3/31/2022 000 THRU 99/99/999 000 THRU 99/99/999 000 THRU 99/99/999 THRU 999,999,999.99 000 THRU 999999
			DESCRIPTION				
EFT:			gas sales tax 022022 zba zba zba CITY SALES TAX EDC PORTION SALES TAX NOV INDUSTRIAL DIST AGR AMERIOCAN RESCUE zba govdeals paymentt ENTERPRISE MONTHLY 042018 cc fee zba munigas feb bill zba zba mixed beverage tax symetrey gas bill feb 22 zba zba atmos transportation feb usage zba zba				
0-100.01	3/04/2022 EFT		gas sales tax 022022	8,312.51CR	POSTED	G	3/04/2022
0-100.01	3/07/2022 EFT		zba	121,392.64CR	POSTED	Ġ	3/07/2022
0-100.01	3/08/2022 EFT		zba	35,658.68CR	POSTED	G	3/08/2022
0-100.01	3/09/2022 EFT		zba	1,726.35CR	POSTED	G	3/09/2022
0-100.01	3/10/2022 EFT		CITY SALES TAX	156,083.14	POSTED	G	3/11/2022
0-100.01	3/10/2022 EFT	000001	EDC PORTION SALES TAX	13,006.93CR	POSTED	G	3/28/2022
0-100.01	3/10/2022 EFT	000002	NOV INDUSTRIAL DIST AGR	336,993.00	POSTED	G	3/11/2022
0-100.01	3/10/2022 EFT	000003	AMERIOCAN RESCUE	1,958.33	POSTED	G	3/11/2022
0-100.01	3/11/2022 EFT		zba	1,039.69CR	POSTED	G	3/11/2022
0-100.01	3/11/2022 EFT	000001	govdeals paymentt	1,013.13	POSTED	G	3/11/2022
0-100.01	3/14/2022 EFT		ENTERPRISE MONTHLY 042018	23,186.64CR	POSTED	G	3/21/2022
0-100.01	3/15/2022 EFT		cc fee	62.74CR	POSTED	G	3/15/2022
0-100.01	3/15/2022 EFT	000001	zba	547.96CR	POSTED	G	3/15/2022
0-100.01	3/16/2022 EFT		munigas feb bill	196,584.48CR	POSTED	G	3/17/2022
0-100.01	3/16/2022 EFT	000001	zba	4,779.28CR	POSTED	G	3/16/2022
0-100.01	3/17/2022 EFT		zba	4,011.85CR	POSTED	G	3/17/2022
0-100.01	3/17/2022 EFT	000001	mixed beverage tax	2,852.97	POSTED	G	3/18/2022
0-100.01	3/21/2022 EFT		symetrey gas bill feb 22	176,592.61CR	POSTED	G	3/24/2022
0-100,01	3/21/2022 EFT	000001	zba	133,377.24CR	POSTED	G	3/21/2022
0-100.01	3/22/2022 EFT		zba	77,383.57CR	POSTED	G	3/22/2022
0-100.01	3/22/2022 EFT	000001	atmos transportation feb usage	40,018.08CR	POSTED	G	3/28/2022
0-100.01	3/23/2022 EFT		zba	2,781.08CR	POSTED	G	3/23/2022
0-100.01	3/24/2022 EFT		zba	200.50CR	POSTED	G	3/24/2022
INTEREST:							
	3/31/2022 INTEREST		interest income	1,148.39			
MISCELLANEOUS:					7760		
0-100.01	3/01/2022 MISC.		CC PAID NOT SETTLED	6,003.06	POSTED	G	3/02/2022
0-100.01	3/07/2022 MISC.		account correction	162.74	POSTED	G	3/07/2022
0-100.01	3/07/2022 MISC.	000001	nsf rfee reimb from bank	5.00	POSTED	G	3/07/2022
0-100.01	3/09/2022 MISC.		ghood faith for bid land	1,000.00CR	POSTED	G	3/09/2022
0-100.01	3/09/2022 MISC.	018129	SIRCHIE AQUISITION COMPAVOIDED	61.42	VOIDED	A	3/09/2022
0-100.01	3/31/2022 MISC.		cc not posted as of 0330	5,424.48CR	POSTED	G	3/31/2022
0-100.01	3/31/2022 MISC.	018271	CC PAID NOT SETTLED account correction nsf rfee reimb from bank ghood faith for bid land SIRCHIE AQUISITION COMPAVOIDED cc not posted as of 0330 WEBBS UNIFORMS, LLC VOIDED	1,600.39	VOIDED	A	3/31/2022
SERVICE CHARGE:							
0-100.01	3/02/2022 SERV-CHG		cc fee feb 02022	6,795.59CR	POSTED	G	3/02/2022
0-100.01	3/04/2022 SERV-CHG		bank chargeback 0303	146.00CR	POSTED	G	3/04/2022
0-100.01	3/04/2022 SERV-CHG	000001	bank chargeback 0303	5.00CR	POSTED	G	3/04/2022
0-100.01	3/11/2022 SERV-CHG		utility dep fee	2.00CR	POSTED	G	3/11/2022
0-100-01	3/14/2022 SERV-CHG		utility app cc fee	2,00CR	POSTED	G	3/14/2022
0-100.01	3/15/2022 SERV-CHG		utility aspp fee	1.00CR	POSTED	G	3/15/2022
0-100.01	3/15/2022 SERV-CHG	100000	cc fee feb 02022 bank chargeback 0303 bank chargeback 0303 utility dep fee utility app cc fee utility aspp fee nsf	203.97CR	POSTED	G	3/15/2022

T	COMPANY: 999 - POOL CCOUNT: 0-100.01 CYPE: All CTATUS: All COLIO: All	ED CASH CASH	IN BANK-CS	В	CHECK RECORDED	TATION REGISTER	CLEAR D		0/00/0 0/00/0 0/00/0	022 THRU 3/31 0000 THRU 99/99 0000 THRU 99/99 0000 THRU 99/99 THRU 999,999,9	9/9999 9/9999 9/9999
	ACCOUNT	DATE	TYPE	NUMBER	DESCRI	PTION	AMOUNT	STATUS	FOLIO	CLEAR DATE	
5	0-100.01 0-100.01 0-100.01 0-100.01 0-100.01 0-100.01 0-100.01	3/16/2022 3/22/2022 3/23/2022 3/30/2022 3/30/2022 3/31/2022 3/31/2022 3/31/2022 3/31/2022	SERV-CHG SERV-CHG SERV-CHG SERV-CHG SERV-CHG	000001	utility app cc utility dep fee utility dep cc crrection utili utility app cc utility app dep nsf 0331 utility app cc nsf fee	fee fee ty deposit fee fee fee 033	5.00CR	POSTED POSTED POSTED POSTED POSTED POSTED POSTED POSTED CLEARE	0000000000	3/16/2022 3/22/2022 3/23/2022 3/30/2022 3/30/2022 3/30/2022 3/31/2022 4/01/2022 3/31/2022	
	TOTALS FOR POOLED	CASH			DEPOSIT INTEREST MISCELLANEOUS SERVICE CHARGE EFT BANK-DRAFT CHECK DEPOSIT INTEREST MISCELLANEOUS SERVICE CHARGE EFT BANK-DRAFT	TOTAL:	1,299,133.64 1,148.39 1,408.13 7,364.34CR 340,691.26CR 0.00 762,463.19CR 1,299,133.64 1,148.39 1,408.13 7,364.34CR 340,691.26CR 0.00				

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CITY OF NAVASOTA REVENUE REPORT AS OF: MARCH 31ST, 2022

100-GENERAL FINANCIAL SUMMARY

		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUM	MARY						
TAXES AND	OTHER GOVERNMT	7,620,497	1,101,297.80	6,129,539.90	0.00	1,490,956.77	80.43
COURT FINE		93,000	6,226.60	25,310.61	0.00	67,689.39	27.22
	NT SERVICES	151,750	26,825.12	159,669.58	0.00 (7,919.58)	105.22
CITY UTIL:		2,034,957	170,267.16	1,014,618.65	0.00	1,020,338.51	49.86
LIBRARY	de de de de de de	28,400	1,815.84	20,763.37	0.00	7,636.63	73.11
PUBLIC SAI	FETY	217,523	12,967.84	56,324.37	0.00	161,198.45	25.89
TOURISM		498,100	91,712.50	167,295.00	0.00	330,805.00	33.59
PARKS AND	REC	89,050	9,281.00	45,062.00	0.00	43,988.00	50.60
MISCELLANI		2,041,987	4,028.23	1,818,398.03	0.00	223,588.97	89.05
TOTAL REVEN	UES	12,775,264	1,424,422.09	9,436,981.51	0.00	3,338,282.14	73.87
TAXES AND O	THER GOVERNMT						
4-100.00	CURRENT TAXES	2,444,219	234,559.26	2,350,640.79	0.00	93,578.28	96.17
4-101.00	DELINQUENT TAXES	25,000	6,718.86	51,598.28	0.00 (26,598.28)	206.39
4-102.00	PENALTY & INTEREST	29,000	7,628.04	37,997.90	0.00 (8,997.90)	131.03
4-103.00	I/S PORTION OF TAX	333,768	32,030.13	320,876.42	0.00	12,891.97	96.14
4-105.00	CITY SALES TAX	2,000,000	159,972.18	1,175,739.67	0.00	824,260.33	58.79
4-107.00	BEVERAGE TAX	16,000	3,662.97	16,786.64	0.00 (
4-120.00	INTEREST	40,000	1,166.30	11,047.21	0.00	28,952.79	27.62
4-120.01	INVESTMENT ADJUST TO MARK	30,000	282,249.40	1,190,160.73	0.00 (
4-150.00	FRANCHISE FEES	315,000	0.00	77,058.14	0.00	237,941.86	24.46
4-150.01	RIGHT OF WAY	4,000	39.72	7,026.60	0.00 (
4-150.02	CABLE PEG FEES	4,000	0.00	2,941.07	0.00	1,058.93	73.53
4-151.00	INDUSTRIAL DIST. PAYMENTS	414,000	367,972.38	439,792.45	0.00 (
4-152.00	UTILITY PMT IN LIEU OF TA	606,885	0.00	31,036.59	0.00	575,848.41	5.11
4-153.00	UTILITY EXP REIMBURSEMENT	1,316,624	0.00	332,748.24	0.00	983,875.97	25.27
4-155.00	INSURANCE RECOVERAGE	20,000	2,798.56	81,439.17	0.00 (,	407.20
4-156.00	DISASTER RELIEF REIMBURSE	0	0.00	0.00	0.00	0.00	0.00
4-157.00	GRANT REVENUE	10,000	2,500.00	2,650.00	0.00	7,350.00	26.50
4-158.00	HOUSING AUTH PAYMENT IN L	12,000	0.00	0.00	0.00	12,000.00	0.00
TOTAL TAX	ES AND OTHER GOVERNMT	7,620,497	1,101,297.80	6,129,539.90	0.00	1,490,956.77	80.43
COURT FINE	AND FEE						
4-200.00	MUNICIPAL COURT	93,000	6,226.60	25,310.61	0.00	67,689.39	27.22
4-208.08	MUNICIPAL COURT BLDG SEC	0	0.00	0.00	0.00	0.00	0.00
4-208.09	MC TECHNOLOGY	0	0.00	0.00	0.00	0.00	0.00
4-208.10	CHILD SAFETY SEAT	0	0.00	0.00	0.00	0.00	0.00
TOTAL COU	RT FINE AND FEE	93,000	6,226.60	25,310.61	0.00	67,689.39	27.22

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CITY OF NAVASOTA
REVENUE REPORT
AS OF: MARCH 31ST, 2022

100-GENERAL FINANCIAL SUMMARY

		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
DEVELOPMENT	SERVICES						
4-300.00	BUILDING PERMITS	140,000	24,655.12	138,256.41	0.00	1,743.59	98.75
4-300.01	PLAN REVIEW	0	0.00	0.00	0.00	0.00	0.00
4-300.02	ZONING CHANGE	2,000	500.00	1,000.00	0.00	1,000.00	50.00
4-300.03	ZONING BOARD OF ADJ VARIA	1,000	150.00	150.00	0.00	850.00	15.00
4-300.04	PRELIMINARY PLAT FILING F	2,000	1,000.00	1,000.00	0.00	1,000.00	50.00
4-300.05	VARIANCES TO SUBDIVISION	1,000	150.00	150.00	0.00	850.00	15.00
4-300.06	FINAL PLAT FILING FEE	1,000	0.00	2,000.00	0.00 (1,000.00)	200.00
4-300.07	PLAT VACATION FILING FEE	0	0.00	0.00	0.00	0.00	0.00
4-300.13	SITE PLAN	250	0.00	1,500.00	0.00 (1,250.00)	600.00
4-300.14	PUBLIC NUISANCE FEE	1,000	50.00	390.00	0.00	610.00	39.00
4-300.15	CODE ADMIN FEE	. 0	0.00	0.00	0.00	0.00	0.00
4-300.16	FIRE INSPECTIONS	1,000	250.00	1,509.85	0.00 (509.85)	150.99
4-300.17	SIDEWALK FEE IN LIEU OF	0	0.00	12,748.32	0.00 (12,748.32)	0.00
4-304.00	DEVELOPMENT USE PERMITS	1,000	0.00	500.00	0.00	500.00	50.00
4-307.00	GARAGE SALE PERMITS	1,000	70.00	465.00	0.00	535.00	46.50
4-307.01	FOOD TRUCK PERMIT	500	0.00	0.00	0.00	500.00	0.00
	LOPMENT SERVICES	151,750	26,825.12	159,669.58	0.00 (7,919.58)	105.22
CITY UTILITI	ES						
4-400.00	GARBAGE REVENUE	1,450,000	115,559.07	687,615.89	0.00	762,384.11	47.42
4-400.02	SOLID WASTE COLLECTION FE	0	0.00		0.00	85.73	0.00
4-401.00	PENALTIES	23,957	1,852.32	11,122.10	0.00	12,835.06	46.42
4-402.00	YARD WASTE TIPPING FEES	500	50.00	175.00	0.00	325.00	35.00
4-403.00	SALE COMPOST	500	80.00	340.00	0.00	160.00	68.00
4-404.00	STREET AND DRAINAGE FEE	555,000	51,774.36	309,346.49	0.00	245,653.51	55.74
4-404.01	STREET CUTS	1,000	0.00	950.00	0.00	50.00	95.00
4-404.02	STREET PENALTIES	4,000	951.41	5,154.90	0.00 (_	1,154.90)	128.87
TOTAL CITY	UTILITIES	2,034,957	170,267.16	1,014,618.65	0.00	1,020,338.51	49.86
LIBRARY					0.65		er 60
4-500.00	LIBRARY INCOME	25,000	1,075.44	16,264.07	0.00	8,735.93	65.06
4-500.01	LIBRARY DONATIONS	500	0.00	2,500.00	0.00 (2,000.00)	500.00
4-500.02	SUMMER READING PROGRAM	500	300.00	349.80	0.00	150.20	69.96
4-500.03	LIBRARY MEMORIALS	500	0.00	20.00	0.00	480.00	4.00
4-500.04	BOOK SALE	500	114.40	528.50	0.00 (28.50)	105.70
4-500.05	FARMERS MARKET REV	1,100	301.00	1,066.00	0.00	34.00	96.91
4-500.06	SUMMER CAMPS	200	0.00	0.00	0.00	200.00	0.00
4-500.07	TOTE BAGS	100	25.00	35.00	0.00	65.00	35.00
TOTAL LIBR	RARY	28,400	1,815.84	20,763.37	0.00	7,636.63	73.11

CITY OF NAVASOTA REVENUE REPORT AS OF: MARCH 31ST, 2022

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100-GENERAL FINANCIAL SUMMARY

		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
DUDITO CAPPEV							
PUBLIC SAFETY 4-600.00 PD	EVENT REVENUE	0	0.00	4,879.00	0.00 (4,879.00)	0.00
	SPECIAL FUND-FED	0	0.00	0.00	0.00	0.00	0.00
	SPECIAL SEIZURE	0	0.00	0.00	0.00	0.00	0.00
	DONATION	0	0.00	0.00	0.00	0.00	0.00
	UE SANTA TRANSFER FROM	4,335	0.00	10,795.00	0.00 (6,460.00)	249.02
	SRO PROGRAM	102,000	11,911.84	34,106.57	0.00	67,893.43	33.44
	LEOSE ALLOCATION	1,000	0.00	1,667.80	0.00 (667.80)	166.78
	IMAL SHELTER FEES	6,000	0.00	0.00	0.00	6,000.00	0.00
	IMAL SHELTER DONATIONS	1,500	300.00	633.00	0.00	867.00	42.20
4-607.00 BU	LLET PROOF VEST REIMB	0	0.00	0.00	0.00	0.00	0.00
4-608.00 SE	XUAL ASSAULT EXAM REIMB	0	0.00	0.00	0.00	0.00	0.00
4-609.00 PD	RECORDS	1,000	228.00	1,033.00	0.00 (33.00)	103.30
4-650.00 FI	RE BURN PERMITS	1,000	0.00	5.00	0.00	995.00	0.50
4-651.00 FI	RE INTERLOCAL W/COUNTY	93,000	0.00	0.00	0.00	93,000.00	0.00
4-653.00 FI	RE VOLUNTARY DONATION	7,688	528.00	3,205.00	0.00	4,482.82	41.69
TOTAL PUBLIC SA	FETY	217,523	12,967.84	56,324.37	0.00	161,198.45	25.89
TOURISM							
4-700.00 TO	URISM SPECIAL EVENTS RE	500	0.00	0.00	0.00	500.00	0.00
4-700.01 TE	XAS BIRTHDAY BASH DONAT	0	0.00	0.00	0.00	0.00	0.00
4-700.02 TE	XAS BIRTHDAY BASH SPONO	30,000	5,000.00	22,500.00	0.00	7,500.00	75.00
	XAS BIRTHDAY BASH VENDO	7,000 (600.00)	5,600.00	0.00	1,400.00	80.00
	XAS BIRTHDAY BASH REVEN	50,000	87,312.50	139,170.00	0.00 (89,170.00)	278.34
	MMER CONCERT SERIES REV	0	0.00	0.00	0.00	0.00	0.00
	MMER CONCERT SERIES DON	0	0.00	0.00	0.00	0.00	0.00
	MMER CONCERT SERIES SPO	300	0.00	0.00	0.00	300.00	0.00
	ME FOR HOLIDAYS REVENUE	0	0.00	25.00	0.00 (25.00)	0.00
	ME FOR HOLIDAYS DONATIO	0	0.00	0.00	0.00	0.00 300.00	0.00
	ME FOR HOLIDAYS SPONSOR	300 0	0.00	0.00	0.00	0.00	0.00
	EEDOM FEST REVENUE	0	0.00	0.00	0.00	0.00	0.00
	EEDOM FEST DONATIONS EEDOM FEST SPONSORS	10,000	0.00	0.00	0.00	10,000.00	0.00
	RLOCK HOUSE DONATIONS	10,000	0.00	0.00	0.00	0.00	0.00
	RLOCK HOUSE REVENUE	0	0.00	0.00	0.00	0.00	0.00
	URISM REIMB FROM HOTEL	400,000	0.00	0.00	0.00	400,000.00	0.00
TOTAL TOURISM		498,100	91,712.50	167,295.00	0.00	330,805.00	33.59
2222 222 222							
PARKS AND REC 4-800.01 KI	D FISH	1,000	100.00	100.00	0.00	900.00	10.00
	NICIPAL POOL	6,000	0.00	0.00	0.00	6,000.00	0.00
	FTBALL RENTAL FEES	500	0.00	0.00	0.00	500.00	0.00
	B DONATIONS	3,000	2,850.00	4,850.00	0.00 (1,850.00)	161.67
	TTLE LEAGUE FEES	6,000	0.00	0.00	0.00	6,000.00	0.00
	UTH FOOTBALL FEES	1,000	0.00	0.00	0.00	1,000.00	0.00
	UTH SOCCER LEAGUE FEES	500	0.00	0.00	0.00	500.00	0.00
	IM TEAM LEAGUE FEES	1,500	0.00	0.00	0.00	1,500.00	0.00
	VILLION RENTAL FEES	2,500	600.00	1,125.00	0.00	1,375.00	45.00
	OL RENTAL FEES	1,500	0.00	0.00	0.00	1,500.00	0.00

CITY OF NAVASOTA REVENUE REPORT AS OF: MARCH 31ST, 2022

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100-GENERAL FINANCIAL SUMMARY

		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
4-800.12	SWIM LESSONS	4,000	0.00	0.00	0.00	4,000.00	0.00
4-800.13	VENDING MACHINE REVENUE	3,000	305.00	590.50	0.00	2,409.50	19.68
4-800.14	REC CENTER RENTALS	30,000	3,435.00	16,720.00	0.00	13,280.00	55.73
4-800.15	PARK RENTAL FEE	2,000	0.00	0.00	0.00	2,000.00	0.00
4-800.16	VOLUNTARY PARK DONATIONS	7,000	527.00	3,201.00	0.00	3,799.00	45.73
4-800.17	GRACE PARK FUND	2,000	0.00	0.00	0.00	2,000.00	0.00
4-800.18	BLINN WORKFORCE CLASS	250	0.00	0.00	0.00	250.00	0.00
4-800.20	SWIM PASSES	300	0.00	0.00	0.00	300.00	0.00
4-800.21	PARK AND REC SPONSORS	0	0.00	0.00	0.00	0.00	0.00
4-850.00	AIRPORT LEASE AGREEMENTS	15,000	1,464.00	16,453.10	0.00 (1,453.10)	109.69
4-850.02	AIRPORT FUEL	2,000	0.00	2,022.40	0.00 (22.40)	101.12
TOTAL PARKS	AND REC	89,050	9,281.00	45,062.00	0.00	43,988.00	50.60
MISCELLANEOUS							
4-903.00	SALE OF SALVAGE	5,000	3,167.73	3,295.73	0.00	1,704.27	65.91
4-903.01	SALE OF PROPERTY	300,000	0.00	0.00	0.00	300,000.00	0.00
4-913.00	MISC. INCOME	15,000	234.52	1,809,867.88	0.00 (1,794,867.88):	2,065.79
4-913.05	ADCOM CC CUST FEES	5,000	625.98	4,709.42	0.00	290.58	94.19
4-913.07	SAFRON FINGER PRINT RENT	0	0.00	525.00	0.00 (525.00)	0.00
4-950.03	AIRPORT RAMP GRANT	10,000	0.00	0.00	0.00	10,000.00	0.00
4-999.00	TFR. FROM OTHER FUNDS	214,369	0.00	0.00	0.00	214,369.00	0.00
4-999.01	TRANSFER FROM RESERVES	1,200,000	0.00	0.00	0.00	1,200,000.00	0.00
4-999.02	TRANSFER FROM AIRPORT ACC	292,618	0.00	0.00	0.00	292,618.00	0.00
TOTAL MISCE	LLANEOUS	2,041,987	4,028.23	1,818,398.03	0.00	223,588.97	89.05
TOTAL REVENUE		12,775,264	1,424,422.09	9,436,981.51	0.00	3,338,282.14	73.87

^{***} END OF REPORT ***

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200-WATER FUND FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY			141		- · · · · ·	
TAXES AND OTHER GOVERNMT CITY UTILITIES MISCELLANEOUS	11,000 2,110,000 2,000	285,146.70 174,877.98 483.95	215,134.52 1,098,697.72 2,946.37	0.00 (0.00 0.00 (1,011,302.28	1,955.77 52.07 147.32
TOTAL REVENUES	2,123,000	460,508.63	1,316,778.61	0.00	806,221.39	62.02
TAXES AND OTHER GOVERNMT 4-120.00 INTEREST 4-120.01 INVESTMENT ADJUST TO MARK 4-155.00 INSURANCE RECOVERAGE TOTAL TAXES AND OTHER GOVERNMT	9,000 2,000 0 11,000	508.39 284,638.31 0.00 285,146.70	3,178.53 211,955.99 0.00 215,134.52	0.00 0.00 (0.00 0.00 (5,821.47 209,955.99) 0.00 204,134.52)	35.32 597.80 0.00 1,955.77
CITY UTILITIES 4-400.00 METERED SALES 4-401.00 PENALTIES 4-402.00 SERVICE CHARGES 4-403.00 NEW SERVICES TAP FEES 4-409.00 WATER METERS TOTAL CITY UTILITIES	2,000,000 28,000 55,000 7,000 20,000 2,110,000	161,358.08 2,974.90 5,645.00 0.00 4,900.00 174,877.98	1,030,188.09 19,618.13 26,390.00 5,561.00 16,940.50 1,098,697.72	0.00 0.00 0.00 0.00 0.00	969,811.91 8,381.87 28,610.00 1,439.00 3,059.50 1,011,302.28	51.51 70.06 47.98 79.44 84.70 52.07
MISCELLANEOUS 4-913.00 MISCELLANEOUS INCOME 4-914.00 OVERAGE/SHORTAGE 4-918.00 CAPITAL CONTRIBUTION TOTAL MISCELLANEOUS	2,000	483.95 0.00 0.00 483.95	2,946.37 0.00 0.00 2,946.37	0.00 (0.00 0.00 0.00 (946.37) 0.00 0.00 946.37)	147.32 0.00 0.00 147.32
TOTAL REVENUE	2,123,000	460,508.63	1,316,778.61	0.00	806,221.39	62.02

^{***} END OF REPORT ***

CITY OF NAVASOTA
REVENUE REPORT
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210-UTILITY CAPITAL IMP FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
TAXES AND OTHER GOVERNMT DEVELOPMENT SERVICES	410,000	16,006.17 39,761.27	69,088.70 217,492.72	0.00 (69,088.70) 192,507.28	0.00 53.05
TOTAL REVENUES	410,000	55,767.44	286,581.42	0.00	123,418.58	69.90
TAXES AND OTHER GOVERNMT 4-120.00 INTEREST INCOME 4-120.01 INVESTMENT ADJUST TO MARK TOTAL TAXES AND OTHER GOVERNMT	0 0	124.83 15,881.34 16,006.17	768.54 68,320.16 69,088.70	0.00 (0.00 (0.00 (768.54) 68,320.16) 69,088.70)	0.00
DEVELOPMENT SERVICES 4-305.00 UTILITY CAPITAL IMPR FEE_ TOTAL DEVELOPMENT SERVICES	410,000	39,761.27 39,761.27	217,492.72 217,492.72	0.00	192,507.28 192,507.28	<u>53.05</u> 53.05
TOTAL REVENUE	410,000	55,767.44	286,581.42	0.00	123,418.58	69.90

^{***} END OF REPORT ***

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300-GAS FUND FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
TAXES AND OTHER GOVERNMT CITY UTILITIES MISCELLANEOUS	14,000 2,458,000 300,000	289,743.06 418,005.16 6,203.75	202,945.57 1,729,739.97 26,292.66	0.00 0.00 0.00	188,945.57) 728,260.03 273,707.34	1,449.61 70.37 8.76
TOTAL REVENUES	2,772,000	713,951.97	1,958,978.20	0.00	813,021.80	70.67
TAXES AND OTHER GOVERNMT 4-120.00 INTEREST 4-120.01 INVESTMENT ADJUST TO MARK TOTAL TAXES AND OTHER GOVERNMT	12,000 2,000 14,000	694.37 289,048.69 289,743.06	2,997.09 199,948.48 202,945.57	0.00 (9,002.91 197,948.48) 188,945.57)	
CITY UTILITIES 4-400.00 METERED SALES 4-401.00 PENALTIES 4-402.00 SERVICE CHARGES 4-403.00 NEW SERVICES - TAPS 4-410.00 GAS METERS & REGULATORS 4-412.00 EXTENSION OF LINES TOTAL CITY UTILITIES	2,400,000 20,000 3,000 20,000 15,000 0 2,458,000	410,165.95 2,517.60 71.61 0.00 5,250.00 0.00 418,005.16	1,698,383.75 10,050.94 496.61 1,450.00 19,358.67 0.00 1,729,739.97	0.00 0.00 0.00 0.00 0.00 { 0.00	701,616.25 9,949.06 2,503.39 18,550.00 4,358.67) 0.00 728,260.03	70.77 50.25 16.55 7.25 129.06 0.00 70.37
MISCELLANEOUS 4-901.01 INT. INC. JR. LIEN REVEN 4-913.00 MISCELLANEOUS INCOME 4-999.01 TRANSFER FROM RESERVES TOTAL MISCELLANEOUS	300,000	6,203.75 0.00 0.00 6,203.75	26,292.66 0.00 0.00 26,292.66	0.00 (0.00 0.00 0.00	26,292.66) 0.00 300,000.00 273,707.34	0.00 0.00 0.00 8.76
TOTAL REVENUE	2,772,000	713,951.97	1,958,978.20	0.00	813,021.80	70.67

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400-SEWER FUND FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
TAXES AND OTHER GOVERNMT CITY UTILITIES MISCELLANEOUS	10,500 1,622,000 515,000	118,745.32 138,936.15 0.00	195,184.78 824,443.23 0.00	0.00 (0.00 0.00	184,684.78)1 797,556.77 515,000.00	1,858.90 50.83 <u>0.00</u>
TOTAL REVENUES	2,147,500	257,681.47	1,019,628.01	0.00	1,127,871.99	47.48
TAXES AND OTHER GOVERNMT 4-120.00 INTEREST 4-120.01 INVESTMENT ADJUST TO MARK TOTAL TAXES AND OTHER GOVERNMT	8,500 2,000 10,500	633.05 118,112.27 118,745.32	3,090.34 192,094.44 195,184.78	0.00 0.00 0.00 (5,409.66 190,094.44) 184,684.78)	
CITY UTILITIES 4-401.00 PENALTIES 4-403.00 NEW SERVICES TAP FEES 4-404.00 SEWER REVENUE TOTAL CITY UTILITIES	20,000 2,000 1,600,000 1,622,000	2,641.96 0.00 136,294.19 138,936.15	13,385.70 3,900.00 807,157.53 824,443.23	0.00 0.00 (0.00 0.00	6,614.30 1,900.00) 792,842.47 797,556.77	66.93 195.00 50.45 50.83
MISCELLANEOUS 4-918.00 CAPITAL CONTRIBUTION 4-999.01 TRANSFER FROM RESERVES TOTAL MISCELLANEOUS	515,000 515,000	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 515,000.00 515,000.00	0.00
TOTAL REVENUE	2,147,500	257,681.47	1,019,628.01	0.00	1,127,871.99	47.48

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520-CEMETERY PERMANENT FUND FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET % YTD BALANCE BUDGET
REVENUE SUMMARY					
TAXES AND OTHER GOVERNMT MISCELLANEOUS	3,000 <u>0</u>	43,715.31	190,063.69 	0.00 (187,063.69)6,335.46 0.000.00
TOTAL REVENUES	3,000	43,715.31	190,063.69	0.00 (187,063.69)6,335.46
TAXES AND OTHER GOVERNMT 4-120.00 INTEREST 4-120.01 INVESTMENT ADJUST TO MARK TOTAL TAXES AND OTHER GOVERNMT	3,000	340.92 43,374.39 43,715.31	1,009.29 189,054.40 190,063.69	0.00 0.00 (1,990.71 33.64 189,054.40) 0.00 187,063.69) 6,335.46
MISCELLANEOUS 4-999.00 TFR. FROM OTHER FUNDS 4-999.01 TRANSFER FROM RESERVES TOTAL MISCELLANEOUS	0 0	0.00 0.00 0.00	0.00 0.00 0.00	0.00	0.00 0.00 0.00 0.00
TOTAL REVENUE	3,000	43,715.31	190,063.69	0.00 (187,063.69)6,335.46

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CITY OF NAVASOTA REVENUE REPORT AS OF: MARCH 31ST, 2022

525-CEMETERY OPERATING FUND FINANCIAL SUMMARY

		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMM	ARY				<u> </u>		
TAXES AND	OTHER GOVERNMT	2,000	16,889.16	73,586.98	0.00 (71,586.98)	3.679.35
CITY UTILIT	TIES	31,000	3,347.00	20,720.00	0.00	10,280.00	66.84
MISCELLANE	ous	32,000	75.00	75.00	0.00	31,925.00	0.23
TOTAL REVENUE	ES	65,000	20,311.16	94,381,98	0.00 (29,381.98)	145.20
TAXES AND OT	HER GOVERNMT						
4-120.00	INTEREST	2,000	131.72	452.22	0.00	1,547.78	22,61
4-120.01	INVESTMENT ADJUST TO MARK	0	16,757.44	73,134.76	0.00 (73,134,76)	0.00
TOTAL TAXES	S AND OTHER GOVERNMT	2,000	16,889.16	73,586.98	0.00 (71,586.98)	
CITY UTILITIE	ES						
4-400.00	SALE OF LOT	3,000	150.00	400.00	0.00	2,600.00	13.33
4-400.01	STREET & MONUMENT RESTORE	18,000	2,722.00	17,420.01	0.00	579.99	96.78
4-400.02	PERPETUAL CARE	10,000	100.00	299.99	0.00	9,700.01	3.00
4-400.03	GRAVE MARKING	0	300.00	2,225.00	0.00 (2,225.00)	0.00
4-400.04	MONUMENT MARKING	0	75.00	375.00	0.00 (375.00)	0.00
4-400.05	DEED TRANSFER FEE	0	0.00	0.00	0.00	0.00	0.00
TOTAL CITY	_	31,000	3,347.00	20,720.00	0.00	10,280.00	66.84
MISCELLANEOUS							
4-907.03	CEMETERY DEED TRANSFER FE	0	0.00	0.00	0.00	0.00	0.00
4-907.06	GRAVE DIGGING	ő	75.00	75.00	0.00 (75.00)	0.00
4-999.00	TFR. FROM OTHER FUNDS	0	0.00	0.00	0.00 (0.00	0.00
4-999.01	TRANSFER FROM RESERVES	32,000	0.00	0.00	0.00	32,000.00	0.00
TOTAL MISC		32,000	75.00	75.00	0.00	31,925.00	0.23
TOTAL REVENUE	E	65,000	20,311.16	94,381.98	0.00 (29,381.98)	145.20

^{***} END OF REPORT ***

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REVENUE REPORT AS OF: MARCH 31ST, 2022

530-BOARD OF FIREMAN SERVICE FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY			·			
TAXES AND OTHER GOVERNMT MISCELLANEOUS	0 700	4.56 0.00	26.74 0.00	0.00 (26.74) 700.00	0.00
TOTAL REVENUES	700	4.56	26.74	0.00	673.26	3.82
TAXES AND OTHER GOVERNMT 4-120.00 INTEREST TOTAL TAXES AND OTHER GOVERNMT	0	4.56	26.74 26.74	0.00 (26.74) 26.74)	0.00
MISCELLANEOUS 4-913.00 MISC INCOME 4-999.01 TRANSFER FROM RESERVES TOTAL MISCELLANEOUS	700 700	0.00 0.00 0.00	0.00	0.00	0.00 700.00 700.00	0.00
TOTAL REVENUE	700	4.56	26.74	0.00	673.26	3.82

^{***} END OF REPORT ***

FINANCIAL SUMMARY

CITY OF NAVASOTA
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540-GRANT FUND

CURRENT CURRENT YEAR TO DATE * YTD TOTAL BUDGET BUDGET PERIOD ACTUAL ENCUMBERED BALANCE BUDGET REVENUE SUMMARY 1,392.60 1,392.60 TAXES AND OTHER GOVERNMT 0.00 (1,392.60) 0.00 3,558,500 1,958.33 2,183.33 LIBRARY 0.00 3,556,316.67 0.06 0.00 0.00 0.00 0.00 MISCELLANEOUS 0.00 3,554,924.07 TOTAL REVENUES 3,558,500 3,350,93 3.575.93 0.00 0.10 TAXES AND OTHER GOVERNMT 4-120.00 INTEREST 1,392.60 1,392.60 0.00 1,392,601 0.00 TOTAL TAXES AND OTHER GOVERNMT 1,392,60 1,392,60 0.00 1,392.60) 0.00 LIBRARY 4-510.00 0.00 0.00 0.00 WATER PRODUCTION GRANTS 0 0.00 0.00 100,000 0.00 0.00 100,000.00 4-511.00 WATER DISTRIBUTION GRANTS 0.00 0.00 4-513.00 GAS DISTRIBUTION GRANTS 0 0.00 0.00 0.00 0.00 0.00 4-515.00 WASTEWATER TREATMENT GRAN 0 0.00 0.00 0.00 0.00 0.00 4-516.00 SEWER COLLECTIONS GRANT 100,000 0.00 0.00 0.00 100,000.00 0.00 4-550.00 EDC GRANTS 0 0.00 0.00 0.00 0.00 0.00 3,280,000.00 4-560.00 STREET GRANTS 3,280,000 0.00 0.00 0.00 0.00 50,000 0.00 0.00 0.00 50,000.00 0.00 4-563.00 PARKS GRANTS 4-566.00 AIRPORT GRANTS 0 0.00 0.00 0.00 0.00 0.00 5,000 0.00 0.00 0.00 5,000.00 0.00 4-567.00 PD GRANT REIMBURSEMENT 0.00 0.00 4-567.01 COPS GRANT-TXR-2008062500 0 0.00 0.00 0.00 1,500 0.00 0.00 0.00 1,500.00 0.00 4-567.02 DOJ BULLETPROOF VEST PART 4-567.03 RECOVERY GRANT 2009SBB908 0 0.00 0.00 0.00 0.00 0.00 5,000 0.00 0.00 0.00 5,000.00 0.00 FIRE GRANT REIMBURSEMENT 4-568.00 5,000.00 4-568.01 SHSP GRANT 5.000 0.00 0.00 0.00 0.00 2,000 0.00 0.00 0.00 2,000.00 0.00 4-581.00 LIBRARY GRANTS PW GRANTS 0 0.00 0.00 0.00 0.00 0.00 4-586.00 4-587.00 KNB GRANTS 5,000 0.00 0.00 0.00 5,000.00 0.00 0 1,958.33 1,958.33 0.00 (1,958.33) 0.00 4-589.00 AMERICAN RESCUE 0.00 225.00 0.00 4,775.00 4.50 5,000 4-591.00 REC CENTER GRANTS 0.00 0.00 0.00 0.00 0.00 4-592.00 TOURISM GRANTS Û 0.00 3,556,316.67 0.06 3,558,500 1,958.33 2,183.33 TOTAL LIBRARY MISCELLANEOUS 0.00 0.00 0.00 0.00 0.00 4-999.00 TRASNFER IN 0.00 0.00 0.00 0.00 0.00 TOTAL MISCELLANEOUS 3,575.93 0.00 3,554,924.07 0.10 3,558,500 3,350.93 TOTAL REVENUE

*** END OF REPORT ***

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CITY OF NAVASOTA REVENUE REPORT AS OF: MARCH 31ST, 2022

550-ECONOMIC DEVELOPMENT FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
TAXES AND OTHER GOVERNMT MISCELLANEOUS	155,500 536,000	13,048.37	97,023.16 2,500.00	0.00	58,476.84 533,500.00	62.39
TOTAL REVENUES	691,500	13,048.37	99,523.16	0.00	591,976.84	14.39
TAXES AND OTHER GOVERNMT 4-105.01 EDC PORTION OF SALES TAX 4-105.02 EDC LOAN REPAYMENT 4-120.00 INTEREST TOTAL TAXES AND OTHER GOVERNMT	155,500 0 0 155,500	13,006.93 0.00 41.44 13,048.37	96,781.64 0.00 241.52 97,023.16	0.00 0.00 0.00 0.00	58,718.36 0.00 241.52) 58,476.84	62.24 0.00 0.00 62.39
MISCELLANEOUS 4-913.00 MISC. INCOME 4-999.01 TRANSFER FRO RESERVES 4-999.02 TRANSFER FROM BOND TOTAL MISCELLANEOUS	10,000 126,000 400,000 536,000	0.00 0.00 0.00 0.00	2,500.00 0.00 0.00 2,500.00	0.00 0.00 0.00 0.00	7,500.00 126,000.00 400,000.00 533,500.00	25.00 0.00 0.00 0.47
TOTAL REVENUE	691,500	13,048.37	99,523.16	0.00	591,976.84	14.39

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AS OF: MARCH 31ST, 2022

777-PAYROLL IMPREST FUND FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
TAXES AND OTHER GOVERNMT MISCELLANEOUS	0	0.00	0.05 0.00	0.00 (0.05) 0.00	0.00
TOTAL REVENUES	0	0.00	0.05	0.00 (0.05)	0.00
TAXES AND OTHER GOVERNMT 4-150.00 INTEREST TOTAL TAXES AND OTHER GOVERNMT	0 0	0.00	0.05	0.00 (0.05)	0.00
MISCELLANEOUS 4-913.00 MISC INCOME TOTAL MISCELLANEOUS	0 0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUE	0	0.00	0.05	0.00 (0.05)	0.00

^{***} END OF REPORT ***

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905-CAPITAL PROJECTS FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
TAXES AND OTHER GOVERNMT MISCELLANEOUS	10,000,000	1,659.51 0.00	9,866.33	0.00	9,866.33)	0.00
TOTAL REVENUES	10,000,000	1,659.51	9,866.33	0.00	9,990,133.67	0.10
TAXES AND OTHER GOVERNMT 4-120.00 INTEREST TOTAL TAXES AND OTHER GOVERNMT	0 0	1,659.51 1,659.51	9,866.33	0.00	(<u>9,866.33</u>) (<u>9,866.33</u>)	0.00
MISCELLANEOUS 4-900.00 BOND PROCEEDS 4-900.01 BOND PREMIUM 4-999.01 TRANSFER FROM RESERVES TOTAL MISCELLANEOUS	10,000,000	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	10,000,000.00	0.00 0.00 0.00 0.00
TOTAL REVENUE	10,000,000	1,659.51	9,866.33	0.00	9,990,133.67	0.10

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930-HOTEL FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
TAXES AND OTHER GOVERNMT	141,000	11,952.56	76,012,98	0.00	64,987.02	53,91
TOTAL REVENUES	141,000	11,952.56	76,012.98	0.00	64,987.02	53.91
TAXES AND OTHER GOVERNMT 4-105.00 HOTEL-MOTEL TAX 4-120.00 INTEREST TOTAL TAXES AND OTHER GOVERNMT	140,000 1,000 141,000	11,837.19 115.37 11,952.56	75,365.99 646.99 76,012.98	0.00 0.00 0.00	64,634.01 353.01 64,987.02	53.83 64.70 53.91
TOTAL REVENUE	141,000	11,952.56	76,012.98	0.00	64,987.02	53.91

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945-BOND FUND GEN OBLIGATION FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
TAXES AND OTHER GOVERNMT CITY UTILITIES LIBRARY MISCELLANEOUS	0 0 375,550 874,593	90.00 0.00 32,030.13 0.00	422.96 0.00 320,876.42 624,197.96	0.00 (0.00 0.00 0.00	422.96) 0.00 54,673.58 250,395.04	0.00 0.00 85.44 71.37
TOTAL REVENUES	1,250,143	32,120.13	945,497.34	0.00	304,645.66	75.63
TAXES AND OTHER GOVERNMT 4-120.00 INTEREST TOTAL TAXES AND OTHER GOVERNMT	0 0	90.00	422.96	0.00 (422.96) 422.96)	0.00
CITY UTILITIES 4-410.00 CURRENT TAXES TOTAL CITY UTILITIES	0 0	0.00	0.00	0.00	0.00	0.00
LIBRARY 4-500.00 TFR. FROM GENERAL FUND TOTAL LIBRARY	375,550 375,550	32,030.13 32,030.13	320,876.42	0.00	54,673.58 54,673.58	85.44 85.44
MISCELLANEOUS 4-900.00 BOND PROCEEDS 4-900.01 BOND PREMIUM 4-913.00 MISCELLANEOUS INCOME 4-999.02 CONTRIBUTION FROM WATER 4-999.04 CONTRIBUTION FROM SEWER 4-999.05 CONTRIBUTION FROM UTILITY TOTAL MISCELLANEOUS	0 0 0 292,297 292,297 290,000 874,593	0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 210,853.71 210,853.71 202,490.54 624,197.96	0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 81,442.79 81,442.79 87,509.46 250,395.04	0.00 0.00 0.00 72.14 72.14 69.82 71.37
TOTAL REVENUE	1,250,143	32,120.13	945,497.34	0.00	304,645.66	75.63

^{***} END OF REPORT ***

PAGE: 1

AS OF: MARCH 31ST, 2022

970-FOUNDATION FOR COMM PROJ FINANCIAL SUMMARY

	**		URRENT YEAR TO DATE TOTAL ENCUMB		BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY					·	
TAXES AND OTHER GOVERNMT LIBRARY	2,500 3,000	9.52 0.00	5,055.20 0.00	0.00 (2,555.20) 3,000.00	202.21
TOTAL REVENUES	5,500	9,52	5,055.20	0.00	444.80	91.91
TAXES AND OTHER GOVERNMT 4-120.00 INTEREST 4-190.00 GRACE PARK 4-190.01 DOWNTOWN REVTAL 4-191.00 LIBRARY 4-192.00 DONATIONS TOTAL TAXES AND OTHER GOVERNMT	500 0 0 0 2,000 2,500	9.52 0.00 0.00 0.00 0.00 9.52	55.20 0.00 0.00 0.00 5,000.00 5,055.20	0.00 0.00 0.00 0.00 0.00 (444.80 0.00 0.00 0.00 3,000.00) 2,555.20}	11.04 0.00 0.00 0.00 250.00 202.21
LIBRARY 4-567.00 PD BLUE SANTA 4-581.00 LIBRARY 4-594.00 UTILITY BILLING RELIEF TOTAL LIBRARY	3,000	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	3,000.00 0.00 0.00 3,000.00	0.00 0.00 0.00
TOTAL REVENUE	5,500	9.52	5,055.20	0.00	444.80	91.91

^{***} END OF REPORT ***

^{***} END OF REPORT ***

03/3	1/2022

FUND	PREVIOUS TOTAL	PRINCIPAL.	INTEREST	CHG MV	03/31/2022 TOTAL
		UNRESTRIC	TED FUNDS		
GENERAL FUND	\$4,255,237,79	-\$46.760.56	\$2,000.84	254,559,81	\$4,465,037.88
100-0-200.06	4 1,200,207.70				
WATER O&M	\$1,040,641.19		\$187.44	44.236.42	\$1,085,065.05
200-0-200.06				-	
GAS-O&M	\$758,459.85		\$358.50	45,610.69	\$804,429.04
300-0-200.06					
SEWER O&M	\$575,708.70		\$109.20	13,892.59	\$589,710.48
400-0-200.06					
0	\$0.00		\$0.00	0.00	\$0.00
0					40.00
0	\$0.00		\$0.00	0.00	\$0.00
0	40.00		40.00	2.22	#0.00
0	\$0.00		\$0,00	0.00	\$0.00
	LINIOCOTOLOTCO			\$2,964,500.5	:5
TOTAL	. UNRESTRICTED			\$2,904,500.5	
		RESTRICTI	ED FUNDS		
CKER/BEST MUSEUN	\$21,779.22	\$46,760.56	\$14.27	1,815.22	\$70,369.27
100-0-200.07					
DEUNTARY FIRE FUND	\$68,181.67		\$32.88	4,182.61	\$72,397.16
100-0-200.09					
LIBRARY MADELEY	\$11,005.14		\$14.11	1,795.65	\$12,814.90
100-0-200.10					
LUNTARY PARK FUNI	\$91,434.75	-\$12.00	\$69.41	8,831.04	\$100,323.20
100-0-200.12					
IMAL SHELTER DON	\$21,796.13	-\$100.00	\$10.53	1,339.25	\$23,045.91
100-0-200.18			4	1000 4	AHO 00H 00
WATER-DEPOSIT	\$51,697.19	 	\$33.85	4,306.65	\$56,037.69
200-0-200.00 GAS-DEPOSITS	AT 4 400 00		£40.76	6 202 75	\$80,721.44
300-0-200.00	\$74,468.92		\$48.76	6,203.75	\$00,721.44
500-0-200.00			\$0.00	0.00	\$0.00
			\$0.00	0.00	40.00
SEWERIMP	\$361,580.02		\$236.76	30,122.20	\$391,938.98
400-0-200.02	Ψ301,000.02	1	Ψ200.70	00,112.20	-
REET&DRAINAGE FEE	\$423,378.94		\$0.35	44.18	\$423,423.47
510-0-200.11	\$425,576,51				
EMETERY PERPETUAL	\$508,564.88	-\$189.72	\$340.92	43,374.39	\$552,090.48
520-0-201.00					
CEMETERYSTFUND	\$125,458.57	\$48,599.16	\$114.01	14,504.65	\$188,676.39
525-0-20105					
EM JESSIE MAE BOND	\$19,628.28	\$7,522.76	\$17.71	2,252.79	\$29,421.54
525-0-201.06					
GRACE PARK	\$35,668.35		\$0.00	0.00	\$35,668.35
100-0-20019					\$35,668.45
UTILITY CIP	\$470,364.30	-\$283.16	\$124.83	15,881.34	\$486,087.31
210-0-200.06					4000 0000 000
AMERICAN RESCUE	\$992,288.62	\$89.99	\$0.00	0.00	\$992,378.61
540-0-200.20	10		40.05		#00 F7 4 4 6
SIDEWALK	\$88,574.12		\$0.00	0.00	\$88,574.12
100-0-200.21	l DECTOLOTED			61 110 400	<u> </u>
107/	AL RESTRICTED			\$1,113,486.4	+ /
TOTAL	\$9,995,916.62	\$55,627.03	\$3,714.36	\$492,953.25	\$9,467,258.54
1441117770707	\$1,062.91	POOLS I	NTEREST	\$132.50	
MM-IN LEKES I	\$1,002.51		111111111111		
MM-INTEREST INTEREST	\$2,679.21	- 10020		¥102.00	

CHIDDENIT	MONTH MA	ADMET WA	COLUM
CURRENT	MONIHMA	ARKET VA	ALUE.

TOTAL MONEY MARKET TOTAL POOLS

\$6,244,975.39 \$689,679.45

BOOK VALUE

TOTAL CDS TOTAL MBS-FIXED

\$2,453,000.00 \$1,038,630.71 \$3,491,630.71

\$2,453,000.00 \$1,350,945.00 \$3,803,945.00

TAL INVESTMENT PORTFOLIO MARKET VAL TOTAL INVESTMENT PORTFOLIO INCODE

\$10,738,599.84 OTAL INVESTMENT PORTFOLIO BOOK VALU

YTD INTEREST CHANGE IN MARKET VALUE

\$3,742.12 \$492,953.25

WEIGHTED AVERAGE MATURITY

WEIGHTED AVERAGE YIELD

LAST MONTH MARKET VALUE

TOTAL MONEY MARKET TOTAL POOLS

> TOTAL CDS TOTAL MBS-FIXED

\$6,779,781.20 \$689,546.95

\$2,450,000.00 \$14,004.15

CHANGE IN MARKET VALUE (534,805.81) 132.50

> 3,000.00 1,024,626.56

MONEY MARKET

CITY MONEY MARKET ACCOUNT

BBVA PUBLIC FUNDS INTEREST CHECKING

2535818811

WAM 1.022.331 WAY

\$6,779,781,20 BEGINNING BAL \$540,575.20 TRADES/DEDUCTIONS \$3,742.12 INTEREST \$2,027.27 PRINCIPAL/ADDITIONS \$6,244,975.39 ENDING BAL

INVESTMENT POOLS

TEXPOOL ACCOUNT

39

39

60

CITY OF NAVASOTA AP FUND II

449/7907600001

WAM

129,282

BEGINNING BAL

TRADES INTEREST PRINCIPAL

\$17.22

ENDING BAL

\$132,092.55

TEXSTAR ACCOUNT

CITY OF NAVASOTA AP FUND

930102200

WAM

129.118

BEGINNING BAL TRADES

INTEREST

PRINCIPAL

\$12.00

\$131.821.27

\$132,075.33

\$131,833,27 **ENDING BAL**

TEXAS CLASS ACCOUNT

BEGINNING BAL

TRADES INTEREST

PRINCIPAL ENDING BAL \$425,650.35

\$103.28

\$425,753.63

CUSIP 90352RA US ALLIANCE C 0.0195 AY		09/12/19 URCHASE PRICE 09/30/22 BOOK VALUE 132 MARKET VALUE DIFFERENCE INTEREST	245.000.00 245.000.00 245.000.00 0.00 392.67
CUSIP61760AY MORGAN STANLEY 0.026 AY	•	04/11/19 URCHASE PRICE 04/11/22 BOOK VALUE 8 MARKET VALUE DIFFERENCE INTEREST	245,000.00 245,000.00 245,000.00 0.00
CUSIP 46147UI NVESTORS COMM 0.0025 AY		01/26/21 URCHASE PRICE 02/12/24 BOOK VALUE 488 MARKET VALUE DIFFERENCE INTEREST	245,000.00 245,000.00 245,000.00 0.00
CUSIP 4812802 JP MORGAN CHA 0.005 AY		02/09/21 URCHASE PRICE 02/17/26 BOOK VALUE 1014 MARKET VALUE DIFFERENCE INTEREST	245,000.00 245,000.00 245,000.00 0.00
066519QT9 BANKUNITED 0.0095 AY		04/01/21 URCHASE PRICE 03/31/26 BOOK VALUE 1044 MARKET VALUE DIFFERENCE INTEREST	245,000.00 245,000.00 245,000.00 0.00 197.68
05600XCP3 BMO HARRIS BA 0.01 AY		03/31/21 URCHASE PRICE 04/13/26 BOOK VALUE 1053 MARKET VALUE DIFFERENCE INTEREST	245,000.00 245,000.00 245,000.00 0.00
CUSIP 38149M GOLDMAN SAC 1.05		09/21/21 URCHASE PRICE 09/29/26 BOOK VALUE 1174 MARKET VALUE DIFFERENCE INTEREST	245,000.00 245,000.00 245,000.00 0.00 1275.68
CUSIP 05580A BMW BANK 0.65 AY		09/21/21 URCHASE PRICE 09/24/24 BOOK VALUE 649 MARKET VALUE DIFFERENCE INTEREST	245,000.00 245,000.00 245,000.00 0.00 789.71
CUSIP 02007G ALLY BANK 1.2 AY		02/02/22 URCHASE PRICE 02/10/25 BOOK VALUE 748 MARKET VALUE DIFFERENCE INTEREST	245,000.00 245,000.00 245,000.00 0.00
CUSIP 07371A	KP3 PURCHASE DATE MATURITY	02/03/22 URCHASE PRICE 02/10/27 BOOK VALUE	248,000.00 248,000.00

		MBS-FI	XED RATE		
CUSIP3148ANE4 FNMA1288 0 0281	PURCHASE DATE MATURITY DAYS TO MATURITY WAM PRINCIPAL	12/06/17 12/01/22 176 2027.27	URCHASE PRICE BOOK VALUE MARKET VALUE DIFFERENCE INTEREST	2027.27	310.569.80 12.031.52 11.765.51 -266.01 23.47
Allen Chicagons Inc.	TRINCHAL		INTERCEST	2027.27	
CUSIP 229831JL7 CUERO ISD 1.3	PURCHASE DATE MATURITY DAYS TO MATURITY WAM PRINCIPAL	02/04/22 08/15/25 882	URCHASE PRIC BOOK VALUE MARKET VALUE DIFFERENCE INTEREST	MARCH SETTLE	292.375.20 292.375.20 292.375.20 0.00
CUSIP 882806HH	B PURCHASE DATE	02/17/22	URCHASE PRICE		500,000.00
TX TECH 1.9	MATURITY DAYS TO MATURITY WAM PRINCIPAL	02/22/26	BOOK VALUE MARKET VALUE DIFFERENCE INTEREST		486,490.00 486,490.00 0.00
					248.000.00
CUSIP 02589ABL5 AMERICAN EXPRESS 1.6		02/23/22 03/04/26 1025	URCHASE PRICE BOOK VALUE MARKET VALUE DIFFERENCE INTEREST		248,000,00 248,000,00 248,000,00 0.00
	PURCHASE DATE MATURITY DAYS TO MATURITY	01/00/00 01/00/00 0	URCHASE PRICE BOOK VALUE MARKET VALUE		0.00
	WAM PRINCIPAL		DIFFERENCE INTEREST		0.00
	PURCHASE DATE MATURITY	01/00/00			0.00
	DAYS TO MATURITY WAM PRINCIPAL	0	MARKET VALUE DIFFERENCE INTEREST		0.00
	PURCHASE DATE MATURITY	01/00/00	URCHASE PRICE BOOK VALUE		0.00
	DAYS TO MATURITY WAM PRINCIPAL	0	MARKET VALUE DIFFERENCE INTEREST		0.00
	PURCHASE DATE MATURITY DAYS TO MATURITY	01/00/00	URCHASE PRICE BOOK VALUE MARKET VALUE		0.00
	WAM PRINCIPAL		DIFFERENCE INTEREST		0.00
	PURCHASE DATE MATURITY	01/00/00			0.00
	DAYS TO MATURITY WAM PRINCIPAL	0	MARKET VALUE DIFFERENCE INTEREST		0.00
0 0.00%	MATURITY DAYS TO MATURITY WAM PRINCIPAL	01/00/00	BOOK VALUE MARKET VALUE DIFFERENCE INTEREST		\$0.00

CITY OF NAVASOTA CITY COUNCIL AGENDA

AGENDA ITEM NO.: 11. AGENDA DATE: April 11, 2022
PREPARED BY: Jason Weeks, City Manager
APPROVED BY: JW
ITEM: Executive Session: The City Council will conduct an Executive Session in accordance with Section 551.072, Texas Government Code, deliberation regarding real property and discussion regarding the potential sale and/or value of City-owne property.
ITEM BACKGROUND: The time isp.m.
BUDGETARY AND FINANCIAL SUMMARY:
STAFF RECOMMENDATION: Conduct executive session to discuss the potential sale and value of city owned property.
ATTACHMENTS:

CITY OF NAVASOTA CITY COUNCIL AGENDA

AGENDA ITEM NO.: 12. AGENDA DATE: April 11, 2022
PREPARED BY: Jason Weeks, City Manager
APPROVED BY: JW
ITEM: Reconvene in open session.
ITEM BACKGROUND: The time isp.m.
BUDGETARY AND FINANCIAL SUMMARY:
STAFF RECOMMENDATION:
ATTACHMENTS:

CITY OF NAVASOTA CITY COUNCIL AGENDA

AGENDA ITEM NO.: 13. AGENDA DATE: April 11, 2022

PREPARED BY: Jennifer Reyna, Director of Utilities

APPROVED BY: JW

ITEM: Presentation, discussion, and possible action on the award of sealed bid for the construction of a new Public Works

Warehouse. [Jennifer Reyna, Director of Utilities]

ITEM BACKGROUND:

The current City's Public Works Warehouse is located in the City's Downtown Central Business District at 221 South Railroad Street. When the new City Hall was built in 2011, all city staff was relocated to 200 E. McAlpine. Currently, the warehouse is primarily used for all Public Works Department supplies and small materials, such as water & gas meters supplies, meter boxes, lids, natural gas pipe, etc. With the recent growth and re-development of South Railroad Street along with the downtown area, there has been multiple business prospects that have shown interest in purchasing the warehouse. The sale of the City's warehouse would be a benefit for continued growth of the area.

City staff believe this prime downtown property is better in the ownership of the private sector rather than the City. The private sector will be able to create revenue streams such as ad valorem taxes and possible sales tax and/or mixed beverage taxes. As a result of the continued interest by private developers to purchase the current warehouse, city staff has been working on a plan to construct a new warehouse facility near our wastewater treatment plant located on City owned property at 108 S. Peeples Street. Staff hired professional services to design the new building.

On March 8, 2022, the City of Navasota began to advertise for Competitive Sealed Proposals from qualified firms interested in providing construction services for the construction of a 75' x 112' (8,400 square foot) metal building per completed design plans. Plans, Specifications, and Information for Proposers were placed on www.civcastusa.com

On Thursday, March 31, 2022, city staff performed a bid opening for the construction of the new Public Works Warehouse. A total of six (6) bids were submitted and opened with MBC Management being the lowest and most qualified.

MBC Management is located at 7984 Hwy 6, Navasota, TX and was established in July of 1998 by Mr. Paul Malek and Mr. Wayne Blair. MBC Management is a privately owned corporation who specialize in multiple areas of design and construction. MBC Management have completed similar projects such as the Mid-South Montgomery Facility, Ellwood Texas Forge Machining Complex in Navasota, T & S Sport and RV Showroom and Sales Lot in Navasota, Waller Facility Expansion in Waller, and Sealy ISD Livestock Pavilion.

BUDGETARY AND FINANCIAL SUMMARY:

Construction of a new pre-engineered metal building total base bid: **\$402,600**

Alternate Bid No. 1: **\$4,600** Furnish and install 'U' panel to at least 7'3' above finished floor

Alternate Bid No. 2: **\$1,500** Furnish and install (4) 3-way light switches at both exterior walk doors, (8 total)

Alternate Bid No. 3: (-\$2,500) Furnish and install Galvalume (or equal) roof panel instead of galvanized metal in the Base Bid

STAFF RECOMMENDATION:

Staff recommends awarding Base Bid, Alternate No. 1, and Alternate No. 2 in the amount of \$408,700 for the City of Navasota's New Public Works Warehouse to MBC Management.

ATTACHMENTS:

- 1. MBC Management Proposal
- 2. New Warehouse Site
- 3. Warehouse Plans
- 4. New Public Works Warehouse Bid Tab

INTB() MANAGEMENT

est. 1998

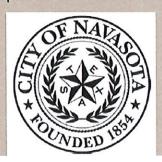
DESIGN | DESIGN-BUILD | GENERAL CONTRACTING

REQUEST FOR PROPOSAL #2022-WP-01:

GENERAL CONTRACTOR SERVICES

City Of Navasota - Public Works - New Warehouse

200 E. McAlpine St. Navasota, TX 77868





CONTACT US

- **9**36-825-1603
- info@mbcmusa.com

VISITUS

9 7984 Hwy 6 Navasota, Tx 77868

CHECK US OUT

- www.mbcmusa.com
- (f) MBC Management
- (a) @mbc.design.build

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Tab A: <u>COST PROPOSAL</u>

Tab B: PROPOSED SCHEDULE

Tab C: <u>CONTRACTOR PERSONNEL &</u>

RELEVANT EXPERIENCE

Tab D: REPUTATION OF CONTRACTOR,

QUALITY ASSURANCE, & REFERENCES

Tab E: PROXIMITY OF CONTRACTOR

Tab F: <u>FORM 1295</u>

SECTION 00 41 13

PROPOSAL PAGES

Date MARCH 31, COLC	_
Proposal of MBCM MANAGEMENT, INC.	_
a corporation (or other legal entity) organized and existing under the laws of the State of TEXAS	_;
or a partnership consisting of /A	_;
or an individual trading as	:

The undersigned hereby proposes to furnish all labor and material, tools, and necessary equipment, for the construction of the project, and to perform the work required for the construction of the said project, at the locations set out by the plans and specifications, in strict accordance with the contract documents.

The undersigned further agrees to execute the City of Navasota Standard Form of Agreement, of which this proposal, the general conditions, the plans, specifications, special provisions, payment and performance bonds, and advertisements are a part, within five (5) business days from the date of Notice of Intent to Award this proposal. The undersigned further agree to provide the City all submittals required by this contract within ten (10) business days from Notice of Intent to Award, and agree to provide to the City executed Performance and Payment bonds within seven (7) business days after City Council Award of Contract. In case the undersigned fails to meet the above obligations within the specified times, the undersigned will be considered as having abandoned it, and the Cashier's Check or Bidder/Proposer's Bond in the amount of five percent (5%) of the total amount proposal of (\$ Bio Bowd Am.)

Dollars accompanying this proposal will be forfeited to the City of Navasota, Texas, by reason of such failure on the part of the undersigned. All proposals shall be accompanied by a bid/proposal bond in the amount of five percent (5%) of the total proposal amount payable to the City of Navasota, from a surety company authorized to do business in Texas as a guarantee that the proposer will fulfill the above-mentioned obligations. The bond must bear the impressed seal of the surety company and the name of the proposer, and be signed by the proposer and an authorized representative of the surety company. Powers of attorney must be attached to the bid/proposal bond.

The undersigned further agrees that the proposal guaranty may be retained by the City of Navasota, Texas provided the undersigned is one of the three highest ranked proposers, and that said proposal guaranty shall remain with the City of Navasota until the contract has been signed by the successful proposer; otherwise, proposal guaranty may be obtained from the City after forty-eight hours from the time of opening the CSPs.

The undersigned certifies that they are duly authorized to submit this Proposal and that this Proposal is made in good faith without collusion or connection with any other person, persons, partnership, company, firm, association or corporation offering Proposals on this work, and to do the work for the following bid item unit prices, their associated extended totals and sum of extended totals as listed on the following tabulation forms:

1.01 COST PROPOSAL

Owner: City of Navasota

Project Name: New Public Works Warehouse

RFP Project No.: 2022-WP-01

Proposer: MBCM MANAGEMENT

A. Base Bid				
Item No.	Item Description	Unit	Unit Qty.	Total
A.1	Furnish and construct pre-engineered metal building with foundation per the Plans and Specifications. This Item includes all necessary clearing, grading, dirt work, and any other site preparation, modification, and cleanup necessary for a complete turn-key product. All construction shall be in accordance with all appropriate building codes and regulations.	LS	1	402,560.00
			roposal id Cost:	402,560.00
			Calendar nys:	132

B. Add-Alternate Bid Items (clearly show negative if price is a deduction from the Base Bid)				
Item No.	Item Description	Unit	Unit Qty.	Total
B.1	Furnish and install "U" panel to at least 7'3" above finished floor for all interior shop walls. Add girts as necessary.	LS	1	4,600.00
B.2	Furnish and install (4) 3-way light switches at both exterior walk doors (8 total), with wiring to all interior shop lights instead of standard switches at one door in the Base Bid.	LS	1	1,500.00
B.3	Furnish and install Galvalume (or equal) roof panel <u>instead of</u> Galvanized Metal in the Base Bid.	LS	1	-2,500.00 DEDUCT

C. MBC ADDITIONAL ALTERNATES: SEE ATTACHED PROPOSAL!

1.02 FELONY CONVICTION NOTIFICATION

Vendor's Name:

Any person and/or business entity that enters into a contract with the City of Navasota must give advance notice to the City if any employee or an owner or operator of the business entity has been convicted of a felony. The notice must include a general description of the conduct resulting in the conviction of a felony. The notice must also describe the role that the employee, owner, or operator will perform in executing the contract. The City may require substitution of employees in the performance of the contract.

The City may terminate a contract with a person or business entity if the City determines that the person or business entity failed to give notice as required by this clause, misrepresented the conduct resulting in the conviction, or failed to substitute personnel at City's request.

I, the undersigned agent for the firm named below, certify that the information concerning notification of felony convictions has been reviewed by me and the following information furnished is true to the best of my knowledge.

MBCM MANAGEMENT, INC.	3/51/2022
Authorized Company Official's Name (Printed)	Date
My firm is not owned or operated by anyone who has been convicted of a felony nor have been convicted of a felony:	r does it have any employees who
Signature of Company Official:	
My firm has employee(s) or is owned or operated by the following individual(s) where the following individual (s) where the following individual (s) where follows:	ho has/have been convicted of a
Signature of Company Official:	
Provide a general description of the conduct resulting in the conviction of a felony.	

Signature of Company Official:			
Describe the role that the person(s) convicted of a felony w	ill play in the performance of the	contract.	
Signature of Company Official:			
	-		
1.03 CERTIFICATION OF COMPETITATIVE S	EALED PROPOSAL		
The undersigned certifies that he has fully read and underst the scope, quantity, and quality of the services and material described herein. The undersigned also affirms that they are been prepared in collusion with any other Vendor, and that any other Vendor prior to the official opening of this CSP. to sign the enclosed Standard Form of Agreement if awards	als to be furnished and intends to e duly authorized to submit this (t the contents of this CSP have r Additionally, the undersigned affi	o adhere to the CSP, that this not been comm	ne provisions CSP has not municated to
By signing below, the Proposer certifies that neither the simember of the City Council of the City of Navasota within degree of affinity (marriage).	third degree of consanguinity (b	lood) or withi	
Signed By:	Title: VILE PRESIDEN	リー	
Typed Name: ALOB MALER			
Phone No.: 936 825 1603	_Email:j. malele@	o mbem	usa.com
Proposer Address: 7984 Hwy 6			
P.O. Box or Street	City	State	Zip
Federal Tax ID No.: 1-7429411071	_		
Date: 3/31/2022	_		

The undersigned hereby declares that he has visited the sites and has carefully examined the plans, specifications and contract documents relating to the work covered by their CSP, that he agrees to do the work, and that no representations made by the City are in any sense a warranty, but are mere estimates for the guidance of the Contractor.

TIME OF COMPLETION: The undersigned agrees to complete the work within 90 working days from the date designated by the Notice to Proceed.

The undersigned further declares that he will provide all necessary tools, and apparatus, do all the work, and furnish all materials, and do everything required to carry out the above-mentioned work covered by this proposal, in strict accordance with the contract documents, and the requirements pertaining thereto, for the sum or sums above set forth. Additionally, the undersigned affirms that the proposer is willing to sign the City's Standard Form of Agreement as reflected in the specifications, if awarded the contract.

Acknowledgement for Receipt of Addendums:	N/A - GIVEST QUESTIONS REVIEWED
Addendum Number	Initial
Addendum Number	Initial
Addendum Number	Initial Respectfully submitted,
	Shome
	(Signature)
	7984 Hwy le
	(Address)
NOTE: Fill in with ink and submit	
complete with attached Proposal.	NAVASOTA, TX 77868
1	(City, State, Zip)

END OF SECTION



7984 HWY 6 Navasota, TX 77868 | <u>www.mbcmusa.com</u>
Office: (936) 825-1603 | info@mbcmusa.com | TBPE Firm: F-789

Thursday, March 31, 2022

PROJECT: City of Navasota - Public Works Department

MBC Proposal No.:

P-22-CON-001

New Warehouse

108 Peeples St.

Navasota, TX 77868

TO:

City of Navasota

ATTN: Susie Homeyer 200 E. McAlpine St. Navasota, TX 77868

We, M.B.C. Management are pleased to provide the following pricing for the City Of Navasota Public Works Warehouse project located at 108 Peeples St. Navasota TX 77868. Pricing includes material, equipment, and labor necessary to perform the proposed "Scope of Work" per plan Set dated February 10th, 2022.

"SCOPE OF WORK"

Site Work/Concrete Work:

- Strip 4" top soil and haul off
- Furnish and install select fill (1 ft.) and prep. building pad
- Spoils from grade beams and piers to be stock pile onsite
- Sanitary Sewer and Domestic are capped 5 ft outside of metal building line
- Electrical Service to be stubbed out 5 ft outside of metal building line
- Furnish materials, labor and equipment t preps, form, and pour drill pier- 24 total-12/30 with steel reinforcement and 3,000 psi at 10-0" below natural grade
- Furnish materials, labor, and equipment to prep., form, and pour 12" x 30" exterior grade beam and 12" x 24" interior beam with steel reinforcement and 3000 psi concrete with slope per structural plan
- Furnish materials, labor and equipment to prep., form, and pour 8,400 sf of 5" thick slab on grade with #4 at 12" c-c on center each way, 3000 psi concrete, 10 mil poly vapor barrier, control joints, and chemical curing

Metal Building Exterior:

- 112'-0" W x 75'-0" L Pre-Engineering Metal Building including the 25'-0" roof end wall extension to the left and 12'-0" roof end wall extension to the right
- Primary and secondary members to be red-oxide prime
- 16' Eave with 1:12 Sloped Roof with 26 GA Standard Color PBR roof sheeting with 3" White Vinyl Faced and 26 GA Standard Color "R" Panel wall sheeting with 3" White Vinyl Faced
- Gutters, Downspouts, and Trim Package Throughout
- 2 total HM Frame and Door with lever lockset, threshold, and weather-stripping

Interior Build out:

- Furnish labor and equipment to install 2x4 wood framing up to 8'-0" for the tool rooms and restroom
- Furnish labor and equipment to install 2x8 wood joist across the top of wood stud wall in tool rooms and restroom with 5/8" plywood decking
- Furnish labor and equipment to install R11 3 1/2" Batt insulation at 2x4 frame walls
- Furnish labor and equipment to install new 5/8" moisture resistance gypsum board in bathroom only
- Furnish labor and equipment to install 5/8" gypsum board at walls & ceiling in tool rooms
- Furnish labor and equipment to install 5/8" gypsum board at walls on the exterior side facing the warehouse at tool rooms and bathroom
- Furnish labor and equipment to tape, float, and texture at all walls & ceiling in bathroom and tool rooms

- Furnish labor and equipment to install new primer and paint at all walls and ceilings
- Furnish labor and equipment to install 2x2 ceiling grid and tile- Standard 2210 Radar- Color to be White
- Furnish labor and equipment to install 4'-0" FRP wainscot in bathroom

Doors/Frames/Hardware:

- (2) Interior 3070 Hollow Metal Frame/Door with hinges, lever lockset of the outside, threshold, sweep strip, and door seal for tool rooms, frames/doors to be painted
- (1) Interior 3070 Hollow Metal Frame/Door with hinges, door closure, lever lockset of the outside, threshold, sweep strip, and door seal for the bathroom, frame/door to be painted
- 2 total Trilogy T2 DL2700 standalone electronic keyless access lock for 2 exterior man doors

Roll-Up Over Head Door

- Furnish and install (2) total non-insulated 14'-0" x 14'-0" roll up door with EO kits and Liftmaster MH5011 operators with 2 key pads

Bathroom Toilet Partition/Accessories:

- Furnish and Install Bathroom Accessories By ASI Manufacturer:
 - Grab bars-ASI- Snap Flange Grab Bars 36" -#3801x36" & Snap Flange Grab Bars 42" -#3801-42 1 set total
 - Surface Mounted Toilet Paper Dispensers-#0030- 1 total
 - Surface Mounted Soap Dispenser- #0347- 1 total
 - SS Channel Mirror (24 x36)-#0620-2436- 1 total
 - Surface Mounted Paper towel dispenser- Surface #0210- 1 total

Flooring Finish:

- Furnish and install sealed concrete flooring in the tool room and bathroom
- Furnish and install 4" rubber cove base in the tool room and bathroom

Industrial Fan in Warehouse:

- Furnish and install (1) total 16'-0" wide Hunter Industrial Fan with 36" down rod assembly and 350 Series Network Controller

Electrical:

- Scope is electrical per plan with the following exceptions:
- Changed lighting Plan in warehouse to 10- LED High Bay fixtures in lieu of the wraparound fixtures on plan. We will still switch in rows as drawn
- All utilities stubbed 5' out of building as site plan is not clear on service location.

HVAC:

- Furnish and install Daikin 3 Head Multiport Minisplit- 17.7 Seer Mini-Split System
- Furnish and install 1 new copper line sets, mount 3 Mini-Split Head to Wall
- Furnish and install new condenser pad, setup and connect outdoor unit
- Furnish and install new condensate system and (1) bathroom exhaust fan

Mechanical Exhaust Fan/ Louvers and West Sidewall:

- Furnish and install (2) Direct Drive Wall Exhaust Fans with 20" Propeller and Mechcanical Louvers with flange frames, bird screen, and mill finish, nominal size 27.25" W x 27.25" H.

Plumbing:

- Furnish and install the following and it associate piping:
 - 1 water closet handicap height complete with open front seats, stops, and manual flush valves
 - 1 wall hung lavatory handicap complete with wrist blade faucets, grid drain, stops, supplies and insulation kits
 - 1 prefab 48" x 36" ADA shower in the restroom
 - 1 electric water heater on deck above restroom complete with pan and pressure relief valve. Install valves and flex and insulate as required
 - 1 exterior hose bib
 - 1 eye wash outside of bathroom
 - Fixtures per plumbing subcontractor schedule
- Furnish and install plumbing fixtures & suspend, secure, and insulate all piping as needed

TOTAL BID FOR WORK LISTED ABOVE -

\$ 402,560.00

SPECIFIC INCLUSIONS:

- Payment & performance bonds

SPECIFIC EXCLUSIONS:

- Permitting Fees
- Sales tax
- Gas line piping @ building interior
- Site Utilities-Domestic Water, Sanitary Sewer, Storm Sewer and Electrical Primary Power (200 AMP Underground Feeder)
- Knox Box at Building
- Exclude Building Insulation at Left and Right Endwall Extension
- Site Dirt work/ Concrete Work (driveways/sidewalks/parking)
- Landscaping/Irrigation Systems
- Fire Hydrant/Piping
- Tap and Impact Fees for Sanitary Sewer & Domestic Water & Gas
- Furniture and Equipment
- Fire Alarm/Fire Sprinkler System
- Low Voltage Items- Communication, Audio Visual, Security Camera and Surveillance, and IT Wiring and Equipment
- Any item not specifically included in "Scope of Work" above

Alternate Pricing:

001:

B.1 Furnish and install U Panel to at least 7'-3" above finished floor for all interior shops wall. Add girts as necessary.

ADD: \$4,600.00

002:

B.2 Furnish and install (4) 3-way light switches at both exterior walk doors (8 total), with wiring to all interior shop light instead of standard switches at one door in the Base Bid

ADD: \$ 1,500.00

<u>003:</u>

B.3 Furnish and install Galvalume (or equal) roof panel in lieu of Standard Colored Metal in the Base Bid DEDUCT: \$ 2,500.00

004:

Furnish Galvanized Columns & Rafters @ Exterior of BLDG, in lieu of Red-Oxide. (Will add approx. 3 week lead time)

ADD: \$4,000.00

005:

10 ft (in lieu of 8 ft) ceiling height in interior build out, ½" plywood (In lieu of gypsum) in tool rooms and walls on outside face toward the warehouse, 5' FRP wainscot in bathroom, and ceiling grid and tile (in lieu of gypsum) in build out area.

ADD: \$4,000.00

006:

Sanitary Sewer Allowance:

Furnish and install 4" sanitary sewer line from building to tap (not to exceed 120 LF), tap provided by City. Connection to tap and cleanouts as required. Excavation and backfill. Spoils to be stockpiled onsite. Excludes Manhole

ADD: \$2,800.00

007:

Alternate Option on Domestic Water Allowance:

AbMAR 3/31/2012

Furnish and install 1" PVC domestic water line from building to water meter (not to exceed 120 LF), water meter and tap to be by the City. Connect at building as required and at water meter. Install 1" RPZ backflow device. Excavation and backfill. Spoil to be stockpile onsite.

ADD: \$ 2,100.00

008:

Alternate Option on 200 AMP Feeder UG Plant Control Building:

Furnish and install 125 LF of UG for 200 AMP Feeder to Plant Control Building. City of Navasota to be responsible for all underground locates prior to excavation.

ADD: \$ 9,900.00

Respectfully,

Jacob Malek Vice President

Project Manager / EIT

MBC Management

Ph. (936)-825-1603





Franchise Tax Account Status

As of: 03/30/2022 16:50:50

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

MBCM MANAGEMENT, INC.

Texas Taxpayer Number 17429411071

Mailing Address PO BOX 648 NAVASOTA, TX 77868-0648

Q Right to Transact Business in ACTIVE

State of Formation TX

Effective SOS Registration Date 12/27/1999

Texas SOS File Number: 0156385400

Registered Agent Name PAUL E MALEK

Registered Office Street Address 1015 HIGHWAY 6 LOOP NORTH NAVASOTA, TX 77868



MERCHANTS NATIONAL BONDING, INC. P.O. BOX 14498, DES MOINES, IOWA 50306-3498 PHONE: (800) 678-8171 FAX: (515) 243-3854

BID BOND PUBLIC WORK

		Bond No	4456653
KNOW ALL PERSONS BY THESE PR	ESENTS:		
That MBCM Management, Inc.			
(hereinafter called the Principal) as Pr	incipal, and the	Merchants National Bonding	, Inc.
(hereinafter called Surety), as Surety,	are held and firmly bound	to City of Navasota	
(hereinafter called the Obligee) in the	full and just sum of (<u>5% o</u>	f the submitted bid)
good and lawful money of the United made, the Principal and Surety bind to and severally, firmly by these present Signed and dated this2.	hemselves, their heirs, exe s.	ecutors, administrators, successo	rs and assigns, jointly
Signed and dated this2. THE CONDITION OF THIS OBLI			
City of Navasota Public Works Departm	ent New Warehouse, RFP No	o. 2022-WP-01	
according to the terms of the propose enter into a contract with the Obliged bond for the faithful performance the other Surety or Sureties approved by the damages which the Obligee may obligation shall be null and void; other IN TESTIMONY WHEREOF, the	e in accordance with the te reof with the Mer- the Obligee; or if the Princ suffer by reason of such fa erwise it shall be and rema	erms of said proposal or bid and chants National Bonding, Inc. ipal shall, in case of failure to do sailure, not exceeding the penalty cain in full force and effect.	award, and shall give, as Surety, or with so, pay to the Obligee of this bond, then this
Witness:		Principal Principal	
		Eisenman -in-fact	
Attest:		ts National Bonding, Inc.	
	D ₁		



Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa (herein collectively called the "Companies") do hereby make, constitute and appoint, individually, Brandon Eisenman

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this. 12th day of

March

, 2019

110NA/ 0 0RPOA 0 0 0RPOA 1933

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.

Dracidant

STATE OF IOWA COUNTY OF DALLAS ss.

On this this 12th day of March 2019, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



ALICIA K. GRAM Commission Number 767430 My Commission Expires April 1, 2020

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 25th day of WWW 2022

TONAL STONAL STONE COMPONIONE COM

Secretary



MERCHANTS BONDING COMPANY (MUTUAL) P.O. BOX 14498, DES MOINES, IOWA 50306-3498 PHONE: (800) 678-8171 FAX: (515) 243-3854

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your insurance agent at the telephone number provided by your insurance agent.

You may call Merchants Bonding Company (Mutual) toll-free telephone number for information or to make a complaint at:

1-800-678-8171

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance at:

P. O. Box 149104 Austin, TX 78714-9104 Fax: (512) 490-1007 Web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM AND CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim you should contact the agent first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.



MERCHANTS BONDING COMPANY (MUTUAL) • MERCHANTS NATIONAL BONDING. INC. P.O. BOX 14498 • DES MOINES. IOWA 50306-3498 • (800) 678-8171 • (515) 243-3854 FAX

Please send all notices of claim on this bond to:

Merchants Bonding Company (Mutual) / Merchants National Bonding, Inc.
P.O. Box 14498
Des Moines, Iowa 50306-3498

(515) 243-8171 (800) 678-8171

Physical Address: 6700 Westown Parkway, West Des Moines, Iowa 50266



7984 HWY 6 Navasota, TX 77868 | <u>www.mbcmusa.com</u> Office: (936) 825-1603 | info@mbcmusa.com | TBPE Firm: F-789

PROPOSED SCHEDULE-CRITICAL PATH

1. Available Start Date:

- a. MBC can begin work as soon as the City of Navasota releases the Notice to Proceed
- 2. Contract Time Approximation:
 - a. 132 Calendar Days to Substantial Completion
 - **b.** 4/12/2022 8/22/2022
 - c. 4 months + 1 week + 3 days
- 3. Sequence of Event in Critical Path:
 - a. Site utilities underground can take up to 2-3 weeks to complete depending on the location of the building and weather conditions, but it should not affect the overall schedule.
 - b. Should a Notice of Proceed be provided on April 12th, 2022, the city of Navasota should have 1-2 weeks to review shop drawings.
 - c. Production can begin on the metal building by 3rd week of May and possible delivery by the 3 week of June. Based on 8 week lead time. All subject to review/approval time of shop drawings by CON.
 - d. Foundation: approximately 2.5 week during ideal weather conditions. To be completed prior to metal building arrival.
 - e. Metal Building Erection: 3-4 week Completion date to be the week of July 11th, 2022 during ideal weather condition.
 - **f.** Interior Build Out: Upon erection completion, approximately 4 weeks for buildout & Substantial completion.
- 4. Project Rain Days: Approximately 1 week of inclement weather/rain days Minimum
- 5. SEE SCHEDULE ATTACHED.

INTBUTE MANAGEMENT

est. 1998

DESIGN | DESIGN-BUILD | GENERAL CONTRACTING



COMPANY OVERVIEW

CONTACT US

- 936-825-1603
- info@mbcmusa.com

VISIT US

• 7984 Hwy 6 Navasota, Tx 77868

CHECK US OUT

- www.mbcmusa.com
- (f) MBC Management
- @mbc.design.build

MBC MANAGEMENT COMPANY OVERVIEW:

MBC Management would like to take this opportunity to introduce you to our company.

Established in July 1998 by principals Mr. Paul E. Malek, P.E & Mr. Wayne Blair, we are a privately-owned corporation who specialize in multiple areas of Design & Construction.

Our Design Team, led by Mr. Paul E. Malek, P.E. provides an emphasis on all Civil & Structural Engineering, as well as management of Prime Project Designs through our fully staffed & talented design team. We provide many services directly to clients, as well as multiple Nation-Wide Architecture & Engineering firms.

Our Construction Division, led by Mr. Wayne Blair, provide fully encompassed construction management, and stand by our client's side from conception to completion of every project. Our experienced staff of Project Managers, Superintendents, Foreman, & Site Personnel ensure quality control, and best interest at every step of our project's lifecycles. Self-performing Civil, Concrete, & Interior buildout scopes, we have the means & methods to tackle a diverse range of projects.

Design, Design/Build, Engineering, Construction Management and General Contracting. We specialize in both new construction and renovations of industrial, commercial, and institutional projects. We excel at efficiently completing renovations and additions to occupied facilities, while maintaining the operations of those facilities during construction.

We take great pride in our long-term relationships with repeat clients, along with a welcoming atmosphere for all in search of a special design and/or construction project. Please make note & contact our direct references that follow, while also reviewing our current & past projects.

SAFETY:

NO lost time accidents in over 5 years, and a current EMR of 0.82.

LITIGATION:

Zero Lawsuits or Liens in company history.

PERSONNEL:

Totaling 30 employees.

ANNUAL REVENUES:

2021: \$ 5,742,057.70 2020: \$ 9,616,238.81 2019: \$ 14,453,536.61 2018: \$ 7,387,736.42

Thank You again for the opportunity to introduce ourselves!

Please do not hesitate to contact any of our ownership group listed below for any questions.

We look forward to working with you soon!

Mr. Paul E. Malek, P.E.

p.malek@mbcmusa.com

Mr. Wayne Blair, President

w.blair@mbcmusa.com

Mr. Cody Blair, GM

c.blair@mbcmusa.com

Mr. Jacob Malek

j.malek@mbcmusa.com

MBC MANAGEMENT REFERENCES:

PROJECT OWNER REFERENCES:

1. Blinn College

- Contact:

Mr. Brandon Barrow

Brandon.Barrow@blinn.edu

2. City of Navasota

- Contact:

Mr. Lupe Diosdado

gdiosdado@navasotatx.gov

3. Mid-South Synergy

Contact:

Mr. Kerry Kelton

kkelton@midsouthsynergy.com

4. Baker Concrete Construction

Contact:

Mr. Al Mikolas

Mikolas@bakerconcrete.com

5. Sealy Independent School District

Contact:

Mr. Mike Zapalac

mzapalac@sealyisd.com

ARCHITECT / ENGINEERING REFERENCES:

1. Jones & Carter Engineering

- Contact:

Mr. Adam Brumbaugh, P.E.

abrumbaugh@jonescarter.com

2. Bleyl Engineering

- Contact:

Mr. Steve Duncan, P.E.

sduncan@bleylengineering.com

3. Thomas And Horn Architects

Contact:

Mr. Geoff Horn, AIA

geoff.horn13@gmail.com

4. Williamson Group Architects

Contact:

Mr. Leon Williamson, AIA

wilgrp@wilgrp.net

5. The Arkitex Studio Inc.

Contact:

Mrs. Eva Read-Warden, AIA

eva@arkitex.com

BANK REFERENCES:

1. Hancock Whitney

Contact:

Mr. Quan Nguyen

Quan.Nguyen@hancockwhitney.com

2. First Financial Bank

- Contact:

Mr. Cameron Comire

CComire@ffin.com

3. Wells Fargo

Contact:

Mr. Joe Valadez

4. First National Bank of Anderson

Contact:

Mr. Larry Sechelski

larry@fnbanderson.com

SUPPLIER REFERENCES:

1. CMC Construction Services

- Contact:

Mr. Justin Weiler

Justin.Weiler@cmc.com

2. Only 1 Rentals

Contact:

Mr. Dillon Hughes

dillon@only1rentals.com

3. Schulte Building Systems

- Contact:

Mr. Joel Lightsey

JoelL@sbslp.com

4. Baylor Lumber Supply

Contact:

Mr. Gerald Schomburg

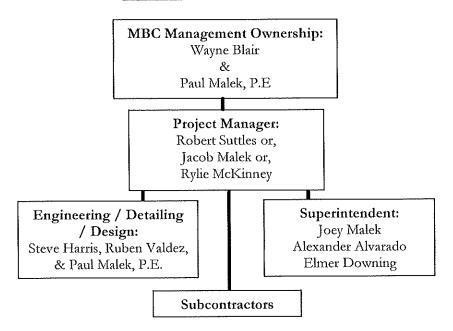
gerald@baylorlumberco.com

Please feel free to contact our listed references to gain further insight to our company, Thank Youl



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Office: (936) 825-1603 | info@mbcmusa.com | TBPE Firm: F-789

ORGANIZATIONAL CHART



MBC PROJECT TEAM & AVALIABLITY

- Office Location(Personnel):
 - O All personnel are based out of our office in Navasota, TX.
- Concurrent projects:
 - There are no concurrent projects at the time that would prevent a project manager to be on-site 8 hours per day for the duration of the project.
 - O There will be no potential issues with the Commencement of Construction of this project..
- Project Office Team:
 - o Mr. Wayne Blair-Owner/Chief Estimator
 - Mr. Paul Malek, P.E.- Owner/Professional Engineer
 - o Mr. Huy Nguyen Estimating / Project Engineer
 - o Mr. Steve Harris- Draftsman/ Site Layout
 - o Mr. Ruben Valdez- Draftsman / Revit / 3D Modeling
- Project Manager / Safety Managers:
 - o Mr. Robert Suttles or Mr. Jacob Malek or Mr. Rylie McKinney
- Superintendent:
 - o Mr. Alexander Alvarado
 - Mr. Joey Malek

Jacob Malek, E.I.T.

7984 HWY 6 Navasota, TX 77868 Cell: (936) 870–8482 j.malek@mbcmusa.com

Education

Texas A&M University, College Station, TX Bachelor of Science, Industrial and Systems Engineering, Class of 2016

Work History

8/2016 - Present (12/2021): Partner / Project Manager / Engineer-In-Training

MBC Management, Navasota, TX

Lead Project Manager in various Construction Management/Design-Build projects. Assisting in all life cycles of projects from Design, Estimating, Scheduling, Completion. Assisting Engineering department in AutoCAD/Revit design & systems analysis

12/2015 - 8/2016: Engineer-In-Training

MBC Management, Navasota, TX

Assisted engineering department in design & analysis of various structures & systems.

6/2014-9/2014: Entry Systems Engineer

MBC Management, Navasota, TX

Analyzed construction sites and manufacturing needs. Complied with Structural Engineers and production line workers to assist in the systems development.

6/2012 - 8/2012: Construction Laborer/Engineering Assistant

MBC Management, Navasota, TX

Contributed to construction site functionality for General Contractor.

Assisted structural engineers with analysis & design.

6/2011 - 8/2011: Construction Laborer/Engineering Assistant

MBC Management, Navasota, TX

Contributed to construction site functionality for General Contractor.

Assisted structural engineers with analysis & design.

MBC Projects Managed: TAMU/TTI Projects, Elaine Drive Warehouses Phase 3, ETFN Finish Machine Complex, Mid-South Synergy Operations Facilities, Teledyne Test Pit, 1st National Bank of Anderson Offices

Honors and Organizations

IIE Member (Institute of Industrial Engineers)

Passing of TBPE Industrial & Systems Fundamentals Engineering Exam, 9/2016. EIT No. 56442 Passing of TBPE Industrial & Systems Professional Engineering Exam, 4/2018 (Licensure Application 01/2022)

References

Available upon request.

Robert Suttles

22719 Rainfern Dr., Magnolia, TX 77355 (281) 450-3557

R.Suttles@mbcmusa.com

Project Manager with 5+ years of experience on commercial projects, es mang, biding, contract execution, sub procurement, project scheduling, and completion tasks.

PROFESSIONAL EXPERIENCE

Baker Airtex Facility - Harris county, TX

Project manager - Design Build: Cost+Fee (MBC Management) Nov. 2018-Dec. 2019

- 29+ Acre New construction in Harris county A- 6,000sq Two level office B 15,000sq warehouse C 15,000sq Mechanic shop D 13,700sq tower crane shop F/E1/E2 45,000sq Fab Shop space
 - Onsite public water well, OSSF, 100,000 Gallon Firewater storage tank,

15,000Cuyds of concrete, Stormwater lista on

- Coordinate all contract negotiations, budget, ground up facility design, permit acquisition, and construction.
- Track all owner requested project changes and keep the project below budget
- Added approximately \$1,000,000 in SOW increases while maintaining the original schedule

MIDSOUTH SYNERGY PROJECT- MONTGOMERY, TX

PROJECT MANAGER – Design-bid-Build(MBC Management) August 2015 − Present • 37+ Acre New construction in unincorporated Montgomery Co.

- A 56,000 sq warehouse, B 20,000 sq Mech. & Fab Shop, C
 4 Bay Fueling sta on D Equipment shed E & F Remote Storm hardened Fiber & I.T Server Rack rooms.
- $_{\odot}$ G 6,000 sq . Office space with storm hardened conference & I.T rooms.
 - Coordinate with Project estimators (Huy Nguyen & Cody Blair) to complete project cos ng & scheduling, Verify compliance with design team.
 - Coordinate with Superintendent's Joey Malek & Alex Alvarado to make necessary changes and procure labor & Equipment to stay on schedule
 - Create & audit all submittals, RFI's & ASI's throughout the project
 - Implement all owner & architect directed changes
 - Schedule inspections from Owners reps, County officials, TxDOT, Fire marshals office, & third party laboratory Terracon

LUC URETHANES - CONROE, TX

PROJECT MANAGER – Design-Build(MBC Management) December 2014 – August 2015

- \bullet 5+ Acre New construction in Conroe business park \circ Building A 20,000 sq . Office & Machine shop \circ Building B 2,500 sq . Hazardous material storage
- Coordinate with owner & design team to finish drawings & project specs.
- Oversee & complete all aspects of the project from Permit to closeout
- Create, coordinate, and maintain monthly project schedule update to owner and sub-contractors

RATTLERS CONVIENT STORE RENOVATION, NAVASOTA, TX - GRIMES COUNTY

PROJECT MANAGER—Design-Build(MBC Management) Oct 2014 - January

2015 • Coordinate with owner & design team to finish drawings & project specs.

- Oversee demo & implement requested design changes
- Coordinate with job Superintendent & Foreman to stay on schedule

PARK PLACE SHOPPING CENTER RENOVATION - CONROE, TX

ASST. PROJECT MANAGER—Design-Bid-Build(MBC Management) May 2014 — Sep 2014

- Assist the Project Manger in Subcontractor scheduling, project spec compliance & QA/QC functions
- Complete project closeout & punchlist items

Rylie McKinney

7984 Hwy 6 Navasota, TX 77868 936-825-4861 r.mckinney@mbcmusa.com

Education:

Texas A&M University, College Station, TX
Bachelor of Science, Construction Science

DEC 2018

Hill Junior College

Hillsboro, TX

AUG 2014-MAY 15

Dean's List

Student Athlete. (Baseball)

Experience:

LOS CABOS RESTAURANT REMODEL - Navasota, Texas

SEP 2021-Present

Project Manager

- Extensive renovation of existing restaurant valued @ \$1.2 M,
- On-Site Subcontractor & Scope coordination.
- Management/Organization of RFIs and Submittals.

KEY PERFORMANCE PETROLEUM - Navasota, Texas

JAN-SEP 2021

Project Manager - Design Build

- New Construction of Pre-Engineered Metal Building & Multi-Story Office Buildout
- Coordination of budget, scheduling, and construction team.

SEALY ISD LIVESTOCK PAVILION - Sealy, Texas

DEC 2019-JUL 2020

Project Manager

- New Construction of District's Ag-Department Headquarters
- Coordinate budget, construction, and school regulations.
- Implement all owner directed changes.

T&S RV AND SPORT – Navasota, Texas

MAR-OCT 2019

- Project Manager Design Build
- 5 Acre New Construction in Grimes County
 - o 12,000 sqft Showroom/Offices/Mechanic Shop
- · Coordinate permit acquisition, budget, and construction.
- Implement all owner directed changes.

Skills:

OSHA 10-Hour Certified



7984 HWY 6 Navasota, TX 77868 | <u>www.mbcmusa.com</u> Office: (936) 825-1603 | info@mbcmusa.com | TBPE Firm: F-789

5 COMPLETED PROJECTS with RELEVANT EXPERIENCE TO PEMB/BLDG:

1. Mid-South Montgomery Facility- Montgomery, TX

CONTRACT AMOUNT:

ORIGINAL PROJECTTION COST:

\$16,953,700.00 \$21,000,000.00

MBC OPERATING AS:

\$21,000,000.00

OWNER:

General Contractor

PHONE NO.:

936-825-5100

E-MAIL:

kkelton@midsouthsynergy.com

ARCHITECT:

Williamson Group Architects

Mid-South Synergy- Mr. Kerry Kelton

CONTACT:

Mr. Leon Williamson, AIA

PHONE NO.:

(979) 775-1778

E-MAIL:

wilgrp@wilgrp.net

PROJECT COMPLETION:

March 31, 2018

SITE SUPERINTEDENT:

Alexander Alvarado/ Joey Malek Robert Suttles / Jacob Malek

SITE PROJECT MANAGER:

MBC coordinated the structural engineering, Pre-Engineering Metal Building order development, review of all shop drawings & submittals, material logistics & procurement, & the installation of (7) total PEMB structures on this site. The square footage totaled over 91,000 SF of building space. MBC's extensive knowledge & experience with PEMB

2. Ellwood Texas Forge Navasota (ETFN) Finish Machining Complex- Navasota, TX

CONTRACT AMOUNT:

\$2,341,862.00

MBC OPERATING AS:

process proved vital to the overall success of the project.

Design Builder

OWNER:

Ellwood Texas Forge Navasota (ETFN)

CONTACT:

Tony Hooks, Plant Engineering & Projects Manager

PHONE NO.:

(936)-870-6930

E-MAIL:

THooks@elwd.com

ENGINEER:

Paul Malek; P.E.

PHONE NO.:

936-825-1603

E-MAIL:

p.malek@mbcmusa.com

PROJECT COMPLETION:

August 28th, 2018

SITE SUPERINTEDENT:

Alexander Alvarado

SITE PROJECT MANAGER:

Jacob Malek

MBC coordinated the structural engineering, Pre-Engineering Metal Building order development, review of all shop drawings & submittals, material logistics & procurement, & the installation of various components for the renovation of this facility. The square footage totaled over 23,000 SF of building space. MBC's extensive knowledge & experience with PEMB process proved vital to the overall success of the project. This project was unique, as it was a renovation of an existing PEMB. MBC evaluated the existing building & stripped it completely down to the steel mainframe. This

facility required overhead crane needs, as MBC was capable of engineering the structural requirements needed for the crane enhancements. Along with providing all components required to fully sheet, insulate, & prep for the facilities complete HVAC needs as a Finish Machining Facility.

T&S Sport & RV Showroom & Sales Lot- Navasota, TX

CONTRACTSAMOUNTS:

\$1,829,264.27

MBCOPERATINGAS:

Design Builder

OWNER:

Tex Maxson

CONTACT:

Tex Maxson

PHONE NO.:

(936) 825-2357

E-MAIL:

tex@tsrvs.com

ENGINEER:

Paul Malek; P.E.

PHONE NO.:

936-825-1603

E-MAIL-:

PROJECT COMPLETION:

Oct. 25, 2019

SITE SUPERINTEDENT:

Rylie McKinney

p.malek@mbcmusa.com

SITE PROJECT MANAGER:

Rylie McKinney

MBC coordinated the structural engineering, Pre-Engineering Metal Building order development, review of all shop drawings & submittals, material logistics & procurement, & the installation of (1) new PEMB structure on this site. The square footage totaled over 12,000 SF of building space. MBC's extensive knowledge & experience with PEMB process proved vital to the overall success of the project. This structure had a mixed use of Showroom, Mechanic Shop, & covered awnings.

4. Design Air - Waller Facility Expansion- Waller, TX

CONTRACTS AMOUNTS:

\$920,523.96

ORIGINAL PROJECTION COST:

\$920,523.96

MBCOPERATINGAS:

Design Builder

OWNER:

Chris Newcomer

CONTACT:

Mr. Chris Newcomer

PHONE NO. -

(936) 931-3444

E-MAIL

cnewcomer@designairsystems.com

ENGINEER:

Paul Malek; P.E. 936-825-1603

PHONE NO.-E-MAIL-

p.malek@mbcmusa.com

PROJECT COMPLETION:

Feb. 1, 2020

Joey Malek

SITE SUPERINTEDENT:

SITE PROJECT MANAGER:

Jacob Malek

MBC coordinated the structural engineering, Pre-Engineering Metal Building order development, review of all shop drawings & submittals, material logistics & procurement, & the installation of (2) new PEMB structures on this site. The square footage totaled over 20,000 SF of building space. MBC's extensive knowledge & experience with PEMB process proved vital to the overall success of the project. Both of these PEMB structures were designed to attach to existing buildings. MBC's knowledge & experience regarding PEMB structures proved vital to the joining of these facilities.

5. Sealy ISD Livestock Pavilion- Sealy, TX

MBCOPERATINGAS-

OWNER-CONTACT-

PHONE NO. –

EMAIL-

ARCHITECT – CONTACT –

PHONE NO. -E-MAIL-

PROJECT COMPLETION: SITE SUPERINTEDENT:

SITE PROJECT MANAGER:

General Contractor

Sealy ISD

Mike Zapalac

979-885-3516

mzapalac@sealyisd.com

JMB2 Architecture Cooperative

Mr. J. Matthew Brown, AIA, REFP

(281) 7980-0900

matt@jbm2-arch.com

June. 01, 2020

Alexander Alvarado

Rylie McKinney

MBC coordinated the structural engineering, Pre-Engineering Metal Building order development, review of all shop drawings & submittals, material logistics & procurement, & the installation of (1) new total PEMB structure on this site. The square footage totaled over 13,125 SF of building space. MBC's extensive knowledge & experience with PEMB process proved vital to the overall success of the project. The end use of this facility required livestock housing, & classroom operations. MBC's knowledge of PEMB construction, along with mixed-use functions proved vital to the success of this project.



MBC Management 7984 Highway 6 Navasota, TX 77868

info@mbcmusa.com



936-825-1603



mbc.design.build



PROJECT: BAYLOR LUMBER NEW STORE

PROJECT FEATURES:

- 10.000 SF New Construction
- Exterior concrete paving
- City Of Navasota Sidewalk Construction
- Interior Buildout of showroom
- Masonry exterior finish
- Project Manager: Jacob Malek
- Contract: AIA 101 General Contractor

310 W WASHINGTON AVE. NAVASOTA, TX 77868

CONTRACT AMOUNT:

\$794,880.00

Owner Reference Contact:

Gerald Schomburg

President

936-825-3356

gerald@baylorlumberco.com

Architect Contact:

MBC - Design

Paul E. Malek, P







MBC Management 7984 Highway 6 Navasota, TX 77868 info@mbcmusa.com

info@mbcm

936-825-1603

o mbc.design.build



PROJECT:

MID SOUTH SYNERGY

LONESTAR OPERATIONS

15600 FM 2854 MONTGOMERY, TX 77316







PROJECT FEATURES:

- Total of 7 Structures 91,200 SF
- 490,000 SF of paving
- Mass Grading, Site Utilities, Detention Ponds, Concrete Retaining Walls
- Interior Buildout of multiple offices
- Industrial Mechanic Shop & Wash
- Project Manager: Robert Suttles / Jacob Malek
- Contract: AIA 101 General Contractor

CONTRACT AMOUNT:

\$16,646,496.17

Owner Reference Contact:

Kerry Kelton

Mid South Synergy

936-825-5100

kkelton@midsouthsynergy.com

Architect Contact:

Leon Williamson, AIA

979-775-1778

wilgrp@wilgrp.com





MBC Management 7984 Highway 6 Navasota, TX 77868 ★ info@mbcmusa.com

936-825-1603

o mbc.design.build



PROJECT: T&S RV & SPORT STORE NEW - NAVASOTA

9920 HWY 6 **NAVASOTA, TX 77868**

NEW showroom, mechanic shop & storage yard for RV & sports vehicle sales.









PROJECT FEATURES:

- Complete New Construction
- Concrete paving entrance
- Stabilized Limestone paving
- PEMB Structure
- Full Office Buildout Showroom & Mechanic Shop Space
- Project Manager: Rylie McKinney
- Contract: DESIGN-BUIL



CONTRACT AMOUNT:

\$1,872,545.51

Owner Reference Contact:

Tex Maxson 936-672-6416 tex@tsrvs.com

Architect Contact:

- MBC Prime Designer
- Paul E. Malek, P.E.



MBC Management 7984 Highway 6 Navasota, TX 77868 🔀 ir

info@mbcmusa.com

6

936-825-1603

Mbc.design.build



PROJECT: ELAINE DRIVE WAREHOUSES

3914 ELAINE. DR BRYAN, TX 77803





- (2) 23,000 SF Metal Buildings
- Concrete Paving
- Concrete retaining wall detention pond
- Office/RR Buildout
- Complete Fire Supression
- Project Manager: Jacob Malek
- Contract: AIA 101 General Contractor

CONTRACT AMOUNT:

\$3,392,578.03

Owner Reference Contact:

Steve Lovett 979-220-2104 stevelovett@verizon.net

Architect Contact:

MBC - Design Paul E. Malek, P.E. Leon Williamson wilgrp@wilgrp.com





MBC Management 7984 Highway 6 Navasota, TX 77868 info@mbcmusa.com

 info@mbcmusa.com

936-825-1603

mbc.design.build



PROJECT:
ELLWOOD TEXAS FORGE
NAVASOTA
FINISH MACHINE BLDG

10908 CR 419 NAVASOTA, TX 77868







- 23,000 SF Complete Remodel
- 12" Exterior Concrete Paving
- Overhead Crane structural support & installation
- Epoxy Floor Coating
- Complete HVAC installation
- Project Manager: Jacob Malek
- Contract: ETFN PO General Contractor



CONTRACT AMOUNT:

\$2,341,862.00

Owner Reference Contact:

Tony Hooks

Plant Engineering

936-870-6930

thooks@elwd.com

Architect Contact:

MBC - Design

Paul E. Malek, P.E.





MBC Management 7984 Highway 6 Navasota, TX 77868 info@mbcmusa.com

 info@mbcmusa.com

936-825-1603

o mbc.design.build



PROJECT:
SEALY ISD
LIVESTOCK PAVILION

2372 CHAMPIONSHIP DR. **SEALY, TEXAS 77474**

New Livestock facility for Sealy High School. December 2019 - July 2022









- 13,125 Square Foot Facility
- Pre-Engineered Metal Building
- Concrete Foundation, CMU Interior Walls, Concrete Paving
- Full MEP Buildout
- Data/Security/Fire Alarm
- Project Manager: Rylie McKinney
- Contract: AIA 101 General Contractor



CONTRACT AMOUNT:

\$1,625,371.73

Owner Reference Contact:

Mike Zapalac

Director of Facilities

832-545-2284

mzapalac@sealyisd.com

Architect Contact:

J, Matthew Brown, AIA

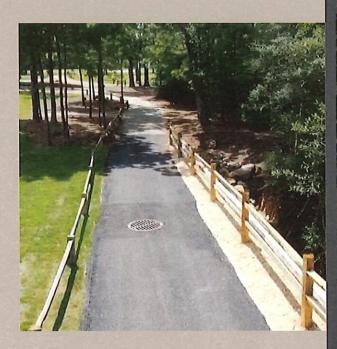
JMB2 Architecture Cooperative

281-980-0900

matt@jmb2-arch.com



MANAGEMENT



PROJECT:
BLUEJACK NATIONAL
HOLE 15 HEADWALL

MBC Management 7984 Highway 6 Navasota, TX 77868 info@mbcmusa.com936-825-1603

o mbc.design.build



BLUEJACK NATIONAL GOLF COURSE 4430 FM 1486 MONTGOMERY, TX 77316

Demo & reconstruction of headwall & cart path. Drainage improvements.





- Demo existing timber bridge & path
- Install storm sewer junction box & HDPE piping
- Form, Pour, Place, pre-cast panels @ new headwall
- Install moss rock & new cart path
- Project Manager: Robert Suttles
- Contract: Jones Carter General Contractor

<u>CONTRACT AMOUNT:</u>

\$145,470.00

Owner Reference Contact:

Adam Brumbaugh. P.E.

VP - Jones Carter

979-229-7687

abrumbaugh@jonescarter.com

Architect Contact:

Jones Carter - Engineer





150 Venture Drive, Suite 100 College Station, Texas 77845 Tel: 979.731.8000 Fax: 979.846.2893 www.jonescarter.com

March 31, 2022

To whom it may concern:

I have worked closely with MBC Management on several projects over the past 15 years, ranging in size and scope from structural design support, to design-build project delivery. MBC has consistently demonstrated a commitment to high quality work and practical solutions. Their staff are respectful, qualified, and committed to the client's needs, while delivering within the project's schedule. I value their approach to projects and business, and look for opportunities to partner on projects whenever possible.

Please contact me if you have any questions or would like to discuss MBC further.

Sincerely,

Adam J Brumbaugh, PE

Vice President



Dr. Bryan Hallmark, Superintendent

Dr. Chris Summers, Assistant Superintendent Lisa Svoboda, Chief Financial Officer

939 Tiger Lane, Sealy, TX 77474

Phone 979.885.3516 Fax 979.885.6457

sealyisd.com

March 29, 2022

REFERENCE LETTER FOR MBC MANAGEMENT

To whom it may concern,

I was the CM Advisor/Owners representative for Sealy ISD overseeing the 2016 Bond projects prior to my current position. I have over 25 years experience in building construction. Paul and Jacob Malek were my contacts for the projects listed and proved to be reliable partners adapting quickly to summer delivery schedule required for most education projects.

The Sealy ISD Board awarded MBC Management multiple capital projects including:

New Ag Barn and pavilion for High School vocation programs \$1.6M

Culinary Arts Center involving major renovation of High School for new culinary center \$1.3M

Stadium Parking re-pavement placing new concrete and stripping \$153K

Parking expansion at Sealy Elementary consisting of new concrete paving, stripping, and lighting \$207K

MBC did an excellent job on all projects awarded. They are committed to meeting target dates and provided the Owner with value engineering proven to provide reliable cost reductions without sacrificing quality or function. I would definitely welcome them as partners on another project.

If you have any questions feel free to contact me.

Sincerely,

Director of Facilities and Maintenance

Mike William Zapalac mzapalac@sealyisd.com
Cell: 832.545.2284

Date:

March 28, 2022

To:

To Whom It May Concern

From:

Williamson Group Architects

Subject:

Letter of Reference for MBC Management

MBC Management has been the General Contractor on multiple project designed by my office over the last 20 years. On each and every project they have shown complete honesty and integrity with regard to costing and schedule. In addition they are not concerned with the quality of the end product goes well beyond expectations. They have shown the ability to look ahead and successfully predict timely completion of work.

MBC has always gone above and beyond my expectations.

Best Regards.

C. Leon Williamson, Texas Registered Architect





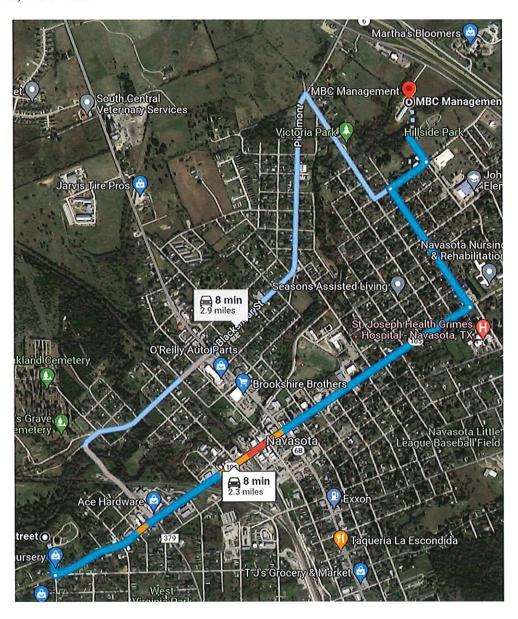
7984 HWY 6 Navasota, TX 77868 | <u>www.mbcmusa.com</u> Office: (936) 825-1603 | info@mbcmusa.com | TBPE Firm: F-789

MOST RECENT COMPLETED PROJECT for the CITY of NAVASOTA

- 1. 2012 Washington Ave. North Sidewalk Revitalization Plan- Completed in January 2015
 - a. 9 Change Order Consisting of Add Scope of Work with Total Cost of \$45,559.00
 - b. Date of Completion was January 22nd, 2015
 - c. Total calendar days per contract for project was 324 with the added change orders and total project working days was 310.
- 2. Baylor Sidewalk Project- Completed December 2018 in conjunction with Baylor Lumber Store
 - a. No change order for project
 - b. December 20th, 2018
 - c. Total calendars days per contract for project was 80 and total project working days was 75.

PROXIMITY of the CONTRACTOR to PERFORM WORK

- 1. MBC Management's office is located at 7984 HWY 6 Navasota, TX 77868
- 2. The office is approximately 3 miles, 8-minute travel time, to the jobsite located at 108 Peeples Street, Navasota, TX 77868.

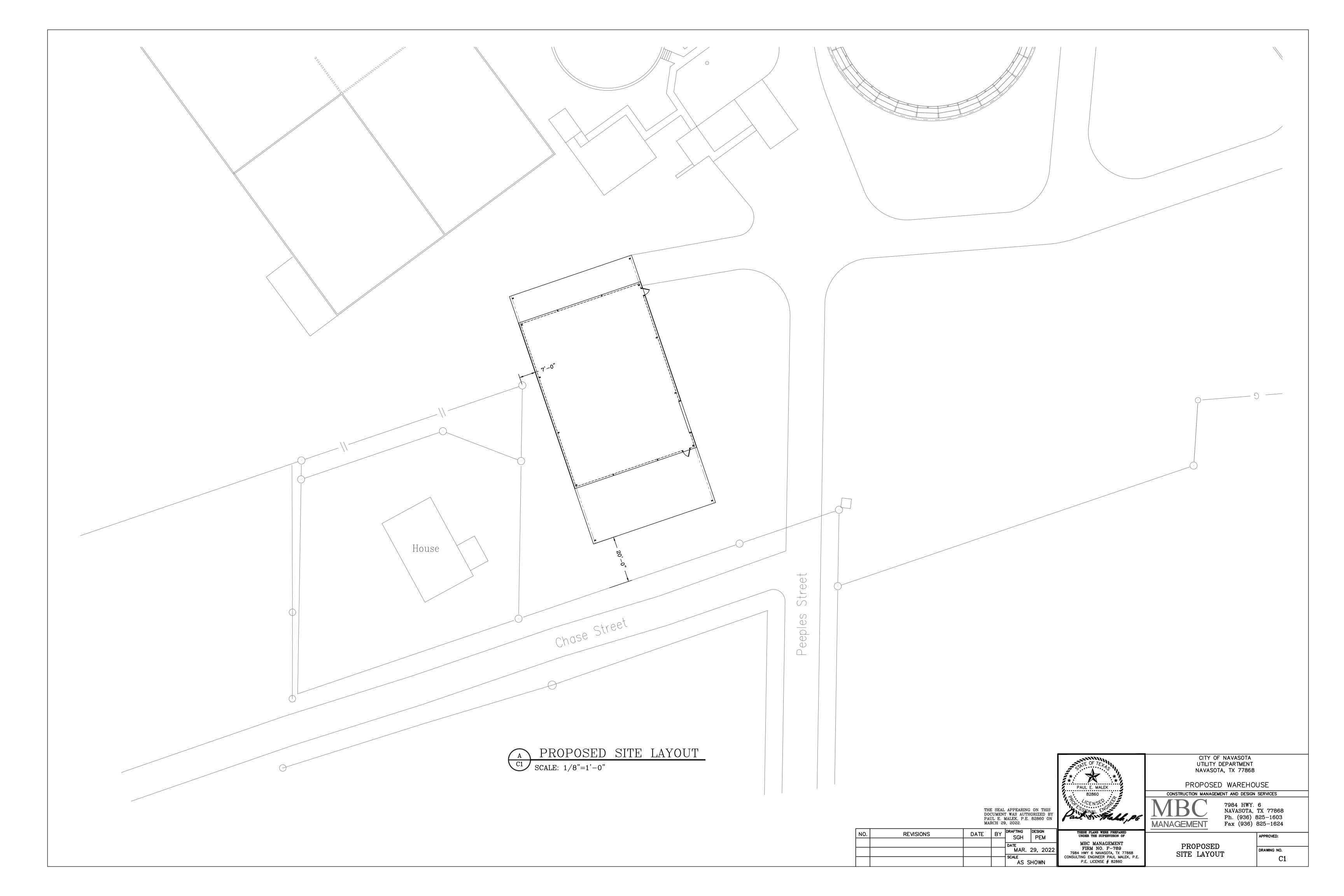


CERTIFICATE OF INTERESTED PARTIES

FORM **1295**

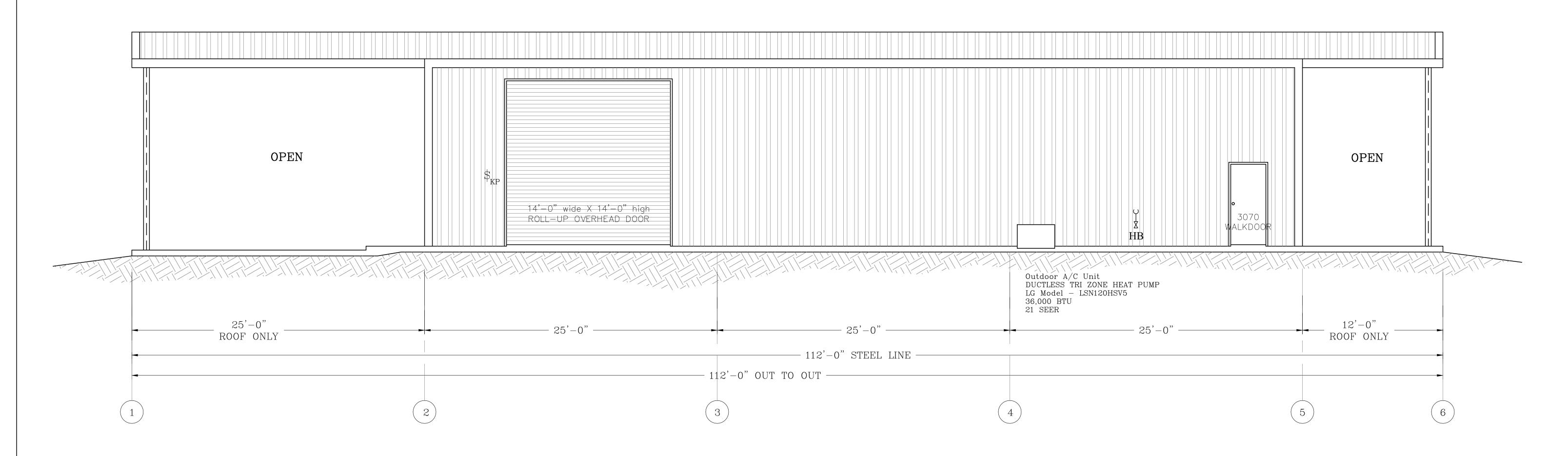
1 of 1

	Complete Nos. 1 - 4 and 6 if there are interested parties. Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.		CEF	OFFICE USE	
1	Name of business entity filing form, and the city, state and count of business.	try of the business entity's place		ficate Number: -867296	
	MBC Management		LOLL	007200	
	Navasota, TX United States			Filed:	
2	Name of governmental entity or state agency that is a party to the being filed.	e contract for which the form is	03/31	1/2022	
	City Of Navasota		Date	Acknowledged:	
	•				
3	Provide the identification number used by the governmental entidescription of the services, goods, or other property to be provided in the services of the services.		the co	ontract, and prov	∕ide a
	2022-WP-01				
	General contractor services for the construction of Public Wor	rks Department New Warehouse			
_				Nature of	finterest
4	Name of Interested Party	City, State, Country (place of busin	ess)	(check ap	plicable)
				Controlling	Intermediary
-					
5	Check only if there is NO Interested Party.				
6	UNSWORN DECLARATION				
	My name is Acos March	, and my date of	birth is	5/28/	1994
	My address is 7984 Hwy (a (street)		tate)	77868 (zip code)	, USA (country)
	I declare under penalty of perjury that the foregoing is true and correct	ct.			
	Executed inCounty	y, State of, on the	31		1,20 22.
		al m	2A	(month)	(year)
		Signature of authorized agent of con	tracting	n husiness entity	
Signature of authorized agent of contracting business entity (Declarant)					



PROPOSED WAREHOUSE

UTILITY DEPARTMENT Navasota, Texas 77868



CITY OF NAVASOTA, TEXAS
CITY COUNCIL MEMBERS

GRANT E. HOLT BERNIE GESSNER
PATTIE PEDERSON JOSH FULTZ

MAYOR WILLIAM A. "BERT" MILLER

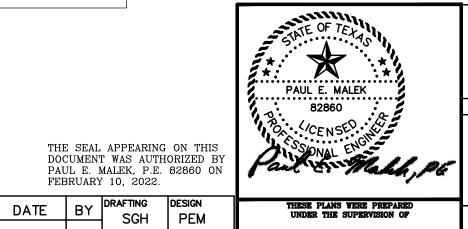
> CITY MANAGER JASON WEEKS

COMMUNITY DEVELOPMENT DIRECTOR LUPE DIOSDADO

CITY SECRETARY SUSIE HOMEYER

DESCRIPTION	DRAWING NO.
TITLE, INDEX & LOCATIO	N T1
METAL BUILDING PLAN— METAL BUILDING ELEVAT FOUNDATION PLAN— BUILDING FLOOR PLAN— HVAC PLAN— ELECTRICAL PLAN— LIGHTING PLAN— PLUMBING PLAN—	IONS — S2 — S3 — A1 — M1 — E1 — E2

REVISIONS



P.E. LICENSE # 82860

CITY OF NAVASOTA
UTILITY DEPARTMENT
NAVASOTA, TX 77868

PROPOSED WAREHOUSE
CONSTRUCTION MANAGEMENT AND DESIGN SERVICES

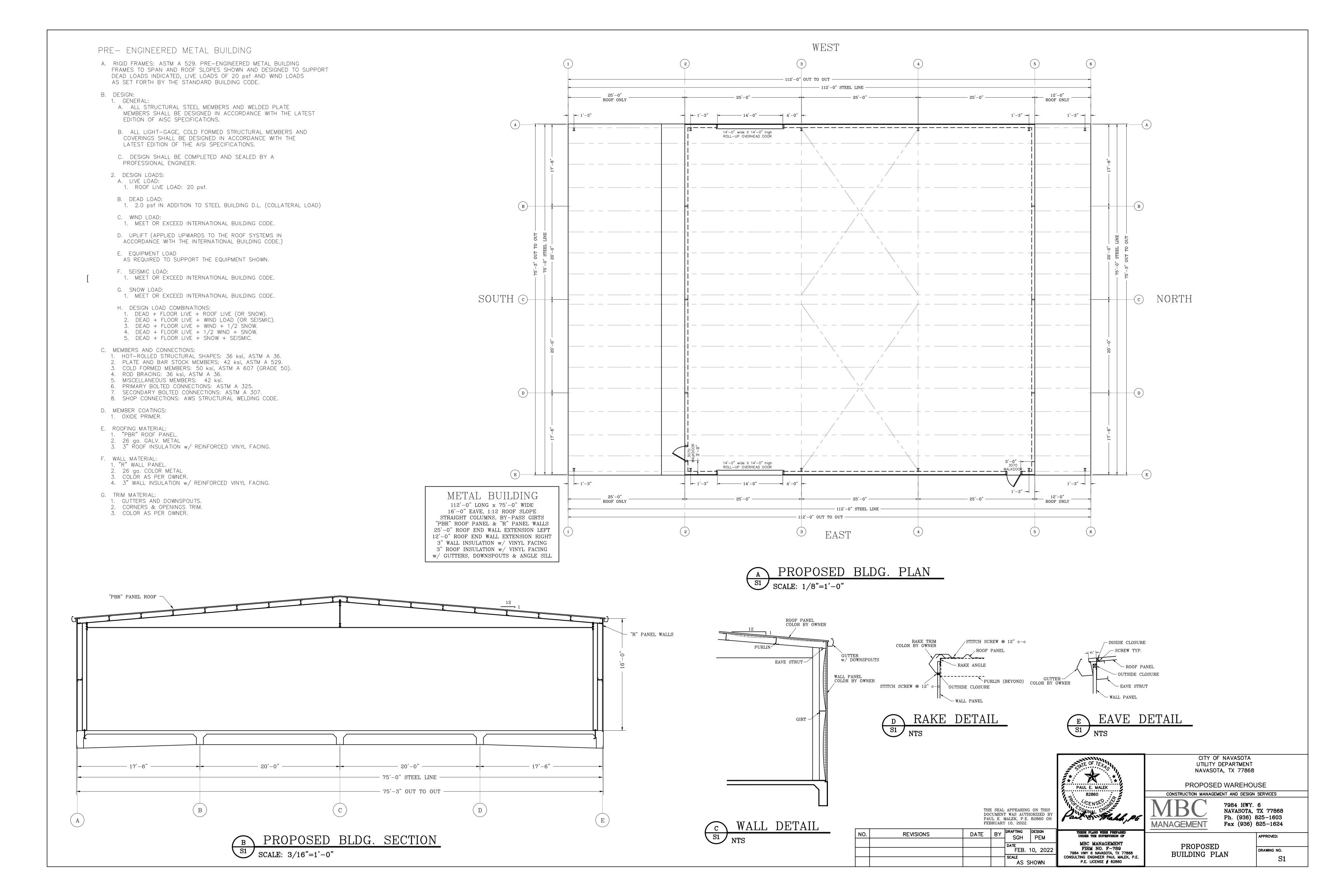
MANAGEMENT

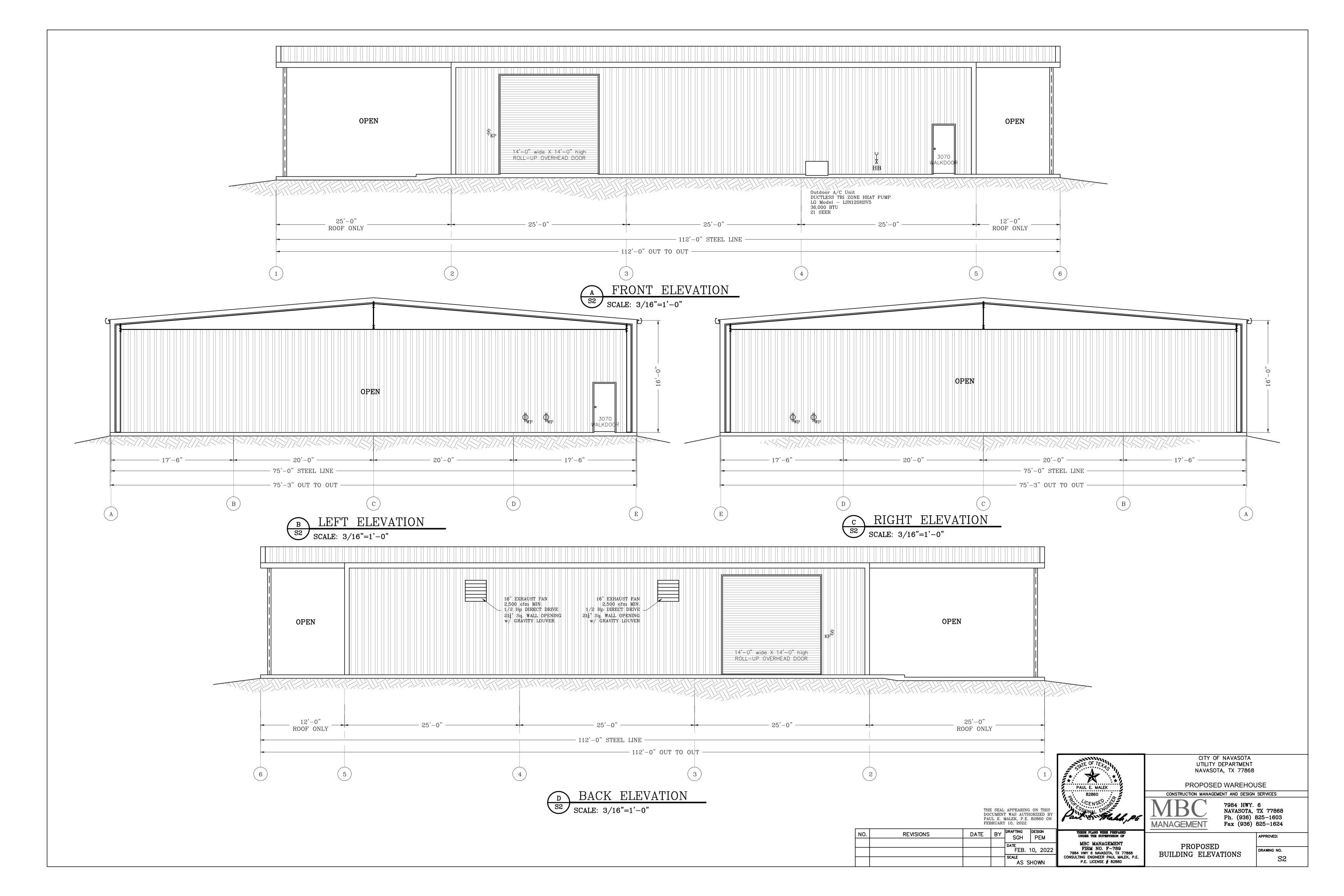
7984 HWY. 6 NAVASOTA, TX 77868 Ph. (936) 825-1603 Fax (936) 825-1624

UNDER THE SUPERVISION OF

MBC MANAGEMENT
FIRM NO. F-789
7984 HWY 6 NAVASOTA, TX 77868
CONSULTING ENGINEER PAUL MALEK, P.E.

TITLE PAGE DRAWING NO.





I. GENERAL

- A. ALL FOUNDATION PLAN DIMENSIONS ARE INTERPRETED FROM AND SHALL BE VERIFIED WITH THE BUILDING STRUCTURAL DRAWINGS AND THE OWNER NOTIFIED IF DISCREPANCIES EXIST.
- B. A 10 mil. POLY VAPOR BARRIER SHALL BE PLACED UNDER ALL CONCRETE. TEARS IN THE VAPOR BARRIER WILL BE REPAIRED.
- C. ANY UNUSUAL CONDITIONS ENCOUNTERED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO CONCRETE PLACEMENT.
- D. LOCATIONS OF CONSTRUCTION JOINTS NOT SHOWN SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONCRETE PLACEMENT.

II. CONCRETE

- A. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS IN ACCORDANCE WITH ASTM C-39 AND SHALL HAVE A MINIMUM MODULUS OF RUPTURE OF 350 PSI AS 28 DAYS IN ACCORDANCE WITH ASTM C-78. AN AIR ENTRAINMENT AGENT SHALL BE USED. FLY ASH SHALL NOT BE USED.
- B. WHERE CONCRETE IS PLACED AGAINST FORMS OR SEAL SLABS REINFORCING BARS SHALL HAVE A MINIMUM OF 2 INCHES CLEAR COVER UNLESS SHOWN OTHERWISE. WHERE CONCRETE IS PLACED AGAINST EARTH, REINFORCING BARS SHALL HAVE A MINIMUM OF 3 INCHES CLEAR COVER.
- C. METAL KEYED CONSTRUCTION JOINTS AND SAWED JOINTS MAY BE INTERCHANGED AS REQUIRED FOR CONCRETE PLACEMENT.
- D. APPLY FLOAT FINISH TO SLAB SURFACES TO RECEIVE A TROWEL FINISH.
- E. APPLY A CLASS "4" FLOOR FINISH TO SLAB SURFACES TO BE COVERED WITH PAINT OR OTHER THIN FILM FINISH COATING SYSTEM IN ACCORDANCE WITH ACI 302.
- F. EXCEPT WHERE FLOOR DRAINS OCCUR DEPRESSIONS BETWEEN HIGH SPOTS SHALL NOT BE GREATER THAN 1/8 in. BELOW A 10 ft. LONG STRAIGHTEDGE IN ACCORDANCE WITH ACI 302.
- G. CONCRETE FACES SHALL NOT DEVIATE MORE THAN 3/16" FROM THE PLAN
- H. ANCHOR BOLT LAYOUT SHALL BE AS PER BUILDING MANUFACTURER. DIMENSIONS.

III. REINFORCING STEEL

A. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60.

- SHEET LEDGE

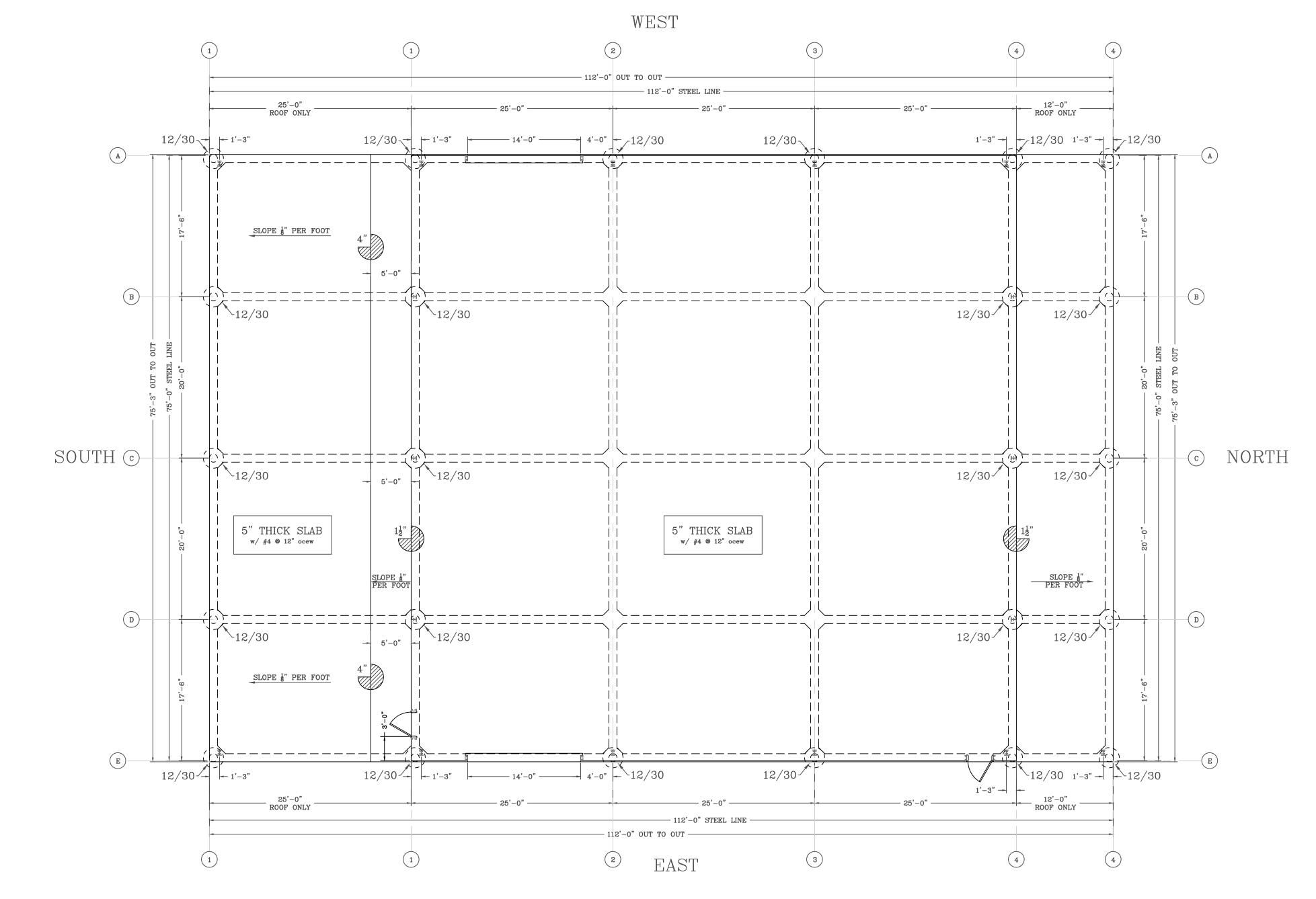
- B. DETAILING OF REINFORCING SHALL BE IN ACCORDANCE WITH ACI 315, LATEST EDITION, UNLESS SHOWN OTHERWISE. PLACING OF REINFORCING SHALL BE IN ACCORDANCE WITH C.R.S.I., " RECOMMENDED PRACTICE FOR PLACING OF REINFORCING BARS", LATEST EDITION.
- C. WHERE IT IS NECESSARY TO SPLICE REINFORCEMENT AT LOCATIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS, THE SPLICE LOCATIONS SHALL BE APPROVED BY THE ENGINEER. LAP SPLICED AND EMBEDMENT LENGTHS, NOT SHOWN ON THE DRAWINGS, SHALL BE IN ACCORDANCE WITH C.R.S.I., LATEST EDITION.

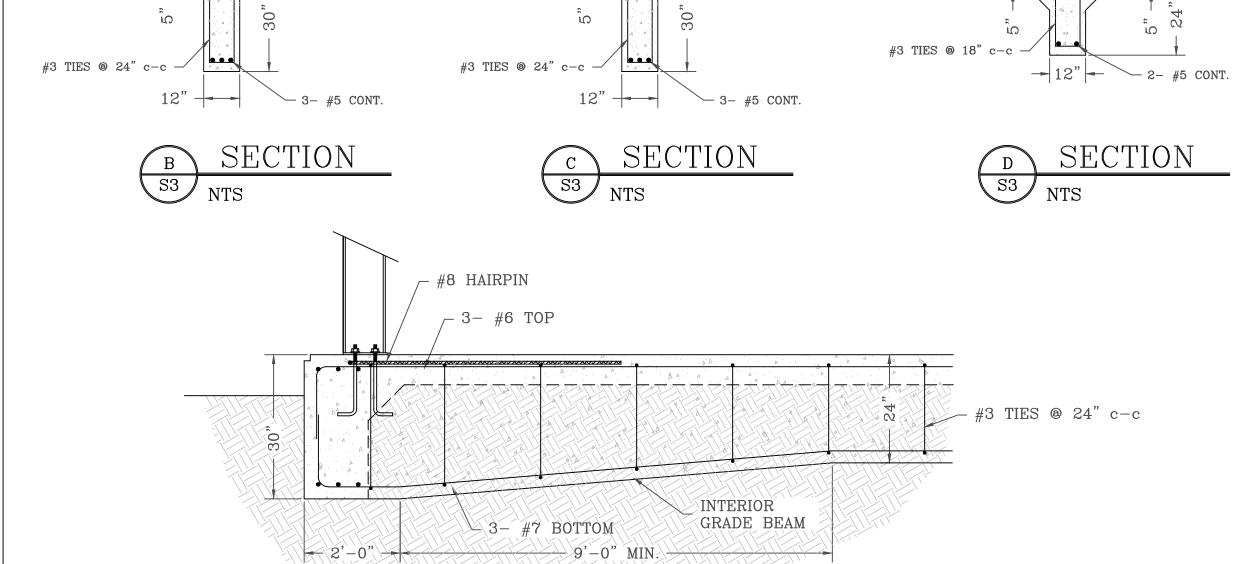
IV. STRUCTURAL SUBGRADE

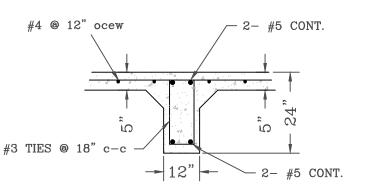
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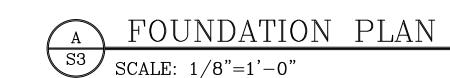
- A. THE TOTAL AREA OF THE FOUNDATION SHALL BE EXCAVATED TO REMOVE TOPSOIL. THE SUBGRADE SHALL BE PROOF ROLLED PRIOR TO PLACEMENT OF SELECT FILL. AREAS FOUND TO BE SUBSTANDARD SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER. THE PERPARATION OF THE SUBGRADE SHALL BE SUBJECT TO REVIEW OF THE ACTURAL FIELD SOIL CONDITIONS BY THE ENGINEER UPON EXPOSURE OF THE SUBGRADE BY SITE EXCAVATION.
- B. ALL FILL PLACED UNDER THE FOUNDATION SLAB SHALL HAVE A MAXIMUM PLASTICITY INDEX OF 20 OR LESS. THE MINIMUM PLASTICITY INDEX SHALL BE 5. ALL FILL SHALL BE PLACED IN MAXIMUM LIFT THICKNESSES OF SIX INCHES. EACH LIFT SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) AT A MOISTURE CONTENT OF -1% TO +3% OF OPTIMUM.

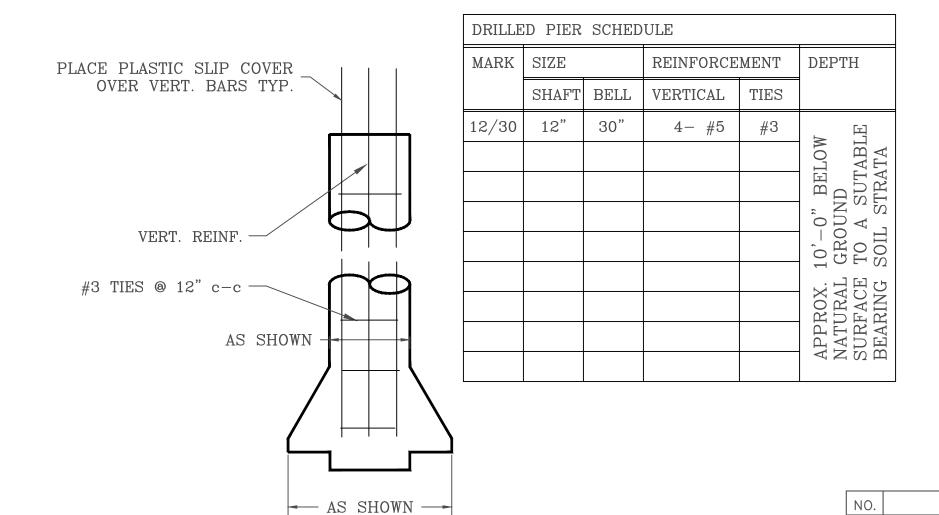
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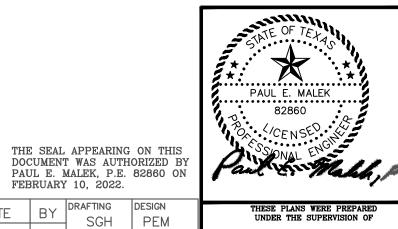












FEBRUARY 10, 2022.

FEB. 10, 202

AS SHOWN

DATE BY

REVISIONS

CITY OF NAVASOTA UTILITY DEPARTMENT NAVASOTA, TX 77868

PROPOSED WAREHOUSE CONSTRUCTION MANAGEMENT AND DESIGN SERVICES

MANAGEMENT

7984 HWY. 6 NAVASOTA, TX 77868 Ph. (936) 825-1603 Fax (936) 825-1624

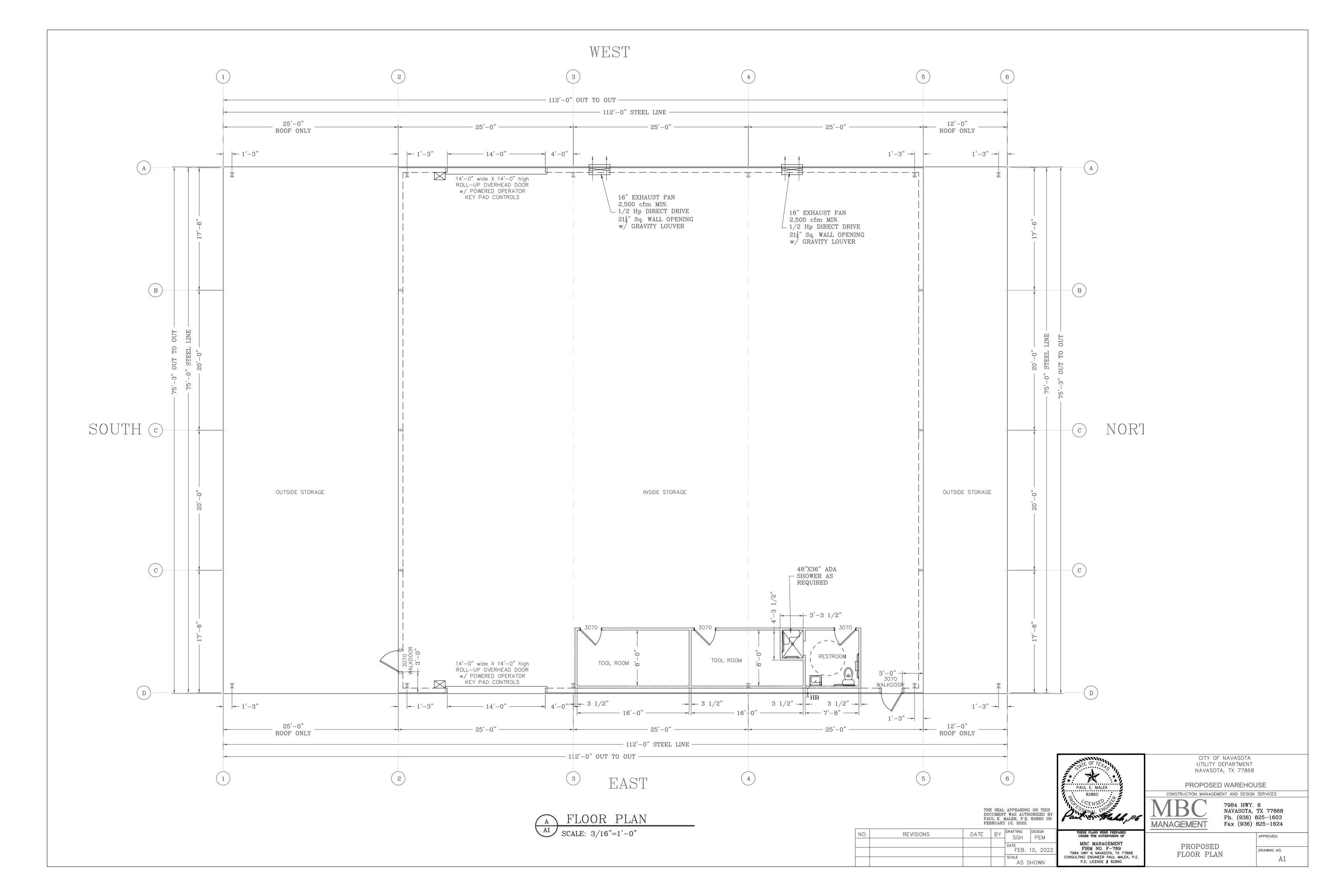
APPROVED:

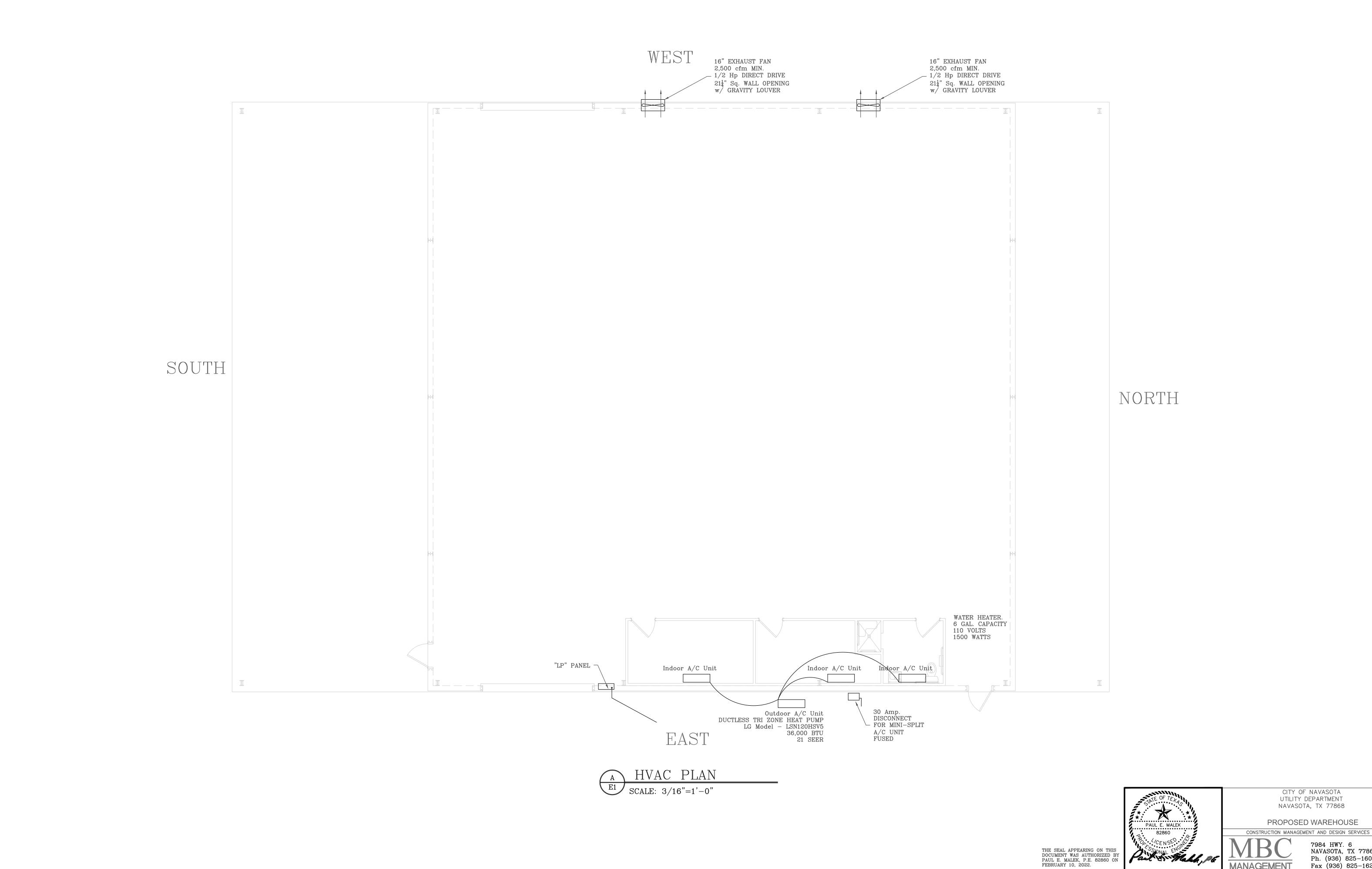
DRAWING NO.

S3

PROPOSED FOUNDATION PLAN

MBC MANAGEMENT FIRM NO. F-789 7984 HWY 6 NAVASOTA, TX 77868 CONSULTING ENGINEER PAUL MALEK, P.E P.E. LICENSE # 82860





THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF MBC MANAGEMENT
FIRM NO. F-789
7984 HWY 6 NAVASOTA, TX 77868
CONSULTING ENGINEER PAUL MALEK, P.E.
P.E. LICENSE # 82860

DATE BY DRAFTING DESIGN PEM

DATE FEB. 10, 2022

AS SHOWN

REVISIONS

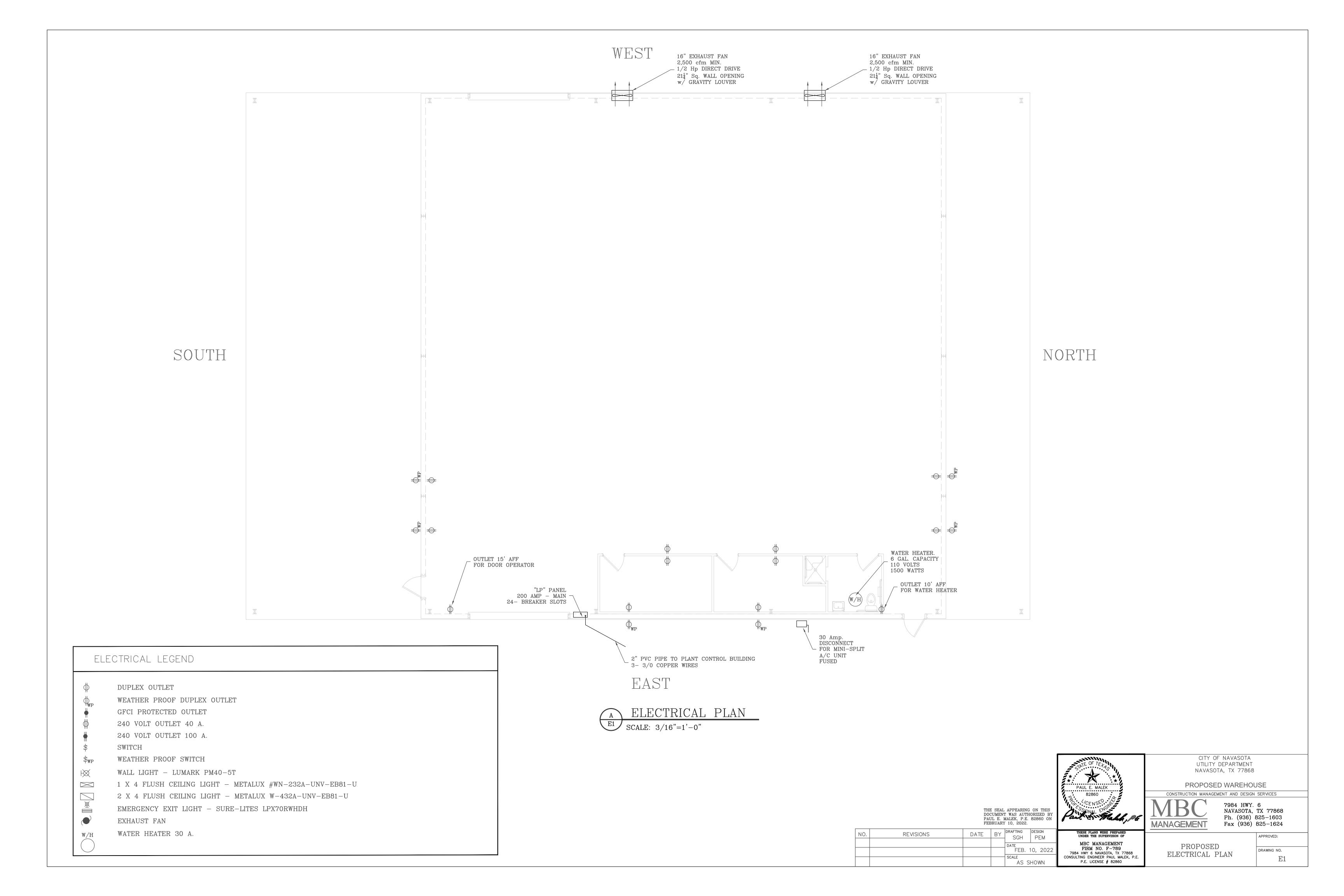
PROPOSED WAREHOUSE

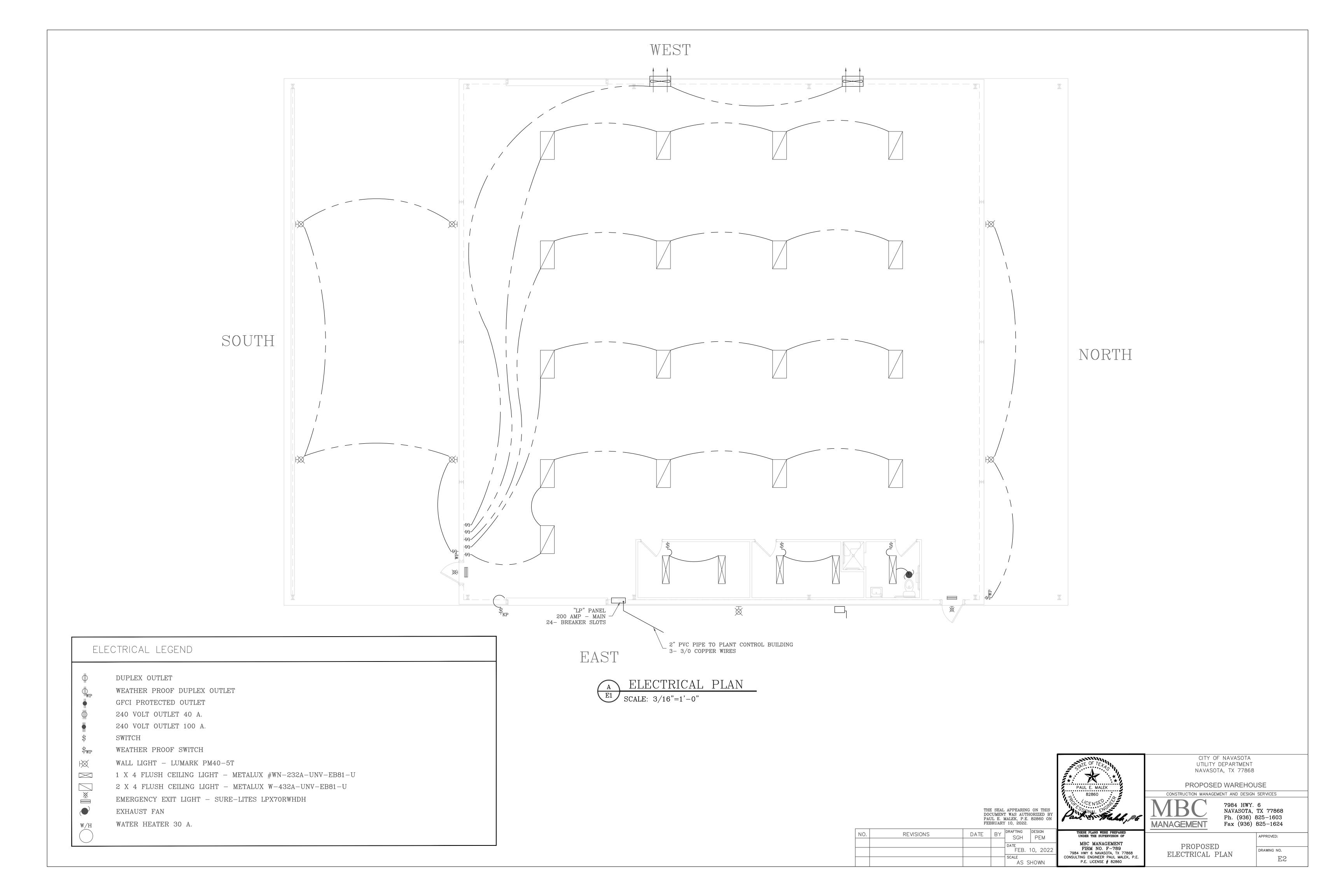
MANAGEMENT

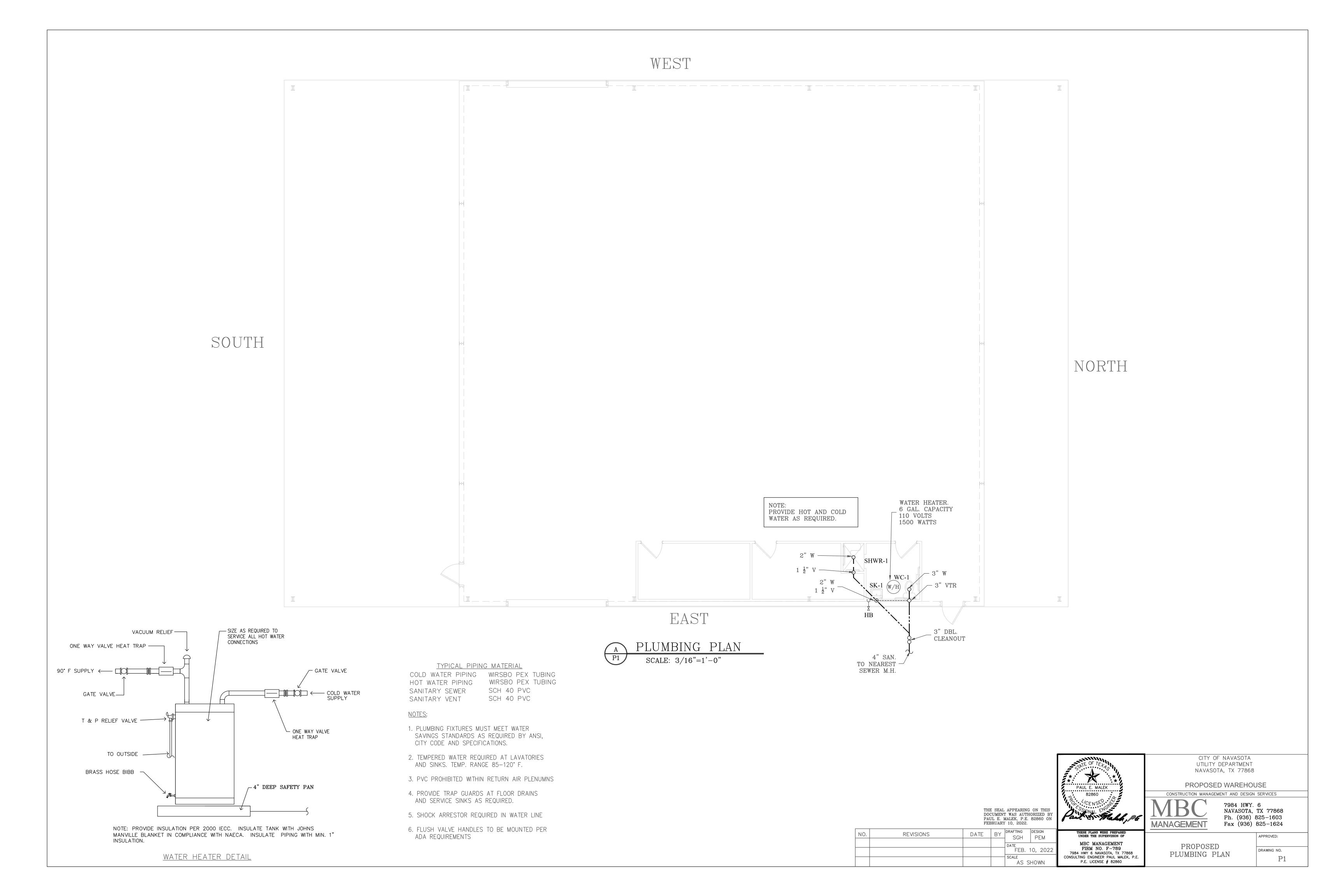
7984 HWY. 6 NAVASOTA, TX 77868 Ph. (936) 825-1603 Fax (936) 825-1624 APPROVED:

PROPOSED HVAC PLAN

DRAWING NO. M1









BID TABULATION SHEET CITY OF NAVASOTA PROJECT: CITY OF NAVASOTA NEW PUBLIC WORKS WAREHOUSE

DATE: MARCH 31, 2022 TIME: 2:00 PM

90	\$ 20,000.00	4,800.00	\$ 38,000 \$	\$ 598,800 \$	×	Quality Works Construction, Inc.
180	\$ 4,000.00	2,000.00	\$ 25,000 \$	\$ 509,000 \$	×	Frost Construciton Company, Inc.
184	\$	1,600.00	\$ 20,000 \$	\$ 514,200 \$	×	Dudley Construction
90	\$ 1,000.00	\$ 1,500.00	\$ 2,500	\$ 612,825	×	Create Construction
180	\$ (2,500.00)	2,500.00	\$ 14,000 \$	\$ 519,000 \$	×	M Scott Construction
132	\$ (2,500.00)	\$ 1,500.00	4,600	\$ 402,560 \$	×	MBC Management
TOTAL CALENDAR DAYS	ALTERNATE BID NO. 3	ALTERNATE BID NO.2	ALTERNATE BID NO. 1	BASE BID	BID BOND	BIDDERS: