William A. "Bert" Miller, III
Mayor
Bernie Gessner
Councilmember
Josh Fultz
Councilmember



Grant E. Holt Mayor Pro-Tem Pattie Pederson Councilmember

NOTICE OF MEETING OF THE GOVERNING BODY OF THE CITY OF NAVASOTA, TEXAS NOVEMBER 14, 2022

Notice is hereby given that a Regular Meeting of the governing body of the City of Navasota will be held on the 14th of November, 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) Introduction of new employees [Peggy Johnson, HR Director]
- (b) Recognition of years of service awards [Peggy Johnson, HR Director]
- (c) CIP Updates: Downtown Streetscape project, Utility CIP, AWOS, and Public Works Warehouse [Jennifer Reyna, Director of Utilities and Jose Coronilla, Director of Streets and Sanitation]
- (d) Wine Press Travel Writers update [Bobbie Ullrich, Marketing and Communication Director]
- (e) Navasota Police Department update [Mike Mize, Chief of Police]
- (f) Board and Commission update [City Council]
- (g) 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. Conduct a public hearing to receive public comment for or against the creation of the Reinvestment Zone One, Navasota, Texas, its boundaries, or the concept of tax increment financing in general. [Jason Weeks, City Manager]
- 6. Consideration and possible action on the first reading of Ordinance No. 1010-22, designating a geographic area within the City of Navasota and its extra-territorial jurisdiction as reinvestment zone number one, City of Navasota, Texas for increment financing purposes pursuant to Chapter 311 of the Texas Tax Code; creating a board of directors for such zone; establishing the tax increment fund; establishing the termination date of the zone; containing findings and provisions related to the foregoing subject; authorizing actions in furtherance of the zone; providing a severability clause; and providing proper notice of meeting. [Jason Weeks, City Manager]
- 7. Consideration and possible action on the first reading of Ordinance No. 1013-22, authorizing the Issuance of City of Navasota, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2022. [Lance Hall, Finance Director]

8. 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.

Consent Items are:

- A. Approve the minutes for the month of October 2022.
- B. Approve the expenditures for the month of October 2022.
- C. Approve the first reading of Ordinance No. 1011-22, tax roll ordinance for tax year 2022, Grimes County portion.
- D. Approve the first reading of Ordinance No. 1012-22, tax roll ordinance for the tax year 2022, Brazos County portion.
- E. Approve Resolution No. 722-22, the City of Navasota Investment Policy and Strategy.
- 9. Adjourn.

DATED THIS THE 10TH OF NOVEMBER, 2022

/	JW/		
_	OTTV/	MANAGED	_

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 10th of November, 2022 at 12:40 PM 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 10TH OF NOVEMBER, 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.



REQUEST FOR CITY COUNCIL AGENDA ITEM #4

Agenda Date Requested: November 14, 2022	Appropriation	
Requested By: Jason Weeks, City Manager	Source of Funds: N/A	
Department: Administration	Account Number: N/A	
Report Resolution Ordinance	Amount Budgeted: N/A	
	Amount Requested: N/A	
Exhibits: None	Budgeted Item: Yes No	

AGENDA ITEM #4

Staff Report:

- (a) Introduction of new employees [Peggy Johnson, HR Director]
- (b) Recognition of years of service [Peggy Johnson, HR Director]
- (c) CIP Updates: Downtown Streetscape project, Utility CIP, AWOS and Public Works Warehouse [Jennifer Reyna, Director of Utilities and Jose Coronilla, Director of Streets and Sanitation]
- (d) Wine Press Travel Writers update [Bobbie Ullrich, Marketing & Communication Director]
- (e) Navasota Police Department update [Mike Mize, Chief of Police]
- (f) Board and Commission update [City Council] and
- (g) 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]

SUMMARY & RECOMMENDATION

- (a) Peggy Johnson, HR Director will introduce the new employees for all departments.
- (b) Peggy Johnson, HR Director will acknowledge employees with five years of service.
- (c) Jennifer Reyna, Director of Utilities and Jose Coronilla, Director of Streets and Sanitation, will provide an update on various CIP projects such as the Downtown Streetscape project, 2020 Utility CIP, AWOS and the new Public Works Warehouse.
- (d) Bobbie Ullrich, Marketing & Communication Director will provide an update on the Wine Press Travel Writers.
- (e) Mike Mize, Chief of Police with provide an update on the Navasota Police Department.
- (f) If applicable, City Council will provide Board and Commission updates.
- (g) Staff and City Council will give updates on other events coming up.

ACTION REQUIRED	BY CITY COUNCIL	
None		
Approved for the City Council meeting agend	ia	
Jason Weeks	11/10/2022	
Jason B. Weeks, City Manager	 Date	



CERTIFICATE

of ACHIEVEMENT

This certificate is presented to Aung Alai

in appreciation of 5 years of dedicated service to the City of Navasota.

11/14/2022 DATE







CERTIFICATE

This certificate is presented to

of ACHIEVEMENT

Richard Frughes

in appreciation of 5 years of dedicated service to the City of Navasota.







AGENDA PLANNING CALENDAR

NOVEMBER 14, 2022 — DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 10/31/2022

- 1. Called to order
- 2. Invocation/Pledge of Allegiance
- 3. Remarks of visitors
- 4. Staff Report: (a) Introduction of new employees; (b) Recognition of Years of service awards; (c) CIP Updates(Streetscape, Utility CIP, AWOS, and PW Warehouse); (d) Wine Press Travel Writers update; (e) Police Department update; (f) Board and Commission update; and (g) Reports from staff and City Council
- 5. Public hearing on the creation of a TIRZ
- 6. 1st reading of Ordinance No. 1010, creating a TIRZ
- 7. 1st reading of Ordinance No. 1013-22, issuance of bonds;
- 8. Consent agenda: (a) Minutes for the month of October 2022; (b) Expenditures for the month of October 2022; (c) 1st reading of Ordinance No. 1011-22, approval of 2022 tax roll Grimes County portion; (d) 1st reading of Ordinance No. 1012-22, approval of 2022 tax roll Brazos County portion; (e) and Resolution No. 722-22, reviewing the City of Navasota Investment Policy and Strategy
- 9.Adjourn

NOVEMBER 28, 2022 - WORKSHOP - 4:30 P.M.

- 1. Called to order
- 2. Workshop on compensation study
- 3. Remarks of visitors

NOVEMBER 28, 2022 — DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 11/14/2022

- 1. Called to order
- 2. Invocation/Pledge of Allegiance
- 3. Remarks of visitors
- 4. Staff Report: (a) Cancelling the December 26th Council meeting; (b) Board and Commission update; and (c) Reports from staff and City Council
- 5. Hire a grant administrator for the CDBG-MIT MOD
- 6. Hire a grant administrator for the 23-24 Texas Community Development Block Grant
- 7. Hire an engineer for the 23-24 Texas Community Development Block Grant
- 8. RFP's for alcohol sale for the Texas Birthday Bash
- 9. Consent agenda: (a) 2nd reading of Ordinance No. 1010-22, creating a TIERS; (b) 2nd reading of Ordinance No. 1011-22, approval of 2022 tax roll Grimes County portion; (c) 2nd reading of Ordinance No. 1012-22, approval of 2022 tax roll Brazos County portion; and (d) 2nd reading of Ordinance No. 1013-22, issuance of bonds
- 10.Adjourn

DECEMBER 12, 2022 — DEADLINE FOR SUBMITTING ITEMS AND COVER SHEETS FOR THIS MEETING IS 11/28/2022

- 1. Called to order
- 2. Invocation/Pledge of Allegiance
- 3. Remarks of visitors
- 4. Staff Report: (a) Annual Airport Report Michael Dearing; (b) Board and Commission update; and (c) Reports from staff and City Council
- 5. Approval of compensation study
- 6. Consent agenda: (a) minutes for the month of November 2022; and (b) expenditures for the month of November 2022
- 7. Adjourn

January 9, 2023 – Annual evaluation of City Manager

January 23, 2023 - TDA Report

February 13, 2023

February 27, 2023

March 13, 2023

March 27, 2023

April 10, 2023 – Executive Session – Annual evaluation of Municipal Judge

April 24, 2023



Vision Statement:

Navasota 2027: What America Wants To Be "A beautiful, progressive, vibrant, service-oriented, close-knit community filled with historical charm and promise for people and business."

Mission Statement:

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



THE CITY OF NAVASOTA COUNCIL LEADERSHIP POLICY

It is the desire of the Navasota City Council to demonstrate responsible leadership by:

- (a) Establishing a 2027 Strategic Growth Map for the City of Navasota.
- (b) Assuring stable and effective city operations.
- (c) Developing and adopting policies that will guide the growth of the City of Navasota.
- (d) Facilitating private/public sector partnerships at the local, regional, state and federal level that will invest in the future of Navasota.
- (e) Ensuring all Navasota boards, commissions and committees are aligned with the Council's growth policies.



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

Navasota

- 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.
- o 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.

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

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.)

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.

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 Establish costs to city to accommodate the crossing. 4.2.7 Compile land acquisition costs per thorough fare plan design 4.2.8 Obtain estimate cost proposals for engineering and construction 4.2.9 Improve aging infrastructure. 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. 5 Create a facilities master plan 6 Hire Consultant 7 Replace or improve animal shelter and vehicle services 8 Sell existing warehouse and build a new one 8 Replace the current primary fire station and EOC at the South LaSalle location. 8 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 4.2.3 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	
--	-------------------------------------	-------------	---	--

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	

OFFICE OF COURT ADMINISTRATION TEXAS JUDICAL COUNCIL

Official Municipal Court Monthly Report

Month	October	Year	2022		
Municipal Court f	or the City of NAVA	SOTA			
Presiding Judge	PATRICIA GRUNER				
If new	, date assumed offic	e			
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.NAVASOTA	TX.GOV			
THE ATTACHED IS A TRUE AND 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 11/03/2022 02:31 PM OFFICIAL MUNICIPAL COURT MONTHLY REPORT Page: CRIMINAL SECTION COURT NAVASOTA MUNICIPAL COURT TRAFFIC |NON-PARKING| PARKING | CITY ORD | PENAL CODE| STATE LAW | CITY ORD | MONTH October YEAR 2022 ------520| 0| 18| 274| 41| 100| 1 1. Total Cases Pending First of Month: 931 01 01 201 a. Active Cases +-----82| b. Inactive Cases 427 | 0 | 18 | 254 | 20 | 2. New Cases Filed 110| 0| 1| 5| 4| 0| 0| 3| 0| 3. Cases Reactivated 1| 0| 0| 0| 0| 0| 4. All Other Cases Added 5. Total Cases on Docket | 207| 0| 1| 28| 42| 22| ------6. Dispositions Prior to Court Appearance or Trial: +----+ a. Uncontested Dispositions 0 | 1| 1| 261 +----+ 0| 0| 0| 1| b. Dismissed by Prosecution 0 | 1 7. Dispositions at Trial: a. Convictions: 1) Guilty Plea or Nolo Contendere 121 0 1 0 1 3 | +-----0| 0| 0| 0| 0| 2) By the Court 0| 0| 0| 0| 0| 3) By the Jury b. Acquittals: 1) By the Court 0 | 0 | 0 | 0| 0| +-----

2) By the Jury

c. Dismissed by Prosecution

0| 0| 0| 0|

+-----+

11/03/2022 02:31 PM OFFICIAL MUNICIPAL COURT MONTHLY REPORT CRIMINAL SECTION TRAFFIC COURT NAVASOTA MUNICIPAL COURT |NON-PARKING| PARKING | CITY ORD | PENAL CODE| STATE LAW | CITY ORD | MONTH October YEAR 2022 ------8. Compliance Dismissals: a. After Driver Safety Course b. After Deferred Disposition 3 | 0 | 0| 0| 0| +-----0| 0| 0| c. After Teen Court d. After Tobacco Awareness Course e. After Treatment for Chemical Dependency f. After Proof of Financial Responsibility +---g. All Other Transportation Code Dismissals 1| 0| 0| 0| 0| 0 | 0 | 0 | 0 | 0 | 9. All Other Dispositions 1

157|

10. Total Cases Disposed

a. Active Cases

14. Cases Appealed:

a. After Trial

b. Without Trial

b. Inactive Cases

13. Show Cause Hearings Held

11. Cases Placed on Inactive Status

12. Total Cases Pending End of Month:

| 46| 0| 1| 4| 3| 3|

| 4| 0| 0| 1| 0| 0|

+-----

0 |

 $\mid \texttt{XXXXXXXXXX} \mid \texttt{XXXXXXXXXX} \mid \texttt{XXXXXXXXXX} \mid \texttt{XXXXXXXXXX} \mid \texttt{XXXXXXXXXX} \mid \texttt{XXXXXXXXXXX} \mid$

| 0| 0| 0| 0| 0| 0| 0| 0| 1

+-----+ | 427| 0| 18| 252| 20| 81|

7| 0| 0| 1| 0| 1|

23|

59| 100|

19|

39|

584| 0| 18| 275|

0 |

-----+

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0 |

CIV:	L SECTION	
	RT NAVASOTA MUNICIPAL COURT PH October YEAR 2022	
1.	Total Cases Pending First of Month:	1
	a. Active Cases	t
	b. Inactive Cases	0
	New Cases Filed	t
	Cases Reactivated	0
	All Other Cases Added	0
5.	Total Cases on Docket	1
6.	Uncontested Civil Fines or Penalties	0
7.	Default Judgments	t
8.	Agreed Judgments	0
9.	Trial/Hearing by Judge/Hearing Officer	0
	Trial by Jury	0
	Dismissed for Want of Prosecution	0
12.	All Other Dispositions	0
13.	Total Cases Disposed	
	Cases Placed on Inactive Status	t
15.	Total Cases Pending End of Month:	1
	a. Active Cases	t
	b. Inactive Cases	0
16.		+ XXXXXXXXXXXXXXXXX
	a. After Trial	·

b. Without Trial

11/03/2022 02:31 PM OFFICIAL MUNICIPAL COURT MONTHLY R	Page: 4	
JUVENILE/MINOR ACTIVITY		
COURT NAVASOTA MUNICIPAL COURT MONTH October YEAR 2022		
1. Transportation Code Cases Filed	2	
2. Non-driving Alcoholic Beverage Code Cases Filed	3	
3. Driving Under the Influence of Alcohol Cases Filed	0	
4. Drug Paraphernalia Cases Filed	2	
5. Tobacco Cases Filed] 3	
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	4	
10. Transfer to Juvenile Court:	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	
a. Mandatory Transfer	0	
b. Discretionary Transfer	0	
11. Accused of Contempt and Referred to Juvenile Court (Delinquent Conduct)	0	
12. Held in Contempt by Criminal Court (Fined and/or Denied Driving Privileges)	0	
13. Juvenile Statement Magistrate Warning:	XXXXXXXXXXXXX	
a. Warnings Administered	2	
b. Statements Certified	0	
14. Detention Hearings Held	0	
15. Orders for Non-secure Custody Issued	0	
16. Parent Contributing to Nonattendance Cases Filed	0	

11/03/2022 02:31 PM OFFICIAL MUNICIPAL COURT MONTHLY REPORT ADDITIONAL ACTIVITY COURT NAVASOTA MUNICIPAL COURT | NUMBER REQUESTS | | NUMBER GIVEN | FOR COUNSEL | MONTH October YEAR 2022 1. Magistrate Warnings: 7 | XXXXXXXXXXXXXXXX a. Class C Misdemeanors 0 | b. Class A and B Misdemeanors 0 | c. Felonies 2. Arrest Warrants Issued: a. Class C Misdemeanors 5| b. Class A and B Misdemeanors 4 | c. Felonies ------3. Capiases Pro Fine Issued - 1 4. Search Warrants Issued 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 |

11/03/2022 02:31 PM	OFFICIAL MUNICIPAL COURT MONTHLY REPORT		Page:	6
ADDITIONAL ACTIVITY				

14. Cases in Which Fine and Cour	rt Costs Satisfied by Community Service:	XXXXXXXXXXXXXXXXX		
a. Partial Satisfaction		0 		
b. Full Satisfaction		1		
15. Cases in Which Fine and Cou	rt Costs Satisfied by Jail Credit	18		
16. Cases in Which Fine and Cou		0		
17. Amount of Fines and Court Co		\$0.00		
18. Fines, Court Costs and Other		XXXXXXXXXXXXXXX		
a. Kept by City		\$9,881.00 +		
b. Remitted to State		\$4,248.80 +		
c. Total		+ \$14,129.80 +		
		++-		

11/03/2022 02:31 PM OFFICIAL MUNICIPAL COURT MONTHLY REPORT

Page: 7

Run By: rjessie
Report Type: Summary
Date Range: 10/01/2022 - 10/31/2022
Finalize Report: Yes
Correction: No

*** END OF REPORT ***



REQUEST FOR CITY COUNCIL AGENDA ITEM #5

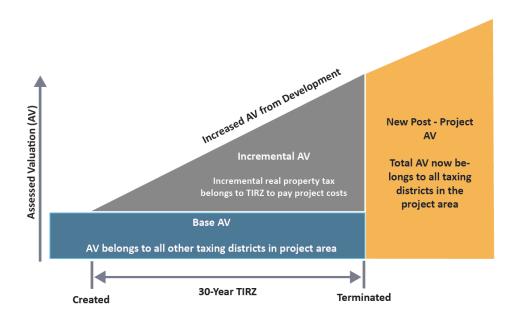
Agenda Date Requested: November 14, 2022	Appropriation					
Requested By: _Jason Weeks, City Manager	Source of Funds:	N/A				
Department: Administration	Account Number:	N/A				
○ Report ○ Resolution	Amount Budgeted:	N/A				
	Amount Requested:	N/A				
Exhibits: Public Hearing Notice, TIRZ Boundary Map, Jurisdiction Boundary Description, TIRZ #1 Preliminary Project Plan & Financing Plan,	Budgeted Item:	O Yes O No				
Presentation, and Ordinance 1010-22						
AGENDA ITEM #5 Conduct public hearing to receive public comment for or against the creation of the Reinvestment Zone One, Navasota, Texas, its boundaries, or the concept of tax increment financing in general.						
SUMMARY & RECO	SUMMARY & RECOMMENDATION					

On June 27, 2022, at a Special City Council meeting, City Council heard from David Hawes with Hawes Hill Group as he provided an overview of Tax Increment Financing Zones (TIRZs), Public Improvement Districts (PIDs), and Municipal Utility Districts (MUDs). City Council provided staff direction to move forward with the creation of Navasota's first TIRZ. On July 25th, City Council approved a contract agreement with Hawes Hill & Associates to assist the City in creating a TIRZ. Then on September 12th, City Council discussed the setting boundaries for the creation of the Navasota Tax Increment Reinvestment Zone (TIRZ) #1 for the City of Navasota. Staff has been working with Hawes Hill & Associates to finalize the boundary map, boundary descriptions, and the preliminary project plan & financing plan.

What is a TIRZ?

A tax increment reinvestment zone (TIRZ) is a financing tool enabled by the Texas Legislature with the adoption of Chapter 311 of the Texas Tax Code. A TIRZ is a tool that can be used to pay for public improvements to encourage development and/or redevelopment of an area and attract private investment. Cities may create a TIRZ where conditions exist that substantially impair an area's sound growth and where development or redevelopment is not likely to occur but for public infrastructure enhancements financed by a TIRZ. Upon creation of the Zone, the total appraised value

of real property located within its boundaries is established for the year in which it was created. This is known as the base value. As development occurs in the Zone due to the provision of new infrastructure, the value of real property increases. This additional value above the base is known as the increment. It is set aside to finance infrastructure improvements within the Zone. Once all projects are completed, or after a defined period, the TIRZ is dissolved. During the life of the Zone, the city and other participating taxing jurisdictions collect tax revenue on the base value of the Zone. When the Zone is dissolved, the city and other participating taxing jurisdictions receive the benefit of the full increment value created by new development.



The proposed TIRZ boundary is approximately +/- 2,890 acres and is located within both Navasota's corporate limits, as well as its ETJ. The Zone is largely bounded by State Highway 6 to the west, Navasota's ETJ limit to the east, FM 3090 to the north, and State Highway 105 / TX-515 Spur and County Road 446 to the south. Approximately 274 acres lies near the northwest corner of the State Highway 6 / TX-515 Spur intersection, and approximately 30 acres lies at the southwest corner of the State Highway 6 / FM 3090 intersection. Most of the Zone is located within the City's ETJ and is undeveloped or in agricultural use. The tax increment associated with this TIRZ will consist of contributions from the city, at a rate of 50% of its tax rate. The proposed life of the TIRZ is 30-years (2022 to 2052).

The proposed TIRZ #1 Project Plan & Financing Plan has identified \$22 million in possible project costs that outline goals, priorities, and projects for the TIRZ:

 Infrastructure (\$10 million) - Support commercial and residential development through coordination of public infrastructure improvements including water, sewer, drainage, and detention. Most of the Zone lies within the City's ETJ and over 90%, consists of undeveloped land. As growth pressures continue to increase in the area, development of this land will transition over time to higher intensity uses. To support these uses and the viability of new residential and commercial development, infrastructure improvements will be needed, including roadways, water, sewer, natural gas, wastewater treatment plant, drainage, and detention. The TIRZ can serve as a tool to facilitate the coordination of infrastructure needs with property owners and developers, and the annexation of properties into the City Limits. This can be accomplished through the funding of public infrastructure and/or developer reimbursement agreements and incentives.

- Mobility & Connectivity (\$10 million) Enhance mobility options allowing for efficient and safe access through and within the area. As the area develops to higher intensity uses, mobility options to travel through the area will be important to support new development, including new or expanded roadways and pedestrian and/or bike facilities.
- Parks, Recreation, and Public Facilities (\$1.5 million) Enhance parks and recreation opportunities that add to the quality of life and economic vitality of the City. As growth continues to occur east of the city and new residential communities develop, having adequate parks, recreational and other public facilities will be important to the community's economic vitality and in attracting residents and businesses to the area.
- Economic Development (\$500,000) Incentivize projects that promote redevelopment of the community and enhance economic development opportunities consistent with the community's goals and priorities. To stimulate and accelerate redevelopment within the TIRZ, the TIRZ desires to establish an economic development program that would directly incentivize private enterprise that affect the TIRZ and serve as a catalyst for other business developments. Examples of how the program would be used include funding for business development and retention, business loss mitigation, economic development grants to catalyze investments, such as Agreements under Chapter 380 of the Texas Local Government Code, and matching grants to provide leverage for other economic development funds.

To finalize the creation of the Navasota TIRZ #1, a public hearing must be held to receive public comment concerning the creation of Reinvestment Zone Number One, Navasota, Texas. A public hearing notice was advertised in the Navasota Examiner on Wednesday, November 2, 2022, which meets the "at least 7-days prior to the public hearing" requirements. All residents and property owners within the proposed zone and all other persons are invited to appear in person to speak for or against the TIRZ, or the concept of TIRZ financing in general. The consultants with Hawes Hill and Associates will be providing a brief presentation during the public hearing portion to provide historical information and explain the reason for the creation of the TIRZ as well as documents provided within the packet. Staff is recommending City Council conduct a public hearing.

C	osed	publi	C	hearing	at	p.m
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ACTION REQUIRED BY CITY COUNCIL

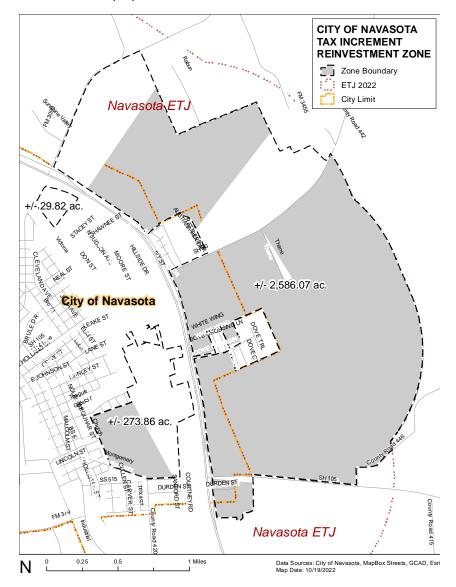
Conduct public hearing to receive public comment for or against the creation of the Reinvestment Zone One, Navasota, Texas, its boundaries, or the concept of tax increment financing in general.

Jason B. Weeks, City Manager	Date						
Jason Weeks	11/10/2022						
Approved for the City Council meeting agenda							

NOTICE OF PUBLIC HEARING FOR CREATION OF REINVESTMENT ZONE NUMBER ONE, NAVASOTA TEXAS PURSUANT TO CHAPTER 311, TEXAS TAX CODE.

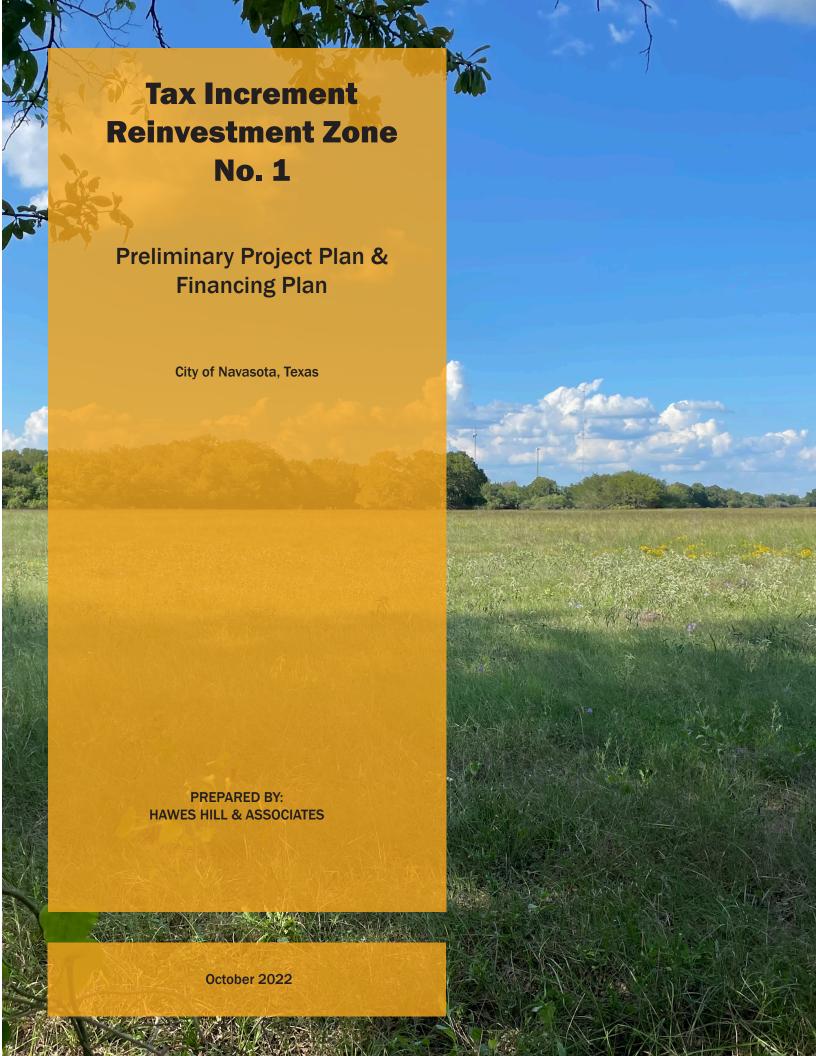
Notice is hereby given that the City Council of the City of Navasota will hold a public hearing at its meeting on November 14, 2022, which begins at 6 p.m. at City Hall in the City Council Chambers, Room No. 161, located at 200 E. McAlpine Street, Navasota, Texas, for creation of Reinvestment Zone Number One.

All residents and property owners within the proposed zone and all other persons are hereby invited to appear in person to speak for or against the creation of the zone, its boundaries, or the concept of tax increment financing in general. At or on the adjournment of the public hearing, the City may create Reinvestment Zone Number One, Navasota, Texas. The boundaries of proposed Reinvestment Zone Number One are shown in the following map:



A copy of the description of the boundaries of the proposed Reinvestment Zone Number One is available at City Hall during regular business hours and may be obtained in the Navasota City Secretary's Office located at, 200 East McAlpine Street, Navasota, Texas 77868. The public hearing is open to any interested person. Comments relative to this matter may be expressed in writing or in person at the public hearing.

DATE OF PUBLICATION: November 2, 2022.



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TIRZ Concept

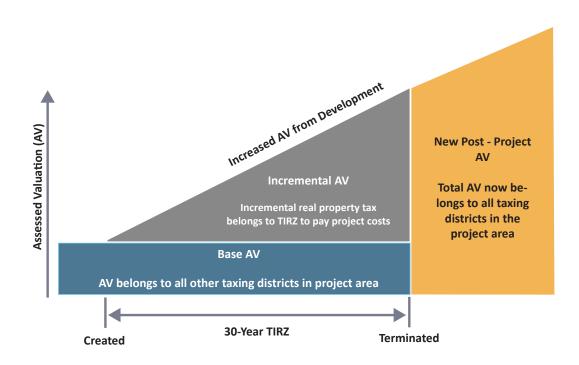
A tax increment reinvestment zone (TIRZ) is a financing tool enabled by the Texas Legislature with the adoption of Chapter 311 of the Texas Tax Code. A TIRZ is a tool that can be used to pay for public improvements to encourage development and/or redevelopment of an area and attract private investment.

Cities may create a TIRZ where conditions exist that substantially impair an area's sound growth and where development or redevelopment is not likely to occur but for public infrastructure enhancements financed by a TIRZ.

Upon creation of the Zone, the total appraised value of real property located within its boundaries is established for the year in which it was created. This is known as the base value. As development occurs in the Zone due to the provision of new infrastructure, the value of real property increases.

This additional value above the base is known as the increment. It is set aside to finance infrastructure improvements within the Zone. Once all projects are completed, or after a defined period of time, the TIRZ is dissolved.

During the life of the Zone, the city and other participating taxing jurisdictions collect tax revenue on the base value of the Zone. When the Zone is dissolved, the city and other participating taxing jurisdictions receive the benefit of the full increment value created by new development.



Introduction

Purpose

This document constitutes the Preliminary Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number One, Navasota, Texas as required by Chapter 311, Texas Tax Code. This document details the specific projects proposed to address existing conditions in the area as well as the method and means to finance them.

The purpose of the tax increment reinvestment zone (the "Zone") is to finance construction of public facilities and infrastructure necessary to catalyze residential and commercial development and redevelopment, thereby increasing property values and revenues within the Zone boundaries. Expenditures associated with the design and construction of public facilities and infrastructure, as well as other specific project related costs, will be funded by tax increment revenues derived from increases in property values following new development/redevelopment. Zone activities may include, but are not limited to, public infrastructure improvements including water, sewer and drainage, stormwater detention, mobility improvements, land acquisition, creation of public spaces and facilities, streetscape/corridor improvements, trails and pedestrian amenities, and support for initiatives and projects that further the economic goals and priorities of the City.

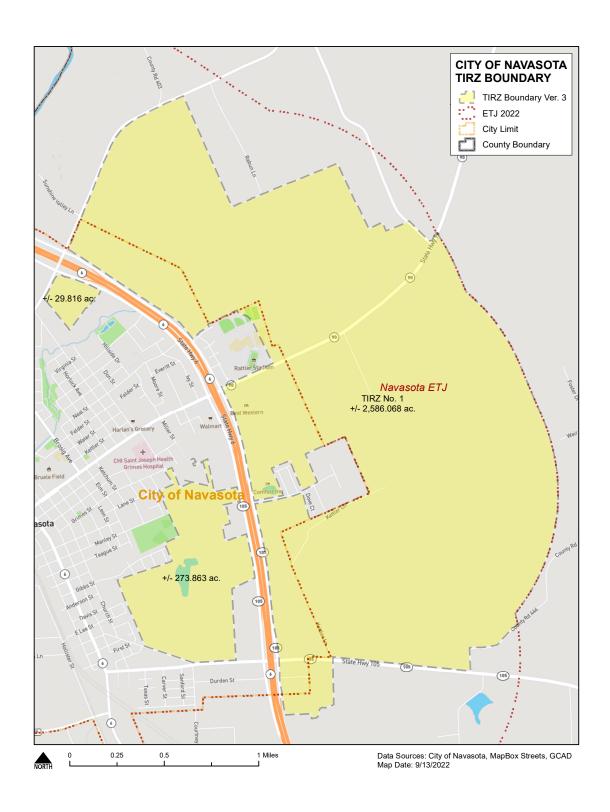
The Zone boundary primarily includes unincorporated properties within the City's ETJ. The intent of the Zone is to facilitate future residential and commercial development in these areas through the funding of public infrastructure and allow for voluntary annexation of properties into the City Limits. The area is primarily agricultural with limited to no infrastructure including water, sewer, drainage, and roadways. As growth pressures increase in the area, the reinvestment zone can serve as a mechanism to fund needed infrastructure improvements to support future growth, as properties are annexed into the City Limits. The reinvestment zone also serves as a mechanism to support the community's goals for higher quality development that is compatible with character of the area.

Location

The proposed TIRZ boundary is approximately +/- 2,890 acres and is located within both Navasota's corporate limits, as well as its ETJ. The Zone is largely bounded by State Highway 6 to the west, Navasota's ETJ limit to the east, FM 3090 to the north, and State Highway 105 / TX-515 Spur and County Road 446 to the south. Approximately 274 acres lies near the northwest corner of the State Highway 6 / TX-515 Spur intersection, and approximately 30 acres lies at the southwest corner of the State Highway 6 / FM 3090 intersection. The majority of the Zone is located within the City's ETJ and is undeveloped or in agricultural use.



Location



Goals

The following goals outline priorities and projects for the Zone and are based on needs identified in the Feasibility Report (Exhibit 2) and other plans and studies. The intent of the goals is to identify public projects that would support the City's economic development initiatives and vision for eastern portion of the City and it's ETJ.

Infrastructure

Support commercial and residential development through coordination of public infrastructure improvements including water, sewer, drainage and detention.

The majority of the Zone lies within the City's ETJ and over 90%, consists of undeveloped land that is either designated as vacant or used for agriculture purposes. Infrastructure is limited throughout most of the Zone, including access to City water and sewer facilities. As growth pressures continue to increase in the area, development of this land will transition over time to higher intensity uses. To support these uses and the viability of new residential and commercial development, infrastructure improvements will be needed, including roadways, water, sewer, natural gas, wastewater treatment plant, drainage and detention. The TIRZ can serve as a tool to facilitate the coordination of infrastructure needs with property owners and developers, and the annexation of properties into the City Limits. This can be accomplished through the funding of public infrastructure and/or developer reimbursement agreements and incentives. Infrastructure improvements supported by the TIRZ may include roadways, water, sewer, drainage, stormwater management improvements, property acquisition, and site remediation/preparation.

Mobility & Connectivity

Enhance mobility options allowing for efficient and safe access through and within the area.

As the area develops to higher intensity uses, mobility options to travel through the area will be important to support new development, including new or expanded roadways and pedestrian and/or bike facilities. Additional mobility and intersection improvements associated with the SH 249 extension may also be needed, as the extension connects to SH 105 in Navasota. Additionally, strengthening the vitality of existing corridors for commercial use will enhance the economic marketability of the area, whether this is through capacity expansion, safety and intersection improvements or streetscape/median enhancements. TIRZ improvements may include roadway improvements, enhanced intersections, access management, sidewalks, bike improvements, crosswalks, parking, safety improvements, landscaping, pedestrian amenities, lighting, signage/wayfinding and public art.

Parks, Recreation, & Public Facilities

Enhance parks and recreation opportunities that add to the quality of life and economic vitality of the City.

As growth continues to occur east of the City and new residential communities develop, having

Goals

adequate parks, recreational and other public facilities will be important to the community's economic vitality and in attracting residents and businesses to the area. Additionally, trails, bicycle and pedestrian facilities provide not only recreational opportunities but also connect key destinations in the community. Opportunities for TIRZ funded projects could include improvements to existing facilities, development of new parks, green spaces, linear trails, public spaces, and joint use of detention facilities. Public spaces and facilities will attract, support, and enhance the viability of residential, commercial, and retail destinations in the Zone, while potentially fostering innovative economic opportunities. In addition to parks and recreation improvements the TIRZ may fund public facilities including but not limited to a library, community center, civic center, recreation center, and public safety facilities.

Economic Development

Incentivize projects that promote redevelopment of the community and enhance economic development opportunities consistent with the community's goals and priorities.

In order to stimulate and accelerate redevelopment within the TIRZ, the TIRZ desires to establish an economic development program that would directly incentivize private enterprise that affect the TIRZ and serve as a catalyst for other business developments. Examples of how the program would be used include funding for business development and retention, business loss mitigation, economic development grants to catalyze investments, such as Agreements under Chapter 380 of the Texas Local Government Code, and matching grants to provide leverage for other economic development funds. In cases such as those described in this section, an appropriate economic development program would be proposed by the City and/or the TIRZ and approved by both the TIRZ and City Council. Payments made pursuant to this program shall be pursuant to economic development agreements entered into on behalf of the Zone and are considered Project Costs. No grant or loan shall be authorized by the Zone without prior consent of the City.

Authorized Project Costs

The project costs for the Preliminary Project Plan and Financing Plan are detailed in Table 1. Projects include infrastructure improvements, including detention/drainage, water and sewer, mobility improvements, parks, recreation and public facilities, and economic development. The project categories reflect the types of projects supported by the TIRZ; however, actual projects that will be undertaken by the TIRZ will be based on factors including community development priorities, the ability to leverage funds, and available increment.

Non-Project costs are those infrastructure costs that will not be funded or reimbursed by the TIRZ, but will be funded by other parties, such as the City, County, the Texas Department of Transportation, non-profit organizations, or private sources, including developers. Funding identified in Table 1 will be leveraged with other sources to secure Non-Project funding when appropriate and available.

Table 1 - Project Costs

Projects	Costs
Infrastructure	\$10,000,000
Mobility & Connectivity	\$10,000,000
Parks, Recreation & Public Facilities	\$1,500,000
Economic Development	\$500,000
Planning, Admin, Legal	\$500,000
Total	\$22,500,000

Project Plan

This document constitutes the Preliminary Project Plan for Tax Increment Reinvestment Zone Number One, City of Navasota, as required by Chapter 311 of the Texas Tax Code. The purpose of the Zone is to finance improvements that support new development and redevelopment of properties within the Zone.

Existing and Proposed Uses of Land	•••••	Texas Tax Code - 311.011 (B)(1)
Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances	•••••	Texas Tax Code - 311.011(B)(2)
Estimated Non-Project Costs	•••••	Texas Tax Code - 311.011 (B)(3)
Method of Relocating Persons to Be Displaced, if Any, as a Result of Implementing the Plan	•••••	Texas Tax Code - 311.011 (B)(4)

Existing and Proposed Uses of Land

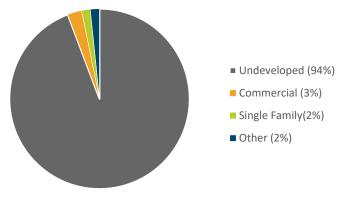
(TEXAS TAX CODE- 311.011(B)(1))

Existing Land Use - Current land uses within the Zone consist primarily of undeveloped uses classified as agricultural, farmland and vacant as shown in Map 2 (page 15). Other uses include commercial and large lot residential development. In terms of taxable value, commercial is the largest use, 61%, followed by undeveloped, 25% and single family residential, 10%. Given that over 94% of the acreage in the Zone is undeveloped, the taxable value is relatively low at just over \$45 million. Existing conditions are further described in Exhibit B.

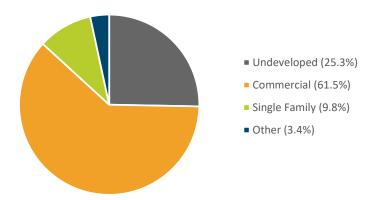
Surrounding Land Use - Land surrounding the Zone includes vacant, large lot residential, public/institutional, and commercial uses.

Proposed Uses - Proposed uses in the Zone are anticipated to include residential, commercial and public uses, including parks and recreation facilities, with decreasing vacant land over time. Retail and commercial uses are anticipated along major corridors in the Zone. Map 3 (page 17) shows proposed uses.





Existing Property Classification, Taxable Value



Proposed Changes Of Zoning Ordinances, Master Plan Of Municipality, Building **Codes, And Other Municipal Ordinances**

(TEXAS TAX CODE - 311.011(B)(2))

All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinance, master plan, or building code.

Estimated Non-Project Costs

(TEXAS TAX CODE - 311.011(B)(3))

Non-Project costs are those infrastructure costs that will not be funded or reimbursed by the TIRZ but will be funded by other parties. Funding identified in Table 1 will be leveraged with other sources to secure non-project funding when appropriate and available.

Method Of Relocating Persons To Be Displaced, If Any, As A Result Of **Implementing The Plan**

(TEXAS TAX CODE - 311.011(B)(4))

It is not anticipated that any residents will be displaced or relocated as a result of this Plan.

Finance Plan

This document constitutes the Preliminary Finance Plan for Tax Increment Reinvestment Zone Number One, City of Navasota as required by Chapter 311 of the Texas Tax Code. The purpose of the Zone is to finance public improvements to support new development and redevelopment in the City and ETJ. Improvements include, but are not limited to, roadways, infrastructure improvements including water, sewer and drainage, trails, streetscape enhancements, and parks and open space improvements.

Funding of projects will occur through available tax increment funds, leveraged with local, state and federal dollars and/or through reimbursement of eligible project costs advanced by private entities/developers.

	Estimated Project Costs	•••••	Texas Tax Code - 311.011(C)(1)
	Proposed Kind, Number, and Location of All Proposed Public Works or Public Improvements to be Financed by the Zone	••••••	Texas Tax Code - 311.011(C)(2)
	Economic Feasibility Study	•••••	Texas Tax Code - 311.011 (C)(3)
	Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Are Incurred	•••••	Texas Tax Code - 311.011(C)(4), - 311.011(C)(5)
	Methods and Sources of Financing Project Costs and Percentage of Increment From Taxing Units Anticipated to Contribute Tax Increment to the Zone	•••••	Texas Tax Code - 311.011(C)(6)
(\$)	Current Total Appraised Value of Taxable Real Property	••••••	Texas Tax Code - 311.011(C)(7)
(§%)	Estimated Captured Appraised Value of Zone During Each Year of Existence	•••••	Texas Tax Code - 311.011(C)(8)
[] []	Zone Duration	•••••	Texas Tax Code - 311.011(C)(9)

ESTIMATED PROJECT COSTS

(TEXAS TAX CODE - 311.011(C)(1))

Table 1 details proposed public improvements to be funded utilizing resources from the Zone. As set forth in the Plan, the dollar amounts are approximate and may be amended from time to time by the Board, with the approval of City Council. Any financing costs are a function of project financing needs and will vary with market conditions. Proposed public projects will be located throughout the Zone and along corridors within the TIRZ boundaries.

PROPOSED KIND, NUMBER, AND LOCATION OF ALL PROPOSED PUBLIC WORKS OR PUBLIC IMPROVEMENTS TO BE FINANCED BY THE ZONE

(TEXAS TAX CODE - 311.011(C)(2))

These details are described throughout the Plan and include roadway, drainage, water, sewer, stormwater management, natural gas, streetscape, trails, and parks and recreation facilities improvements. Proposed improvements are identified in Table 1, and all improvements will be located along public rights-of-way and on properties within the Zone boundary, as shown on Map 1.

ECONOMIC FEASIBILITY STUDY

(TEXAS TAX CODE - 311.011(C)(3))

An economic feasibility study was completed for the Zone boundary and is shown in Exhibit 2. Exhibit 1 constitutes incremental revenue estimates for this Plan. The future anticipated revenue of the zone is expected to be sufficient to pay for all project costs.

The Zone and the City find and determine that the Plan is economically feasible.

ESTIMATED AMOUNT OF BOND INDEBTEDNESS; ESTIMATED TIME WHEN RELATED COSTS OR MONETARY OBLIGATIONS INCURRED

(TEXAS TAX CODE - 311.011(C)(4), - 311.011(C)(5)):

Issuance of notes and bonds by the Zone may occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the projects and revenue schedules included in Table 1 and Exhibit 1, as well as actual market conditions for the issue and sale of such notes and bonds.

The time when related costs or monetary obligations are to be incurred is a function of the availability of TIRZ revenues, as shown in Exhibit 1.

METHODS AND SOURCES OF FINANCING PROJECT COSTS AND PERCENTAGE OF INCREMENT FROM TAXING UNITS ANTICIPATED TO CONTRIBUTE TAX INCREMENT TO THE ZONE

(TEXAS TAX CODE - 311.011(C)(6)):

Methods and sources of financing include the issuance of notes and bonds, as well as agreements with developers and other entities for grant funding and partnerships. Leveraging of funds with other entities and grants will be instrumental in realizing projects sooner. participating in larger cost projects and in adding value to projects.

Projects will be implemented through the use of the following strategies:

- Developers could advance funds for qualified projects and be reimbursed through the TIRZ, as revenues are realized through additional increment generated by the development.
- Pay-as-you-go-Projects are implemented on a pay-as-you-go basis, whereby projects are only implemented once enough revenues have been generated to fund design and construction of a project. Tax increment funds may be leveraged with other available funds in implementing projects.
- Issuing debt against the revenue stream of the TIRZ allows projects to be implemented sooner.

Tax increment associated with this Plan will consist of contributions from the City, at a rate of 50 percent of its tax rate.

CURRENT TOTAL APPRAISED VALUE OF TAXABLE REAL PROPERTY

(TEXAS TAX CODE - 311.011(C)(7)

The 2022 value of taxable real property in the Zone is estimated at \$45.5 million.

ESTIMATED CAPTURED APPRAISED VALUE OF ZONE DURING EACH YEAR OF **EXISTENCE**

(TEXAS TAX CODE - 311.011(C)(8))

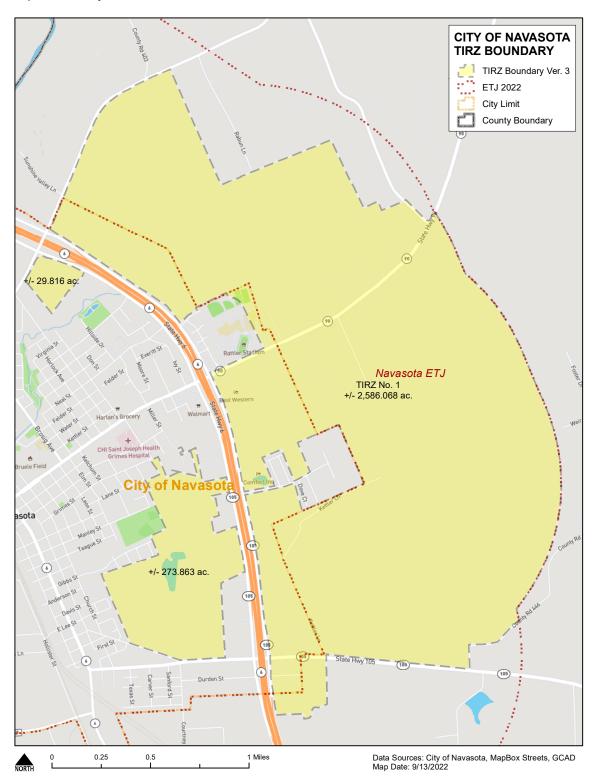
The estimated captured appraised value of the Zone during each remaining year of its existence is contained in Exhibit 1. By 2052, it is estimated the taxable value within the Zone will increase to over \$557 million.

ZONE DURATION

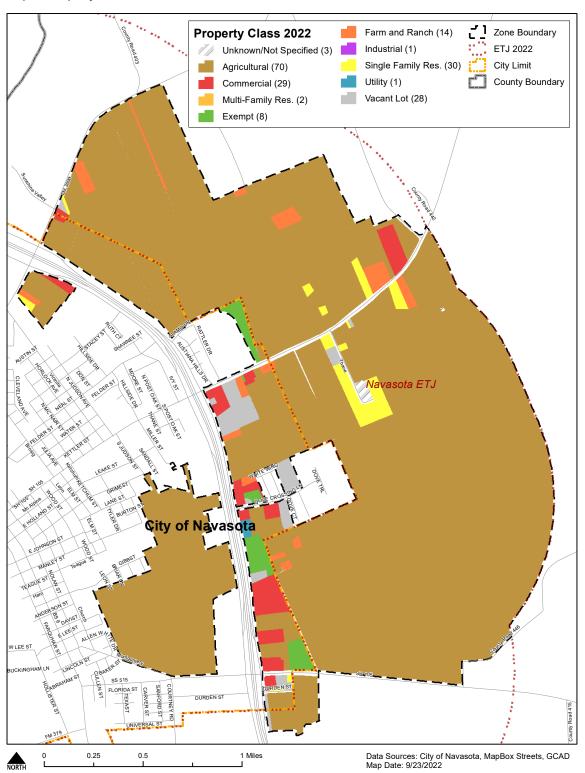
(TEXAS TAX CODE - 311.011(C)(9))

The Zone will terminate on December 31, 2052. Final TIRZ payments will be received in 2053. The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of proposed revenue bonds, notes or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

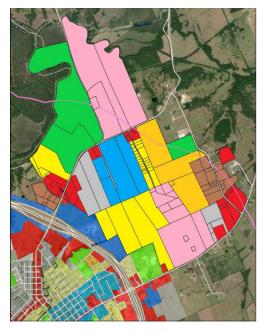
Map 1- Boundary



Map 2 - Property Classification

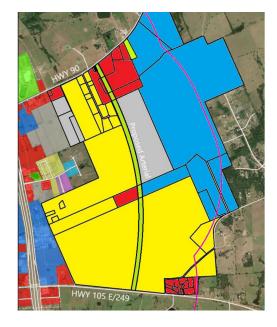


Map 3 - Proposed Uses



FUTURE LAND USES
Ag/Open Space
R-1A: Residential 7k
B-1: General Business
M-1: Light Industrial
PU: Public Use
R-1B: Residential 10k
R-1C: Residential 2Ac
R-2: Residential Medium
R-3: Residential High

North East ETJ



FUTURE LAND USES	
Ag/Open Space	
R-1A: Residential 7k	
B-1: General Business	
PU: Public Use	
R-1B: Residential 10k	
R-3: Residential High	

East EIJ

Exhibit 1

Taxable Value & Revenues

Projected Assessed Valuation

Projected Revenue

				Projected	Tax	Coll			TII	RZ Revenues
Tax Year	Base Year Valuation	С	ity Projected Valuation	aluation City (Increment)	Year	Year	То	tal Revenues	'''	(50%)
2022	\$ 45,488,600	\$	45,488,600	\$ -	2022	2023	\$	-	\$	-
2023	\$ 45,488,600	\$	46,853,258	\$ 1,364,658	2023	2024	\$	7,614	\$	3,807
2024	\$ 45,488,600	\$	51,258,856	\$ 5,770,256	2024	2025	\$	32,193	\$	16,097
2025	\$ 45,488,600	\$	68,296,621	\$ 22,808,021	2025	2026	\$	127,249	\$	63,625
2026	\$ 45,488,600	\$	96,595,520	\$ 51,106,920	2026	2027	\$	285,133	\$	142,566
2027	\$ 45,488,600	\$	125,743,386	\$ 80,254,786	2027	2028	\$	447,753	\$	223,876
2028	\$ 45,488,600	\$	152,015,687	\$ 106,527,087	2028	2029	\$	594,330	\$	297,165
2029	\$ 45,488,600	\$	179,076,158	\$ 133,587,558	2029	2030	\$	745,304	\$	372,652
2030	\$ 45,488,600	\$	206,948,443	\$ 161,459,843	2030	2031	\$	900,807	\$	450,404
2031	\$ 45,488,600	\$	234,156,896	\$ 188,668,296	2031	2032	\$	1,052,607	\$	526,303
2032	\$ 45,488,600	\$	241,181,603	\$ 195,693,003	2032	2033	\$	1,091,799	\$	545,899
2033	\$ 45,488,600	\$	268,417,051	\$ 222,928,451	2033	2034	\$	1,243,749	\$	621,875
2034	\$ 45,488,600	\$	276,469,562	\$ 230,980,962	2034	2035	\$	1,288,675	\$	644,338
2035	\$ 45,488,600	\$	294,763,649	\$ 249,275,049	2035	2036	\$	1,390,740	\$	695,370
2036	\$ 45,488,600	\$	318,606,559	\$ 273,117,959	2036	2037	\$	1,523,763	\$	761,882
2037	\$ 45,488,600	\$	343,164,755	\$ 297,676,155	2037	2038	\$	1,660,777	\$	830,388
2038	\$ 45,488,600	\$	368,459,698	\$ 322,971,098	2038	2039	\$	1,801,901	\$	900,950
2039	\$ 45,488,600	\$	379,513,489	\$ 334,024,889	2039	2040	\$	1,863,572	\$	931,786
2040	\$ 45,488,600	\$	390,898,894	\$ 345,410,294	2040	2041	\$	1,927,092	\$	963,546
2041	\$ 45,488,600	\$	402,625,861	\$ 357,137,261	2041	2042	\$	1,992,519	\$	996,259
2042	\$ 45,488,600	\$	414,704,636	\$ 369,216,036	2042	2043	\$	2,059,908	\$	1,029,954
2043	\$ 45,488,600	\$	427,145,775	\$ 381,657,175	2043	2044	\$	2,129,319	\$	1,064,659
2044	\$ 45,488,600	\$	439,960,149	\$ 394,471,549	2044	2045	\$	2,200,812	\$	1,100,406
2045	\$ 45,488,600	\$	453,158,953	\$ 407,670,353	2045	2046	\$	2,274,450	\$	1,137,225
2046	\$ 45,488,600	\$	466,753,722	\$ 421,265,122	2046	2047	\$	2,350,297	\$	1,175,149
2047	\$ 45,488,600	\$	480,756,333	\$ 435,267,733	2047	2048	\$	2,428,420	\$	1,214,210
2048	\$ 45,488,600	\$	495,179,023	\$ 449,690,423	2048	2049	\$	2,508,886	\$	1,254,443
2049	\$ 45,488,600	\$	510,034,394	\$ 464,545,794	2049	2050	\$	2,591,766	\$	1,295,883
2050	\$ 45,488,600	\$	525,335,426	\$ 479,846,826	2050	2051	\$	2,677,133	\$	1,338,566
2051	\$ 45,488,600	\$	541,095,489	\$ 495,606,889	2051	2052	\$	2,765,060	\$	1,382,530
2052	\$ 45,488,600	\$	557,328,353	\$ 511,839,753	2052	2053	\$	2,855,626	\$	1,427,813
							\$	46,819,251	\$	23,409,626

Notes/Assumptions:

 $2022\ taxable\ values\ includes\ properties\ within\ the\ \textit{City}\ \&\ \textit{ETJ}.\ Increment\ will\ only\ be\ generated\ upon\ annexation\ of\ properties\ into\ the\ \textit{City}\ Limits.$

Exhibit 2

Existing Conditions & Feasibility

Introduction

This document outlines the existing conditions of the Navasota area and assesses the feasibility of using a tool like tax reinvestment zone financing in catalyzing new development and redevelopment opportunities within the zone boundary. Tax Increment Reinvestment Zones are governed by Chapter 311 of the Texas Tax Code and are created by cities to support development and/or redevelopment of areas that would not otherwise occur in the foreseeable future. There are a number of conditions under which a reinvestment zone can be created, including being predominately open or undeveloped land with limited infrastructure.

Proposed Boundary

The proposed Zone boundary, as shown in Map 1, is approximately 2,890 acres and is located entirely within both Navasota's corporate limits, as well as it's ETJ. The Zone is largely bounded by State Highway 6 to the west, Navasota's ETJ limit to the east, FM 3090 to the north, and State Highway 105 / TX-515 Spur and County Road 446 to the south. Approximately 274 acres lies near the northwest corner of the State Highway 6 / TX-515 Spur intersection, and approximately 30 acres lies at the southwest corner of the State Highway 6 / FM 3090 intersection.

In identifying areas appropriate for tax increment financing and drafting the Zone boundary, the following were considered:

- 30% residential limit allowed by State Statute. No more than 30% of the taxable value of the proposed Zone may be classified as residential use. Uses classified as residential with the proposed Zone boundary currently make up just under 10% of taxable value and less than 2% of total acreage. Commercial uses account for the largest percent of taxable value within the proposed Zone, at approximately 61%, while only accounting for roughly 3% of its total acreage. See Map 2.
- Underserved, underutilized, and vacant areas that would benefit from public infrastructure improvements.
- Areas that would generate increment through public improvements including vacant, underdeveloped / underutilized parcels and areas prime for development / redevelopment.
- Approximately 2,692 acres, which reflects 94% of the total acreage in the proposed Zone boundary, consists of largely undeveloped land (Agricultural, Farm and Ranch, and Vacant Lot land uses). See Map 2.
- Properties that have a lower value per acre offer opportunities for redevelopment and added value creation through more intense uses. See Map 3.

Existing Conditions

A review of existing conditions was conducted through windshield surveys, review of previous plans and studies, and data analysis to identify conditions and areas within the Navasota area that would benefit from a tool like Tax Increment Financing. Results of the existing conditions review show that there are a number of conditions and issues that are present within the proposed Zone that impede the sound growth of the area and its ability to reach its full economic potential. These conditions include the following:

Lack of infrastructure including Water & Sewer

With the exception of the acreage west of SH 6, virtually all of the remaining acreage is outside of Navasota's water and sewer service areas, as well as those of any other provider, and existing commercial and residential facilities rely on individual water wells and septic systems. Additionally, 93% of the proposed Zone's area, or 2,642 acres, is currently undeveloped land without major infrastructure and primarily in agricultural use.

Mobility & Connectivity

Approximately 0.25 miles of SH 105 and 1.4 miles of SH 90S fall, both east/west major arterials, fall within the proposed Zone boundary. Apart from these roads, only a small handful of local streets exist within the Zone. These are of insufficient quantity and design to support existing / future development patterns and multiple modes of travel. With the exception of the hard corners at the intersections of SH 6 / SH 105 and SH 6 / SH 90S, there is no existing pedestrian and bicycle paths.

Drainage & Flooding

Regulatory Floodway and 100 Year Floodplain are relatively limited within the proposed Zone as a whole; however, a large portion of the flood hazard areas are concentrated within the non-contiguous +/- 274-acre parcel. See Map 4. Current runoff within the proposed Zone is largely handled by natural drainage features such as creeks, as well as open ditches on local road and along the nearby arterial roadways.





Underutilized Acreage / Vacant Buildings

The proposed Zone is currently bounded by a freeway, SH 6, and major arterial roadways, SH 105 and FM 3090. It is bisected by another Major Arterial roadway, SH 90S. Currently, commercial development within the proposed Zone exists along the SH 6 frontage road and at its intersections. Most of the adjacent frontage along the major arterials within the Zone is agricultural land or occupied by older, single-family residential dwellings that are prime for redevelopment as the area grows and traffic flow along these corridors increases. Reinvestment in these areas will be dependent on public infrastructure improvements including water, sewer, and drainage facilities, as well as potential roadway enhancements. Residential properties that have a lower value per acre offer opportunities for redevelopment and creating added value through more intense uses. Aging buildings / structures offer opportunities for redevelopment.







Demographic & Socioeconomic Overview

An analysis of the demographic makeup and market was conducted to fully understand the patterns, trends, and needs of the community. Data for the demographic overview was collected for the City of Navasota and for Grimes County.

Population & Households: At -A-Glance

The City of Navasota's population largely consists of young families. Similar to Grimes County, nearly 70% of Navasota's households are family households, though the Navasota family size is marginally larger. Ethnically, Navasota is significantly more diverse than Grimes County, with a lower White population and higher Black and Hispanic populations than the county as a whole, respectively.

Median Household Income in Navasota is \$59,152, slightly less than that of Grimes County. The city's population is employed evenly as white collar and blue collar workers within the Services, Retail Trade, and Manufacturing industries. Approximately 36% of the population 25 years+ has a high school diploma as their highest level of education, similar to Grimes County; however, only 14% of Navasota residents hold a Bachelor's or Graduate degree, less than Grimes County at 18%.

Table 1- 2022 Summary Population Characteristics

City of Novocoto	Crimos County
City of Navasota	Grimes County
7,598	29,920
2,762	10,388
2.72	2.62
1,911	7,232
3.34	3.18
34.9	40.7
\$59,152	\$63,007
\$147,119	\$195,553
377	870
3,418	9,119
45	30
	2,762 2.72 1,911 3.34 34.9 \$59,152 \$147,119

Source: ESRI, 2022

Age & Race

With a median age of 34.7 years and more than 30% of residents under the age of 18, Navasota has a younger population than Grimes County as a whole, which has a median age of 40.7 years and only 23% of residents younger than 18.

In addition to being younger than the surrounding area, the City of Navasota also is more diverse. White residents make up 40% of Navasota while comprising the majority of Grimes County inhabitants. Navasota has twice the relative population of black residents and nearly two thirds the relative population of Hispanic residents than Grimes County.

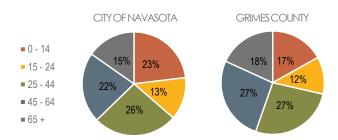
Navasota has a Diversity Index* of 85.7, higher than both Grimes County at 73 and the United States as a whole, which in 2020 had a Diversity Index of 65.1.

*A Diversity Index of 85.7 translates to a probability of 85.7% that two people randomly chosen from the area's population would belong to different race or ethnic groups.

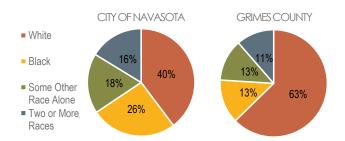
Hispanic Origin



Population by Age



Population by Race



Educational Attainment

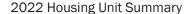
In the City of Navasota, 78% of the population aged 25 years or older has a high school degree or higher, slightly less than Grimes County at 83% capture rate for these education segments. Approximately, 14% of Navasota residents hold at least a four-year college degree, versus 18% in Grimes County.

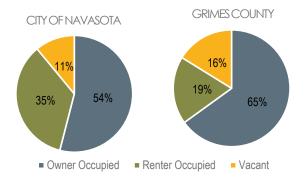
36% 36% 40% 35% 28% 29% 30% 22% 25% 20% 11% 15% 7% ■ CITY OF NAVASOTA 7% 7% 10% 5% ■ GRIMES COUNTY 0% High School or GED 20We College Cladnate Dedice Bachelor's

2022 Educational Attainment Ages 25+

Housing

Residential uses in Navasota include clusters of predominantly single-family homes interspersed with mobile homes and multi-family units. 54% of the housing stock is currently owner occupied, while 35% is renter occupied. The median home value is \$147,119, nearly 25% lower than the average home value in Grimes County, \$195,553.

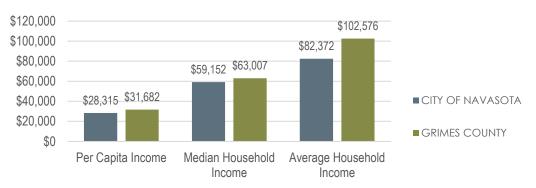




Income

In 2022, the City of Navasota's Per Capita Income is \$28,315, 11% less than that of Grimes County. Navasota's Median Household Income, \$59,152, is also smaller than that of Grimes County, though by a smaller margin – 6%.

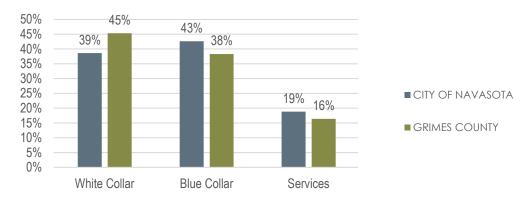
2022 Income



Resident Employment by Occupation

The City currently has 3,267 residents aged 16+ engaged in the labor force, or 95.1% of the total population actively seeking employment. Grimes County falls just short of Navasota with 94.9% of residents in the labor force. Roughly 39% of Navasota residents are employed as White Collar workers with slightly more, 43%, in Blue Collar jobs. The remainder of the City's labor force work in Service occupations. Comparatively, Grimes County has more residents employed in White Collar jobs and less in Blue Collar and Service occupations. White Collar workers in the City are split relatively evenly among Management / Business / Financing, Professional, Sales, and Administrative Support roles. Production and Transportation roles make up the majority of its residents Blue Collar jobs.

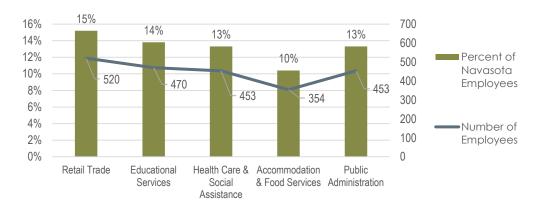
2022 Income Employed Population 16+ by Occupation



Business & Industry

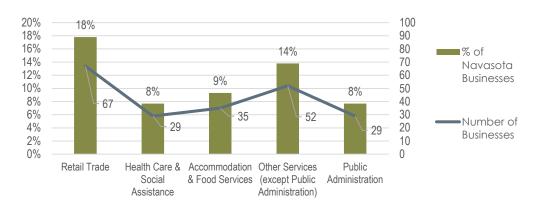
There are approximately 377 businesses in the City of Navasota employing roughly 3,418 individuals. In terms of employment, Retail Trade, Educational Services, Health Care & Social Assistance, Public Administration, and Accommodation & Food Service comprise the top five industries; together they employ 66% of employees within the city, or roughly 2,250 individuals. When looking at business counts, Retail Trade dominates with nearly 18% of Navasota businesses, followed by Other Services*, Accommodation & Food Services, Health Care & Social Assistance, and Public Administration. In total, these industries account for just over 56% of businesses within the city.

Employees by Industry, City of Navasota



Businesses by Industry, City of Navasota





TIRZ as a Tool

As shown in the existing conditions analysis, the area within the Zone meets many of the conditions required by Chapter 311 for designation as a tax increment reinvestment zone. These conditions include the following:

- Area is predominately open with physical and economic constraints to development
- Defective or inadequate sidewalks, utilities, or street layout
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Unsanitary or unsafe conditions
- An area's tax base is relatively low

Given these conditions, the area would benefit from utilizing a tool like tax increment financing. There are a number of opportunities for growth and development within the proposed Zone boundary, especially given its proximity to State Highway 6 and the extension of State Highway 249 via State Highway 105. However, the area lacks the necessary infrastructure to support future development and redevelopment. Opportunities for new investment include vacant land, and older and underutilized properties adjacent to major thoroughfares that are prime for redevelopment. Utilizing a tool like a TIRZ would attract public and private investment, providing initial financing for much needed public infrastructure improvements, including water and sewer, trails and recreation facilities, mobility and streetscape enhancements, and other economic development initiatives. Improvements would ultimately be funded from tax increment revenues (captured value) following new residential and commercial development. The development of the Zone to its fullest potential would not be feasible in the near future without the assistance of a tool like a TIRZ.

Potential Projects

Potential projects may include but are not limited to:

- Water, wastewater, natural gas and drainage improvements associated with new commercial and residential developments
- Wastewater treatment plant
- Stormwater management improvements including land acquisition and detention
- Roadway and mobility enhancements and connections
- Value added improvements to State funded projects including the SH 249 extension
- Streetscape enhancements including enhanced intersections, ADA accessibility improvements, sidewalks, crosswalks, pedestrian signals, landscaping, pedestrian amenities, lighting, facade improvements, signage/wayfinding and public art
- Parks, trails and recreation improvements
- Parking and safety improvements

Projected Growth and Revenues

The SH 249 Expansion Project will represent, upon completion, the second major corridor directly linking the City of Navasota and the Houston MSA. A combination of a controlled access tollway and a rural highway, SH 249 will ultimately connect to SH 105 via an elevated interchange roughly 6 miles east of Navasota. TxDOT currently anticipates a 2023 completion. Not only will the Project provide easy, reliable, and aesthetically pleasing access to the Houston MSA for outward-bound daily commuters, but it will provide better access to Navasota for rural and suburban residents living in the commercially underserved quadrant southeast of the city. With enhanced access to the area, combined with increasing growth pressures, the City will be able to capture new development in the eastern portion of the City Limits and ETJ, with the availability of adequate infrastructure. Navasota is already starting to see an increase in both residential and commercial activity in it's City Limits and an interest in development in it's ETJ.

As part of the feasibility analysis, three revenue scenarios were developed that reflect different assumptions as it relates to the timing of planned projects, growth rates and availability of infrastructure to support future development. Given that the majority of the Zone lies within the City's ETJ, it is assumed that as growth occurs, developments will be annexed into the City Limits. Funding or reimbursement for public infrastructure can serve as a mechanism to allow for voluntary annexation into the City. The purpose of the scenarios is to show the growth potential within the area and demonstrate the financial feasibility of the proposed reinvestment zone.

Results of the three scenarios are shown in Tables 2 and 3. As shown, projected Taxable Value in 2052 ranges from \$341 million to \$557 million. Projected revenues available for TIRZ projects range from \$14 million to \$23 million.

Table 2 - Taxable Values

	Scenario 1	Scenario 2	Scenario 3
2022	\$45,488,600	\$45,488,600	\$45,488,600
2027	\$107,980,886	\$125,743,386	\$125,743,386
2032	\$188,786,478	\$241,181,603	\$241,181,603
2037	\$218,855,270	\$301,777,937	\$343,164,755
2042	\$253,713,241	\$349,843,339	\$414,704,636
2047	\$294,123,182	\$405,564,313	\$480,756,333
2052	\$340,969,380	\$470,160,193	\$557,328,353

Table 3 - Revenues

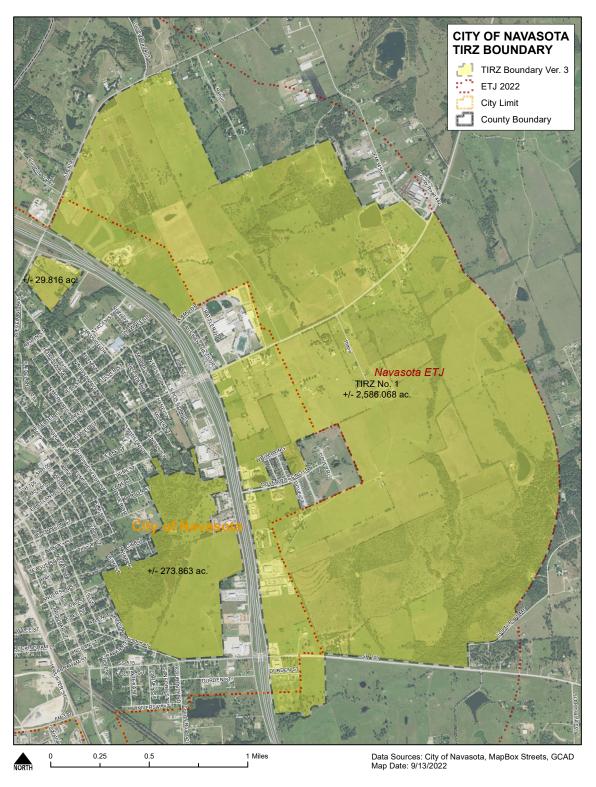
	Scenario 1	Scenario 2	Scenario 3
2022	\$-	\$-	\$-
2027	\$174,327	\$223,876	\$223,876
2032	\$399,739	\$545,899	\$545,899
2037	\$483,618	\$714,937	\$830,388
2042	\$580,857	\$849,019	\$1,029,954
2047	\$693,584	\$1,004,456	\$1,214,210
2052	\$824,264	\$1,184,651	\$1,427,813
Total	\$14,032,045	\$20,175,286	\$23,409,626

There are a number of opportunities for growth and development within the Zone boundaries, particularly given its easy access to major State Highways 6 and 249. Public improvements funded / implemented by the City and other partners would stimulate commercial and residential development and redevelopment within the Zone. Provision of water, sewer, drainage and mobility improvements would support the viability and quality of new development.

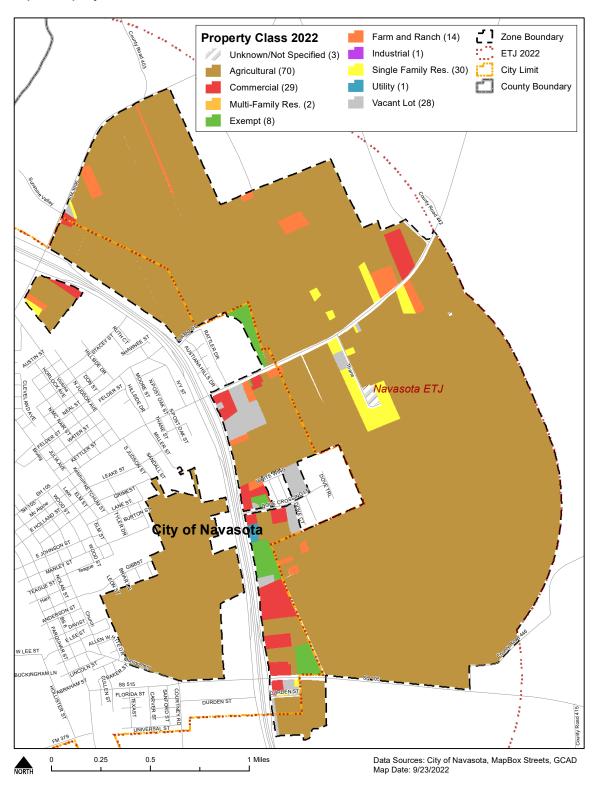
Based on values and revenue projections for the scenarios as outlined in this report, revenues generated as a result of capital improvements made by the public in all scenarios would be sufficient to fund certain public infrastructure improvements within the proposed Zone.

The extent and quality of development in the proposed Zone is dependent upon the timing and implementation of public infrastructure projects including water, sewer, drainage, and roadway improvements. A financing tool like a TIRZ can facilitate and expedite new development and investment within the Zone boundaries, providing economic opportunity not only in terms of increased property values and sales tax but also housing, employment, and quality of life amenities for residents and businesses.

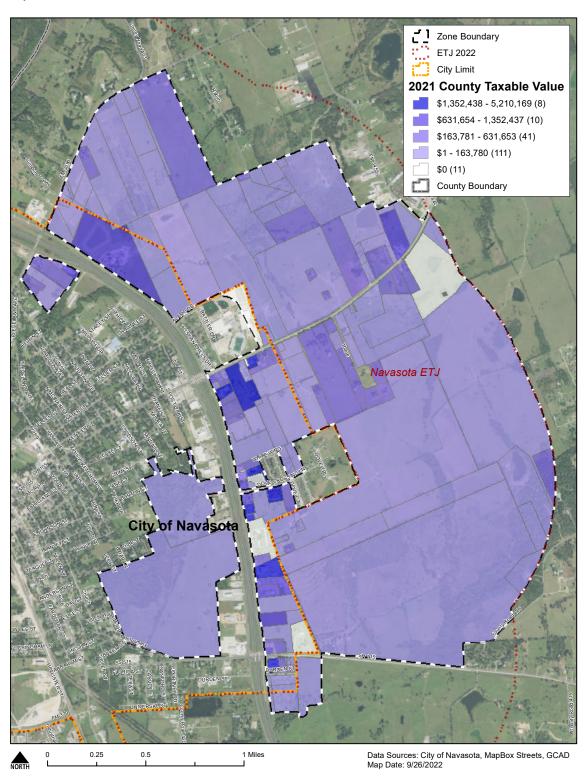
Map 1- Proposed Boundary, Aerial View



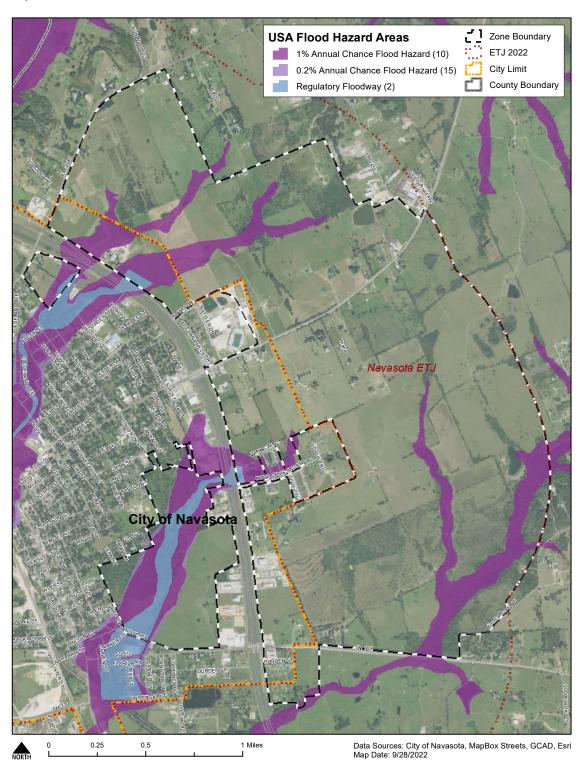
Map 2 - Property Classification



Map 3 - Taxable Value



Map 4 - Flood Hazard Areas





City of Navasota

Tax Increment Reinvestment Zone No. 1

Preliminary Project Plan & Finance Plan

November 14, 2022



Overview

- Creation of Tax Reinvestment Zone No. 1
- Preliminary Project Plan & Reinvestment Zone Financing Plan
- Base Year 2022
- Termination Year 2052

Purposes of the Zone:

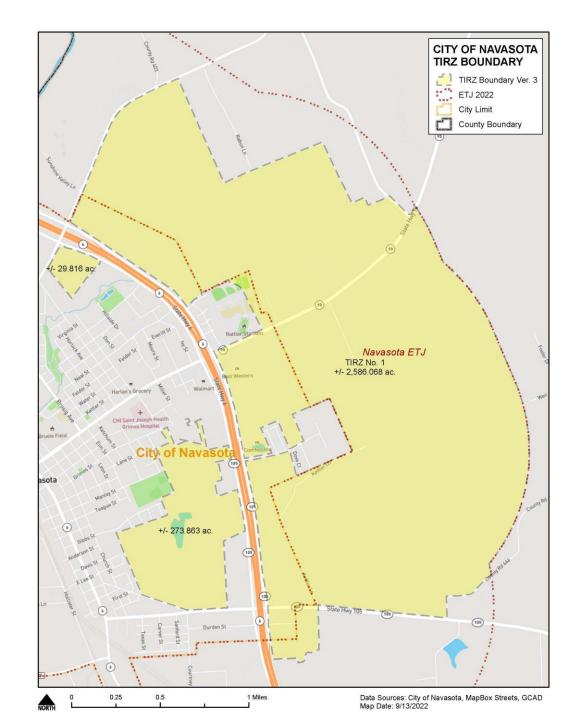
- Finance construction of infrastructure and public facilities to catalyze residential and commercial development and redevelopment
- Increased property values and revenues within Zone boundaries are used to fund projects

Purpose

- Support new development & investment
- Bolster commercial & residential viability
- Support voluntary annexation of properties into the City Limits
- Achieve higher quality development
- Support/implement community vision & goals

Zone Boundary

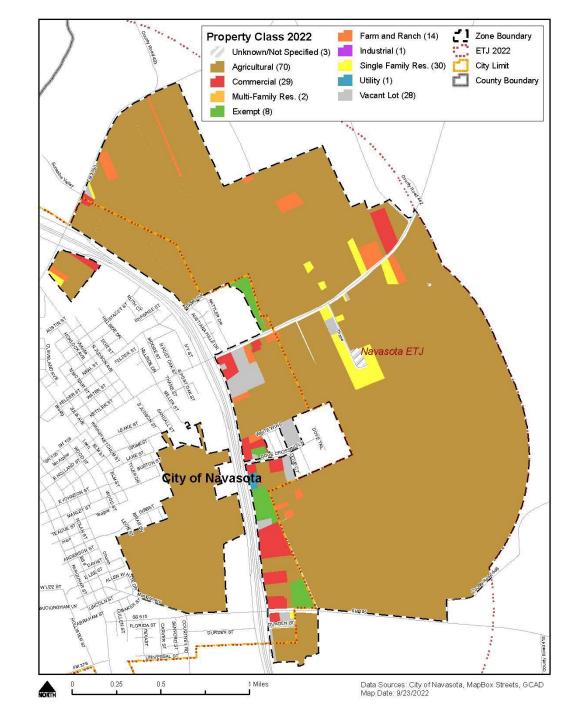
- Approximately +/- 2,890 acres
- 2,197 acres in the ETJ
- 692 acres in the City Limits
- Non-Contiguous Zone
- Residential Requirement less than 30% Taxable Value



Existing Conditions & Feasibility

Land Use - Acreage

- Undeveloped 94%
- Commercial 3%
- Single Family 2%

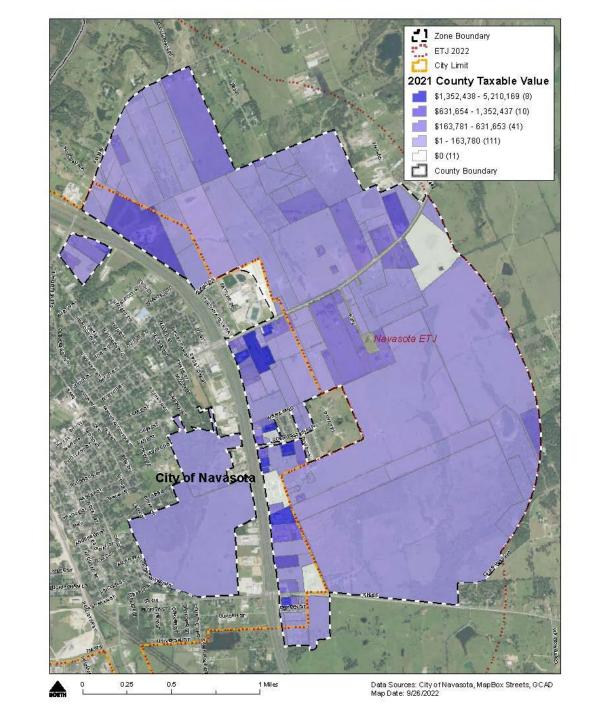


Existing Conditions & Feasibility

Land Use – Taxable Value

- Undeveloped 25%
- Commercial 62%
- Single Family 10%

Taxable Value = \$45.5 million



Goals

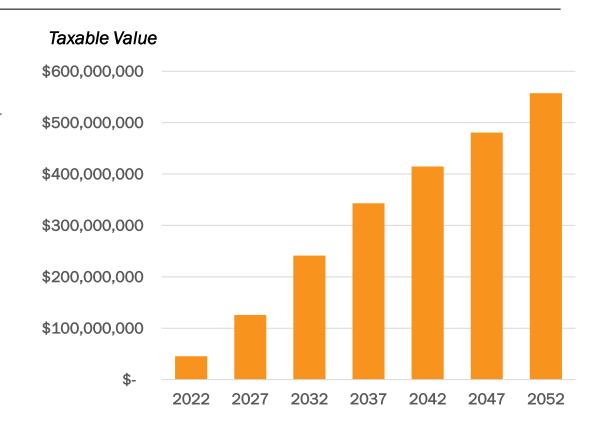
- 1. **Infrastructure** Support commercial and residential development through coordination of public infrastructure improvements including water, sewer, drainage and detention.
- **2. Mobility & Connectivity** Enhance mobility options allowing for efficient and safe access through and within the area.
- **3. Parks, Recreation, & Public Facilities** Enhance parks and recreation opportunities that add to the quality of life and economic vitality of the City.
- **4. Economic Development** Incentivize projects that promote redevelopment of the community and enhance economic development opportunities consistent with the community's goals and priorities.

Project Costs

Infrastructure	\$10,000,000
Mobility & Connectivity	\$10,000,000
Parks, Recreation & Public Facilities	\$1,500,000
Economic Development	\$500,000
Administration	\$500,000
Total	\$22,500,000

Taxable Value

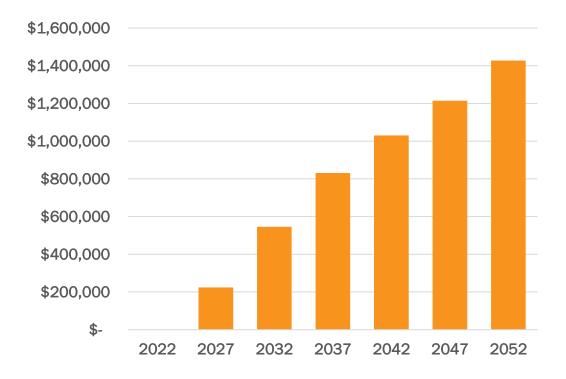
- Current Value \$45.5 million
- Projected Value 2052 \$557.3 Million
- Increment \$511.8 million
- Annual Growth Rate 9%



Projected Revenues

- Estimated Revenues \$46.8 million
- Estimated TIRZ Revenues \$23.4 million
- City Participation Rate = 50%
- The Zone will terminate on December 31, 2052

Annual TIRZ Revenues



TIRZ Creation Process

- 1. Public Hearing November 14, 2022
- 2. First Reading by City Council November 14, 2022
- 3. Creation of the Zone by City Council November 28, 2022
- 4. TIRZ Board Approval of Final Project Plan and Financing Plan 2023
- 5. City Council Approval of Final Project Plan and Financing Plan 2023

ORDINANCE NO. 1010-22

AN ORDINANCE DESIGNATING A GEOGRAPHIC AREA WITHIN THE CITY OF NAVASOTA AND ITS EXTRA-TERRITORIAL JURIISDICTION AS REINVESTMENT ZONE NUMBER ONE, CITY OF NAVASOTA, TEXAS, FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; CREATING BOARD **OF DIRECTORS** FOR SUCH ESTABLISHING THE TAX INCREMENT FUND; ESTABLISHING THE TERMINATION DATE OF THE ZONE; CONTAINING FINDINGS AND **PROVISIONS** RELATED TO THE **FOREGOING SUBJECT:** AUTHORIZING ACTIONS IN FURTHERANCE OF THE ZONE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PROPER NOTICE OF MEETING.

WHEREAS, pursuant to Chapter 311 of the Texas Tax Code, the City may designate a contiguous or non-contiguous geographic area within the City and its extraterritorial jurisdiction as a reinvestment zone if the area satisfies the requirements of certain sections of Chapter 311 of the Texas Tax Code; and

WHEREAS, the City has prepared a preliminary project plan and reinvestment zone financing plan for the designation of a proposed reinvestment zone within a non-contiguous area of the City and its ETJ ("proposed zone") which provides that City of Navasota ad valorem taxes are to be deposited into the tax increment fund; and

WHEREAS, a notice of the public hearing on the creation of the proposed zone was published on November 2, 2022 in The Examiner, a newspaper of general circulation in the City; and;

WHEREAS, at the public hearing on November 14, 2022, interested persons were allowed to speak for or against the creation of the proposed zone, its boundaries, or the concept of tax increment financing; and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the proposed zone; and

WHEREAS, the City has provided information and given proper notice as required by Chapter 311, Texas Tax Code, or other law as a condition to the creation of the proposed zone; and

WHEREAS, the total appraised value of taxable real property in the proposed zone and all other tax increment reinvestment zones previously created by the City is approximately \$45,488,600; and

WHEREAS, the total area within the proposed zone is approximately 2,890 acres, including property that is publicly owned; and

WHEREAS, less than thirty percent (30%) of the property in the proposed zone is currently used for residential purposes, as that term is defined in Code Section 311.006(d); and

WHEREAS, the City intends to participate in the proposed zone by contributing tax increment to the tax increment fund for the proposed zone from taxes levied and collected by the City at fifty percent (50%) of its tax rate, and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS:

Section 1. Findings.

- (a) That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.
- (b) That the City Council further finds and declares that the proposed improvements in the zone will significantly enhance the value of all the taxable real property in the proposed zone and will be of general benefit to the City.
- (c) That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Code Section 311.005 because the area substantially arrests and impairs the sound growth of the City, retards the provision of housing accommodations and constitutes an economic and social liability, and is a menace to the public health, safety, morals and welfare in its present condition and use because of the presence of:
 - 1. A substantial number of substandard, slum, deteriorated, and deteriorating structures;
 - 2. The predominance of defective or inadequate sidewalk or street layout;
 - 3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
 - 4. Unsanitary and unsafe conditions;
 - 5. The deterioration of site and other improvements; and
 - 6. Conditions that endanger life or property by fire or other cause
- (d) That the proposed zone is a non-contiguous geographic area located wholly within the corporate limits of the City of Navasota and its ETJ.

- (e) That the development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.
- (f) That less than thirty percent (30%) of the property in the proposed zone is used for residential purposes within the meaning of Code Section 311.006(d).
- (g) That the total appraised value of real property in the proposed zone and in the City's existing reinvestment zones does not exceed fifty percent (50%) of the total appraised value of taxable real property in the City and the industrial districts created by the City.

Section 2. Designation of the Zone

That the City, acting under the provisions of Chapter 311, Texas Tax Code, including Section 311.005(a), does hereby designate as a reinvestment zone, and create and designate a reinvestment zone over the area described in Exhibit "A" (attached hereto and incorporated herein) to promote the redevelopment of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number One, City of Navasota, Texas, (the "Zone"). The City Council specifically declares that the Zone is designated pursuant to Section 311.005(a) (1) and (2) of the Texas Tax Code.

Section 3. Board of Directors

That there is created a Board of Directors for the Zone, which shall consist of seven (7) members appointed by the City. Any other taxing unit that levies taxes on real property in the Zone and has approved the payment of all or part of the tax increment produced by the taxing unit into the tax increment fund for the Zone may appoint one director. Any taxing unit that appoints a director shall be assigned a Board position number in the order the appointment is received by the City. Failure of a taxing unit to appoint a director by January 1, 2024, shall be deemed a waiver of the right to appoint a director, and the City shall be entitled to appoint persons to the position.

The Mayor is hereby authorized to nominate and appoint, subject to City Council approval, the directors to Positions One through Seven of the Board of Directors, and any position unfilled on January 1, 2024, subject to the consent and approval of the City Council.

The directors appointed to odd-numbered positions shall be appointed for twoyear terms, beginning on the effective date of this Ordinance, while the directors appointed to even-numbered positions shall be appointed to a one year term, beginning on the effective date of this Ordinance. All subsequent appointments shall be for twoyear terms. The member of the Board of Directors appointed to Position One is hereby designated to serve as the chair of the Board of Directors for a one-year term beginning on the effective date of this Ordinance. Thereafter the Mayor shall annually nominate and appoint, subject to City Council approval, a member to serve as chair for a term of one year beginning on the anniversary of the effective date of this Ordinance. The City Council authorizes the Board of Directors to elect from its members a vice-chairman and such other officers as the Board of Directors sees fit.

The Board of Directors shall make recommendations to City Council concerning the administration of the Zone. The Board of Directors shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone as described in Section 311.011, Texas Tax Code, and shall submit such plans to City Council for its approval. The City hereby delegates to the Board of Directors all powers necessary to prepare and implement the project plan and reinvestment zone financing plan, subject to approval by City Council, including the power to employ any consultants or enter into any reimbursement agreements payable solely from the Tax Increment Fund established pursuant to Section 7 of this Ordinance that may be reasonably necessary or convenient to assist the Board of Directors in the preparation of the project plan and reinvestment zone financing plan and in the issuance of tax increment obligations.

Section 4. Duration of the Zone

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, and termination of the operation of the Zone shall occur on December 31, 2052, or at an earlier time as provided in Sec. 311.017, Texas Tax Code.

Section 5. Tax Increment Base

That the Tax Increment Base of the City or any other taxing unit participating in the Zone is the total appraised value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone, determined as of January 1, 2022, the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base").

Section 6 Approval of the City's Level of Participation in the Zone

That the City will participate in the Zone by contributing tax increment to the Tax Increment Fund for the Zone from taxes levied and collected by the City at the rate of fifty percent (50%), which rate may be amended from time to time, beginning on January 1, 2022, to be used for all purposes of the Zone as set forth in the project plan and reinvestment zone financing plan.

Section 7. Tax Increment Fund

There is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent Ordinances. All Tax

Increments, as defined below, shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. The annual Tax Increment shall equal the property taxes levied by the City and any other taxing unit participating in the Zone at its participation rate for that year on the captured appraised value, as defined by Chapter 311 of the Texas Tax Code, of real property located in Zone that is taxable by the City or any other taxing unit participating in the Zone, less any amounts that are to be allocated from the Tax Increment pursuant to Chapter 311 of the Texas Tax Code. All revenues from the sale of any tax increment bonds, notes or other obligations hereafter issued for the benefit of the Zone by the City, if any; revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b) of the Texas Tax Code.

Section7. Authorization for Necessary Actions

The City Council authorizes the City Manager to take all such actions as are necessary to implement this Ordinance and the establishment of the Zone.

Section 8. Severability

If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person to set circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

Section 9. Open Meetings

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at City Hall for the time required by law preceding its meeting, as required by the Open Meetings Law, Texas Government Code, ch. 551, and that this meeting has been open to the public as required by law at all times during which this

Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 10. Notices

The contents of the notice of the public hearing, which hearing was held before the City Council on November 14, 2022, and the publication of said notice, are hereby ratified, and confirmed.

PASSED NOVEMBER, 2	AND APPROVED 2022.	ON FIRST	READING	THIS TH	ΗΕ 14 TH	DAY	OF
		BER	T MILLER,	MAYOR			
ATTEST	:						
SUSIE N	M. HOMEYER, CITY	SECRETAR	XY				
PASSED NOVEMBER, 2	AND APPROVED (2022.	ON SECON	D READING	G THIS T	HE 28 TH	DAY	OF
			BERT	MILLER,	MAYOR		
ATTEST	:						

SUSIE M. HOMEYER, CITY SECRETARY

EXHIBIT "A" Boundary Description

Page Break

Exhibit "B" Preliminary Project Plan and Reinvestment Zone Finance Plan

1 2 3 4 5	JURISDICTIONAL BOUNDARY DESCRIPTION TAX INCREMENT REINVESTMENT ZONE NUMBER ONE CITY OF NAVASOA CORPORATE LIMITS AND EXTRA-TERRITORIAL JURISDICTION GRIMES COUNTY
6 7	The City of Navasota Tax Increment Reinvestment Zone Number 1 is comprised of three tracts situated along State Hwy 6 within the City of Navasota Corporate Limits and Extra-territorial Jurisdiction Boundary, Grimes County.
8 9 10	Tract 1 of 3 is +/- 2,586 acres situated east of State Hwy 6 with point of beginning being the intersection of east right-of-way (ROW) of FM 3090 and north ROW of State Hwy 6 Frontage Rd, same being west corner of A0002. D ARNOLD, TRACT 8, PAR 2-1, ACRES 10.63;
11 12	Then north northeast and east northeast along east ROW of FM 3090 to north corner of A0029 J HOLLAND, TRACT 16-1, ACRES 3.36, same being west boundary of A0002 D ARNOLD, TRACT 15-3, ACRES 2.37;
13 14	Then west northwest along boundary of said TRACT 15-3, ACRES 2.37 to northwest corner of said tract, and east ROW of FM 3090;
15 16	Then east northeast along east ROW of FM 3090 to northeast corner of A0029 J HOLLAND, TRACT 6, ACRES 81.903;
17 18	Then south southeast along boundary of said TRACT 6, ACRES 81.903 to southeast corner of said tract, same being southwest corner of A0029 J HOLLAND, TRACT 18, ACRES 47.41;
19 20	Then east northeast along boundary of said 47 TRACT 18, ACRES 47.41 to southeast corner of said tract, same being west boundary of A0044 JESSE B MC NEALY, TRACT 38-1, ACRES 1;
21 22	Then north by west along east boundary of said 47 TRACT 18, ACRES 47.41 to southwest corner of A0029 J HOLLAND, TRACT 28, ACRES 6.00;
23 24 25	Then east northeast along boundary of said TRACT 28, ACRES 6.00, across ROW of Rabun Ln, and A0029 J HOLLAND, TRACT 15-5, ACRES 7.31, and A0029 J HOLLAND, TRACT 12, ACRES 50 to southeast corner of said TRACT 12, ACRES 50, same being north corner of A0044 JESSE B MC NEALY, TRACT 22, ACRES 58;
26 27	Then south southeast along boundary of said TRACT 22, ACRES 58 to southeast corner of said TRACT 22, same being boundary of A0044 JESSE B MC NEALY, TRACT 25-6, ACRES 19.11;
28 29	Then east northeast along boundary of said TRACT 25-6, ACRES 19.11 to north corner of said TRACT 25-6, same being boundary of A0044 JESSE B MC NEALY, TRACT 59, ACRES 4;
30 31	Then south southeast along boundary of said TRACT 25-6, ACRES 19.11, and A0044 JESSE B MC NEALY, TRACT 59, ACRES 4 to south corner of said TRACT 59, ACRES 4;
32 33	Then east northeast along boundary of said TRACT 59, ACRES 4, across ROW of FM Rd 3455 to east ROW of FM 3455 and boundary of A0044 JESSE B MC NEALY, TRACT 37, ACRES 17.95;
34	Then southeast along east ROW of FM 3455 to north ROW of State Hwy 90 North;
35 36	Then north northeast along north ROW of State Hwy 90 North approximately 300 feet to City of Navasota Extraterritorial Jurisdiction Line;
37 38 39	Then generally south southeast and south along City of Navasota Extra-territorial Jurisdiction Line approximately 12,171 feet to boundary line of A0044 JESSE B MC NEALY, TRACT 15, ACRES 470.23, (INCLUDES ACREAGE IN A-44, A-411 & A-476), same being north ROW of CR 446;
40 41	Then generally southwest and west along said boundary line of TRACT 15, and north ROW of CR 446 to interior corner of said TRACT 15;

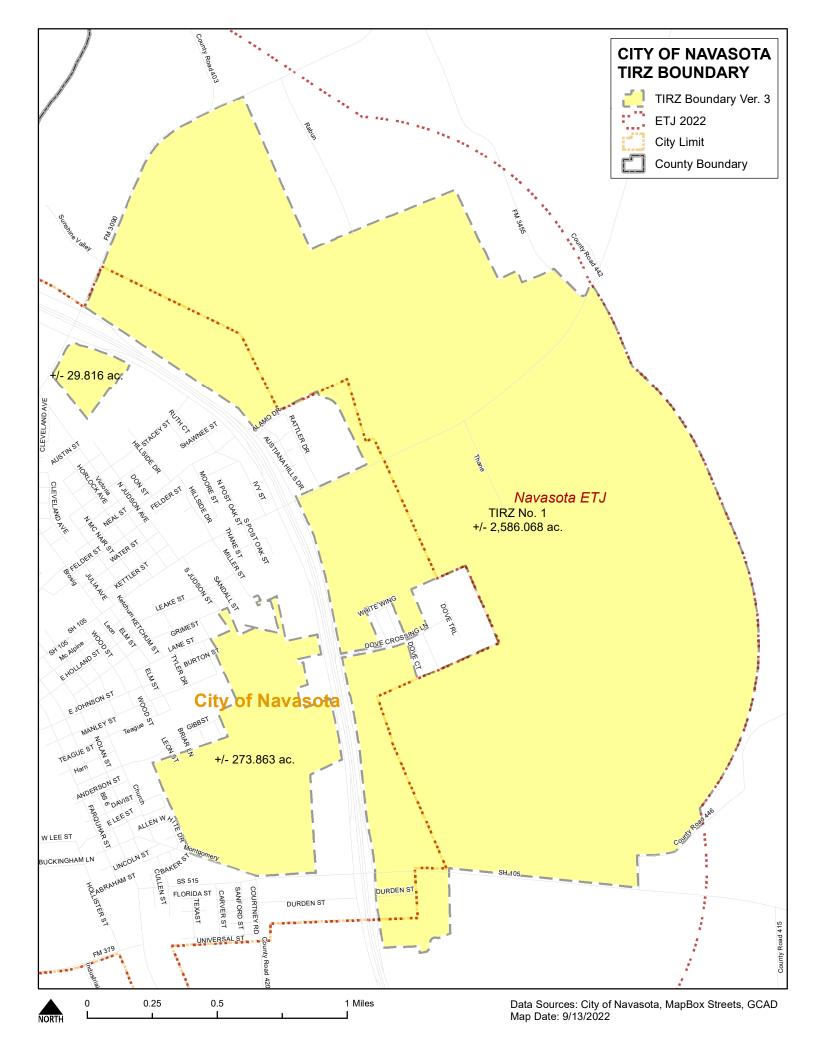
- 42 Then south along said boundary line of TRACT 15, and west ROW of CR 446 to southeast corner of said TRACT
- 43 15, same being north ROW of State Hwy 105;
- Then west by north along north ROW of State Hwy 105 to southwest corner of said TRACT 15, same being east
- 45 ROW of Kettler Ln;
- 46 Then south across ROW of State Hwy 105 approximately 1,331 feet to centerline of Sandy Creek;
- 47 Then west southwest along centerline of Sandy Creek approximately 851 feet to a point south of southeast corner of
- 48 A0476 H WINGFIELD, TRACT 18-5, ACRES 9.80;
- 49 Then north approximately 130 feet to southeast corner of said TRACT 18-5, ACRES 9.80;
- 50 Then west along south boundary of said TRACT 18-5, ACRES 9.80, and A0476 H WINGFIELD, TRACT 12-5,
- ACRES 1.87 to southwest corner of said TRACT 12-5, ACRES 1.87, same being east ROW of northbound access
- 52 road of State Hwy 6 Loop;
- 53 Then generally north along east ROW of northbound access road of State Hwy 6 Loop to south ROW of Dove
- 54 Crossing Ln;
- Then east by north along south ROW of Dove Crossing Ln to northeast corner of DOVE CROSSING, BLOCK 7,
- 56 Lot 2, ACRES 5.05;
- 57 Then generally south by east along east boundary of said Lot 2, ACRES 5.05 to southeast corner of said Lot, same
- 58 being boundary of A0044 JESSE B MC NEALY, TRACT 26, ACRES 275.128;
- Then east northeast along boundary of said TRACT 26, ACRES 275.128 to corner of said TRACT 26, same being
- east corner of DOVE COURT, BLOCK 11, LOT 9B;
- 61 Then south southeast along boundary of said TRACT 26, ACRES 275.128 to interior corner of said TRACT 26,
- same being south corner of DOVE CROSSING, BLOCK 7, Lot 6-17, ACRES 0.164;
- Then east northeast along boundary of said TRACT 26, ACRES 275.128 to interior corner of said TRACT 26, same
- being east corner of DOVE CROSSING, BLOCK 7, Lot 6-16, ACRES 0.163;
- Then north northwest along boundary of said TRACT 26, ACRES 275.128 to corner of said TRACT 26, same being
- south corner of DOVE CROSSING, BLOCK 7, LOT 10-B, ACRES 2.51
- Then east northeast along boundary of said TRACT 26, ACRES 275.128 to interior corner of said TRACT 26, same
- being east corner of DOVE CROSSING, BLOCK 7, Lot 15, ACRES 4.96;
- Then north northwest along boundary of said TRACT 26, ACRES 275.128 to northwest corner of said TRACT 26,
- 70 same being northeast corner of DOVE CROSSING, BLOCK 7, LOT 11, ACRES 5.26;
- 71 Then west southwest along City of Navasota Corporate Limits and boundary of said LOT 11, ACRES 5.26, and
- 72 continuing along boundary of DOVE CROSSING, BLOCK 7, LOT 7-B, ACRES 2.51 to west corner of LOT 7-B,
- 73 ACRES 2.51;
- 74 Then south southeast along boundary of said LOT 7-B, ACRES 2.51, and DOVE CROSSING, BLOCK 7 to
- 75 southwest corner of DOVE CROSSING, BLOCK 7, LOT 8-B, ACRES 1.0473, same being north ROW of Dove
- 76 Crossing Ln;
- 77 Then generally southwest by west along north ROW of Dove Crossing Ln to southeast corner of DOVE
- 78 CROSSING, BLOCK 7, LOT A-23;
- 79 Then north northwest along east boundary of said DOVE CROSSING, BLOCK 7, LOT A-23 to northeast corner of
- 80 DOVE CROSSING, BLOCK 7, LOT A-13;

- 81 Then west southwest along north boundary of said BLOCK 7, LOT A-13, and DOVE CROSSING, BLOCK 3 to
- 82 northwest corner of DOVE CROSSING, BLOCK 3, LOT 1;
- Then south southeast along west boundary of DOVE CROSSING, BLOCK 3, and DOVE CROSSING, BLOCK 4
- 84 to southwest corner of DOVE CROSSING, BLOCK 4, LOT 10, same being north ROW of Dove Crossing Ln;
- Then west by south along north ROW of Dove Crossing Ln southwest corner of DOVE CROSSING, BLOCK 1,
- 86 LOT 3, ACRES 1.52, same being east ROW of northbound access road of State Hwy 6 Loop;
- 87 Then generally north along east ROW of northbound access road of State Hwy 6 Loop to northwest corner of DOVE
- 88 CROSSING, BLOCK 1, LOT 1, ACRES 1.22, same being boundary of DOVE CROSSING, BLOCK 1, Lot 6,
- 89 ACRES 0.64, (TRIANGLE SHAPE);
- 90 Then west southwest along boundary of said Lot 6, ACRES 0.64 to southwest corner of said lot, same being east
- 91 ROW of northbound access road of State Hwy 6
- 92 Then generally north along east ROW of northbound access road of State Hwy 6 Loop, across ROW of State Hwy
- 90 North to southwest corner of S1410 ANNIE'S COUNTRY STORE, Lot 1, ACRES 0.659, same being north
- 94 ROW of State Hwy 90 North;
- Then east northeast along north ROW of State Hwy 90 North to southwest corner of A0044 JESSE B MC NEALY,
- 96 TRACT 31-2, ACRES 15.47;
- 97 Then generally north northwest and west northwest along boundary of said TRACT 31-2, ACRES 15.47 to corner of
- 98 said tract, same being east corner of A0044 JESSE B MC NEALY, TRACT 30-1, ACRES 2.43;
- 99 Then north northwest along boundary of said TRACT 30-1, ACRES 2.43 to north corner of said TRACT, same
- being east corner of A0044 JESSE B MC NEALY, TRACT 8, ACRES 56.56;
- Then west southwest along boundary of said TRACT 30-1, ACRES 2.43 to northwest corner of said TRACT, same
- being boundary of A0044 JESSE B MC NEALY, TRACT 57-1, ACRES 35.68;
- Then south southeast along boundary of said TRACT 30-1, ACRES 2.43 to southwest corner of said TRACT, same
- being north ROW of Alamo Dr;
- Then generally southwest along north ROW of Alamo Dr to east ROW of northbound access road of State Hwy 6
- Loop, same being south corner of A0044 JESSE B MC NEALY, TRACT 57-1, ACRES 35.68;
- Then generally northwest and northwest by west along east ROW of northbound access road of State Hwy 6 to east
- 108 ROW of FM Rd 3090, same being west corner of A0002. D ARNOLD, TRACT 8, PAR 2-1, ACRES 10.63 and
- point of beginning of +/- 2,586 acre Tract 1 of 3;
- 110 Tract 2 of 3 is +/- 273.9 acres situated northwest of the intersection of State Hwy 6 with Spur 515 and comprised of
- two tracts (A0055-5 D TYLER, TRACT 5, PAR 6-2, ACRES 202.482 and M&P ADVENTURES SUBDIVISION,
- Lot 1, ACRES 71.464) with **point of beginning** being the southwest corner of NAVASOTA CIRCLE "T", BLOCK
- 113 1, Lot 1, ACRES 7.564, same being southeast corner of A0055-5 D TYLER, TRACT 5, PAR 6-2, ACRES 202.482
- and north right-of-way (ROW) of Spur 515;
- Then west along north ROW of Spur 515 and boundary of said TRACT 5, PAR 6-2 to south corner of said TRACT,
- same being north ROW of Montgomery Rd;
- 117 Then generally west northwest along north ROW of Montgomery Rd and boundary of said TRACT 5, PAR 6-2 to
- 118 southwest corner of said TRACT;
- Then north northwest along boundary of said TRACT 5, PAR 6-2 to west corner of said TRACT to north corner of
- A0055-5 D TYLER, TRACT 5, PAR 7-2, ACRES 2.84, same being boundary of MILROY TERRACE Subdivision;

- 121 Then east northeast along boundary of said TRACT 5, PAR 6-2 to interior corner of said TRACT, same being east
- corner of MILROY TERRACE, SEC 2, LOT 3;
- Then north northwest along boundary of said TRACT 5, PAR 6-2 to corner of said tract, same being north corner of
- MILROY TERRACE, BLOCK 2, LOT 11 and boundary of A0055-5 D TYLER, TRACT 5, PAR 32, ACRES 9.72;
- 125 Then east northeast along boundary of said TRACT 5, PAR 6-2 to north corner of said tract, same being east corner
- of said 9.72 acre tract and boundary of M&P ADVENTURES SUBDIVISION, Lot 1, ACRES 71.464;
- 127 Then northwest by north along boundary of said Lot 1, ACRES 71.464 to corner of said lot same being interior
- 128 corner CAMP SUB, BLOCK 79,80,88 PT OF 76-78, 89-92, ACRES 5.42;
- Then east northeast along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot;
- Then generally northwest by north along boundary of said Lot 1, ACRES 71.464 and east boundary of A0055-4 D
- 131 TYLER, TRACT 4, PAR 24A and 24B, PAR 24 and PAR 23 to corner of said Lot 1, ACRES 71.464, same being
- east ROW of Woodrow Jackson Dr;
- 133 Then east northeast along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being east
- 134 corner of OLD HOMESTEAD, BLOCK 129-A, LOT 2,3,5,7,9,11,13 & BLOCK 130, LOT 1 TO 7;
- Then northwest by north along boundary of said Lot 1, ACRES 71.464 to northwest corner of said lot, same being
- north corner of OLD HOMESTEAD, BLOCK 129-A, LOT 2,3,5,7,9,11,13 & BLOCK 130, LOT 1 TO 7, and south
- 137 ROW of Grimes St;
- Then east northeast along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being west corner of
- 139 A0002. D ARNOLD, TRACT 1, PAR 3-5, ACRES 5.24;
- 140 Then south southeast along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being west
- 141 corner of A0055-5 D TYLER, TRACT 5, PAR 9-3, ACRES 1.00;
- Then east northeast along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being east
- corner of said A0055-5 D TYLER, TRACT 5, PAR 9-3, ACRES 1.00;
- Then west northwest along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being interior corner
- of said A0055-5 D TYLER, TRACT 5, PAR 9-3, ACRES 1.00 and southwest corner of A0055-5 D TYLER,
- 146 TRACT 5, PAR 9-7, ACRES 5.444, (PARTLY IN A-2);
- 147 Then generally east by south along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being
- southeast corner of said A0055-5 D TYLER, TRACT 5, PAR 9-7, ACRES 5.444, (PARTLY IN A-2);
- Then generally north by west along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being
- northeast corner of said A0055-5 D TYLER, TRACT 5, PAR 9-7, ACRES 5.444, (PARTLY IN A-2);
- 151 Then west southwest along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being interior corner
- 152 of said A0055-5 D TYLER, TRACT 5, PAR 9-7, ACRES 5.444, (PARTLY IN A-2);
- 153 Then north northwest along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being south corner of
- 154 M&P ADVENTURES SUBDIVISION, Lot 2, ACRES 0.175;
- Then east northeast along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being southeast
- corner of said M&P ADVENTURES SUBDIVISION, Lot 2, ACRES 0.175;
- 157 Then northwest by north along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being
- northeast corner of M&P ADVENTURES SUBDIVISION, Lot 2, ACRES 0.175;

- Then west southwest along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being northwest
- corner of said M&P ADVENTURES SUBDIVISION, Lot 2, ACRES 0.175, and boundary of A0055-5 D TYLER,
- 161 TRACT 5, PAR 9-7, ACRES 5.444, (PARTLY IN A-2);
- Then north northwest along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being north corner of
- 163 A0055-5 D TYLER, TRACT 5, PAR 9-7, ACRES 5.444, (PARTLY IN A-2);
- Then east northeast along boundary of said Lot 1, ACRES 71.464 to north corner of said lot, same being boundary
- 165 of A0002. D ARNOLD, TRACT 6, PAR 4-1, ACRES 7.09;
- Then southeast by south along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being
- southwest corner of boundary of said A0002. D ARNOLD, TRACT 6, PAR 4-1, ACRES 7.09;
- Then east northeast along boundary of said Lot 1, ACRES 71.464 to northeast corner of said lot, same being
- northwest corner of A0055-5 D TYLER, TRACT 5, PAR 9, ACRES 7.91;
- 170 Then south by east along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being southwest
- 171 corner of MCLEMORE SHOPPING CENTER, Lot 1-R, ACRES 4.67, (TRACTOR SUPPLY);
- Then east by north along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being southeast corner
- of said MCLEMORE SHOPPING CENTER, Lot 1-R, ACRES 4.67, (TRACTOR SUPPLY), and west ROW of
- southbound feeder road to State Hwy 6 Loop;
- Then south by east along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being northeast corner
- 176 of A0055-5 D TYLER, TRACT 5, PAR 8, ACRES 1.58;
- 177 Then west by south along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being
- 178 northwest corner of A0055-5 D TYLER, TRACT 5, PAR 8, ACRES 1.58;
- Then south by east along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being southwest
- corner of A0055-5 D TYLER, TRACT 5, PAR 8, ACRES 1.58 (Navasota Inn);
- Then east by north along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being northwest corner
- 182 of S7140 NEW LIGHT, Lot 2, ACRES 1.743;
- Then south by east along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being southwest corner
- 184 of S7140 NEW LIGHT, Lot 2, ACRES 1.743, and boundary of A0055-5 D TYLER, TRACT 5, PAR 8-4, ACRES
- 185 1.899;
- Then generally west southwest along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same
- being northwest corner of A0055-5 D TYLER, TRACT 5, PAR 8-6, ACRES 2.271 (Western RV Park);
- 188 Then south by east along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being southwest
- 189 corner of said A0055-5 D TYLER, TRACT 5, PAR 8-6, ACRES 2.271;
- 190 Then generally east northeast along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being
- southeast corner of A0055-5 D TYLER, TRACT 5, PAR 8-1, ACRES 1.77 (Western Steakhouse & Dance Hall) and
- west ROW of southbound feeder road to State Hwy 6 Loop;
- Then south by east along boundary of said Lot 1, ACRES 71.464, and A0055-5 D TYLER, TRACT 5, PAR 6-2,
- ACRES 202.482 to east corner of said 202.482 acre tract, same being north corner of A0055-5 D TYLER, TRACT
- 5, PAR 11-1, ACRES 2.00 (Kingdom Hall of Jehovah's Witnesses);
- Then generally west southwest along boundary of said 202.482 acre tract to interior corner of said tract, same being
- northwest corner of said A0055-5 D TYLER, TRACT 5, PAR 11-1, ACRES 2.00;

- 198 Then generally south along boundary of said 202.482 acre tract to southeast corner of said tract, same being
- southwest corner of NAVASOTA CIRCLE "T", BLOCK 1, Lot 1, ACRES 7.564 and point of beginning of +/-
- **200 273.9** acre Tract 2 of 3;
- 201 Tract 3 of 3 is +/- 30.17 acres situated south of intersection of State Hwy 6 Loop and FM 3090 (Piedmont) with
- point of beginning being the east right-of-way (ROW) of FM 3090 (Piedmont St) and north corner of A0002. D
- ARNOLD, TRACT 7, PAR 15,16, ACRES 9.74, same being south ROW of southbound access road to State Hwy 6
- 204 Loop
- Then generally east southeast along south ROW of southbound access road to State Hwy 6 to east corner of S8490 -
- 206 VIVALDI SUBDIVISION, Lot 2, ACRES 2.395;
- Then south southwest along boundary of said Lot 2, ACRES 2.395 to southeast corner of said lot;
- Then northwest by north along boundary of said Lot 2, ACRES 2.395 to east corner of A0002. D ARNOLD,
- 209 TRACT 7, PAR 15,16, ACRES 9.74;
- Then southwest by south along boundary of said 9.74 acre tract to southeast corner of said tract;
- Then northwest by north along boundary of said 9.74 acre tract to east corner of A0002. D ARNOLD, TRACT 7,
- 212 PAR 14-1, ACRES 12.76;
- Then southwest by south along boundary of said 12.76 acre tract to south corner of said tract;
- Then northwest by north along west boundary to said 12.76 acre tract, and A0002. D ARNOLD, TRACT 7, PAR
- 215 14-2, ACRES 2 to west corner of said 2 acre tract, same being east ROW of FM 3090 (Piedmont);
- Then generally northeast by north along east ROW of FM 3090 (Piedmont St) to north corner of said A0002. D
- ARNOLD, TRACT 7, PAR 15,16, ACRES 9.74, same being south ROW of southbound access road to State Hwy 6
- 218 Loop, and point of beginning of +/- 30.17 acre Tract 3 of 3;





REQUEST FOR CITY COUNCIL AGENDA ITEM #6

Agenda Date Requested: November 14, 2022	Appropriation		
Requested By: Jason Weeks, City Manager	Source of Funds:	N/A	
Department: Administration	Account Number:	N/A	
Report Resolution Cordinance	Amount Budgeted:	N/A	
	Amount Requested:	N/A	
synihits: TIR7 Boundary Man Jurisdiction	•		

Exhibits: TIRZ Boundary Map, Jurisdiction
Boundary Description, TIRZ #1 Preliminary
Project Plan & Financing Plan, and Ordinance

No. 1010-22

AGENDA ITEM #6

Budgeted Item:

Yes

No.

Consideration and possible action on the first reading of Ordinance No. 1010-22, designating a geographic area within the City of Navasota and its extra-territorial jurisdiction as Reinvestment Zone Number One, City of Navasota, Texas, for tax increment financing purposes pursuant to Chapter 311 of the Texas Tax Code; creating a Board of Directors for such zone; establishing the tax increment fund; establishing the termination date of the zone; containing findings and provisions related to the foregoing subject; authorizing actions in furtherance of the zone; providing a severability clause; providing for proper notice of meeting.

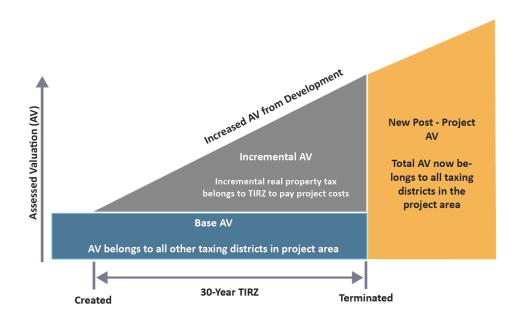
SUMMARY & RECOMMENDATION

On June 27, 2022, at a Special City Council meeting, City Council heard from David Hawes with Hawes Hill Group as he provided an overview of Tax Increment Financing Zones (TIRZs), Public Improvement Districts (PIDs), and Municipal Utility Districts (MUDs). City Council provided staff direction to move forward with the creation of Navasota's first TIRZ. On July 25th, City Council approved a contract agreement with Hawes Hill & Associates to assist the City in creating a TIRZ. Then on September 12th, City Council discussed the setting boundaries for the creation of the Navasota Tax Increment Reinvestment Zone (TIRZ) #1 for the City of Navasota. Staff has been working with Hawes Hill & Associates to finalize the boundary map, boundary descriptions, and the preliminary project plan & financing plan.

What is a TIRZ?

A tax increment reinvestment zone (TIRZ) is a financing tool enabled by the Texas Legislature with the adoption of Chapter 311 of the Texas Tax Code. A TIRZ is a tool that can be used to pay for public improvements to encourage development and/or

redevelopment of an area and attract private investment. Cities may create a TIRZ where conditions exist that substantially impair an area's sound growth and where development or redevelopment is not likely to occur but for public infrastructure enhancements financed by a TIRZ. Upon creation of the Zone, the total appraised value of real property located within its boundaries is established for the year in which it was created. This is known as the base value. As development occurs in the Zone due to the provision of new infrastructure, the value of real property increases. This additional value above the base is known as the increment. It is set aside to finance infrastructure improvements within the Zone. Once all projects are completed, or after a defined period, the TIRZ is dissolved. During the life of the Zone, the city and other participating taxing jurisdictions collect tax revenue on the base value of the Zone. When the Zone is dissolved, the city and other participating taxing jurisdictions receive the benefit of the full increment value created by new development.



The proposed TIRZ boundary is approximately +/- 2,890 acres and is located within both Navasota's corporate limits, as well as its ETJ. The Zone is largely bounded by State Highway 6 to the west, Navasota's ETJ limit to the east, FM 3090 to the north, and State Highway 105 / TX-515 Spur and County Road 446 to the south. Approximately 274 acres lies near the northwest corner of the State Highway 6 / TX-515 Spur intersection, and approximately 30 acres lies at the southwest corner of the State Highway 6 / FM 3090 intersection. Most of the Zone is located within the City's ETJ and is undeveloped or in agricultural use. The tax increment associated with this TIRZ will consist of contributions from the city, at a rate of 50% of its tax rate. The proposed life of the TIRZ is 30-years (2022 to 2052).

The proposed TIRZ #1 Project Plan & Financing Plan has identified \$22 million in possible project costs that outline goals, priorities, and projects for the TIRZ:

• Infrastructure (\$10 million) - Support commercial and residential development through coordination of public infrastructure improvements including water, sewer, drainage, and detention. Most of the Zone lies within the City's ETJ and

over 90%, consists of undeveloped land. As growth pressures continue to increase in the area, development of this land will transition over time to higher intensity uses. To support these uses and the viability of new residential and commercial development, infrastructure improvements will be needed, including roadways, water, sewer, natural gas, wastewater treatment plant, drainage, and detention. The TIRZ can serve as a tool to facilitate the coordination of infrastructure needs with property owners and developers, and the annexation of properties into the City Limits. This can be accomplished through the funding of public infrastructure and/or developer reimbursement agreements and incentives.

- Mobility & Connectivity (\$10 million) Enhance mobility options allowing for efficient and safe access through and within the area. As the area develops to higher intensity uses, mobility options to travel through the area will be important to support new development, including new or expanded roadways and pedestrian and/or bike facilities.
- Parks, Recreation, and Public Facilities (\$1.5 million) Enhance parks and recreation opportunities that add to the quality of life and economic vitality of the City. As growth continues to occur east of the city and new residential communities develop, having adequate parks, recreational and other public facilities will be important to the community's economic vitality and in attracting residents and businesses to the area.
- Economic Development (\$500,000) Incentivize projects that promote redevelopment of the community and enhance economic development opportunities consistent with the community's goals and priorities. To stimulate and accelerate redevelopment within the TIRZ, the TIRZ desires to establish an economic development program that would directly incentivize private enterprise that affect the TIRZ and serve as a catalyst for other business developments. Examples of how the program would be used include funding for business development and retention, business loss mitigation, economic development grants to catalyze investments, such as Agreements under Chapter 380 of the Texas Local Government Code, and matching grants to provide leverage for other economic development funds.

Now that a public hearing has been conducted to finalize the creation of the Navasota TIRZ #1, staff is recommending City Council approve on the first reading Ordinance 1010-22 for the creation of the Reinvestment Zone Number One, City of Navasota, Texas.

ACTION REQUIRED BY CITY COUNCIL

Approve or deny on the first reading of Ordinance No. 1010-22, designating a geographic area within the City of Navasota and its extra-territorial jurisdiction as Reinvestment Zone Number One, City of Navasota, Texas, for tax increment financing purposes pursuant to Chapter 311 of the Texas Tax Code; creating a

Board of Directors for such zone; establishing the tax increment fund; establishing the termination date of the zone; containing findings and provisions related to the foregoing subject; authorizing actions in furtherance of the zone; providing a severability clause; providing for proper notice of meeting.

Approved for the City Council meeting agenda		
Jason Weeks	11/10/2022	
Jason B. Weeks, City Manager	Date	

ORDINANCE NO. 1010-22

AN ORDINANCE DESIGNATING A GEOGRAPHIC AREA WITHIN THE CITY OF NAVASOTA AND ITS EXTRA-TERRITORIAL JURIISDICTION AS REINVESTMENT ZONE NUMBER ONE, CITY OF NAVASOTA, TEXAS, FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; CREATING BOARD **OF DIRECTORS** FOR SUCH ESTABLISHING THE TAX INCREMENT FUND; ESTABLISHING THE TERMINATION DATE OF THE ZONE; CONTAINING FINDINGS AND **PROVISIONS** RELATED TO THE **FOREGOING** SUBJECT: **AUTHORIZING ACTIONS IN FURTHERANCE OF THE ZONE;** PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PROPER NOTICE OF MEETING.

WHEREAS, pursuant to Chapter 311 of the Texas Tax Code, the City may designate a contiguous or non-contiguous geographic area within the City and its extraterritorial jurisdiction as a reinvestment zone if the area satisfies the requirements of certain sections of Chapter 311 of the Texas Tax Code; and

WHEREAS, the City has prepared a preliminary project plan and reinvestment zone financing plan for the designation of a proposed reinvestment zone within a non-contiguous area of the City and its ETJ ("proposed zone") which provides that City of Navasota ad valorem taxes are to be deposited into the tax increment fund; and

WHEREAS, a notice of the public hearing on the creation of the proposed zone was published on November 2, 2022 in The Examiner, a newspaper of general circulation in the City; and;

WHEREAS, at the public hearing on November 14, 2022, interested persons were allowed to speak for or against the creation of the proposed zone, its boundaries, or the concept of tax increment financing; and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the proposed zone; and

WHEREAS, the City has provided information and given proper notice as required by Chapter 311, Texas Tax Code, or other law as a condition to the creation of the proposed zone; and

WHEREAS, the total appraised value of taxable real property in the proposed zone and all other tax increment reinvestment zones previously created by the City is approximately \$45,488,600; and

WHEREAS, the total area within the proposed zone is approximately 2,890 acres, including property that is publicly owned; and

WHEREAS, less than thirty percent (30%) of the property in the proposed zone is currently used for residential purposes, as that term is defined in Code Section 311.006(d); and

WHEREAS, the City intends to participate in the proposed zone by contributing tax increment to the tax increment fund for the proposed zone from taxes levied and collected by the City at fifty percent (50%) of its tax rate, and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS:

Section 1. Findings.

- (a) That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.
- (b) That the City Council further finds and declares that the proposed improvements in the zone will significantly enhance the value of all the taxable real property in the proposed zone and will be of general benefit to the City.
- (c) That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Code Section 311.005 because the area substantially arrests and impairs the sound growth of the City, retards the provision of housing accommodations and constitutes an economic and social liability, and is a menace to the public health, safety, morals and welfare in its present condition and use because of the presence of:
 - 1. A substantial number of substandard, slum, deteriorated, and deteriorating structures;
 - 2. The predominance of defective or inadequate sidewalk or street layout;
 - 3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
 - 4. Unsanitary and unsafe conditions;
 - 5. The deterioration of site and other improvements; and
 - 6. Conditions that endanger life or property by fire or other cause
- (d) That the proposed zone is a non-contiguous geographic area located wholly within the corporate limits of the City of Navasota and its ETJ.

- (e) That the development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.
- (f) That less than thirty percent (30%) of the property in the proposed zone is used for residential purposes within the meaning of Code Section 311.006(d).
- (g) That the total appraised value of real property in the proposed zone and in the City's existing reinvestment zones does not exceed fifty percent (50%) of the total appraised value of taxable real property in the City and the industrial districts created by the City.

Section 2. Designation of the Zone

That the City, acting under the provisions of Chapter 311, Texas Tax Code, including Section 311.005(a), does hereby designate as a reinvestment zone, and create and designate a reinvestment zone over the area described in Exhibit "A" (attached hereto and incorporated herein) to promote the redevelopment of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number One, City of Navasota, Texas, (the "Zone"). The City Council specifically declares that the Zone is designated pursuant to Section 311.005(a) (1) and (2) of the Texas Tax Code.

Section 3. Board of Directors

That there is created a Board of Directors for the Zone, which shall consist of seven (7) members appointed by the City. Any other taxing unit that levies taxes on real property in the Zone and has approved the payment of all or part of the tax increment produced by the taxing unit into the tax increment fund for the Zone may appoint one director. Any taxing unit that appoints a director shall be assigned a Board position number in the order the appointment is received by the City. Failure of a taxing unit to appoint a director by January 1, 2024, shall be deemed a waiver of the right to appoint a director, and the City shall be entitled to appoint persons to the position.

The Mayor is hereby authorized to nominate and appoint, subject to City Council approval, the directors to Positions One through Seven of the Board of Directors, and any position unfilled on January 1, 2024, subject to the consent and approval of the City Council.

The directors appointed to odd-numbered positions shall be appointed for twoyear terms, beginning on the effective date of this Ordinance, while the directors appointed to even-numbered positions shall be appointed to a one year term, beginning on the effective date of this Ordinance. All subsequent appointments shall be for twoyear terms. The member of the Board of Directors appointed to Position One is hereby designated to serve as the chair of the Board of Directors for a one-year term beginning on the effective date of this Ordinance. Thereafter the Mayor shall annually nominate and appoint, subject to City Council approval, a member to serve as chair for a term of one year beginning on the anniversary of the effective date of this Ordinance. The City Council authorizes the Board of Directors to elect from its members a vice-chairman and such other officers as the Board of Directors sees fit.

The Board of Directors shall make recommendations to City Council concerning the administration of the Zone. The Board of Directors shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone as described in Section 311.011, Texas Tax Code, and shall submit such plans to City Council for its approval. The City hereby delegates to the Board of Directors all powers necessary to prepare and implement the project plan and reinvestment zone financing plan, subject to approval by City Council, including the power to employ any consultants or enter into any reimbursement agreements payable solely from the Tax Increment Fund established pursuant to Section 7 of this Ordinance that may be reasonably necessary or convenient to assist the Board of Directors in the preparation of the project plan and reinvestment zone financing plan and in the issuance of tax increment obligations.

Section 4. Duration of the Zone

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, and termination of the operation of the Zone shall occur on December 31, 2052, or at an earlier time as provided in Sec. 311.017, Texas Tax Code.

Section 5. Tax Increment Base

That the Tax Increment Base of the City or any other taxing unit participating in the Zone is the total appraised value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone, determined as of January 1, 2022, the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base").

Section 6 Approval of the City's Level of Participation in the Zone

That the City will participate in the Zone by contributing tax increment to the Tax Increment Fund for the Zone from taxes levied and collected by the City at the rate of fifty percent (50%), which rate may be amended from time to time, beginning on January 1, 2022, to be used for all purposes of the Zone as set forth in the project plan and reinvestment zone financing plan.

Section 7. Tax Increment Fund

There is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent Ordinances. All Tax

Increments, as defined below, shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. The annual Tax Increment shall equal the property taxes levied by the City and any other taxing unit participating in the Zone at its participation rate for that year on the captured appraised value, as defined by Chapter 311 of the Texas Tax Code, of real property located in Zone that is taxable by the City or any other taxing unit participating in the Zone, less any amounts that are to be allocated from the Tax Increment pursuant to Chapter 311 of the Texas Tax Code. All revenues from the sale of any tax increment bonds, notes or other obligations hereafter issued for the benefit of the Zone by the City, if any; revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b) of the Texas Tax Code.

Section7. Authorization for Necessary Actions

The City Council authorizes the City Manager to take all such actions as are necessary to implement this Ordinance and the establishment of the Zone.

Section 8. Severability

If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person to set circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

Section 9. Open Meetings

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at City Hall for the time required by law preceding its meeting, as required by the Open Meetings Law, Texas Government Code, ch. 551, and that this meeting has been open to the public as required by law at all times during which this

Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 10. Notices

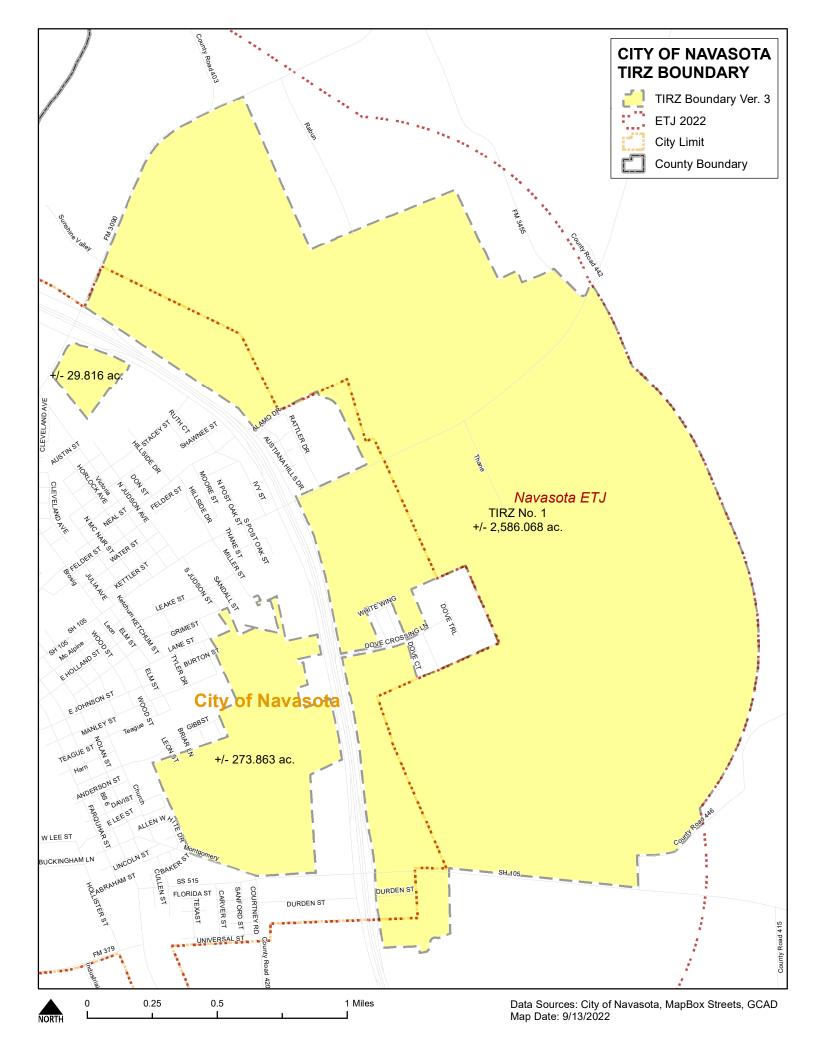
The contents of the notice of the public hearing, which hearing was held before the City Council on November 14, 2022, and the publication of said notice, are hereby ratified, and confirmed.

NOVE	PASSED AND APPROVED ON FIRST READIN OVEMBER, 2022.	NG THIS THE 14 TH DAY OF
	BERT MILLE	R, MAYOR
	ATTEST:	
	SUSIE M. HOMEYER, CITY SECRETARY	
NOVE	PASSED AND APPROVED ON SECOND READI	ING THIS THE 28 TH DAY OF
	BER	RT MILLER, MAYOR
	ATTEST:	
	SUSIE M. HOMEYER, CITY SECRETARY	

EXHIBIT "A" Boundary Description

Page Break

Exhibit "B" Preliminary Project Plan and Reinvestment Zone Finance Plan



1 2 3 4 5	JURISDICTIONAL BOUNDARY DESCRIPTION TAX INCREMENT REINVESTMENT ZONE NUMBER ONE CITY OF NAVASOA CORPORATE LIMITS AND EXTRA-TERRITORIAL JURISDICTION GRIMES COUNTY
6 7	The City of Navasota Tax Increment Reinvestment Zone Number 1 is comprised of three tracts situated along State Hwy 6 within the City of Navasota Corporate Limits and Extra-territorial Jurisdiction Boundary, Grimes County.
8 9 10	Tract 1 of 3 is +/- 2,586 acres situated east of State Hwy 6 with point of beginning being the intersection of east right-of-way (ROW) of FM 3090 and north ROW of State Hwy 6 Frontage Rd, same being west corner of A0002. D ARNOLD, TRACT 8, PAR 2-1, ACRES 10.63;
11 12	Then north northeast and east northeast along east ROW of FM 3090 to north corner of A0029 J HOLLAND, TRACT 16-1, ACRES 3.36, same being west boundary of A0002 D ARNOLD, TRACT 15-3, ACRES 2.37;
13 14	Then west northwest along boundary of said TRACT 15-3, ACRES 2.37 to northwest corner of said tract, and east ROW of FM 3090;
15 16	Then east northeast along east ROW of FM 3090 to northeast corner of A0029 J HOLLAND, TRACT 6, ACRES 81.903;
17 18	Then south southeast along boundary of said TRACT 6, ACRES 81.903 to southeast corner of said tract, same being southwest corner of A0029 J HOLLAND, TRACT 18, ACRES 47.41;
19 20	Then east northeast along boundary of said 47 TRACT 18, ACRES 47.41 to southeast corner of said tract, same being west boundary of A0044 JESSE B MC NEALY, TRACT 38-1, ACRES 1;
21 22	Then north by west along east boundary of said 47 TRACT 18, ACRES 47.41 to southwest corner of A0029 J HOLLAND, TRACT 28, ACRES 6.00;
23 24 25	Then east northeast along boundary of said TRACT 28, ACRES 6.00, across ROW of Rabun Ln, and A0029 J HOLLAND, TRACT 15-5, ACRES 7.31, and A0029 J HOLLAND, TRACT 12, ACRES 50 to southeast corner of said TRACT 12, ACRES 50, same being north corner of A0044 JESSE B MC NEALY, TRACT 22, ACRES 58;
26 27	Then south southeast along boundary of said TRACT 22, ACRES 58 to southeast corner of said TRACT 22, same being boundary of A0044 JESSE B MC NEALY, TRACT 25-6, ACRES 19.11;
28 29	Then east northeast along boundary of said TRACT 25-6, ACRES 19.11 to north corner of said TRACT 25-6, same being boundary of A0044 JESSE B MC NEALY, TRACT 59, ACRES 4;
30 31	Then south southeast along boundary of said TRACT 25-6, ACRES 19.11, and A0044 JESSE B MC NEALY, TRACT 59, ACRES 4 to south corner of said TRACT 59, ACRES 4;
32 33	Then east northeast along boundary of said TRACT 59, ACRES 4, across ROW of FM Rd 3455 to east ROW of FM 3455 and boundary of A0044 JESSE B MC NEALY, TRACT 37, ACRES 17.95;
34	Then southeast along east ROW of FM 3455 to north ROW of State Hwy 90 North;
35 36	Then north northeast along north ROW of State Hwy 90 North approximately 300 feet to City of Navasota Extraterritorial Jurisdiction Line;
37 38 39	Then generally south southeast and south along City of Navasota Extra-territorial Jurisdiction Line approximately 12,171 feet to boundary line of A0044 JESSE B MC NEALY, TRACT 15, ACRES 470.23, (INCLUDES ACREAGE IN A-44, A-411 & A-476), same being north ROW of CR 446;
40 41	Then generally southwest and west along said boundary line of TRACT 15, and north ROW of CR 446 to interior corner of said TRACT 15;

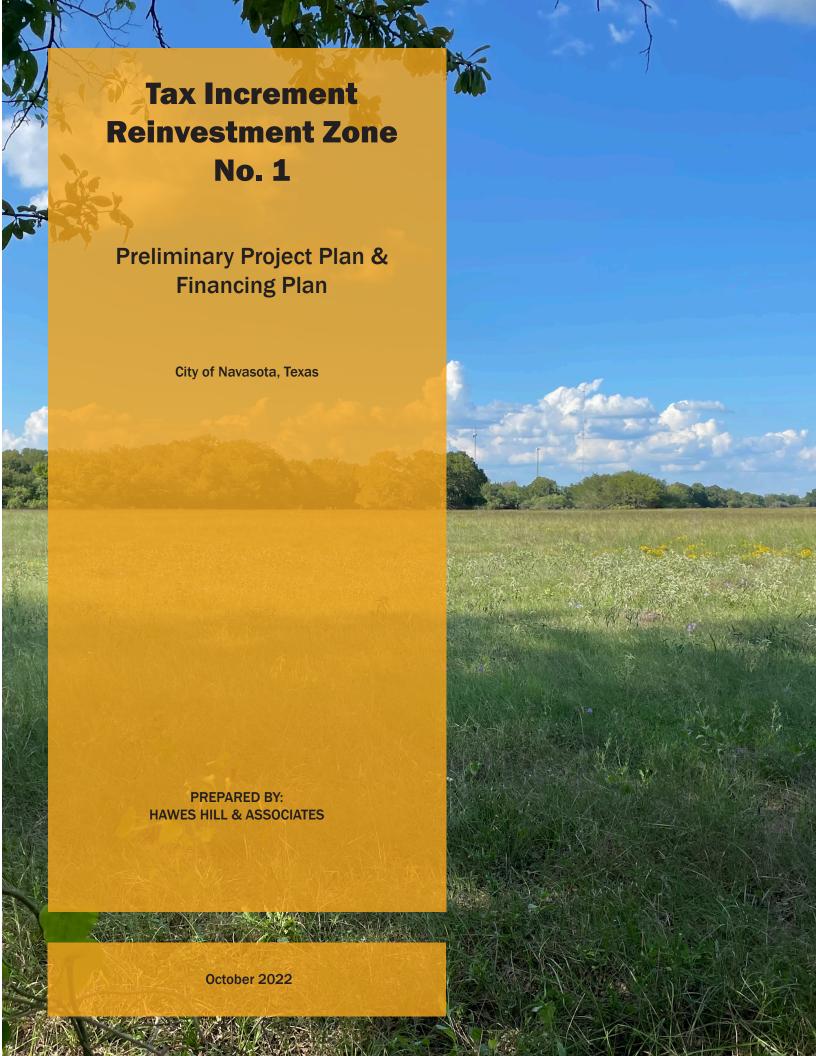
- 42 Then south along said boundary line of TRACT 15, and west ROW of CR 446 to southeast corner of said TRACT
- 43 15, same being north ROW of State Hwy 105;
- Then west by north along north ROW of State Hwy 105 to southwest corner of said TRACT 15, same being east
- 45 ROW of Kettler Ln;
- 46 Then south across ROW of State Hwy 105 approximately 1,331 feet to centerline of Sandy Creek;
- 47 Then west southwest along centerline of Sandy Creek approximately 851 feet to a point south of southeast corner of
- 48 A0476 H WINGFIELD, TRACT 18-5, ACRES 9.80;
- 49 Then north approximately 130 feet to southeast corner of said TRACT 18-5, ACRES 9.80;
- 50 Then west along south boundary of said TRACT 18-5, ACRES 9.80, and A0476 H WINGFIELD, TRACT 12-5,
- ACRES 1.87 to southwest corner of said TRACT 12-5, ACRES 1.87, same being east ROW of northbound access
- 52 road of State Hwy 6 Loop;
- 53 Then generally north along east ROW of northbound access road of State Hwy 6 Loop to south ROW of Dove
- 54 Crossing Ln;
- Then east by north along south ROW of Dove Crossing Ln to northeast corner of DOVE CROSSING, BLOCK 7,
- 56 Lot 2, ACRES 5.05;
- 57 Then generally south by east along east boundary of said Lot 2, ACRES 5.05 to southeast corner of said Lot, same
- 58 being boundary of A0044 JESSE B MC NEALY, TRACT 26, ACRES 275.128;
- Then east northeast along boundary of said TRACT 26, ACRES 275.128 to corner of said TRACT 26, same being
- east corner of DOVE COURT, BLOCK 11, LOT 9B;
- 61 Then south southeast along boundary of said TRACT 26, ACRES 275.128 to interior corner of said TRACT 26,
- same being south corner of DOVE CROSSING, BLOCK 7, Lot 6-17, ACRES 0.164;
- Then east northeast along boundary of said TRACT 26, ACRES 275.128 to interior corner of said TRACT 26, same
- being east corner of DOVE CROSSING, BLOCK 7, Lot 6-16, ACRES 0.163;
- Then north northwest along boundary of said TRACT 26, ACRES 275.128 to corner of said TRACT 26, same being
- south corner of DOVE CROSSING, BLOCK 7, LOT 10-B, ACRES 2.51
- Then east northeast along boundary of said TRACT 26, ACRES 275.128 to interior corner of said TRACT 26, same
- being east corner of DOVE CROSSING, BLOCK 7, Lot 15, ACRES 4.96;
- Then north northwest along boundary of said TRACT 26, ACRES 275.128 to northwest corner of said TRACT 26,
- 70 same being northeast corner of DOVE CROSSING, BLOCK 7, LOT 11, ACRES 5.26;
- 71 Then west southwest along City of Navasota Corporate Limits and boundary of said LOT 11, ACRES 5.26, and
- 72 continuing along boundary of DOVE CROSSING, BLOCK 7, LOT 7-B, ACRES 2.51 to west corner of LOT 7-B,
- 73 ACRES 2.51;
- 74 Then south southeast along boundary of said LOT 7-B, ACRES 2.51, and DOVE CROSSING, BLOCK 7 to
- 75 southwest corner of DOVE CROSSING, BLOCK 7, LOT 8-B, ACRES 1.0473, same being north ROW of Dove
- 76 Crossing Ln;
- 77 Then generally southwest by west along north ROW of Dove Crossing Ln to southeast corner of DOVE
- 78 CROSSING, BLOCK 7, LOT A-23;
- 79 Then north northwest along east boundary of said DOVE CROSSING, BLOCK 7, LOT A-23 to northeast corner of
- 80 DOVE CROSSING, BLOCK 7, LOT A-13;

- 81 Then west southwest along north boundary of said BLOCK 7, LOT A-13, and DOVE CROSSING, BLOCK 3 to
- 82 northwest corner of DOVE CROSSING, BLOCK 3, LOT 1;
- Then south southeast along west boundary of DOVE CROSSING, BLOCK 3, and DOVE CROSSING, BLOCK 4
- 84 to southwest corner of DOVE CROSSING, BLOCK 4, LOT 10, same being north ROW of Dove Crossing Ln;
- Then west by south along north ROW of Dove Crossing Ln southwest corner of DOVE CROSSING, BLOCK 1,
- 86 LOT 3, ACRES 1.52, same being east ROW of northbound access road of State Hwy 6 Loop;
- 87 Then generally north along east ROW of northbound access road of State Hwy 6 Loop to northwest corner of DOVE
- 88 CROSSING, BLOCK 1, LOT 1, ACRES 1.22, same being boundary of DOVE CROSSING, BLOCK 1, Lot 6,
- 89 ACRES 0.64, (TRIANGLE SHAPE);
- 90 Then west southwest along boundary of said Lot 6, ACRES 0.64 to southwest corner of said lot, same being east
- 91 ROW of northbound access road of State Hwy 6
- 92 Then generally north along east ROW of northbound access road of State Hwy 6 Loop, across ROW of State Hwy
- 90 North to southwest corner of S1410 ANNIE'S COUNTRY STORE, Lot 1, ACRES 0.659, same being north
- 94 ROW of State Hwy 90 North;
- Then east northeast along north ROW of State Hwy 90 North to southwest corner of A0044 JESSE B MC NEALY,
- 96 TRACT 31-2, ACRES 15.47;
- 97 Then generally north northwest and west northwest along boundary of said TRACT 31-2, ACRES 15.47 to corner of
- 98 said tract, same being east corner of A0044 JESSE B MC NEALY, TRACT 30-1, ACRES 2.43;
- 99 Then north northwest along boundary of said TRACT 30-1, ACRES 2.43 to north corner of said TRACT, same
- being east corner of A0044 JESSE B MC NEALY, TRACT 8, ACRES 56.56;
- Then west southwest along boundary of said TRACT 30-1, ACRES 2.43 to northwest corner of said TRACT, same
- being boundary of A0044 JESSE B MC NEALY, TRACT 57-1, ACRES 35.68;
- Then south southeast along boundary of said TRACT 30-1, ACRES 2.43 to southwest corner of said TRACT, same
- being north ROW of Alamo Dr;
- Then generally southwest along north ROW of Alamo Dr to east ROW of northbound access road of State Hwy 6
- Loop, same being south corner of A0044 JESSE B MC NEALY, TRACT 57-1, ACRES 35.68;
- Then generally northwest and northwest by west along east ROW of northbound access road of State Hwy 6 to east
- 108 ROW of FM Rd 3090, same being west corner of A0002. D ARNOLD, TRACT 8, PAR 2-1, ACRES 10.63 and
- point of beginning of +/- 2,586 acre Tract 1 of 3;
- 110 Tract 2 of 3 is +/- 273.9 acres situated northwest of the intersection of State Hwy 6 with Spur 515 and comprised of
- two tracts (A0055-5 D TYLER, TRACT 5, PAR 6-2, ACRES 202.482 and M&P ADVENTURES SUBDIVISION,
- Lot 1, ACRES 71.464) with **point of beginning** being the southwest corner of NAVASOTA CIRCLE "T", BLOCK
- 113 1, Lot 1, ACRES 7.564, same being southeast corner of A0055-5 D TYLER, TRACT 5, PAR 6-2, ACRES 202.482
- and north right-of-way (ROW) of Spur 515;
- Then west along north ROW of Spur 515 and boundary of said TRACT 5, PAR 6-2 to south corner of said TRACT,
- same being north ROW of Montgomery Rd;
- 117 Then generally west northwest along north ROW of Montgomery Rd and boundary of said TRACT 5, PAR 6-2 to
- 118 southwest corner of said TRACT;
- Then north northwest along boundary of said TRACT 5, PAR 6-2 to west corner of said TRACT to north corner of
- A0055-5 D TYLER, TRACT 5, PAR 7-2, ACRES 2.84, same being boundary of MILROY TERRACE Subdivision;

- Then east northeast along boundary of said TRACT 5, PAR 6-2 to interior corner of said TRACT, same being east
- corner of MILROY TERRACE, SEC 2, LOT 3;
- Then north northwest along boundary of said TRACT 5, PAR 6-2 to corner of said tract, same being north corner of
- MILROY TERRACE, BLOCK 2, LOT 11 and boundary of A0055-5 D TYLER, TRACT 5, PAR 32, ACRES 9.72;
- 125 Then east northeast along boundary of said TRACT 5, PAR 6-2 to north corner of said tract, same being east corner
- of said 9.72 acre tract and boundary of M&P ADVENTURES SUBDIVISION, Lot 1, ACRES 71.464;
- 127 Then northwest by north along boundary of said Lot 1, ACRES 71.464 to corner of said lot same being interior
- 128 corner CAMP SUB, BLOCK 79,80,88 PT OF 76-78, 89-92, ACRES 5.42;
- Then east northeast along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot;
- Then generally northwest by north along boundary of said Lot 1, ACRES 71.464 and east boundary of A0055-4 D
- 131 TYLER, TRACT 4, PAR 24A and 24B, PAR 24 and PAR 23 to corner of said Lot 1, ACRES 71.464, same being
- east ROW of Woodrow Jackson Dr;
- 133 Then east northeast along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being east
- 134 corner of OLD HOMESTEAD, BLOCK 129-A, LOT 2,3,5,7,9,11,13 & BLOCK 130, LOT 1 TO 7;
- Then northwest by north along boundary of said Lot 1, ACRES 71.464 to northwest corner of said lot, same being
- north corner of OLD HOMESTEAD, BLOCK 129-A, LOT 2,3,5,7,9,11,13 & BLOCK 130, LOT 1 TO 7, and south
- 137 ROW of Grimes St;
- Then east northeast along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being west corner of
- 139 A0002. D ARNOLD, TRACT 1, PAR 3-5, ACRES 5.24;
- 140 Then south southeast along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being west
- 141 corner of A0055-5 D TYLER, TRACT 5, PAR 9-3, ACRES 1.00;
- Then east northeast along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being east
- 143 corner of said A0055-5 D TYLER, TRACT 5, PAR 9-3, ACRES 1.00;
- Then west northwest along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being interior corner
- of said A0055-5 D TYLER, TRACT 5, PAR 9-3, ACRES 1.00 and southwest corner of A0055-5 D TYLER,
- 146 TRACT 5, PAR 9-7, ACRES 5.444, (PARTLY IN A-2);
- 147 Then generally east by south along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being
- southeast corner of said A0055-5 D TYLER, TRACT 5, PAR 9-7, ACRES 5.444, (PARTLY IN A-2);
- Then generally north by west along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being
- northeast corner of said A0055-5 D TYLER, TRACT 5, PAR 9-7, ACRES 5.444, (PARTLY IN A-2);
- 151 Then west southwest along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being interior corner
- 152 of said A0055-5 D TYLER, TRACT 5, PAR 9-7, ACRES 5.444, (PARTLY IN A-2);
- 153 Then north northwest along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being south corner of
- 154 M&P ADVENTURES SUBDIVISION, Lot 2, ACRES 0.175;
- Then east northeast along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being southeast
- corner of said M&P ADVENTURES SUBDIVISION, Lot 2, ACRES 0.175;
- 157 Then northwest by north along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being
- northeast corner of M&P ADVENTURES SUBDIVISION, Lot 2, ACRES 0.175;

- Then west southwest along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being northwest
- corner of said M&P ADVENTURES SUBDIVISION, Lot 2, ACRES 0.175, and boundary of A0055-5 D TYLER,
- 161 TRACT 5, PAR 9-7, ACRES 5.444, (PARTLY IN A-2);
- Then north northwest along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being north corner of
- 163 A0055-5 D TYLER, TRACT 5, PAR 9-7, ACRES 5.444, (PARTLY IN A-2);
- Then east northeast along boundary of said Lot 1, ACRES 71.464 to north corner of said lot, same being boundary
- 165 of A0002. D ARNOLD, TRACT 6, PAR 4-1, ACRES 7.09;
- Then southeast by south along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being
- southwest corner of boundary of said A0002. D ARNOLD, TRACT 6, PAR 4-1, ACRES 7.09;
- Then east northeast along boundary of said Lot 1, ACRES 71.464 to northeast corner of said lot, same being
- northwest corner of A0055-5 D TYLER, TRACT 5, PAR 9, ACRES 7.91;
- 170 Then south by east along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being southwest
- 171 corner of MCLEMORE SHOPPING CENTER, Lot 1-R, ACRES 4.67, (TRACTOR SUPPLY);
- Then east by north along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being southeast corner
- of said MCLEMORE SHOPPING CENTER, Lot 1-R, ACRES 4.67, (TRACTOR SUPPLY), and west ROW of
- southbound feeder road to State Hwy 6 Loop;
- Then south by east along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being northeast corner
- 176 of A0055-5 D TYLER, TRACT 5, PAR 8, ACRES 1.58;
- 177 Then west by south along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being
- 178 northwest corner of A0055-5 D TYLER, TRACT 5, PAR 8, ACRES 1.58;
- Then south by east along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being southwest
- corner of A0055-5 D TYLER, TRACT 5, PAR 8, ACRES 1.58 (Navasota Inn);
- Then east by north along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being northwest corner
- 182 of S7140 NEW LIGHT, Lot 2, ACRES 1.743;
- Then south by east along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being southwest corner
- 184 of S7140 NEW LIGHT, Lot 2, ACRES 1.743, and boundary of A0055-5 D TYLER, TRACT 5, PAR 8-4, ACRES
- 185 1.899;
- Then generally west southwest along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same
- being northwest corner of A0055-5 D TYLER, TRACT 5, PAR 8-6, ACRES 2.271 (Western RV Park);
- 188 Then south by east along boundary of said Lot 1, ACRES 71.464 to interior corner of said lot, same being southwest
- 189 corner of said A0055-5 D TYLER, TRACT 5, PAR 8-6, ACRES 2.271;
- 190 Then generally east northeast along boundary of said Lot 1, ACRES 71.464 to corner of said lot, same being
- southeast corner of A0055-5 D TYLER, TRACT 5, PAR 8-1, ACRES 1.77 (Western Steakhouse & Dance Hall) and
- west ROW of southbound feeder road to State Hwy 6 Loop;
- Then south by east along boundary of said Lot 1, ACRES 71.464, and A0055-5 D TYLER, TRACT 5, PAR 6-2,
- ACRES 202.482 to east corner of said 202.482 acre tract, same being north corner of A0055-5 D TYLER, TRACT
- 5, PAR 11-1, ACRES 2.00 (Kingdom Hall of Jehovah's Witnesses);
- Then generally west southwest along boundary of said 202.482 acre tract to interior corner of said tract, same being
- northwest corner of said A0055-5 D TYLER, TRACT 5, PAR 11-1, ACRES 2.00;

- 198 Then generally south along boundary of said 202.482 acre tract to southeast corner of said tract, same being
- southwest corner of NAVASOTA CIRCLE "T", BLOCK 1, Lot 1, ACRES 7.564 and point of beginning of +/-
- **200 273.9** acre Tract 2 of 3;
- 201 Tract 3 of 3 is +/- 30.17 acres situated south of intersection of State Hwy 6 Loop and FM 3090 (Piedmont) with
- point of beginning being the east right-of-way (ROW) of FM 3090 (Piedmont St) and north corner of A0002. D
- ARNOLD, TRACT 7, PAR 15,16, ACRES 9.74, same being south ROW of southbound access road to State Hwy 6
- 204 Loop
- Then generally east southeast along south ROW of southbound access road to State Hwy 6 to east corner of S8490 -
- 206 VIVALDI SUBDIVISION, Lot 2, ACRES 2.395;
- Then south southwest along boundary of said Lot 2, ACRES 2.395 to southeast corner of said lot;
- Then northwest by north along boundary of said Lot 2, ACRES 2.395 to east corner of A0002. D ARNOLD,
- 209 TRACT 7, PAR 15,16, ACRES 9.74;
- Then southwest by south along boundary of said 9.74 acre tract to southeast corner of said tract;
- Then northwest by north along boundary of said 9.74 acre tract to east corner of A0002. D ARNOLD, TRACT 7,
- 212 PAR 14-1, ACRES 12.76;
- Then southwest by south along boundary of said 12.76 acre tract to south corner of said tract;
- Then northwest by north along west boundary to said 12.76 acre tract, and A0002. D ARNOLD, TRACT 7, PAR
- 215 14-2, ACRES 2 to west corner of said 2 acre tract, same being east ROW of FM 3090 (Piedmont);
- Then generally northeast by north along east ROW of FM 3090 (Piedmont St) to north corner of said A0002. D
- ARNOLD, TRACT 7, PAR 15,16, ACRES 9.74, same being south ROW of southbound access road to State Hwy 6
- 218 Loop, and point of beginning of +/- 30.17 acre Tract 3 of 3;



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TIRZ Concept

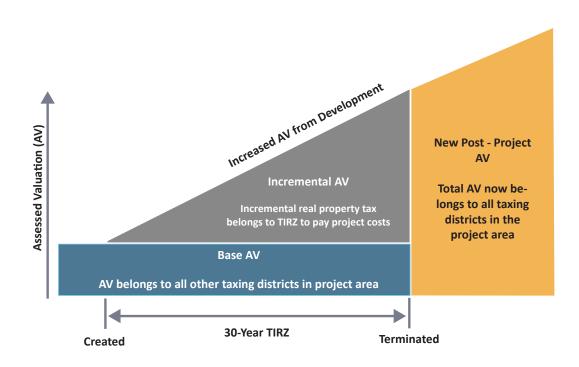
A tax increment reinvestment zone (TIRZ) is a financing tool enabled by the Texas Legislature with the adoption of Chapter 311 of the Texas Tax Code. A TIRZ is a tool that can be used to pay for public improvements to encourage development and/or redevelopment of an area and attract private investment.

Cities may create a TIRZ where conditions exist that substantially impair an area's sound growth and where development or redevelopment is not likely to occur but for public infrastructure enhancements financed by a TIRZ.

Upon creation of the Zone, the total appraised value of real property located within its boundaries is established for the year in which it was created. This is known as the base value. As development occurs in the Zone due to the provision of new infrastructure, the value of real property increases.

This additional value above the base is known as the increment. It is set aside to finance infrastructure improvements within the Zone. Once all projects are completed, or after a defined period of time, the TIRZ is dissolved.

During the life of the Zone, the city and other participating taxing jurisdictions collect tax revenue on the base value of the Zone. When the Zone is dissolved, the city and other participating taxing jurisdictions receive the benefit of the full increment value created by new development.



Introduction

Purpose

This document constitutes the Preliminary Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number One, Navasota, Texas as required by Chapter 311, Texas Tax Code. This document details the specific projects proposed to address existing conditions in the area as well as the method and means to finance them.

The purpose of the tax increment reinvestment zone (the "Zone") is to finance construction of public facilities and infrastructure necessary to catalyze residential and commercial development and redevelopment, thereby increasing property values and revenues within the Zone boundaries. Expenditures associated with the design and construction of public facilities and infrastructure, as well as other specific project related costs, will be funded by tax increment revenues derived from increases in property values following new development/redevelopment. Zone activities may include, but are not limited to, public infrastructure improvements including water, sewer and drainage, stormwater detention, mobility improvements, land acquisition, creation of public spaces and facilities, streetscape/corridor improvements, trails and pedestrian amenities, and support for initiatives and projects that further the economic goals and priorities of the City.

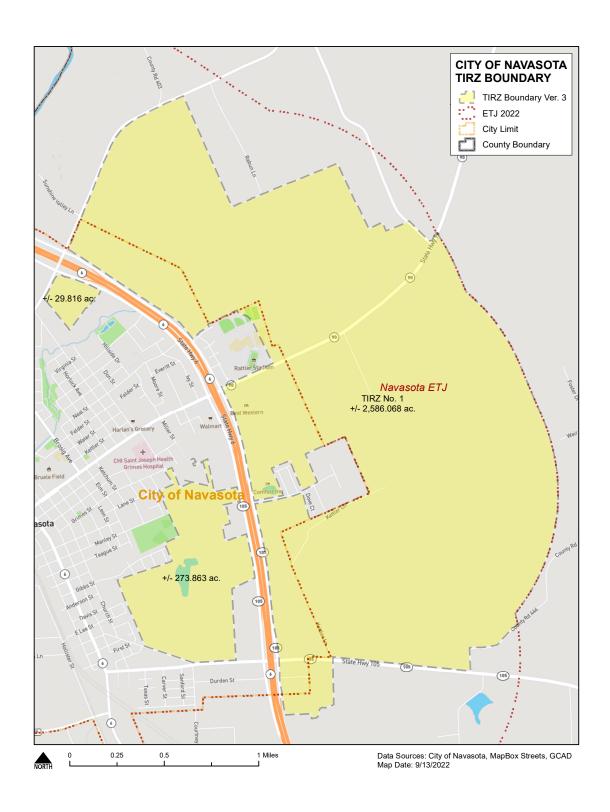
The Zone boundary primarily includes unincorporated properties within the City's ETJ. The intent of the Zone is to facilitate future residential and commercial development in these areas through the funding of public infrastructure and allow for voluntary annexation of properties into the City Limits. The area is primarily agricultural with limited to no infrastructure including water, sewer, drainage, and roadways. As growth pressures increase in the area, the reinvestment zone can serve as a mechanism to fund needed infrastructure improvements to support future growth, as properties are annexed into the City Limits. The reinvestment zone also serves as a mechanism to support the community's goals for higher quality development that is compatible with character of the area.

Location

The proposed TIRZ boundary is approximately +/- 2,890 acres and is located within both Navasota's corporate limits, as well as its ETJ. The Zone is largely bounded by State Highway 6 to the west, Navasota's ETJ limit to the east, FM 3090 to the north, and State Highway 105 / TX-515 Spur and County Road 446 to the south. Approximately 274 acres lies near the northwest corner of the State Highway 6 / TX-515 Spur intersection, and approximately 30 acres lies at the southwest corner of the State Highway 6 / FM 3090 intersection. The majority of the Zone is located within the City's ETJ and is undeveloped or in agricultural use.



Location



Goals

The following goals outline priorities and projects for the Zone and are based on needs identified in the Feasibility Report (Exhibit 2) and other plans and studies. The intent of the goals is to identify public projects that would support the City's economic development initiatives and vision for eastern portion of the City and it's ETJ.

Infrastructure

Support commercial and residential development through coordination of public infrastructure improvements including water, sewer, drainage and detention.

The majority of the Zone lies within the City's ETJ and over 90%, consists of undeveloped land that is either designated as vacant or used for agriculture purposes. Infrastructure is limited throughout most of the Zone, including access to City water and sewer facilities. As growth pressures continue to increase in the area, development of this land will transition over time to higher intensity uses. To support these uses and the viability of new residential and commercial development, infrastructure improvements will be needed, including roadways, water, sewer, natural gas, wastewater treatment plant, drainage and detention. The TIRZ can serve as a tool to facilitate the coordination of infrastructure needs with property owners and developers, and the annexation of properties into the City Limits. This can be accomplished through the funding of public infrastructure and/or developer reimbursement agreements and incentives. Infrastructure improvements supported by the TIRZ may include roadways, water, sewer, drainage, stormwater management improvements, property acquisition, and site remediation/preparation.

Mobility & Connectivity

Enhance mobility options allowing for efficient and safe access through and within the area.

As the area develops to higher intensity uses, mobility options to travel through the area will be important to support new development, including new or expanded roadways and pedestrian and/or bike facilities. Additional mobility and intersection improvements associated with the SH 249 extension may also be needed, as the extension connects to SH 105 in Navasota. Additionally, strengthening the vitality of existing corridors for commercial use will enhance the economic marketability of the area, whether this is through capacity expansion, safety and intersection improvements or streetscape/median enhancements. TIRZ improvements may include roadway improvements, enhanced intersections, access management, sidewalks, bike improvements, crosswalks, parking, safety improvements, landscaping, pedestrian amenities, lighting, signage/wayfinding and public art.

Parks, Recreation, & Public Facilities

Enhance parks and recreation opportunities that add to the quality of life and economic vitality of the City.

As growth continues to occur east of the City and new residential communities develop, having

Goals

adequate parks, recreational and other public facilities will be important to the community's economic vitality and in attracting residents and businesses to the area. Additionally, trails, bicycle and pedestrian facilities provide not only recreational opportunities but also connect key destinations in the community. Opportunities for TIRZ funded projects could include improvements to existing facilities, development of new parks, green spaces, linear trails, public spaces, and joint use of detention facilities. Public spaces and facilities will attract, support, and enhance the viability of residential, commercial, and retail destinations in the Zone, while potentially fostering innovative economic opportunities. In addition to parks and recreation improvements the TIRZ may fund public facilities including but not limited to a library, community center, civic center, recreation center, and public safety facilities.

Economic Development

Incentivize projects that promote redevelopment of the community and enhance economic development opportunities consistent with the community's goals and priorities.

In order to stimulate and accelerate redevelopment within the TIRZ, the TIRZ desires to establish an economic development program that would directly incentivize private enterprise that affect the TIRZ and serve as a catalyst for other business developments. Examples of how the program would be used include funding for business development and retention, business loss mitigation, economic development grants to catalyze investments, such as Agreements under Chapter 380 of the Texas Local Government Code, and matching grants to provide leverage for other economic development funds. In cases such as those described in this section, an appropriate economic development program would be proposed by the City and/or the TIRZ and approved by both the TIRZ and City Council. Payments made pursuant to this program shall be pursuant to economic development agreements entered into on behalf of the Zone and are considered Project Costs. No grant or loan shall be authorized by the Zone without prior consent of the City.

Authorized Project Costs

The project costs for the Preliminary Project Plan and Financing Plan are detailed in Table 1. Projects include infrastructure improvements, including detention/drainage, water and sewer, mobility improvements, parks, recreation and public facilities, and economic development. The project categories reflect the types of projects supported by the TIRZ; however, actual projects that will be undertaken by the TIRZ will be based on factors including community development priorities, the ability to leverage funds, and available increment.

Non-Project costs are those infrastructure costs that will not be funded or reimbursed by the TIRZ, but will be funded by other parties, such as the City, County, the Texas Department of Transportation, non-profit organizations, or private sources, including developers. Funding identified in Table 1 will be leveraged with other sources to secure Non-Project funding when appropriate and available.

Table 1 - Project Costs

Projects	Costs
Infrastructure	\$10,000,000
Mobility & Connectivity	\$10,000,000
Parks, Recreation & Public Facilities	\$1,500,000
Economic Development	\$500,000
Planning, Admin, Legal	\$500,000
Total	\$22,500,000

Project Plan

This document constitutes the Preliminary Project Plan for Tax Increment Reinvestment Zone Number One, City of Navasota, as required by Chapter 311 of the Texas Tax Code. The purpose of the Zone is to finance improvements that support new development and redevelopment of properties within the Zone.

Existing and Proposed Uses of Land	•••••	Texas Tax Code - 311.011 (B)(1)
Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances	•••••	Texas Tax Code - 311.011(B)(2)
Estimated Non-Project Costs	•••••	Texas Tax Code - 311.011 (B)(3)
Method of Relocating Persons to Be Displaced, if Any, as a Result of Implementing the Plan	•••••	Texas Tax Code - 311.011 (B)(4)

Existing and Proposed Uses of Land

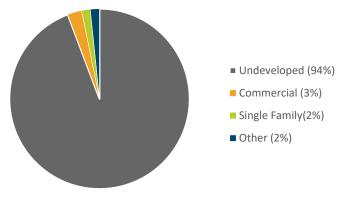
(TEXAS TAX CODE- 311.011(B)(1))

Existing Land Use - Current land uses within the Zone consist primarily of undeveloped uses classified as agricultural, farmland and vacant as shown in Map 2 (page 15). Other uses include commercial and large lot residential development. In terms of taxable value, commercial is the largest use, 61%, followed by undeveloped, 25% and single family residential, 10%. Given that over 94% of the acreage in the Zone is undeveloped, the taxable value is relatively low at just over \$45 million. Existing conditions are further described in Exhibit B.

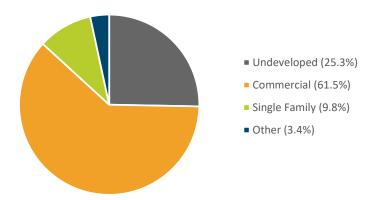
Surrounding Land Use - Land surrounding the Zone includes vacant, large lot residential, public/institutional, and commercial uses.

Proposed Uses - Proposed uses in the Zone are anticipated to include residential, commercial and public uses, including parks and recreation facilities, with decreasing vacant land over time. Retail and commercial uses are anticipated along major corridors in the Zone. Map 3 (page 17) shows proposed uses.





Existing Property Classification, Taxable Value



Proposed Changes Of Zoning Ordinances, Master Plan Of Municipality, Building **Codes, And Other Municipal Ordinances**

(TEXAS TAX CODE - 311.011(B)(2))

All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinance, master plan, or building code.

Estimated Non-Project Costs

(TEXAS TAX CODE - 311.011(B)(3))

Non-Project costs are those infrastructure costs that will not be funded or reimbursed by the TIRZ but will be funded by other parties. Funding identified in Table 1 will be leveraged with other sources to secure non-project funding when appropriate and available.

Method Of Relocating Persons To Be Displaced, If Any, As A Result Of **Implementing The Plan**

(TEXAS TAX CODE - 311.011(B)(4))

It is not anticipated that any residents will be displaced or relocated as a result of this Plan.

Finance Plan

This document constitutes the Preliminary Finance Plan for Tax Increment Reinvestment Zone Number One, City of Navasota as required by Chapter 311 of the Texas Tax Code. The purpose of the Zone is to finance public improvements to support new development and redevelopment in the City and ETJ. Improvements include, but are not limited to, roadways, infrastructure improvements including water, sewer and drainage, trails, streetscape enhancements, and parks and open space improvements.

Funding of projects will occur through available tax increment funds, leveraged with local, state and federal dollars and/or through reimbursement of eligible project costs advanced by private entities/developers.

	Estimated Project Costs	•••••	Texas Tax Code - 311.011(C)(1)
	Proposed Kind, Number, and Location of All Proposed Public Works or Public Improvements to be Financed by the Zone	••••••	Texas Tax Code - 311.011(C)(2)
	Economic Feasibility Study	•••••	Texas Tax Code - 311.011 (C)(3)
	Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Are Incurred	•••••	Texas Tax Code - 311.011(C)(4), - 311.011(C)(5)
	Methods and Sources of Financing Project Costs and Percentage of Increment From Taxing Units Anticipated to Contribute Tax Increment to the Zone	•••••	Texas Tax Code - 311.011(C)(6)
(\$)	Current Total Appraised Value of Taxable Real Property	••••••	Texas Tax Code - 311.011(C)(7)
(§%)	Estimated Captured Appraised Value of Zone During Each Year of Existence	•••••	Texas Tax Code - 311.011(C)(8)
[] []	Zone Duration	•••••	Texas Tax Code - 311.011(C)(9)

ESTIMATED PROJECT COSTS

(TEXAS TAX CODE - 311.011(C)(1))

Table 1 details proposed public improvements to be funded utilizing resources from the Zone. As set forth in the Plan, the dollar amounts are approximate and may be amended from time to time by the Board, with the approval of City Council. Any financing costs are a function of project financing needs and will vary with market conditions. Proposed public projects will be located throughout the Zone and along corridors within the TIRZ boundaries.

PROPOSED KIND, NUMBER, AND LOCATION OF ALL PROPOSED PUBLIC WORKS OR PUBLIC IMPROVEMENTS TO BE FINANCED BY THE ZONE

(TEXAS TAX CODE - 311.011(C)(2))

These details are described throughout the Plan and include roadway, drainage, water, sewer, stormwater management, natural gas, streetscape, trails, and parks and recreation facilities improvements. Proposed improvements are identified in Table 1, and all improvements will be located along public rights-of-way and on properties within the Zone boundary, as shown on Map 1.

ECONOMIC FEASIBILITY STUDY

(TEXAS TAX CODE - 311.011(C)(3))

An economic feasibility study was completed for the Zone boundary and is shown in Exhibit 2. Exhibit 1 constitutes incremental revenue estimates for this Plan. The future anticipated revenue of the zone is expected to be sufficient to pay for all project costs.

The Zone and the City find and determine that the Plan is economically feasible.

ESTIMATED AMOUNT OF BOND INDEBTEDNESS; ESTIMATED TIME WHEN RELATED COSTS OR MONETARY OBLIGATIONS INCURRED

(TEXAS TAX CODE - 311.011(C)(4), - 311.011(C)(5)):

Issuance of notes and bonds by the Zone may occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the projects and revenue schedules included in Table 1 and Exhibit 1, as well as actual market conditions for the issue and sale of such notes and bonds.

The time when related costs or monetary obligations are to be incurred is a function of the availability of TIRZ revenues, as shown in Exhibit 1.

METHODS AND SOURCES OF FINANCING PROJECT COSTS AND PERCENTAGE OF INCREMENT FROM TAXING UNITS ANTICIPATED TO CONTRIBUTE TAX INCREMENT TO THE ZONE

(TEXAS TAX CODE - 311.011(C)(6)):

Methods and sources of financing include the issuance of notes and bonds, as well as agreements with developers and other entities for grant funding and partnerships. Leveraging of funds with other entities and grants will be instrumental in realizing projects sooner. participating in larger cost projects and in adding value to projects.

Projects will be implemented through the use of the following strategies:

- Developers could advance funds for qualified projects and be reimbursed through the TIRZ, as revenues are realized through additional increment generated by the development.
- Pay-as-you-go-Projects are implemented on a pay-as-you-go basis, whereby projects are only implemented once enough revenues have been generated to fund design and construction of a project. Tax increment funds may be leveraged with other available funds in implementing projects.
- Issuing debt against the revenue stream of the TIRZ allows projects to be implemented sooner.

Tax increment associated with this Plan will consist of contributions from the City, at a rate of 50 percent of its tax rate.

CURRENT TOTAL APPRAISED VALUE OF TAXABLE REAL PROPERTY

(TEXAS TAX CODE - 311.011(C)(7)

The 2022 value of taxable real property in the Zone is estimated at \$45.5 million.

ESTIMATED CAPTURED APPRAISED VALUE OF ZONE DURING EACH YEAR OF **EXISTENCE**

(TEXAS TAX CODE - 311.011(C)(8))

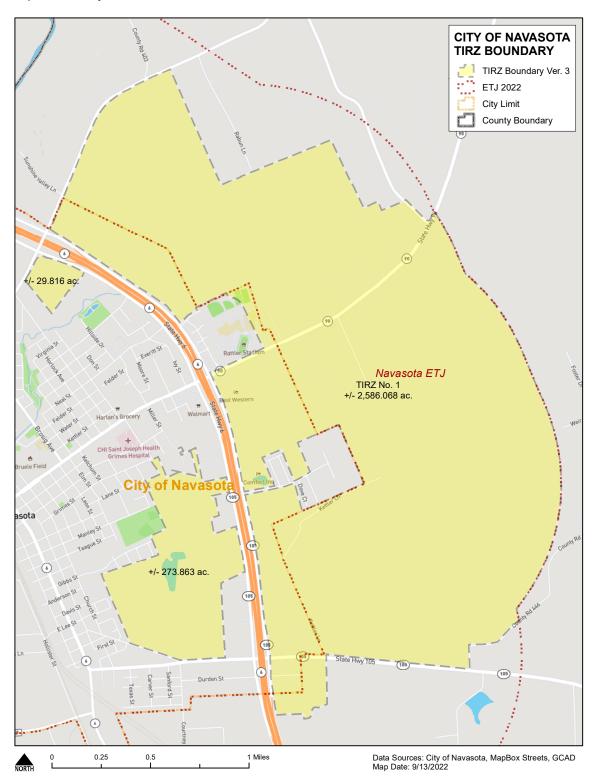
The estimated captured appraised value of the Zone during each remaining year of its existence is contained in Exhibit 1. By 2052, it is estimated the taxable value within the Zone will increase to over \$557 million.

ZONE DURATION

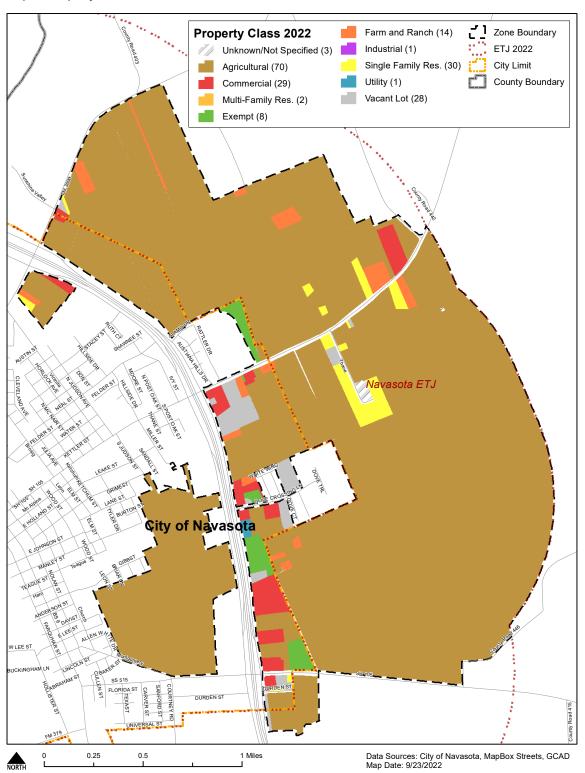
(TEXAS TAX CODE - 311.011(C)(9))

The Zone will terminate on December 31, 2052. Final TIRZ payments will be received in 2053. The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of proposed revenue bonds, notes or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

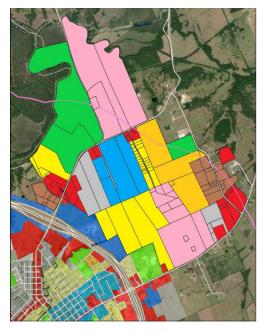
Map 1- Boundary



Map 2 - Property Classification

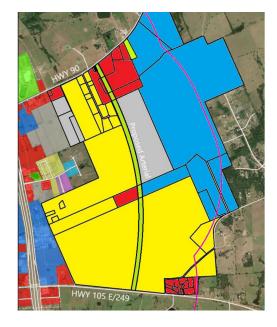


Map 3 - Proposed Uses



FUTURE LAND USES
Ag/Open Space
R-1A: Residential 7k
B-1: General Business
M-1: Light Industrial
PU: Public Use
R-1B: Residential 10k
R-1C: Residential 2Ac
R-2: Residential Medium
R-3: Residential High

North East ETJ



FUTURE LAND USES	
Ag/Open Space	
R-1A: Residential 7k	
B-1: General Business	
PU: Public Use	
R-1B: Residential 10k	
R-3: Residential High	

East EIJ

Exhibit 1

Taxable Value & Revenues

Projected Assessed Valuation

Projected Revenue

				Projected	Tax	Coll			TII	RZ Revenues
Tax Year	Base Year Valuation	С	ity Projected Valuation	aluation City (Increment)	Year	Year	То	tal Revenues	'''	(50%)
2022	\$ 45,488,600	\$	45,488,600	\$ -	2022	2023	\$	-	\$	-
2023	\$ 45,488,600	\$	46,853,258	\$ 1,364,658	2023	2024	\$	7,614	\$	3,807
2024	\$ 45,488,600	\$	51,258,856	\$ 5,770,256	2024	2025	\$	32,193	\$	16,097
2025	\$ 45,488,600	\$	68,296,621	\$ 22,808,021	2025	2026	\$	127,249	\$	63,625
2026	\$ 45,488,600	\$	96,595,520	\$ 51,106,920	2026	2027	\$	285,133	\$	142,566
2027	\$ 45,488,600	\$	125,743,386	\$ 80,254,786	2027	2028	\$	447,753	\$	223,876
2028	\$ 45,488,600	\$	152,015,687	\$ 106,527,087	2028	2029	\$	594,330	\$	297,165
2029	\$ 45,488,600	\$	179,076,158	\$ 133,587,558	2029	2030	\$	745,304	\$	372,652
2030	\$ 45,488,600	\$	206,948,443	\$ 161,459,843	2030	2031	\$	900,807	\$	450,404
2031	\$ 45,488,600	\$	234,156,896	\$ 188,668,296	2031	2032	\$	1,052,607	\$	526,303
2032	\$ 45,488,600	\$	241,181,603	\$ 195,693,003	2032	2033	\$	1,091,799	\$	545,899
2033	\$ 45,488,600	\$	268,417,051	\$ 222,928,451	2033	2034	\$	1,243,749	\$	621,875
2034	\$ 45,488,600	\$	276,469,562	\$ 230,980,962	2034	2035	\$	1,288,675	\$	644,338
2035	\$ 45,488,600	\$	294,763,649	\$ 249,275,049	2035	2036	\$	1,390,740	\$	695,370
2036	\$ 45,488,600	\$	318,606,559	\$ 273,117,959	2036	2037	\$	1,523,763	\$	761,882
2037	\$ 45,488,600	\$	343,164,755	\$ 297,676,155	2037	2038	\$	1,660,777	\$	830,388
2038	\$ 45,488,600	\$	368,459,698	\$ 322,971,098	2038	2039	\$	1,801,901	\$	900,950
2039	\$ 45,488,600	\$	379,513,489	\$ 334,024,889	2039	2040	\$	1,863,572	\$	931,786
2040	\$ 45,488,600	\$	390,898,894	\$ 345,410,294	2040	2041	\$	1,927,092	\$	963,546
2041	\$ 45,488,600	\$	402,625,861	\$ 357,137,261	2041	2042	\$	1,992,519	\$	996,259
2042	\$ 45,488,600	\$	414,704,636	\$ 369,216,036	2042	2043	\$	2,059,908	\$	1,029,954
2043	\$ 45,488,600	\$	427,145,775	\$ 381,657,175	2043	2044	\$	2,129,319	\$	1,064,659
2044	\$ 45,488,600	\$	439,960,149	\$ 394,471,549	2044	2045	\$	2,200,812	\$	1,100,406
2045	\$ 45,488,600	\$	453,158,953	\$ 407,670,353	2045	2046	\$	2,274,450	\$	1,137,225
2046	\$ 45,488,600	\$	466,753,722	\$ 421,265,122	2046	2047	\$	2,350,297	\$	1,175,149
2047	\$ 45,488,600	\$	480,756,333	\$ 435,267,733	2047	2048	\$	2,428,420	\$	1,214,210
2048	\$ 45,488,600	\$	495,179,023	\$ 449,690,423	2048	2049	\$	2,508,886	\$	1,254,443
2049	\$ 45,488,600	\$	510,034,394	\$ 464,545,794	2049	2050	\$	2,591,766	\$	1,295,883
2050	\$ 45,488,600	\$	525,335,426	\$ 479,846,826	2050	2051	\$	2,677,133	\$	1,338,566
2051	\$ 45,488,600	\$	541,095,489	\$ 495,606,889	2051	2052	\$	2,765,060	\$	1,382,530
2052	\$ 45,488,600	\$	557,328,353	\$ 511,839,753	2052	2053	\$	2,855,626	\$	1,427,813
							\$	46,819,251	\$	23,409,626

Notes/Assumptions:

 $2022\ taxable\ values\ includes\ properties\ within\ the\ \textit{City}\ \&\ \textit{ETJ}.\ Increment\ will\ only\ be\ generated\ upon\ annexation\ of\ properties\ into\ the\ \textit{City}\ Limits.$

Exhibit 2

Existing Conditions & Feasibility

Introduction

This document outlines the existing conditions of the Navasota area and assesses the feasibility of using a tool like tax reinvestment zone financing in catalyzing new development and redevelopment opportunities within the zone boundary. Tax Increment Reinvestment Zones are governed by Chapter 311 of the Texas Tax Code and are created by cities to support development and/or redevelopment of areas that would not otherwise occur in the foreseeable future. There are a number of conditions under which a reinvestment zone can be created, including being predominately open or undeveloped land with limited infrastructure.

Proposed Boundary

The proposed Zone boundary, as shown in Map 1, is approximately 2,890 acres and is located entirely within both Navasota's corporate limits, as well as it's ETJ. The Zone is largely bounded by State Highway 6 to the west, Navasota's ETJ limit to the east, FM 3090 to the north, and State Highway 105 / TX-515 Spur and County Road 446 to the south. Approximately 274 acres lies near the northwest corner of the State Highway 6 / TX-515 Spur intersection, and approximately 30 acres lies at the southwest corner of the State Highway 6 / FM 3090 intersection.

In identifying areas appropriate for tax increment financing and drafting the Zone boundary, the following were considered:

- 30% residential limit allowed by State Statute. No more than 30% of the taxable value of the proposed Zone may be classified as residential use. Uses classified as residential with the proposed Zone boundary currently make up just under 10% of taxable value and less than 2% of total acreage. Commercial uses account for the largest percent of taxable value within the proposed Zone, at approximately 61%, while only accounting for roughly 3% of its total acreage. See Map 2.
- Underserved, underutilized, and vacant areas that would benefit from public infrastructure improvements.
- Areas that would generate increment through public improvements including vacant, underdeveloped / underutilized parcels and areas prime for development / redevelopment.
- Approximately 2,692 acres, which reflects 94% of the total acreage in the proposed Zone boundary, consists of largely undeveloped land (Agricultural, Farm and Ranch, and Vacant Lot land uses). See Map 2.
- Properties that have a lower value per acre offer opportunities for redevelopment and added value creation through more intense uses. See Map 3.

Existing Conditions

A review of existing conditions was conducted through windshield surveys, review of previous plans and studies, and data analysis to identify conditions and areas within the Navasota area that would benefit from a tool like Tax Increment Financing. Results of the existing conditions review show that there are a number of conditions and issues that are present within the proposed Zone that impede the sound growth of the area and its ability to reach its full economic potential. These conditions include the following:

Lack of infrastructure including Water & Sewer

With the exception of the acreage west of SH 6, virtually all of the remaining acreage is outside of Navasota's water and sewer service areas, as well as those of any other provider, and existing commercial and residential facilities rely on individual water wells and septic systems. Additionally, 93% of the proposed Zone's area, or 2,642 acres, is currently undeveloped land without major infrastructure and primarily in agricultural use.

Mobility & Connectivity

Approximately 0.25 miles of SH 105 and 1.4 miles of SH 90S fall, both east/west major arterials, fall within the proposed Zone boundary. Apart from these roads, only a small handful of local streets exist within the Zone. These are of insufficient quantity and design to support existing / future development patterns and multiple modes of travel. With the exception of the hard corners at the intersections of SH 6 / SH 105 and SH 6 / SH 90S, there is no existing pedestrian and bicycle paths.

Drainage & Flooding

Regulatory Floodway and 100 Year Floodplain are relatively limited within the proposed Zone as a whole; however, a large portion of the flood hazard areas are concentrated within the non-contiguous +/- 274-acre parcel. See Map 4. Current runoff within the proposed Zone is largely handled by natural drainage features such as creeks, as well as open ditches on local road and along the nearby arterial roadways.





Underutilized Acreage / Vacant Buildings

The proposed Zone is currently bounded by a freeway, SH 6, and major arterial roadways, SH 105 and FM 3090. It is bisected by another Major Arterial roadway, SH 90S. Currently, commercial development within the proposed Zone exists along the SH 6 frontage road and at its intersections. Most of the adjacent frontage along the major arterials within the Zone is agricultural land or occupied by older, single-family residential dwellings that are prime for redevelopment as the area grows and traffic flow along these corridors increases. Reinvestment in these areas will be dependent on public infrastructure improvements including water, sewer, and drainage facilities, as well as potential roadway enhancements. Residential properties that have a lower value per acre offer opportunities for redevelopment and creating added value through more intense uses. Aging buildings / structures offer opportunities for redevelopment.







Demographic & Socioeconomic Overview

An analysis of the demographic makeup and market was conducted to fully understand the patterns, trends, and needs of the community. Data for the demographic overview was collected for the City of Navasota and for Grimes County.

Population & Households: At -A-Glance

The City of Navasota's population largely consists of young families. Similar to Grimes County, nearly 70% of Navasota's households are family households, though the Navasota family size is marginally larger. Ethnically, Navasota is significantly more diverse than Grimes County, with a lower White population and higher Black and Hispanic populations than the county as a whole, respectively.

Median Household Income in Navasota is \$59,152, slightly less than that of Grimes County. The city's population is employed evenly as white collar and blue collar workers within the Services, Retail Trade, and Manufacturing industries. Approximately 36% of the population 25 years+ has a high school diploma as their highest level of education, similar to Grimes County; however, only 14% of Navasota residents hold a Bachelor's or Graduate degree, less than Grimes County at 18%.

Table 1- 2022 Summary Population Characteristics

City of Novocoto	Crimos County
City of Navasota	Grimes County
7,598	29,920
2,762	10,388
2.72	2.62
1,911	7,232
3.34	3.18
34.9	40.7
\$59,152	\$63,007
\$147,119	\$195,553
377	870
3,418	9,119
45	30
	2,762 2.72 1,911 3.34 34.9 \$59,152 \$147,119

Source: ESRI, 2022

Age & Race

With a median age of 34.7 years and more than 30% of residents under the age of 18, Navasota has a younger population than Grimes County as a whole, which has a median age of 40.7 years and only 23% of residents younger than 18.

In addition to being younger than the surrounding area, the City of Navasota also is more diverse. White residents make up 40% of Navasota while comprising the majority of Grimes County inhabitants. Navasota has twice the relative population of black residents and nearly two thirds the relative population of Hispanic residents than Grimes County.

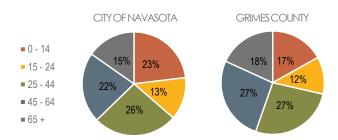
Navasota has a Diversity Index* of 85.7, higher than both Grimes County at 73 and the United States as a whole, which in 2020 had a Diversity Index of 65.1.

*A Diversity Index of 85.7 translates to a probability of 85.7% that two people randomly chosen from the area's population would belong to different race or ethnic groups.

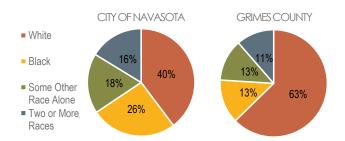
Hispanic Origin



Population by Age



Population by Race



Educational Attainment

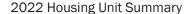
In the City of Navasota, 78% of the population aged 25 years or older has a high school degree or higher, slightly less than Grimes County at 83% capture rate for these education segments. Approximately, 14% of Navasota residents hold at least a four-year college degree, versus 18% in Grimes County.

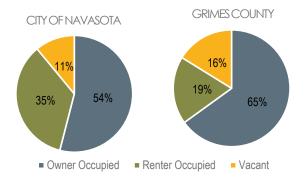
36% 36% 40% 35% 28% 29% 30% 22% 25% 20% 11% 15% 7% ■ CITY OF NAVASOTA 7% 7% 10% 5% ■ GRIMES COUNTY 0% High School or GED 20We College Cladnate Dedice Bachelors

2022 Educational Attainment Ages 25+

Housing

Residential uses in Navasota include clusters of predominantly single-family homes interspersed with mobile homes and multi-family units. 54% of the housing stock is currently owner occupied, while 35% is renter occupied. The median home value is \$147,119, nearly 25% lower than the average home value in Grimes County, \$195,553.

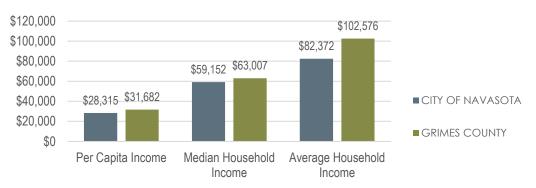




Income

In 2022, the City of Navasota's Per Capita Income is \$28,315, 11% less than that of Grimes County. Navasota's Median Household Income, \$59,152, is also smaller than that of Grimes County, though by a smaller margin – 6%.

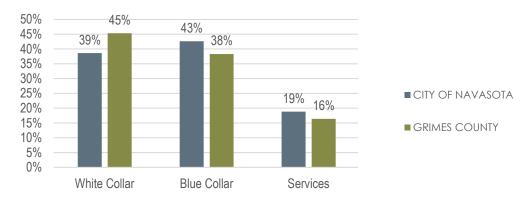
2022 Income



Resident Employment by Occupation

The City currently has 3,267 residents aged 16+ engaged in the labor force, or 95.1% of the total population actively seeking employment. Grimes County falls just short of Navasota with 94.9% of residents in the labor force. Roughly 39% of Navasota residents are employed as White Collar workers with slightly more, 43%, in Blue Collar jobs. The remainder of the City's labor force work in Service occupations. Comparatively, Grimes County has more residents employed in White Collar jobs and less in Blue Collar and Service occupations. White Collar workers in the City are split relatively evenly among Management / Business / Financing, Professional, Sales, and Administrative Support roles. Production and Transportation roles make up the majority of its residents Blue Collar jobs.

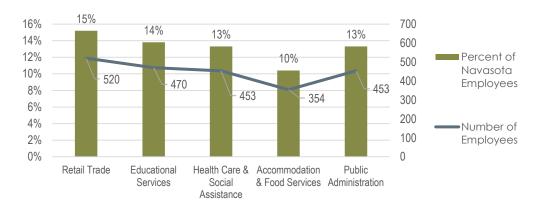
2022 Income Employed Population 16+ by Occupation



Business & Industry

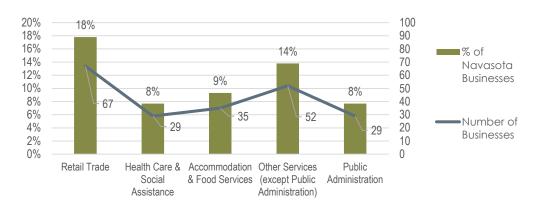
There are approximately 377 businesses in the City of Navasota employing roughly 3,418 individuals. In terms of employment, Retail Trade, Educational Services, Health Care & Social Assistance, Public Administration, and Accommodation & Food Service comprise the top five industries; together they employ 66% of employees within the city, or roughly 2,250 individuals. When looking at business counts, Retail Trade dominates with nearly 18% of Navasota businesses, followed by Other Services*, Accommodation & Food Services, Health Care & Social Assistance, and Public Administration. In total, these industries account for just over 56% of businesses within the city.

Employees by Industry, City of Navasota



Businesses by Industry, City of Navasota





TIRZ as a Tool

As shown in the existing conditions analysis, the area within the Zone meets many of the conditions required by Chapter 311 for designation as a tax increment reinvestment zone. These conditions include the following:

- Area is predominately open with physical and economic constraints to development
- Defective or inadequate sidewalks, utilities, or street layout
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Unsanitary or unsafe conditions
- An area's tax base is relatively low

Given these conditions, the area would benefit from utilizing a tool like tax increment financing. There are a number of opportunities for growth and development within the proposed Zone boundary, especially given its proximity to State Highway 6 and the extension of State Highway 249 via State Highway 105. However, the area lacks the necessary infrastructure to support future development and redevelopment. Opportunities for new investment include vacant land, and older and underutilized properties adjacent to major thoroughfares that are prime for redevelopment. Utilizing a tool like a TIRZ would attract public and private investment, providing initial financing for much needed public infrastructure improvements, including water and sewer, trails and recreation facilities, mobility and streetscape enhancements, and other economic development initiatives. Improvements would ultimately be funded from tax increment revenues (captured value) following new residential and commercial development. The development of the Zone to its fullest potential would not be feasible in the near future without the assistance of a tool like a TIRZ.

Potential Projects

Potential projects may include but are not limited to:

- Water, wastewater, natural gas and drainage improvements associated with new commercial and residential developments
- Wastewater treatment plant
- Stormwater management improvements including land acquisition and detention
- Roadway and mobility enhancements and connections
- Value added improvements to State funded projects including the SH 249 extension
- Streetscape enhancements including enhanced intersections, ADA accessibility improvements, sidewalks, crosswalks, pedestrian signals, landscaping, pedestrian amenities, lighting, facade improvements, signage/wayfinding and public art
- Parks, trails and recreation improvements
- Parking and safety improvements

Projected Growth and Revenues

The SH 249 Expansion Project will represent, upon completion, the second major corridor directly linking the City of Navasota and the Houston MSA. A combination of a controlled access tollway and a rural highway, SH 249 will ultimately connect to SH 105 via an elevated interchange roughly 6 miles east of Navasota. TxDOT currently anticipates a 2023 completion. Not only will the Project provide easy, reliable, and aesthetically pleasing access to the Houston MSA for outward-bound daily commuters, but it will provide better access to Navasota for rural and suburban residents living in the commercially underserved quadrant southeast of the city. With enhanced access to the area, combined with increasing growth pressures, the City will be able to capture new development in the eastern portion of the City Limits and ETJ, with the availability of adequate infrastructure. Navasota is already starting to see an increase in both residential and commercial activity in it's City Limits and an interest in development in it's ETJ.

As part of the feasibility analysis, three revenue scenarios were developed that reflect different assumptions as it relates to the timing of planned projects, growth rates and availability of infrastructure to support future development. Given that the majority of the Zone lies within the City's ETJ, it is assumed that as growth occurs, developments will be annexed into the City Limits. Funding or reimbursement for public infrastructure can serve as a mechanism to allow for voluntary annexation into the City. The purpose of the scenarios is to show the growth potential within the area and demonstrate the financial feasibility of the proposed reinvestment zone.

Results of the three scenarios are shown in Tables 2 and 3. As shown, projected Taxable Value in 2052 ranges from \$341 million to \$557 million. Projected revenues available for TIRZ projects range from \$14 million to \$23 million.

Table 2 - Taxable Values

	Scenario 1	Scenario 2	Scenario 3
2022	\$45,488,600	\$45,488,600	\$45,488,600
2027	\$107,980,886	\$125,743,386	\$125,743,386
2032	\$188,786,478	\$241,181,603	\$241,181,603
2037	\$218,855,270	\$301,777,937	\$343,164,755
2042	\$253,713,241	\$349,843,339	\$414,704,636
2047	\$294,123,182	\$405,564,313	\$480,756,333
2052	\$340,969,380	\$470,160,193	\$557,328,353

Table 3 - Revenues

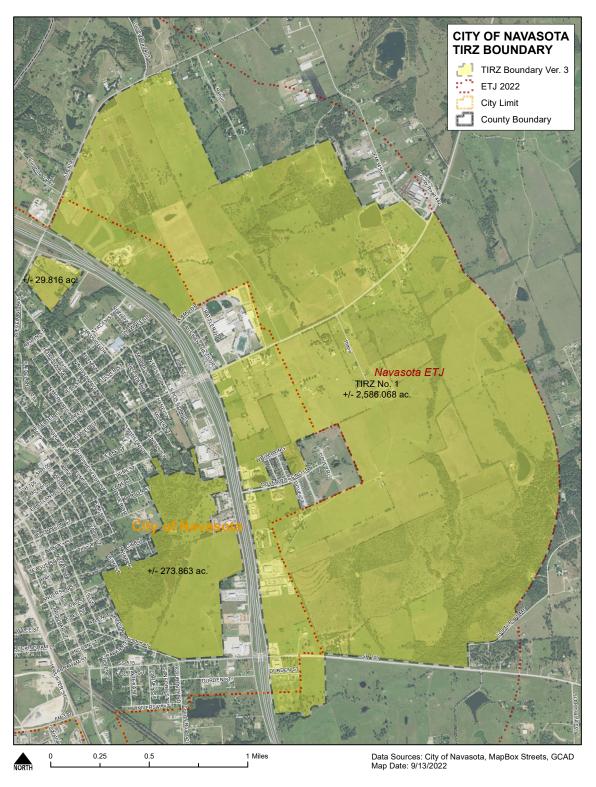
	Scenario 1	Scenario 2	Scenario 3
2022	\$-	\$-	\$-
2027	\$174,327	\$223,876	\$223,876
2032	\$399,739	\$545,899	\$545,899
2037	\$483,618	\$714,937	\$830,388
2042	\$580,857	\$849,019	\$1,029,954
2047	\$693,584	\$1,004,456	\$1,214,210
2052	\$824,264	\$1,184,651	\$1,427,813
Total	\$14,032,045	\$20,175,286	\$23,409,626

There are a number of opportunities for growth and development within the Zone boundaries, particularly given its easy access to major State Highways 6 and 249. Public improvements funded / implemented by the City and other partners would stimulate commercial and residential development and redevelopment within the Zone. Provision of water, sewer, drainage and mobility improvements would support the viability and quality of new development.

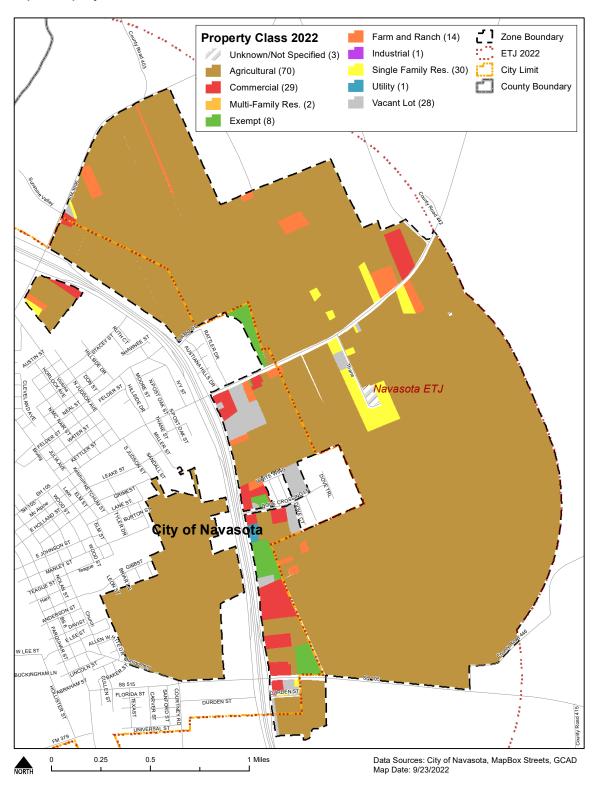
Based on values and revenue projections for the scenarios as outlined in this report, revenues generated as a result of capital improvements made by the public in all scenarios would be sufficient to fund certain public infrastructure improvements within the proposed Zone.

The extent and quality of development in the proposed Zone is dependent upon the timing and implementation of public infrastructure projects including water, sewer, drainage, and roadway improvements. A financing tool like a TIRZ can facilitate and expedite new development and investment within the Zone boundaries, providing economic opportunity not only in terms of increased property values and sales tax but also housing, employment, and quality of life amenities for residents and businesses.

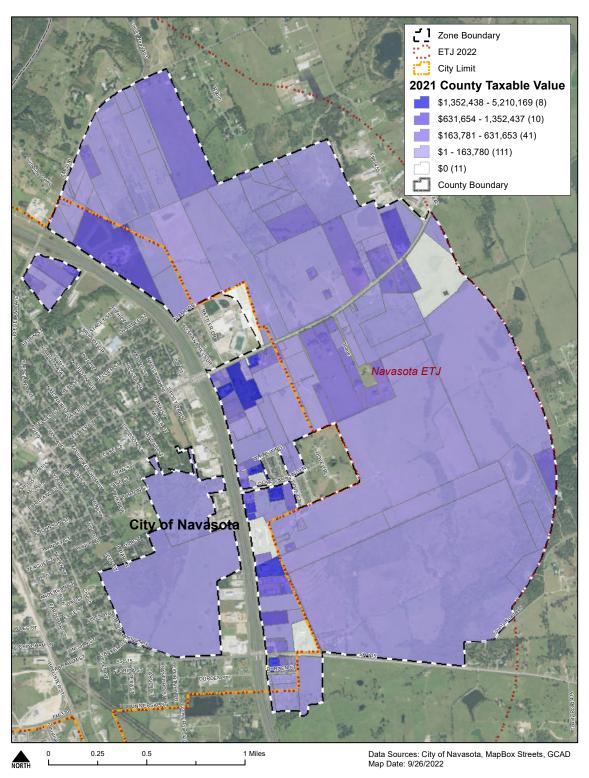
Map 1- Proposed Boundary, Aerial View



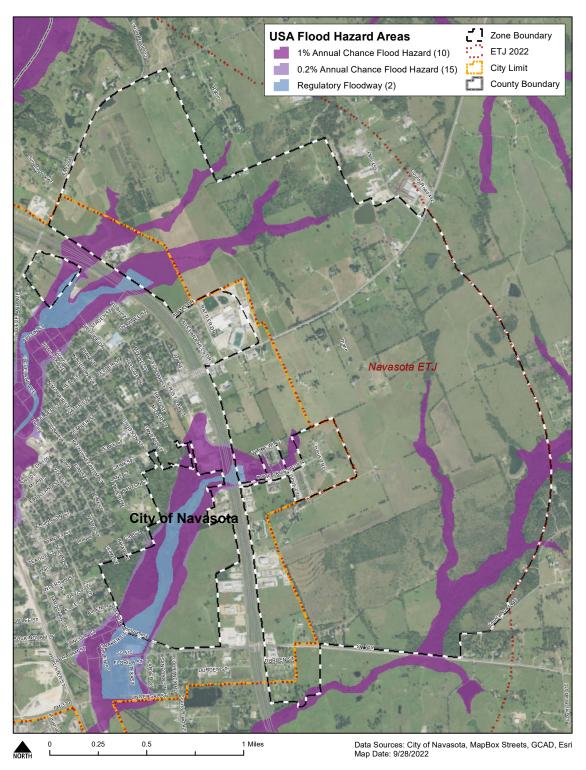
Map 2 - Property Classification



Map 3 - Taxable Value



Map 4 - Flood Hazard Areas





REQUEST FOR CITY COUNCIL AGENDA ITEM #7

Agenda Date Requested: November 14, 2022	Appropriation		
Requested By: _Lance Hall, Director	Source of Funds: N/A		
Department: _Financial Services	Account Number: N/A		
Report Resolution Ordinance	Amount Budgeted: N/A		
	Amount Requested: N/A		
Exhibits: Ordinance No. 1013-22	Budgeted Item: Yes No		
AGENDA ITEM #7 Consideration and possible action on the first reading of Ordinance No. 1013-22, authorizing the Issuance of the City of Navasota, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2022.			
SUMMARY & RECOMMENDATION			
The City of Navasota is in the process of selling Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2022 to provide funding for the approved budgeted utility (water, natural gas, and wastewater) capital improvement projects. To move forward with the issuance of the debt for these purposes, Ordinance No. 1013-22 is needed to authorize the issuance of such Certificates of Obligation, levying a tax to pay debt service on such COs, and approving all other matters related thereto. Staff recommends City Council approving Ordinance No. 1013-22.			
ACTION REQUIRED B	BY CITY COUNCIL		
I move to adopt Ordinance No. 1013-22, authorizing the issuance and sale of "City of Navasota, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2022" and approving all other matters related thereto.			
Approved for the City Council meeting agenda			
Jason Weeks	11/10/2022		

Jason B. Weeks, City Manager	Date

ORDINANCE NO. 1013-22

AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF CITY OF NAVASOTA, TEXAS, COMBINATION TAX AND LIMITED SURPLUS REVENUE CERTIFICATES OF OBLIGATION, SERIES 2022; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID CERTIFICATES; APPROVING AN OFFICIAL STATEMENT; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT

THE STATE OF TEXAS	§
COUNTIES OF GRIMES AND BRAZOS	§
CITY OF NAVASOTA	§

WHEREAS, the City Council (the "Council") of the City of Navasota, Texas (the "City" or "Issuer"), deems it advisable to issue it "City of Navasota, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2022" (the "Certificates") in the amount of \$_____ for the purpose of paying all or a portion of the Issuer's contractual obligations incurred in connection with: (i) acquiring, constructing, installing and equipping additions, improvements, extensions and equipment for the City's Waterworks, Sewer and Gas System (the "System") and the acquisition of land and rights-of-way therefor and (ii) paying legal, fiscal and engineering fees in connection with such projects (collectively, the "Projects"); and

WHEREAS, the Certificates hereinafter authorized and designated are to be issued and delivered for cash pursuant to Subchapter C of Chapter 271, Local Government Code; and Chapter 1502 Texas Government Code; and

WHEREAS, the Council has heretofore passed a resolution authorizing and directing the City Secretary to give notice of the City's intention to issue the Certificates, and the notice has been duly (i) posted on the Issuer's website and (ii) published in a newspaper of general circulation in the City, said newspaper being a "newspaper" as defined in Section 2051.044, Texas Government Code; and

WHEREAS, the City received no petition from the qualified electors of the City protesting the issuance of the Certificates; and

WHEREAS, during the preceding three years, the Issuer has not submitted a bond proposition to authorize the issuance of bonds for any of the purposes for which the Certificates are hereby being issued and which proposition was disapproved by voters; and

WHEREAS, it is considered to be to the best interest of the City that said interestbearing Certificates be issued; and **WHEREAS,** it is officially found, determined, and declared that the meeting at which this Ordinance has been adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered and acted upon at said meeting, including this Ordinance, was given, all as required by the applicable provisions of Texas Government Code, Chapter 551;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS:

Section 1. RECITALS, AMOUNT AND PURPOSE OF THE CERTIFICATES. The recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section. The Certificates are hereby authorized to be issued and delivered in the aggregate principal amount of \$_____ for the purpose of paying all or a portion of the Issuer's contractual obligations incurred in connection with the Projects, including payment of the costs of issuing the Certificates.

Section 2. DESIGNATION, DATE, DENOMINATIONS, NUMBERS, AND MATURITIES AND INTEREST RATES OF CERTIFICATES; REDEMPTION PROVISIONS.

(a) Each certificate issued pursuant to this Ordinance shall be designated: "CITY OF NAVASOTA, TEXAS, COMBINATION TAX AND LIMITED SURPLUS REVENUE CERTIFICATE OF OBLIGATION, SERIES 2022," and initially there shall be issued, sold and delivered hereunder one fully registered certificate, without interest coupons, dated December 1, 2022, in the principal amount stated above and in the denominations hereinafter stated, numbered T-1, with certificates issued in replacement thereof being in the denominations and principal amounts hereinafter stated and numbered consecutively from R-1 upward, payable to the respective Registered Owners thereof (with the initial Certificate being made payable to the Purchaser (defined herein) as described herein), or to the registered assignee or assignees of said Certificates or any portion or portions thereof (in each case, the "Registered Owner"), and said Certificates shall mature and be payable on November 15 in each of the years and in the principal amounts, respectively, and shall bear interest from the date and at the rates set forth in the FORM OF CERTIFICATE attached hereto as **Exhibit A** to their respective dates of maturity or redemption prior to maturity.

The term "Certificates", as used in this Ordinance, shall mean and include collectively the certificates initially issued and delivered pursuant to this Ordinance and all substitute certificates exchanged therefor, as well as all other substitute certificates and replacement certificates issued pursuant hereto, and the term "Certificate" shall mean any of the Certificates.

(b) The Certificates shall be subject to redemption prior to maturity as set forth in the FORM OF CERTIFICATE attached hereto as **Exhibit A**.

Section 3. CHARACTERISTICS OF THE CERTIFICATES.

- (a) Registration, Transfer, Conversion and Exchange; Authentication. Issuer shall keep or cause to be kept at the principal corporate trust office of BOKF, NA, Dallas, Texas (the "Paying Agent/Registrar") books or records for the registration of the transfer, conversion and exchange of the Certificates (the "Registration Books"), and the Issuer hereby appoints the Paying Agent/Registrar as its registrar and transfer agent to keep such books or records and make such registrations of transfers, conversions and exchanges under such reasonable regulations as the Issuer and Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such registrations, transfers, conversions and exchanges as herein provided. The Paying Agent/Registrar Agreement in the form presented at the meeting at which this Ordinance is adopted is hereby approved. The Paying Agent/Registrar shall obtain and record in the Registration Books the address of the registered owner of each Certificate to which payments with respect to the Certificates shall be mailed, as herein provided; but it shall be the duty of each registered owner to notify the Paying Agent/Registrar in writing of the address to which payments shall be mailed, and such interest payments shall not be mailed unless such notice has been given. The Issuer shall have the right to inspect the Registration Books during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity. The Issuer shall pay the Paying Agent/Registrar's standard or customary fees and charges for making such registration, transfer, conversion, exchange and delivery of a substitute Certificate or Certificates. Registration of assignments, transfers, conversions and exchanges of Certificates shall be made in the manner provided and with the effect stated in the FORM OF CERTIFICATE set forth in this Ordinance. Each substitute Certificate shall bear a letter and/or number to distinguish it from each other Certificate.
- Except as provided in Section 3(d) of this Ordinance, an authorized representative of the Paying Agent/Registrar shall, before the delivery of any such Certificate, date and manually sign said Certificate, and no such Certificate shall be deemed to be issued or outstanding unless such Certificate is so executed. The Paving Agent/Registrar promptly shall cancel all paid Certificates and Certificates surrendered for conversion and exchange. No additional ordinances, orders, or resolutions need be passed or adopted by the governing body of the Issuer or any other body or person so as to accomplish the foregoing conversion and exchange of any Certificate or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution, and delivery of the substitute Certificates in the manner prescribed herein, and said Certificates shall be printed or typed on paper of customary weight and strength. Pursuant to Chapter 1201, Government Code, as amended, the duty of conversion and exchange of Certificates as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the execution of said Certificate, the converted and exchanged Certificate shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Certificates that initially were issued and delivered pursuant to this Ordinance, approved by the Attorney General (the "Attorney General") of the State of Texas (the

"State") and registered by the Comptroller of Public Accounts of the State (the "Comptroller").

- (c) Payment of Certificates and Interest. The Issuer hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Certificates, all as provided in this Ordinance. The Paying Agent/Registrar shall keep proper records of all payments made by the Issuer and the Paying Agent/Registrar with respect to the Certificates, and of all conversions and exchanges of Certificates, and all replacements of Certificates, as provided in this Ordinance. However, in the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the past due interest shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each registered owner appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.
- (d) In General. The Certificates (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Certificates to be payable only to the registered owners thereof, (ii) may be redeemed prior to their scheduled maturities, (iii) may be converted and exchanged for other Certificates, (iv) may be transferred and assigned, (v) shall have the characteristics, (vi) shall be signed, sealed, executed and authenticated, (vii) the principal of and interest on the Certificates shall be payable, and (viii) shall be administered and the Paying Agent/Registrar and the Issuer shall have certain duties and responsibilities with respect to the Certificates, all as provided, and in the manner and to the effect as required or indicated, in the FORM OF CERTIFICATE set forth in this Ordinance. The Certificate initially issued and delivered pursuant to this Ordinance is not required to be, and shall not be, authenticated by the Paying Agent/Registrar, but on each substitute Certificate issued in conversion of and exchange for any Certificate or Certificates issued under this Ordinance the Paying Agent/Registrar shall execute the PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, in the form set forth in the FORM OF CERTIFICATE.
- (e) The Issuer covenants with the registered owners of the Certificates that at all times while the Certificates are outstanding the Issuer will provide a competent and legally qualified bank, trust company, financial institution, or other entity to act as and perform the services of Paying Agent/Registrar for the Certificates under this Ordinance, and that the Paying Agent/Registrar will be one entity. The Issuer reserves the right to, and may, at its option, change the Paying Agent/Registrar upon not less than 120 days written notice to the Paying Agent/Registrar, to be effective not later than 60 days prior to the next principal or interest payment date after such notice. In the event that the entity at any time acting as Paying Agent/Registrar (or its successor by merger, acquisition, or other method) should resign or otherwise cease to act as such, the Issuer covenants that promptly it will appoint a competent and legally qualified bank, trust

company, financial institution, or other agency to act as Paying Agent/Registrar under this Ordinance. Upon any change in the Paying Agent/Registrar, the previous Paying Agent/Registrar promptly shall transfer and deliver the Registration Books (or a copy thereof), along with all other pertinent books and records relating to the Certificates, to the new Paying Agent/Registrar designated and appointed by the Issuer. Upon any change in the Paying Agent/Registrar, the Issuer promptly will cause a written notice thereof to be sent by the new Paying Agent/Registrar to each Registered Owner of the Certificates, by United States mail, first-class postage prepaid, which notice also shall give the address of the new Paying Agent/Registrar. By accepting the position and performing as such, each Paying Agent/Registrar shall be deemed to have agreed to the provisions of this Ordinance, and a certified copy of this Ordinance shall be delivered to each Paying Agent/Registrar.

- (f) Except as provided below, no Certificate shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Ordinance unless and until there appears thereon the Certificate of Paying Agent/Registrar substantially in the form provided in this Ordinance, duly authenticated by manual execution of the Paying Agent/Registrar. It shall not be required that the same authorized representative of the Paying Agent/Registrar sign the Certificate of Paying Agent/Registrar on all of the Certificates. In lieu of the executed Certificate of Paying Agent/Registrar described above, the initial Certificate delivered on the closing date shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided in this Ordinance, manually executed by the Comptroller or by his duly authorized agent, which certificate shall be evidence that the initial Certificate has been duly approved by the Attorney General and that it is a valid and binding obligation of the Issuer, and has been registered by the Comptroller.
- The Certificates issued in exchange for the Book-Entry Only System. (g) Certificate initially issued to the Purchaser or its designee shall be initially issued in the form of a separate single fully registered Certificate for each of the maturities thereof. Upon initial issuance, the ownership of each such Certificate shall be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), and except as provided in subsection (f) hereof, all of the outstanding Certificates shall be registered in the name of Cede & Co., as nominee of DTC. With respect to Certificates registered in the name of Cede & Co., as nominee of DTC, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation to any securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created ("DTC Participant") to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants or to any person on behalf of whom such a DTC Participant holds an interest in the Certificates. Without limiting the immediately preceding sentence, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Certificates, (ii) the delivery to any DTC Participant or any other person, other than a Registered Owner of Certificates, as shown on the Registration

Books, of any notice with respect to the Certificates, or (iii) the payment to any DTC Participant or any other person, other than a Registered Owner of Certificates, as shown in the Registration Books of any amount with respect to principal of or interest on the Certificates. Notwithstanding any other provision of this Ordinance to the contrary, the Issuer and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Certificate is registered in the Registration Books as the absolute owner of such Certificate for the purpose of payment of principal and interest with respect to such Certificate, for the purpose of registering transfers with respect to such Certificate, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of and interest on the Certificates only to or upon the order of the Registered Owners, as shown in the Registration Books as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the Issuer's obligations with respect to payment of principal of and interest on the Certificates to the extent of the sum or sums so paid. No person other than a Registered Owner, as shown in the Registration Books, shall receive a Certificate evidencing the obligation of the Issuer to make payments of principal and interest pursuant to this Ordinance. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Ordinance with respect to interest checks being mailed to the Registered Owner at the close of business on the Record date, the words "Cede & Co." in this Ordinance shall refer to such new nominee of DTC. The previous execution and delivery of the Blanket Letter of Representations with respect to obligations of the Issuer is hereby ratified and confirmed; and the provisions thereof shall be fully applicable to the Certificates.

- Successor Securities Depository; Transfers Outside Book-Entry Only System. In the event that the Issuer determines that DTC is incapable of discharging its responsibilities described herein and in the representations letter of the Issuer to DTC or that it is in the best interest of the beneficial owners of the Certificates that they be able to obtain certificated Certificates, the Issuer shall (i) appoint a successor securities depository, qualified to act as such under Section 17A of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Certificates to such successor securities depository or (ii) notify DTC and DTC Participants of the availability through DTC of Certificates and transfer one or more separate certificated Certificates to DTC Participants having Certificates credited to their DTC accounts. In such event, the Certificates shall no longer be restricted to being registered in the Registration Books in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Registered Owners transferring or exchanging Certificates shall designate, in accordance with the provisions of this Ordinance.
- (i) <u>Payments to Cede & Co.</u> Notwithstanding any other provision of this Ordinance to the contrary, so long as any Certificate is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of and interest on such

Certificate and all notices with respect to such Certificate shall be made and given, respectively, in the manner provided in the representations letter of the Issuer to DTC.

- (j) <u>Cancellation of Initial Certificate</u>. On the closing date, one initial Certificate representing the entire principal amount of the Certificates, payable in stated installments to the Purchaser or its designee, executed by manual or facsimile signature of the Mayor or Mayor Pro Tem and City Secretary of the Issuer, approved by the Attorney General, and registered and manually signed by the Comptroller, will be delivered to the Purchaser or its designee. Upon payment for the initial Certificate, the Paying Agent/Registrar shall cancel the initial Certificate and deliver to the Depository Trust Company on behalf of the Purchaser one registered definitive Certificate for each year of maturity of the Certificates, in the aggregate principal amount of all of the Certificates for such maturity.
- (k) <u>Conditional Notice of Redemption</u>. With respect to any optional redemption of the Certificates, unless certain prerequisites to such redemption required by this Ordinance have been met and money sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed will have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may state that said redemption may, at the option of the Issuer, be conditional upon the satisfaction of such prerequisites and receipt of such money by the Paying Agent/Registrar on or prior to the date fixed for such redemption or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not fulfilled, such notice will be of no force and effect, the Issuer will not redeem such Certificates, and the Paying Agent/Registrar will give notice in the manner in which the notice of redemption was given, to the effect that such Certificates have not been redeemed.

Section 4. FORM OF CERTIFICATES. The form of the Certificates, including the form of Paying Agent/Registrar's Authentication Certificate, the form of Assignment and the form of Registration Certificate of the Comptroller of Public Accounts of the State of Texas to be attached to the Certificates initially issued and delivered pursuant to this Ordinance, shall be substantially in the form provided in **Exhibit A**, with such appropriate variations, omissions or insertions as are permitted or required by this Ordinance.

Section 5. INTEREST AND SINKING FUND; SURPLUS REVENUES.

(a) A special "Interest and Sinking Fund" is hereby created and shall be established and maintained by the Issuer at an official depository bank of said Issuer. Said Interest and Sinking Fund shall be kept separate and apart from all other funds and accounts of said Issuer, and shall be used only for paying the interest on and principal of said Certificates. All amounts received from the sale of the Certificates as accrued interest shall be deposited upon receipt to the Interest and Sinking Fund, and all ad valorem taxes levied and collected for and on account of said Certificates shall be deposited, as collected, to the credit of said Interest and Sinking Fund. During each year while any of said Certificates are outstanding and unpaid, the governing body of said Issuer shall

compute and ascertain a rate and amount of ad valorem tax that will be sufficient to raise and produce the money required to pay the interest on said Certificates as such interest comes due, and to provide and maintain a sinking fund adequate to pay the principal of said Certificates as such principal matures (but never less than 2% of the original amount of said Certificates as a sinking fund each year); and said tax shall be based on the latest approved tax rolls of said Issuer, with full allowances being made for tax delinquencies and the cost of tax collection. Said rate and amount of ad valorem tax is hereby levied, and is hereby ordered to be levied, against all taxable property in said Issuer, for each year while any of said Certificates are outstanding and unpaid, and said tax shall be assessed and collected each such year and deposited to the credit of the aforesaid Interest and Sinking Fund. Said ad valorem taxes sufficient to provide for the payment of the interest on and principal of said Certificates, as such interest comes due and such principal matures, are hereby pledged for such payment, within the limits prescribed by law.

- The Certificates are additionally secured by a limited pledge of \$1,000 of the revenues of the System that remain after the payment of all maintenance and operation expenses thereof, and all debt service, reserve and other requirements in connection with all of the Issuer's revenue obligations (now or hereafter outstanding) that are secured by a lien on all or any part of the net revenues of the System, constituting "Surplus Revenues". The Issuer shall deposit such Surplus Revenues to the credit of the Interest and Sinking Fund created pursuant to this Section, to the extent necessary to pay the principal and interest on the Certificates. Notwithstanding the requirements of this Section, if revenues are actually on deposit or budgeted for deposit in the Interest and Sinking Fund in advance of the time when ad valorem taxes are scheduled to be levied for any year, then the amount of taxes which otherwise would have been required to be levied pursuant to this Section may be reduced to the extent and by the amount of the revenues then on deposit in the Interest and Sinking Fund or budgeted for deposit therein. The Issuer reserves the right, without condition or limitation, to issue other obligations secured in whole or in part by a parity lien on and pledge of the Surplus Revenues, for any purpose permitted by law.
- (c) Article 1208, Government Code, applies to the issuance of the Certificates and the pledge of the taxes and Surplus Revenues granted by the Issuer hereunder, and is therefore valid, effective and perfected. Should State law be amended at any time while the Certificates are outstanding and unpaid, the result of such amendment being that the pledge of the taxes and Surplus Revenues granted by the Issuer hereunder is to be subject to the filing requirements of Chapter 9, Business and Navasota Code, in order to preserve to the registered owners of the Certificates a security interest in said pledge, the Issuer agrees to take such measures as it determines are reasonable and necessary under State law to comply with the applicable provisions of Chapter 9, Business and Navasota Code and enable a filing of a security interest in said pledge to occur.

Section 6. DEFEASANCE OF CERTIFICATES.

- (a) Any Certificate and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "Defeased Certificate") within the meaning of this Ordinance, except to the extent provided in subsection (d) of this Section, when payment of the principal of such Certificate, plus interest thereon to the due date (whether such due date be by reason of maturity or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar in accordance with an escrow agreement or other instrument (the "Future Escrow Agreement") for such payment (1) lawful money of the United States of America sufficient to make such payment or (2) Defeasance Securities that mature as to principal and interest in such amounts and at such times as will insure the availability, without reinvestment, of sufficient money to provide for such payment, and when proper arrangements have been made by the Issuer with the Paying Agent/Registrar for the payment of its services until all Defeased Certificates shall have become due and payable. At such time as a Certificate shall be deemed to be a Defeased Certificate hereunder, as aforesaid, such Certificate and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes herein levied and pledged or the pledge of Surplus Revenues as provided in this Ordinance, and such principal and interest shall be payable solely from such money or Defeasance Securities. Notwithstanding any other provision of this Ordinance to the contrary, it is hereby provided that any determination not to redeem Defeased Certificates that is made in conjunction with the payment arrangements specified in subsection 6(a)(i) or (ii) shall not be irrevocable, provided that: (1) in the proceedings providing for such payment arrangements, the Issuer expressly reserves the right to call the Defeased Certificates for redemption; (2) gives notice of the reservation of that right to the owners of the Defeased Certificates immediately following the making of the payment arrangements; and (3) directs that notice of the reservation be included in any redemption notices that it authorizes.
- (b) Any moneys so deposited with the Paying Agent/Registrar may at the written direction of the Issuer be invested in Defeasance Securities, maturing in the amounts and times as hereinbefore set forth, and all income from such Defeasance Securities received by the Paying Agent/Registrar that is not required for the payment of the Certificates and interest thereon, with respect to which such money has been so deposited, shall be turned over to the Issuer, or deposited as directed in writing by the Issuer. Any Future Escrow Agreement pursuant to which the money and/or Defeasance Securities are held for the payment of Defeased Certificates may contain provisions permitting the investment or reinvestment of such moneys in Defeasance Securities or the substitution of other Defeasance Securities upon the satisfaction of the requirements specified in subsection 6(a)(i) or (ii). All income from such Defeasance Securities received by the Paying Agent/Registrar which is not required for the payment of the Defeased Certificates, with respect to which such money has been so deposited, shall be remitted to the Issuer or deposited as directed in writing by the Issuer.

- (c) The term "Defeasance Securities" means any securities and obligations now or hereafter authorized by State law that are eligible to refund, retire or otherwise discharge obligations such as the Certificates.
- (d) Until all Defeased Certificates shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar for such Defeased Certificates the same as if they had not been defeased, and the Issuer shall make proper arrangements to provide and pay for such services as required by this Ordinance.
- (e) In the event that the Issuer elects to defease less than all of the principal amount of Certificates of a maturity, the Paying Agent/Registrar shall select, or cause to be selected, such amount of Certificates by such random method as it deems fair and appropriate.

Section 7. DAMAGED, MUTILATED, LOST, STOLEN, OR DESTROYED CERTIFICATES.

- (a) <u>Replacement Certificates</u>. In the event any outstanding Certificate is damaged, mutilated, lost, stolen or destroyed, the Paying Agent/Registrar shall cause to be printed, executed and delivered, a new certificate of the same principal amount, maturity and interest rate, as the damaged, mutilated, lost, stolen or destroyed Certificate, in replacement for such Certificate in the manner hereinafter provided.
- (b) Application for Replacement Certificates. Application for replacement of damaged, mutilated, lost, stolen or destroyed Certificates shall be made by the registered owner thereof to the Paying Agent/Registrar. In every case of loss, theft or destruction of a Certificate, the registered owner applying for a replacement certificate shall furnish to the Issuer and to the Paying Agent/Registrar such security or indemnity as may be required by them to save each of them harmless from any loss or damage with respect thereto. Also, in every case of loss, theft or destruction of a Certificate, the registered owner shall furnish to the Issuer and to the Paying Agent/Registrar evidence to their satisfaction of the loss, theft or destruction of such Certificate, as the case may be. In every case of damage or mutilation of a Certificate, the registered owner shall surrender to the Paying Agent/Registrar for cancellation the Certificate so damaged or mutilated.
- (c) <u>No Default Occurred</u>. Notwithstanding the foregoing provisions of this Ordinance, in the event any such Certificate shall have matured, and no default has occurred that is then continuing in the payment of the principal of, redemption premium, if any, or interest on the Certificate, the Issuer may authorize the payment of the same (without surrender thereof except in the case of a damaged or mutilated Certificate) instead of issuing a replacement Certificate, provided security or indemnity is furnished as above provided in this Section.

- (d) <u>Charge for Issuing Replacement Certificates</u>. Prior to the issuance of any replacement certificate, the Paying Agent/Registrar shall charge the registered owner of such Certificate with all legal, printing, and other expenses in connection therewith. Every replacement certificate issued pursuant to the provisions of this Section by virtue of the fact that any Certificate is lost, stolen or destroyed shall constitute a contractual obligation of the Issuer whether or not the lost, stolen or destroyed Certificate shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits of this Ordinance equally and proportionately with any and all other Certificates duly issued under this Ordinance.
- (e) <u>Authority for Issuing Replacement Certificates</u>. In accordance with Section 1206.022, Government Code, this Section shall constitute authority for the issuance of any such replacement certificate without necessity of further action by the governing body of the Issuer or any other body or person, and the duty of the replacement of such certificates is hereby authorized and imposed upon the Paying Agent/Registrar, and the Paying Agent/Registrar shall authenticate and deliver such Certificates in the form and manner and with the effect, as provided in Section 3(a) of this Ordinance for Certificates issued in conversion and exchange for other Certificates.

Section 8. CUSTODY, APPROVAL, AND REGISTRATION OF CERTIFICATES; BOND COUNSEL'S OPINION; CUSIP NUMBERS AND CONTINGENT INSURANCE PROVISION, IF OBTAINED; ENGAGEMENT OF BOND COUNSEL.

- (a) The Mayor of the Issuer is hereby authorized to have control of the Certificates initially issued and delivered hereunder and all necessary records and proceedings pertaining to the Certificates pending their delivery and their investigation, examination and approval by the Attorney General and their registration by the Comptroller. Upon registration of the Certificates, the Comptroller (or a deputy designated in writing to act for the Comptroller) shall manually sign the Comptroller's Registration Certificate attached to such Certificates, and the seal of the Comptroller shall be impressed, or placed in facsimile, on such Certificate. The approving legal opinion of the Issuer's Bond Counsel and the assigned CUSIP numbers may, at the option of the Issuer, be printed on the Certificates issued and delivered under this Ordinance, but neither shall have any legal effect, and shall be solely for the convenience and information of the registered owners of the Certificates. In addition, if bond insurance is obtained, the payment of the insurance premium is hereby approved and the Certificates may bear an appropriate legend as provided by the insurer.
- (b) The obligation of the Purchaser to accept delivery of the Certificates is subject to the Purchaser being furnished with the final, approving opinion of McCall, Parkhurst & Horton L.L.P., bond counsel to the Issuer, which opinion shall be dated as of and delivered on the date of initial delivery of the Certificates to the Purchaser. The engagement of such firm as bond counsel to the Issuer in connection with issuance, sale and delivery of the Certificates is hereby approved and confirmed.

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Section 9. COVENANTS REGARDING TAX EXEMPTION OF INTEREST ON THE CERTIFICATES.

- (a) <u>Covenants</u>. The Issuer covenants to take any action necessary to assure, or refrain from any action which would adversely affect, the treatment of the Certificates as obligations described in section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), the interest on which is not includable in the "gross income" of the holder for purposes of federal income taxation. In furtherance thereof, the Issuer covenants as follows:
 - (1) to take any action to assure that no more than 10 percent of the proceeds of the Certificates or the projects financed therewith (less amounts deposited to a reserve fund, if any) are used for any "private business use," as defined in section 141(b)(6) of the Code or, if more than 10 percent of the proceeds or the projects financed therewith are so used, such amounts, whether or not received by the Issuer, with respect to such private business use, do not, under the terms of this Ordinance or any underlying arrangement, directly or indirectly, secure or provide for the payment of more than 10 percent of the debt service on the Certificates, in contravention of section 141(b)(2) of the Code;
 - (2) to take any action to assure that in the event that the "private business use" described in subsection (1) hereof exceeds 5 percent of the proceeds of the Certificates or the projects financed therewith (less amounts deposited into a reserve fund, if any) then the amount in excess of 5 percent is used for a "private business use" which is "related" and not "disproportionate," within the meaning of section 141(b)(3) of the Code, to the governmental use;
 - (3) to take any action to assure that no amount which is greater than the lesser of \$5,000,000, or 5 percent of the proceeds of the Certificates (less amounts deposited into a reserve fund, if any) is directly or indirectly used to finance loans to persons, other than state or local governmental units, in contravention of section 141(c) of the Code;
 - (4) to refrain from taking any action which would otherwise result in the Certificates being treated as "private activity bonds" within the meaning of section 141(b) of the Code;
 - (5) to refrain from taking any action that would result in the Certificates being "federally guaranteed" within the meaning of section 149(b) of the Code;
 - (6) to refrain from using any portion of the proceeds of the Certificates, directly or indirectly, to acquire or to replace funds which were used, directly or indirectly, to acquire investment property (as defined in section 148(b)(2) of the

Code) which produces a materially higher yield over the term of the Certificates, other than investment property acquired with B

- (A) proceeds of the Certificates invested for a reasonable temporary period of 3 years or less or, in the case of a refunding bond, for a period of 90 days or less until such proceeds are needed for the purpose for which the bonds are issued,
- (B) amounts invested in a bona fide debt service fund, within the meaning of section I.148 1(b) of the Treasury Regulations, and
- (C) amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed 10 percent of the proceeds of the Certificates;
- (7) to otherwise restrict the use of the proceeds of the Certificates or amounts treated as proceeds of the Certificates, as may be necessary, so that the Certificates do not otherwise contravene the requirements of section 148 of the Code (relating to arbitrage);
- (8) to refrain from using the proceeds of the Certificates or proceeds of any prior bonds to pay debt service on another issue more than 90 days after the date of issue of the Certificates in contravention of the requirements of section 149(d) of the Code (relating to advance refundings); and
- (9) to pay to the United States of America at least once during each fiveyear period (beginning on the date of delivery of the Certificates) an amount that is at least equal to 90 percent of the "Excess Earnings," within the meaning of section 148(f) of the Code and to pay to the United States of America, not later than 60 days after the Certificates have been paid in full, 100 percent of the amount then required to be paid as a result of Excess Earnings under section 148(f) of the Code.
- (b) Rebate Fund. In order to facilitate compliance with the above covenant (8), a "Rebate Fund" is hereby established by the Issuer for the sole benefit of the United States of America, and such fund shall not be subject to the claim of any other person, including without limitation the bondholders. The Rebate Fund is established for the additional purpose of compliance with section 148 of the Code.
- (c) <u>Use of Proceeds</u>. The Issuer understands that the term "proceeds" includes "disposition proceeds" as defined in the Treasury Regulations and, in the case of refunding bonds, transferred proceeds (if any) and proceeds of the refunded bonds expended prior to the date of issuance of the Certificates. It is the understanding of the Issuer that the covenants contained herein are intended to assure compliance with the Code and any regulations or rulings promulgated by the U.S. Department of the Treasury

pursuant thereto. In the event that regulations or rulings are hereafter promulgated which modify or expand provisions of the Code, as applicable to the Certificates, the Issuer will not be required to comply with any covenant contained herein to the extent that such failure to comply, in the opinion of nationally recognized bond counsel, will not adversely affect the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In the event that regulations or rulings are hereafter promulgated which impose additional requirements which are applicable to the Certificates, the Issuer agrees to comply with the additional requirements to the extent necessary, in the opinion of nationally recognized bond counsel, to preserve the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In furtherance of such intention, the Issuer hereby authorizes and directs the Mayor, the Mayor Pro Tem, the City Manager, the Finance Director and the City Secretary to execute any documents, certificates or reports required by the Code and to make such elections, on behalf of the Issuer, which may be permitted by the Code as are consistent with the purpose for the issuance of the Certificates.

Allocation of, and Limitation on, Expenditures for the Projects. The Issuer covenants to account for the expenditure of sale proceeds and investment earnings to be used for the Projects on its books and records in accordance with the requirements of the Code. The Issuer recognizes that in order for the proceeds to be considered used for the reimbursement of costs, the proceeds must be allocated to expenditures within 18 months of the later of the date that (1) the expenditure is made, or (2) the Projects are completed; but in no event later than three years after the date on which the original expenditure is paid. The foregoing notwithstanding, the Issuer recognizes that in order for proceeds to be expended under the Code, the sale proceeds or investment earnings must be expended no more than 60 days after the earlier of (1) the fifth anniversary of the delivery of the Certificates, or (2) the date the Certificates are retired. The Issuer agrees to obtain the advice of nationally-recognized bond counsel if such expenditure fails to comply with the foregoing to assure that such expenditure will not adversely affect the tax-exempt status of the Certificates. For purposes hereof, the issuer shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

- (e) <u>Disposition of the Projects</u>. The Issuer covenants that the property constituting the Projects will not be sold or otherwise disposed in a transaction resulting in the receipt by the Issuer of cash or other compensation, unless any action taken in connection with such disposition will not adversely affect the tax-exempt status of the Certificates. For purpose of the foregoing, the Issuer may rely on an opinion of nationally-recognized bond counsel that the action taken in connection with such sale or other disposition will not adversely affect the tax-exempt status of the Certificates. For purposes of the foregoing, the portion of the property comprising personal property and disposed in the ordinary course shall not be treated as a transaction resulting in the receipt of cash or other compensation. For purposes hereof, the Issuer shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.
- (f) <u>Designation as Qualified Tax-Exempt Obligations</u>. The Issuer hereby designates the Certificates as "qualified tax-exempt obligations" as defined in section 265(b)(3) of the Code. In furtherance of such designation, the Issuer represents, covenants and warrants the following: (a) that during the calendar year in which the Certificates are issued, the Issuer (including any subordinate entities) has not designated nor will designate bonds, which when aggregated with the Certificates, will result in more than \$10,000,000 of "qualified tax-exempt obligations" being issued; (b) that the Issuer reasonably anticipates that the amount of tax-exempt obligations issued, during the calendar year in which the Certificates are issued, by the Issuer (or any subordinate entities) will not exceed \$10,000,000; and, (c) that the Issuer will take such action or refrain from such action as necessary, and as more particularly set forth in this Section, in order that the Certificates will not be considered "private activity bonds" within the meaning of section 141 of the Code.

Section 10. SALE OF CERTIFICATES AND APPROVAL OF OFFICIAL STATEMENT; FURTHER PROCEDURES.

- (a) The Certificates are hereby sold and shall be delivered to _____ (the "Purchaser") for the purchase price of \$_____ (representing the aggregate principal amount of the Certificates, [plus a net reoffering premium] of \$_____, less an underwriter's discount of \$_____). The Certificates shall initially be registered in the name of the Purchaser or its designee. It is hereby officially found, determined and declared that the terms of this sale are the most advantageous reasonably obtainable.
- (b) It is hereby officially found, determined and declared that the Certificates have been sold at public sale to the bidder offering the lowest interest cost, after receiving sealed bids pursuant to an Official Notice of Sale and Bidding Instructions. It is further officially found, determined and declared that the Certificates have been offered pursuant to a Preliminary Official Statement prepared and distributed in connection with the sale of the Certificates. Said Preliminary Official Statement, the Official Statement, and any addenda, supplement or amendment thereto, have been and are hereby approved by the

governing body of the Issuer, and its use in the offer and sale of the Certificates is hereby approved. It is further officially found, determined and declared that the statements and representations contained in said Official Statement are true and correct in all material respects, to the best knowledge and belief of the Council.

(c) The Mayor, the Mayor Pro Tem, the City Manager, the Finance Director and the City Secretary, individually or jointly, shall be and they are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and under the corporate seal and on behalf of the Issuer such documents, certificates and instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance, the Letter of Representations, the Certificates and the sale of the Certificates. In addition, prior to the delivery of the Certificates, the Mayor, the Mayor Pro Tem, the City Manager, the Finance Director and the City Secretary are each hereby authorized and directed to approve any changes or corrections to this Ordinance or to any of the documents authorized and approved by this Ordinance: (i) in order to cure any ambiguity, formal defect, or omission in this Ordinance or such other document, or (ii) as requested by the Attorney General or his representative to obtain the approval of the Certificates by the Attorney General. In case any officer whose signature shall appear on any Certificate shall cease to be such officer before the delivery of such Certificate, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

Section 11. INTEREST EARNINGS ON CERTIFICATE PROCEEDS. Interest earnings derived from the investment of proceeds from the sale of the Certificates shall be used along with other Certificate proceeds for the Projects; provided that after completion of such purpose, if any of such interest earnings remain on hand, such interest earnings shall be deposited in the Interest and Sinking Fund. It is further provided, however, that any interest earnings on certificate proceeds that are required to be rebated to the United States of America pursuant to the provisions hereof in order to prevent the Certificates from being arbitrage bonds shall be so rebated and not considered as interest earnings for the purposes of this Section.

Section 12. CONSTRUCTION FUND.

(a) The Issuer hereby creates and establishes and shall maintain on the books of the Issuer a separate fund to be entitled the "Series 2022 Certificate of Obligation Construction Fund" (the "Construction Fund") for use by the Issuer for payment of all lawful costs associated with the Projects as hereinbefore provided. Proceeds of the Certificates in the amount of \$_____ shall be deposited into the Construction Fund. The remaining amounts of Certificate proceeds shall be used to pay the costs of issuance of the Certificates. Upon payment of all such Project costs, any moneys remaining on deposit in said Fund shall be transferred to the Interest and Sinking Fund. Amounts so deposited to the Interest and Sinking Fund shall be used in the manner described herein.

- (b) The Issuer may place proceeds of the Certificates (including investment earnings thereon) and amounts deposited into the Interest and Sinking Fund in investments authorized by the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended; provided, however, that the Issuer hereby covenants that the proceeds of the sale of the Certificates will be used as soon as practicable for the purposes for which the Certificates are issued.
- (c) All deposits authorized or required by this Ordinance shall be secured to the fullest extent required by law for the security of public funds.

Section 13. COMPLIANCE WITH RULE 15c2-12.

(a) <u>Definitions</u>. As used in this Section, the following terms have the meanings ascribed to such terms below:

"Financial Obligation" means a: (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) a guarantee of the foregoing (a) and (b). The term Financial Obligation does not include any municipal securities as to which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule.

"MSRB" means the Municipal Securities Rulemaking Board.

"Rule" means SEC Rule 15c2-12, as amended from time to time.

"SEC" means the United States Securities and Exchange Commission.

(b) Annual Reports.

- The Issuer shall provide annually to the MSRB, in the electronic format prescribed by the MSRB certain updated financial information and operating data pertaining to the Issuer, consisting of the following: (1) the quantitative financial information and operating data of the type included in Appendix A to the Official Statement, exclusive of the schedules appearing under the headings "Tax Adequacy", "Estimated Overlapping Debt" and "Estimated Overlapping Taxes", and (2) the Issuer's The Issuer will update and provide the comprehensive annual financial report. information in the numbered tables within six months after the end of each fiscal year ending in and after 2022 and, if not submitted as part of such annual financial information, the Issuer will provide its audited financial statements when and if available, and in any event, within 12 months after the end of each fiscal year ending in and after 2022. If the audit of such financial statements is not complete within 12 months after any such fiscal year end, then the Issuer will file unaudited financial statements within such 12-month period and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in Appendix C to the Official Statement or such other accounting principles as the Issuer may be required to employ from time to time pursuant to State law or regulation.
- (ii) Any financial information so to be provided shall be (i) prepared in accordance with the accounting principles described in the financial statements of the Issuer appended to the Official Statement, or such other accounting principles as the Issuer may be required to employ from time to time pursuant to state law or regulation, and (ii) audited, if the Issuer commissions an audit of such statements and the audit is completed within the period during which they must be provided.
- (iii) If the Issuer changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the Issuer otherwise would be required to provide financial information and operating data pursuant to this Section. The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document that is available to the public on the MSRB's internet website or filed with the SEC. All documents provided to the MSRB pursuant to this Section shall be accompanied by identifying information as prescribed by the MSRB.

(c) <u>Event Notices</u>.

- (i) The Issuer shall notify the MSRB, in a timely manner not in excess of ten business days after the occurrence of the event, of any of the following events with respect to the Certificates:
 - (1) Principal and interest payment delinquencies;

- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the Certificates, or other material events affecting the tax status of the Certificates;
- (7) Modifications to rights of holders of the Certificates, if material;
- (8) Certificate calls, if material, and tender offers;
- (9) Defeasances;
- (10) Release, substitution, or sale of property securing repayment of the Certificates, if material;
- (11) Rating changes;
- (12) Bankruptcy, insolvency, receivership, or similar event of the Issuer;
- (13) The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into of a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (14) Appointment of a successor or additional paying agent/registrar or the change of name of a paying agent/registrar, if material;
- (15) Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material; and
- (16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

For these purposes, (a) any event described in the immediately preceding paragraph (12) is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Issuer in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers of the Issuer in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of

the Issuer, and (b) the Issuer intends the words used in the immediately preceding paragraphs (15) and (16) and the definition of Financial Obligation in this Section to have the same meanings as when they are used in the Rule, as evidenced by SEC Release No. 34-83885, dated August 20, 2018.

In addition, the Issuer shall notify the MSRB, in a timely manner, of any failure by the Issuer to provide financial information or operating data in accordance with subsection (b) of this Section by the time required by subsection (b).

(d) <u>Limitations</u>, <u>Disclaimers</u>, and <u>Amendments</u>.

- (i) The Issuer shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the Issuer remains an "obligated person" with respect to the Certificates within the meaning of the Rule, except that the Issuer in any event will give notice of any deposit made in accordance with this Ordinance or applicable law that causes Certificates no longer to be outstanding.
- (ii) The provisions of this Section are for the sole benefit of the registered owners and beneficial owners of the Certificates, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Issuer undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the Issuer's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The Issuer does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Certificates at any future date.
- (iii) UNDER NO CIRCUMSTANCES SHALL THE ISSUER BE LIABLE TO THE REGISTERED OWNER OR BENEFICIAL OWNER OF ANY CERTIFICATE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE ISSUER, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.
- (iv) No default by the Issuer in observing or performing its obligations under this Section shall comprise a breach of or default under this Ordinance for purposes of any other provision of this Ordinance. Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the Issuer under federal and state securities laws.

(v) Should the Rule be amended to obligate the Issuer to make filings with or provide notices to entities other than the MSRB, the Issuer hereby agrees to undertake such obligation with respect to the Certificates in accordance with the Rule as amended. The provisions of this Section may be amended by the Issuer from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Issuer, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the registered owners of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the outstanding Certificates consent to such amendment or (b) a person that is unaffiliated with the Issuer (such as nationally recognized 1 counsel) determined that such amendment will not materially impair the interest of the registered owners and beneficial owners of the Certificates. If the Issuer so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with subsection (b) of this Section an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information or operating data so provided. The Issuer may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Certificates in the primary offering of the Certificates.

Section 14. METHOD OF AMENDMENT. The Issuer hereby reserves the right to amend this Ordinance subject to the following terms and conditions, to-wit:

- (a) The Issuer may from time to time, without the consent of any holder, except as otherwise required by paragraph (b) below, amend or supplement this Ordinance in order to (i) cure any ambiguity, defect or omission in this Ordinance that does not materially adversely affect the interests of the holders, (ii) grant additional rights or security for the benefit of the holders, (iii) add events of default as shall not be inconsistent with the provisions of this Ordinance and that shall not materially adversely affect the interests of the holders, (iv) qualify this Ordinance under the Trust Indenture Act of 1939, as amended, or corresponding provisions of federal laws from time to time in effect, or (v) make such other provisions in regard to matters or questions arising under this Ordinance as shall not be inconsistent with the provisions of this Ordinance and that shall not in the opinion of the Issuer's Bond Counsel materially adversely affect the interests of the holders.
- (b) Except as provided in paragraph (a) above, the holders of Certificates aggregating a majority of the aggregate principal amount of then outstanding Certificates

that are the subject of a proposed amendment shall have the right from time to time to approve any amendment hereto that may be deemed necessary or desirable by the Issuer; provided, however, that without the consent of 100% of the holders in aggregate principal amount of the then outstanding Certificates, nothing herein contained shall permit or be construed to permit amendment of the terms and conditions of this Ordinance or in any of the Certificates so as to:

- (1) Make any change in the maturity of any of the outstanding Certificates;
- (2) Reduce the rate of interest borne by any of the outstanding Certificates;
- (3) Reduce the amount of the principal of, or redemption premium, if any, payable on any outstanding Certificates;
- (4) Modify the terms of payment of principal or of interest or redemption premium on outstanding Certificates or any of them or impose any condition with respect to such payment; or
- (5) Change the minimum percentage of the principal amount of any series of Certificates necessary for consent to such amendment.
- (c) If at any time the Issuer shall desire to amend this Ordinance under subsection (b) of this Section, the Issuer shall send by U.S. mail to each registered owner of the affected Certificates a copy of the proposed amendment.
- (d) Whenever at any time within one year from the date of mailing of such notice the Issuer shall receive an instrument or instruments executed by the holders of at least a majority in aggregate principal amount of all of the Certificates then outstanding that are required for the amendment, which instrument or instruments shall refer to the proposed amendment and that shall specifically consent to and approve such amendment, the Issuer may adopt the amendment in substantially the same form.
- (e) Upon the adoption of any amendatory Ordinance pursuant to the provisions of this Section, this Ordinance shall be deemed to be modified and amended in accordance with such amendatory Ordinance, and the respective rights, duties, and obligations of the Issuer and all holders of such affected Certificates shall thereafter be determined, exercised, and enforced, subject in all respects to such amendment.
- (f) Any consent given by the holder of a Certificate pursuant to the provisions of this Section shall be irrevocable for a period of six months from the date of the mailing of the notice provided for in this Section, and shall be conclusive and binding upon all future holders of the same Certificate during such period. Such consent may be revoked at any time after six months from the date of the mailing of said notice by the holder who

gave such consent, or by a successor in title, by filing notice with the Issuer, but such revocation shall not be effective if the holders of a majority in aggregate principal amount of the affected Certificates then outstanding, have, prior to the attempted revocation, consented to and approved the amendment.

(g) For the purposes of establishing ownership of the Certificates, the Issuer shall rely solely upon the registration of the ownership of such Certificates on the registration books kept by the Paying Agent/Registrar.

Section 15. DEFAULT AND REMEDIES

- (a) <u>Events of Default</u>. Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an Event of Default:
- (i) the failure to make payment of the principal of or interest on any of the Certificates when the same becomes due and payable; or
- (ii) default in the performance or observance of any other covenant, agreement or obligation of the City, the failure to perform which materially, adversely affects the rights of the registered owners of the Certificates, including, but not limited to, their prospect or ability to be repaid in accordance with this Ordinance, and the continuation thereof for a period of 60 days after notice of such default is given by any Registered Owner to the City.

(b) Remedies for Default.

- (i) Upon the happening of any Event of Default, then and in every case, any Registered Owner or an authorized representative thereof, including, but not limited to, a trustee or trustees therefor, may proceed against the City for the purpose of protecting and enforcing the rights of the Registered Owners under this Ordinance, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Registered Owners hereunder or any combination of such remedies.
- (ii) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Registered Owners of Certificates then outstanding.

(c) Remedies Not Exclusive.

(i) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Certificates or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Certificates shall not be available as a remedy under this Ordinance.

BERT MILLER, MAYOR	
[Section 20. BOND INSURANCE. The Certificates shall be insured by municipal bond insurance policy issued by] PASSED ON FIRST READING THIS THE 14 TH DAY OF NOVEMBER, 2022.	, a
Section 19. APPROPRIATION. To pay the debt service coming due on Certificates, if any, prior to receipt of the taxes levied to pay such debt service, there hereby appropriated from current funds on hand, which are hereby certified to be hand and available for such purpose, an amount sufficient to pay such debt service, a such amount shall be used for no other purpose.	e is or and
Section 18. SEVERABILITY. If any section, article, paragraph, sentenclause, phrase or word in this Ordinance, or application thereof to any persons circumstances is held invalid or unconstitutional by a court of competent jurisdiction, su holding shall not affect the validity of the remaining portion of this Ordinance, despect invalidity, which remaining portions shall remain in full force and effect.	oi uch
Section 17. EFFECTIVE DATE. In accordance with the provisions of Tex Government Code, Section 1201.028, this Ordinance shall be effective immediately up its adoption by the Council.	
Section 16. APPLICATION OF PREMIUM FROM SALE OF CERTIFICATI The Certificates have a [net] reoffering premium of \$, all of which shall be used pay costs of issuance of the Certificates, including underwriter's discount, with any surp premium not used to pay such costs of issuance to be deposited into the Interest a Sinking Fund.]	d to olus
(iii) By accepting the delivery of a Certificate authorized under to Ordinance, such Registered Owner agrees that the certifications required to effect any covenants or representations contained in this Ordinance do not and shall ne constitute or give rise to a personal or pecuniary liability or charge against the office employees or trustees of the City or the Council.	ate vei
(ii) The exercise of any remedy herein conferred or reserved shall not deemed a waiver of any other available remedy.	be

ATTEST:	
SUSIE M. HOMEYER, CITY SECRE	TARY
PASSED ON SECOND READING T	HIS THE 28 TH DAY OF NOVEMBER, 2022.
	BERT MILLER, MAYOR
ATTEST:	
SUSIE M. HOMEYER, CITY SECRE	TARY

Exhibit A

FORM OF CERTIFICATES

(a) The form of the Certificates, including the form of Paying Agent/Registrar's Authentication Certificate, the form of Assignment and the form of Registration Certificate of the Comptroller of Public Accounts of the State of Texas to be attached to the Certificates initially issued and delivered pursuant to this Ordinance, shall be, respectively, substantially as follows, with such appropriate variations, omissions or insertions as are permitted or required by this Ordinance.

NO. R	UNITED STATES OF AMERICA STATE OF TEXAS CITY OF NAVASOTA, TEXAS, COMBINATION TAX AND LIMITED SURPLUS REVENUE CERTIFICATE OF OBLIGATION, SERIES 2022		PRINCIPAL AMOUNT \$
Interest Rate	Issuance Date	Maturity Date	CUSIP No.
%	December 14, 2022	November 15, 20	

REGISTERED OWNER:

PRINCIPAL AMOUNT:

ON THE MATURITY DATE specified above, the City of Navasota, located in Grimes and Brazos Counties, Texas (the "Issuer"), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), the Principal Amount specified above. The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Issuance Date above at the Interest Rate per annum specified above. Interest is payable on May 15, 2023 and semiannually on each November 15 and May 15 thereafter to the Maturity Date specified above, or the date of redemption prior to maturity; except, if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged is due but has not been paid, then

this Certificate shall bear interest from the date to which such interest has been paid in full.

THE PRINCIPAL OF AND INTEREST ON this Certificate are payable in lawful money of the United States of America, without exchange or collection charges. The principal of this Certificate shall be paid to the registered owner hereof upon presentation and surrender of this Certificate at maturity, or upon the date fixed for its redemption prior to maturity, at the principal corporate trust office of BOKF, NA, Dallas, Texas, which is the "Paying Agent/Registrar" for this Certificate. The payment of interest on this Certificate shall be made by the Paying Agent/Registrar to the registered owner hereof on each interest payment date by check or draft, dated as of such interest payment date, drawn by the Paying Agent/Registrar on, and payable solely from, funds of the Issuer required by the ordinance authorizing the issuance of this Certificate (the "Certificate Ordinance") to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, on each such interest payment date, to the registered owner hereof, at its address as it appeared on the last business day of the month preceding each such date (the "Record Date") on the Registration Books kept by the Paying Agent/Registrar, as hereinafter described. In addition, interest may be paid by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the registered owner. In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each owner of a Certificate appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

ANY ACCRUED INTEREST due at maturity or upon the redemption of this Certificate prior to maturity as provided herein shall be paid to the registered owner upon presentation and surrender of this Certificate for redemption and payment at the principal corporate trust office of the Paying Agent/Registrar. The Issuer covenants with the registered owner of this Certificate that on or before each principal payment date, interest payment date, and accrued interest payment date for this Certificate it will make available to the Paying Agent/Registrar, from the "Interest and Sinking Fund" created by the Certificate Ordinance, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Certificates, when due.

IF THE DATE for the payment of the principal of or interest on this Certificate shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be

the next succeeding day that is not such a Saturday, Sunday, legal holiday or day on which banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS CERTIFICATE is dated December 1, 2022, and is authorized in accordance with the Constitution and laws of the State of Texas in the principal amount of \$_____ for paying all or a portion of the Issuer's contractual obligations incurred in connection with (i) acquiring, constructing, installing and equipping additions, improvements, extensions and equipment for the City's Waterworks, Sewer and Gas System (the "System") and the acquisition of land and rights-of-way therefor and (ii) paying legal, fiscal and engineering fees in connection with such projects and paying the costs of issuance of the Certificates.

ON NOVEMBER 15, 2031, or any date thereafter, the Certificates of this series may be redeemed prior to their scheduled maturities, at the option of the Issuer, with funds derived from any available and lawful source, as a whole, or in part, and, if in part, the particular Certificates, or portions thereof, to be redeemed shall be selected and designated by the Issuer (provided that a portion of a Certificate may be redeemed only in an integral multiple of \$5,000), at a redemption price equal to the principal amount to be redeemed plus accrued interest to the date fixed for redemption.

IN ADDITION TO THE FOREGOING OPTIONAL REDEMPTION, the Certificates scheduled to mature on November 15 in each of the years 20__ and 20__ (the "Term Certificates") are subject to scheduled mandatory redemption by the Paying Agent/Registrar by lot, or by any other customary method that results in a random selection, at a price equal to the principal amount thereof, plus accrued interest to the redemption date, out of moneys available for such purpose in the interest and sinking fund for the Certificates, on the dates and in the respective principal amounts, set forth in the following schedule:

Term Certificate Term Certificate

Maturity: November 15, 20___ Maturity: November 15, 20___

cipal
<u>ount</u>

^{*} Stated maturity.

The principal amount of Term Certificates required to be redeemed on any mandatory redemption date pursuant to the operation of the mandatory sinking fund redemption provisions shall be reduced, at the option of the Issuer, by the principal amount of any

Term Certificates which, at least 45 days prior to a mandatory redemption date (1) shall have been acquired by the Issuer at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, (2) shall have been purchased and canceled by the Paying Agent/Registrar at the request of the Issuer at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase, or (3) shall have been redeemed pursuant to the optional redemption provisions and not theretofore credited against a mandatory redemption requirement.

AT LEAST THIRTY days prior to the date fixed for any redemption of Certificates or portions thereof prior to maturity a written notice of such redemption shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid to the registered owner of each Certificate to be redeemed at its address as it appeared on the 45th day prior to such redemption date; provided, however, that the failure of the registered owner to receive such notice, or any defect therein or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of any Certificate. By the date fixed for any such redemption due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Certificates or portions thereof that are to be so redeemed. If such written notice of redemption is sent and if due provision for such payment is made, all as provided above, the Certificates or portions thereof that are to be so redeemed thereby automatically shall be treated as redeemed prior to their scheduled maturities, and they shall not bear interest after the date fixed for redemption, and they shall not be regarded as being outstanding except for the right of the registered owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment. If a portion of any Certificate shall be redeemed, a substitute Certificate or Certificates having the same maturity date, bearing interest at the same rate, in any denomination or denominations in any integral multiple of \$5,000, at the written request of the registered owner, and in aggregate principal amount equal to the unredeemed portion thereof, will be issued to the registered owner upon the surrender thereof for cancellation, at the expense of the Issuer, all as provided in the Certificate Ordinance.

WITH RESPECT TO ANY OPTIONAL REDEMPTION OF THE CERTIFICATES, unless certain prerequisites to such redemption required by the Certificate Ordinance have been met and money sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed will have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice may state that said redemption may, at the option of the Issuer, be conditional upon the satisfaction of such prerequisites and receipt of such money by the Paying Agent/Registrar on or prior to the date fixed for such redemption or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not fulfilled, such notice will be of no force and effect, the Issuer will not redeem such Certificates, and the Paying Agent/Registrar will give notice in the manner in which the notice of redemption was given, to the effect that such Certificates have not been redeemed.

ALL CERTIFICATES OF THIS SERIES are issuable solely as fully registered certificates, without interest coupons, in the principal denomination of any integral multiple of \$5,000. As provided in the Certificate Ordinance, this Certificate may, at the request of the registered owner or the assignee or assignees hereof, be assigned, transferred, converted into and exchanged for a like aggregate principal amount of fully registered certificates, without interest coupons, payable to the appropriate registered owner, assignee or assignees, as the case may be, having the same denomination or denominations in any integral multiple of \$5,000 as requested in writing by the appropriate registered owner, assignee or assignees, as the case may be, upon surrender of this Certificate to the Paying Agent/Registrar for cancellation, all in accordance with the form and procedures set forth in the Certificate Ordinance. Among other requirements for such assignment and transfer, this Certificate must be presented and surrendered to the Paying Agent/Registrar, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of this Certificate or any portion or portions hereof in any integral multiple of \$5,000 to the assignee or assignees in whose name or names this Certificate or any such portion or portions hereof is or are to be registered. The form of Assignment printed or endorsed on this Certificate may be executed by the registered owner to evidence the assignment hereof, but such method is not exclusive, and other instruments of assignment satisfactory to the Paying Agent/Registrar may be used to evidence the assignment of this Certificate or any portion or portions hereof from time to time by the registered owner. The Paying Agent/Registrar's reasonable standard or customary fees and charges for assigning, transferring, converting and exchanging any Certificate or portion thereof will be paid by the Issuer. In any circumstance, any taxes or governmental charges required to be paid with respect thereto shall be paid by the one requesting such assignment, transfer, conversion or exchange, as a condition precedent to the exercise of such privilege. The Paying Agent/Registrar shall not be required to make any such transfer, conversion or exchange of any Certificates during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date or, with respect to any Certificate or any portion thereof called for redemption prior to maturity, within 45 days prior to its redemption date; provided, however, such limitation on transfer shall not be applicable to an exchange by the registered owner of the uncalled balance of a Certificate called for redemption in part.

IN THE EVENT any Paying Agent/Registrar for the Certificates is changed by the Issuer, resigns, or otherwise ceases to act as such, the Issuer has covenanted in the Certificate Ordinance that it promptly will appoint a competent and legally qualified substitute therefor, and cause written notice thereof to be mailed to the registered owners of the Certificates.

IT IS HEREBY certified, recited and covenanted that this Certificate has been duly and validly authorized, issued and delivered; that all acts, conditions and things required or proper to be performed, exist and be done precedent to or in the authorization, issuance and delivery of this Certificate have been performed, existed and been done in accordance with law; that annual ad valorem taxes sufficient to provide for the payment of the interest on and principal of this Certificate, as such interest comes due and such principal matures, have been levied and ordered to be levied against all taxable property in said Issuer, and have been pledged for such payment, within the limits prescribed by law, and that this Certificate is additionally secured by and payable from a limited pledge of \$1,000 of the Surplus Revenues of the System remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with all of the Issuer's revenue bonds or other obligations (now or hereafter outstanding) which are payable from all or any part of the net revenues of the System, all as provided in the Certificate Ordinance.

THE ISSUER HAS RESERVED THE RIGHT to amend the Certificate Ordinance as provided therein, and under some (but not all) circumstances amendments thereto must be approved by the registered owners of a majority in aggregate principal amount of the outstanding Certificates.

BY BECOMING the registered owner of this Certificate, the registered owner thereby acknowledges all of the terms and provisions of the Certificate Ordinance, agrees to be bound by such terms and provisions, acknowledges that the Certificate Ordinance is duly recorded and available for inspection in the official minutes and records of the governing body of the Issuer, and agrees that the terms and provisions of this Certificate and the Certificate Ordinance constitute a contract between each registered owner hereof and the Issuer.

IN WITNESS WHEREOF, the Issuer has caused this Certificate to be signed with the manual or facsimile signature of the Mayor of the Issuer and countersigned with the manual or facsimile signature of the City Secretary of said Issuer, and has caused the official seal of the Issuer to be duly impressed, or placed in facsimile, on this Certificate.

City Secretary	Mayor
City of Navasota, Texas	City of Navasota, Texas
(City Seal)	

PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE

(To be executed if this Certificate is not accompanied by an executed Registration Certificate of the Comptroller of Public Accounts of the State of Texas)

It is hereby certified that this Certificate has been issued under the provisions of the Certificate Ordinance described in the text of this Certificate; and that this Certificate has been issued in conversion or replacement of, or in exchange for, a certificate, certificates, or a portion of a certificate or certificates of a series that originally was

approved by the Attorney General of the Sta of Public Accounts of the State of Texas.	te of Texas and registered by the Comptroller				
Da	BOKF, NA, Dallas, Texas Paying Agent/Registrar				
By	: Authorized Representative				
ASSIG	NMENT				
For value received, the undersigned hereby	sells, assigns and transfers unto:				
Please insert Social Security or Taxpay	ver Identification Number of Transferee				
Please print or type name and	d address, including zip code of Transferee				
appoints:	nder, and hereby irrevocably constitutes and _, attorney, to register the transfer of the				
	tration thereof, with full power of substitution				
Dated:					
Signature Guaranteed:					
NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution participating in a securities transfer association recognized signature guarantee program.	NOTICE: The signature above must correspond with the name of the registered owner as it appears upon the front of this Certificate in every particular, without alteration or enlargement or any change whatsoever.				
COMPTROLLER'S REGISTRATION CE	RTIFICATE: REGISTER NO				
·	as been examined, certified as to validity and te of Texas, and that this Certificate has been ounts of the State of Texas.				
Witness my signature and seal this _					

Comptroller of Public Accounts	
of the State of Texas	

(COMPTROLLER'S SEAL)

[STATEMENT OF INSURANCE

(""),, has delivered its municipal bond insurance policy (the
"Policy") with respect to the scheduled payments due of principal of and interest on this
Certificate to BOKF, NA, Dallas, Texas, or its successor, as paying agent for the
Certificates (the "Paying Agent"). Said Policy is on file and available for inspection at the
principal office of the Paying Agent and a copy thereof may be obtained from or
the Paying Agent. All payments required to be made under the Policy shall be made in
accordance with the provisions thereof. By its purchase of these Certificates, the owner
acknowledges and consents (i) to the subrogation and all other rights of as more
fully set forth in the Policy and (ii) that upon the occurrence and continuance of a default
or an event of default under the Ordinance or this Certificate, shall be deemed to
be the sole owner of the Certificates for all purposes and shall be entitled to control and
direct the enforcement of all rights and remedies granted to the owners of the Certificates
or the trustee, paying agent, registrar or similar agent for the benefit of such owners
under the Ordinance, at law or in equity.]

(b) Initial Certificate Insertions.

- (i) The initial Certificate shall be in the form set forth is paragraph (a) of this Section, except that:
 - A. immediately under the name of the Certificate, the headings "Interest Rate" and "Maturity Date" shall both be completed with the words "As shown below" and "CUSIP No. _____" shall be deleted.
 - B. the first paragraph shall be deleted and the following will be inserted:

"THE CITY OF NAVASOTA, TEXAS, in Grimes and Brazos Counties, Texas (the "Issuer"), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on November 15 in each of the years, in the principal amounts and bearing interest at the per annum rates set forth in the following schedule

	Principal	Interest		Principal	Interest
Years	Amount	Rates	Years	Amount	Rates
2023			2033		
2024			2034		
2025			2035		
2026			2036		
2027			2037		
2028			2038		
2029			2039		
2030			2040		
2031			2041		
2032			2042		

The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Issuance Date above, at the respective Interest Rate per annum specified above. Interest is payable on May 15, 2023 and semiannually on each November 15 and May 15 thereafter to the date of payment of the principal installment specified above, or the date of redemption prior to maturity; except, that if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full."

C. The initial Certificate shall be numbered "T-1."



REQUEST FOR CITY COUNCIL AGENDA ITEM #8

Agenda Date Requested: November 14, 2022						
Requested By: Susie Homeyer, City Secretary						
Department: Administration						
Report	Resolution	⊙ Ordinance				

Exhibits: Minutes for October 2022; Expenditures for October 2022, Ordinance No. 1011-22,

Ordinance No. 1012-22 and Resolution No. 722-22

Appropriation							
Source of Funds:	N/A						
Account Number:	N/A						
Amount Budgeted:	N/A						
Amount Requested:	N/A						
Budgeted Item:	Yes	O No					

AGENDA ITEM #8

Consent agenda items are:

- A. Approve the minutes for the month of October 2022
- B. Approve the expenditures for the month of October 2022
- C. Approve the first reading of Ordinance No. 1011-22, tax roll ordinance for tax year 2022, Grimes County portion
- D. Approve the first reading of Ordinance No. 1012-22, tax roll ordinance for the tax year 2022, Brazos County portion
- E. Approve Resolution No. 722-22, City of Navasota Investment Policy and Strategy

SUMMARY & RECOMMENDATION

Consent agenda 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.

A&B: Staff has placed the minutes and expenditures for the month of October 2022 on the consent agenda for approval.

C. Staff has placed the first reading of Ordinance No. 1011-22, tax roll ordinance for

the Grimes County portion on the consent agenda for approval.

- **D.** Staff has placed the first reading of Ordinance No. 1012-22, tax roll ordinance for the Brazos County portion on the consent agenda for approval.
- **E.** Staff has placed Resolution No. 722-22, reviewing the City of Navasota Investment Policy and Strategy with no changes on the consent agenda for approval.

ACTION REQUIRED BY CITY COUNCIL

Approve Consent Agenda: Approve the minutes and expenditures for the month of October 2022; the first reading of Ordinance No. 1011-22, tax roll ordinance for the Grimes County portion; the first reading of Ordinance No. 1012-22, tax roll ordinance for the Brazos County portion and Resolution No. 722-22, the City of Navasota Investment Policy and Strategy.

Approved for the City Council meeting agenda		
Jason Weeks	11/10/2022	
Jason B. Weeks, City Manager	Date	

MINUTES REGULAR MEETING OCTOBER 10, 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; Lance Hall, Finance Director; Cary Bovey, Legal Counsel; Bobbie Ullrich, Marketing and Communication Director; Jennifer Reyna, Director of Utilities; Mike Mize, Police Chief; Mark Butler, Police Officer; Evette Fannin, Grants Coordinator; Michelle Savensky, Executive Administrative Assistant; and Jose Coronilla, Director of Streets and Sanitation.

<u>VISITORS:</u> Connie Clements, Deborah Richardson, Mac Vaughn, Kelle Odom, Rolando Crawford, Bobbie Creeks, Lydell Crawford, Siana Smith and Sara Nevius.

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: Lydell Crawford addressed the City Council concerning the violence in the community. He said that we need to get control of crime and ask the City Council for their help and support.
- 4. Staff report:
- a) Director of Utilities Jennifer Reyna gave an update on the 2020 Utility CIP, the AWOS system at the airport and the Downtown Streetscape project;

- b) Director of Streets and Sanitation Jose Coronilla gave an update on the CIP Street project for 2022-2023;
- c) Executive Administrative Assistant Michelle Savensky introduced the new Artists in Residency and gave a little background on each artist;
- d) There was not an update on Boards and Commissions; and
- e) Councilmembers and staff informed the audience about upcoming events.
- 5. Mayor Pro-Tem Grant Holt moved to authorize the issuing of proposals for the 2023-2024 Texas Community Development Block Grant Program administered by the Texas Department of Agriculture, seconded by Councilmember Pattie Pederson and with each Councilmember voting AYE, the motion carried.
- 6. Councilmember Josh Fultz moved to approve the first reading of Ordinance No. 1009-22, denying Entergy Texas, Inc.'s statement of intent and application for authority to change rates filed on July 1, 2022, seconded by Councilmember Bernie Gessner and with Councilmember voting AYE, the motion carried.
- 7.Councilmember Bernie Gessner moved to approve the consent agenda items which includes the minutes for the month of September 2022, Change Order No. 3 for the construction of the New Public Works warehouse in the amount of \$450.00 for the new Public Works warehouse that will be located at the wastewater treatment plant at 108 S. Peeples Street; and Change Order No. 3 for the Wastewater Treatment Plant CIP Phase # 1 project which included a flowable fill bid item in the amount of a deduct of (\$950.00) on the Wastewater Treatment Plant Headworks and Rotor improvement project, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.
- 8. Mayor Bert Miller adjourned the meeting at 6:39 p.m.

ATTEST:	

MINUTES REGULAR MEETING OCTOBER 24, 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; Lupe Diosdado, Development Services Director; Cary Bovey, Legal Counsel; Bobbie Ullrich, Marketing and Communications Director; Jennifer Reyna, Director of Utilities; Rayna Teicheira, Economic Development Director; Jason Katkoski, Fire Chief/EMC; Mike Mize, Police Chief; Michelle Savensky, Executive Administrative Assistant; Pat Gruner, Municipal Judge; Rochelle Jessie, Municipal Court Clerk; and Mark Butler, Police Officer.

<u>VISITORS:</u> Connie Clements, Deborah Richardson, Mac Vaughn, Ethan Barcak; Michelle Steinhauser, Mark Frnka, Paul Stankiewicz, James Harris and Dia Copeland.

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: Dia Copeland addressed the City Council and complimented Utility Billing Manager Melody Binford and Meter Technician Alan Somers on the way they handled a water leak she had at her home while she was out state.
- 4. Staff report:
- a) Mayor Bert Miller proclaimed November 7-11, 2022 as "Municipal Court Week"; October 23-31, 2022 as "Red Ribbon Week" and November 14-20, 2022 as "National Apprenticeship Week".

- b) There were not any updates on Boards and Commissions; and
- c) Councilmembers and staff informed the audience about upcoming events.
- 5. Councilmember Bernie Gessner moved to adopt Resolution No. 721-22, ratifying the publication of the notice of intention to issue certificates of obligation in a newspaper of general circulation in the City, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.
- 6. Councilmember Josh Fultz moved to appoint Mike Harris, Johnny McNally and Roger Lawrence to the Economic Development Board for a two-year term ending in September 2024, seconded by Councilmember Pattie Pederson and with each Councilmember voting AYE, the motion carried.

Councilmember Pattie Pederson moved to appoint John Walla, Carolyn Katkoski and Dia Copeland to the Planning and Zoning Commission for a two-year term ending in September 2024, seconded by Councilmember Bernie Gessner and with each Councilmember voting AYE, the motion carried.

Mayor Pro-Tem Grant Holt moved to appoint Ethan Barcak and Paul Stankiewicz as full time members of the Board of Adjustment and Nancy Vidotto and Mac Vaughn as alternates of the Board of Adjustment for a two-year period ending in September 2024, seconded by Councilmember Pattie Pederson and with each Councilmember voting AYE, the motion carried.

Mayor Pro-Tem Grant Holt moved to appoint Michael Dearing, Martha Newsome and Mark Frnka to the Airport Advisory Board for a two-year period ending in September 2024, seconded by Councilmember Pattie Pederson and with each Councilmember voting AYE, the motion carried.

Councilmember Josh Fultz moved to appoint Megan Barcak and Rebecca Cole to Keep Navasota Beautiful Committee for a two-year term ending in September 2024, seconded by Mayor Pro-Tem Grant Holt and with each Councilmember voting AYE, the motion carried.

Mayor Pro-Tem Grant Holt moved to appoint David Tullos, Deborah Grimes, Margaret Eppler and Jessica Matthews to the Library Advisory Board for a two-year term ending in September 2024, seconded by Councilmember Pattie Pederson and with each Councilmember voting AYE, the motion carried.

Councilmember Bernie Gessner moved to appoint Mac Vaughn, Richard Grimes and Debra McGregor to the Navasota Housing Authority Board for a two-year term ending in September 2024, seconded by Councilmember Pattie Pederson and with each Councilmember voting AYE, the motion carried.

Mayor Pro-Tem Grant Holt moved to appoint Barry Colbert, Rebecca Cole, Jessica Matthews and Michele Steinhauser to the Parks and Recreation Board for a two-year period ending in September 2024, seconded by Councilmember Bernie Gessner and with each Councilmember voting AYE, the motion carried.

- 7. Councilmember Bernie Gessner moved to approve the consent agenda items which include the expenditures for the month of September 2022, the second reading of Ordinance No. 1009-22, denying Entergy Texas, Inc's statement of intent and application for authority to change rates filed on July 1, 2022; and Change Order No. 2 in the amount of \$5,380.00 for the Navasota Street and Utilities CIP 2022 Downtown Watermain Replacement on LaSalle and Washington Avenue, seconded by Councilmember Josh Fultz and with each Councilmember voting AYE, the motion carried.
- 8. The City Council met in Executive Session in accordance with Texas Government Code, Section 551.072, deliberations regarding real property, for the purpose of discussion and deliberation regarding the City of Navasota's potential acquisition of real property for City projects/purposes. The time was 6:55 p.m.
- 9. The City Council reconvened in open session at 7:14 p.m.
- 10. Councilmember Pattie Pederson moved that the City Manager, or his designee, be authorized to participate in the tax foreclosure sale bidding process to attempt to acquire the property identified in Executive Session and authorize the City Manager to execute any necessary documentation.
- 11. Mayor Bert Miller adjourned the meeting at 7:15 p.m.

	BERT MILLER, MAYOR
ATTEST:	
SUSIE M. HOMEYER, CITY SEC	ODETA DV

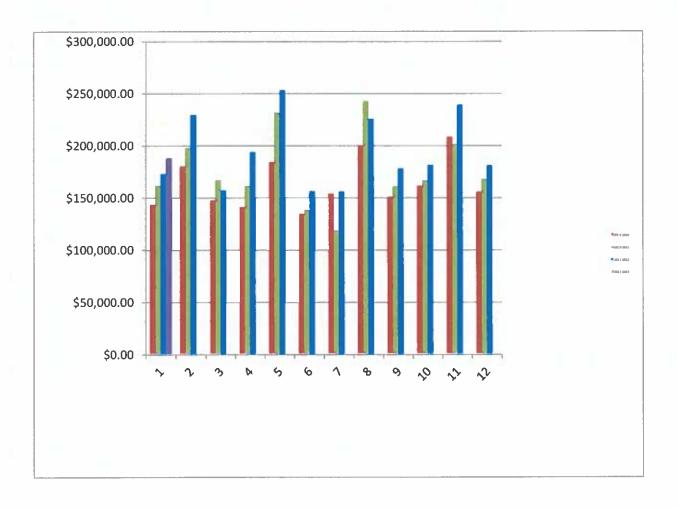
MONTHLY BUDGET SUMMARY AS OF OCT 2022

FUND	R	EV BUDGET	YTD REV	% BUD	E	XP BUDGET	YTD EXP	% BUD	BALANCE
General	\$	12,276,723.00	\$ 395,692.38	3%	\$	11,966,057.00	\$ 737,050.89	6%	(\$341,358.51)
Water	\$	893,346.00	\$ 232,689.73	26%	\$	9,516,368.00	\$ 48,866.29	1%	\$183,823.44
Utility Cap IMP	\$	507,652.00	\$ 40,906.86	8%	\$	506,652.00		0%	\$40,906.86
Natural Gas	\$	6,149,362.00	\$ 583,259.24	9%	\$	6,599,610.00	\$ 442,607.07	7%	\$140,652.17
Wastewater	\$	2,195,002.00	\$ 153,231.88	7%	\$	2,607,712.00	\$ 32,048.95	1%	\$121,182.93
cemetery perm	\$	220.00	\$ 647.87	0%	\$	2,200.00	\$	0%	\$647.87
cemetery oper	\$	57,225.00	\$ 12,831.65	22%	\$	3,300.00	\$ -	0%	\$12,831.65
Grant Fund	\$	423,500.00	\$ -	0%	\$	422,000.00		0%	\$0.00
Hotel Occupancy	\$	142,500.00	\$ 14,920.59	10%	\$	335,293.00		0%	\$14,920.59
Bond Fund	\$	1,468,219.00	\$ 47.60	0%	\$	1,737,522.00	\$ 100,290.53	6%	(<u>\$100,242.93</u>)
GRAND TOTAL									
	\$	23,182,597.00	\$ 1,393,320.94	<u>6%</u>	\$.	32,768,062.00	\$ 1,360,863.73	<u>4%</u>	<u>\$117,131.68</u>
Capital Projects	\$	765,000.00	\$ 1,585.95	0%	\$	750,000.00	\$ 162,398.40	22%	(\$160,812.45)
EDC	\$	206,833.00	\$ 15,687.59	8%	\$	307,915.00	\$ 550.00	0%	\$15,137.59
Foundation	* \$	7,000.00	\$ 11.21	0%	\$	2,000.00	\$	0%	\$11.21

CITY SALES TAX COLLECTED 2019-2023

	201		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%	
#DIV/0!	July	\$140,994.11	July	\$160,877.64	14.10%	
#DIV/0!	August	\$193,717.25	August	\$207,971.04	7.36%	
#DIV/0!	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		
		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	\$155,754.19	31.56%	
21.88%	May	\$242,383.94	May	\$225,365.73	-7.02%	
6.97%	June	\$160,615.28	June	\$177,735.12	10.66%	
3.22%	July	\$166,065.78	July	\$181,189.87	9.11%	
-3.34%	August	\$201,014.87	August	\$238,642.78	18.72%	
7.98%	September	\$167,523.57	September	\$180,602.86	7.81%	
	Total	\$2,112,040.94	Total	\$2,320,670.24		
	budget	1,900,000	budget	2,000,000		
	2022-2023		2023-2024			
8.61%	October	\$187,592.70	October		-100.00%	
-100.00%	November		November		#DIV/0!	
-100.00%	December		December		#DIV/0!	
-100.00%	January		January		#DIV/0!	
-100.00%	February		February		#DIV/0!	
-100.00%	March		March		#DIV/0!	
-100.00%	April		April		#DIV/0!	
-100.00%	May		May		#DIV/0!	
-100.00%	June		June		#DIV/0!	
-100.00%	July		July		#DIV/0!	
-100.00%	August		August		#DIV/0!	
-100.00%	September		September		#DIV/0!	
	Total	\$187,592.70	Total	\$0.00		
	budget	1,900,000	budget	2,000,000		

CITY SALES TAX COLLECTED 2019-2023



	FUND	PREVIOUS TOTAL	PRINCIPAL	INTEREST	CHG MV	10/31/2022 TOTAL
		U	NRESTRICTED FUND	s		
## GE	NERAL FUND	\$4,136,937.91		\$5,420.21	I	\$4,142,358.12
10	00-0-200.06					
## V	ATER O&M	\$1,030,571.71		\$1,350.25		\$1,031,921.96
	00-0-200.06					
	GAS-O&M	\$745,677.79		\$976.99		\$746,654.78
	00-0-200.06					
	EWER O&M	\$574,627.80		\$752.88		\$575,380.68
40	00-0-200.06					
##	0	\$0.00		\$0.00		\$0.00
	0					
##	0	\$0.00		\$0.00		\$0.00
	0					
##	0	\$0.00		\$0.00		\$0.00
	0					
-		TOTAL UNRESTRICTED			\$3,300,23	99.88
	•••		RESTRICTED FUNDS			
## BECKE	R/BEST MUSEUN	\$68,344.02		\$89.54	1	\$68,433.56
10	00-0-200.07					
## VOLUN	TARY FIRE FUNL	\$66,963.00		\$87.73		\$67,050.73
10	00-0-200.09					
## LIBR	ARY MADELEY	\$10,348.02		\$13.56		\$10,361.58
10	00-0-200.10					
## OLUN	TARY PARK FUNI	\$88,405.46	****	\$115.83		\$88,521.29
10	00-0-200.12					V
## NIMAL	SHELTER DON	\$21,279.11		\$27.88		\$21,306.99
10	00-0-200.18					
## WA	TER-DEPOSIT	\$50,327.66		\$65.94		\$50,393.60
20	00-0-200.00					
## GA	S-DEPOSITS	\$72,496.11		\$94.98		\$72,591.09
30	00-0-200.00					
##	ESCROW	\$1,805,044.12		\$2,364.96		\$1,807,409.08
10	00-0-200.02				7.	
## 5	EWERIMP	\$352,000.98		\$461.19		\$352,462.17
40	00-0-200.02					
## STREET	&DRAINAGE FEE	\$426,815.64		\$559.21		\$427,374.85
10	00-0-200.11					
## CEME!	ERY PERPETUAL	\$494,479.75		\$647.87		\$495,127.62
52	20-0-201.00					
## CEME	TERYSTFUND	\$169,444.75		\$222.01		\$169,666.76
5	25-0-20105					
## CEM JE	SSIE MAE BOND	\$26,435.53		\$34.64		\$26,470.17
52	25-0-201.06					
	RACE PARK	\$36,049.48		\$47.23		\$36,096.71
17	00-0-200.19					
	JTILITY CIP	\$508,836.08		\$666.68		\$509,502.76
2	0-0-200.06					
	RICAN RESCOUE			\$0.00		\$0.00
10	00-0-200.20					
##	0	\$0.00		\$0.00		\$0.00
	0					
		TOTAL RESTRICTED			\$1,730,21	2.99
‡#	TOTAL	\$10,685,084.92	\$0.00	\$13,999.57	\$0.00	\$10,699,084.49
1			POOLS INT	I FREST	***************************************	
	MINTEREST	\$854.87	POOLS IN I	ENESI	######	
	NTEREST	\$8,569.37			4444,7444,444,44	A00 400 TO
	PRINCIPAL	\$246,253.78			#######	\$22,430.70

CURRENT MONTH MARKET VALUE **BOOK VALUE** TOTAL MONEY MARKET \$5,065,223.16 TOTAL POOLS \$1,698,831.38 \$3,476,489.62 \$1,721,877.39 TOTAL CDS TOTAL MBS-FIXED \$1,754,615.20 \$3,476,489.62 \$3,476,492.59 \$10,240,544.16 TOTAL INVESTMENT PORTFOLIO MARKET VALUE TOTAL INVESTMENT PORTFOLIO INCODE \$0.00 \$4,089,705.51 TOTAL INVESTMENT PORTFOLIO BOOK VALUE \$10,240,547.13 \$13,999.57 YTD INTEREST CHANGE IN MARKET VALUE \$258.126.87 WEIGHTED AVERAGE MATURITY 2749548 0.00% WEIGHTED AVERAGE YIELD 0 LAST MONTH MARKET VALUE **CHANGE IN MARKET VALUE** 255,678.02 TOTAL MONEY MARKET \$4,809,545.14 4,575.33 TOTAL POOLS \$1,694,256.05 \$3,965,615.20 CDS \$2,126.48 (2.126.48)TOTAL MBS-FIXED \$10,471,542.87 258,126.87 MONEY MARKET CITY MONEY MARKET ACCOUNT BBVA PUBLIC FUNDS INTEREST CHECKING BEGINNING BAL \$4,809,545.14 2535818811 TRADES/DEDUCTIONS INTEREST \$9,424,24 PRINCIPAL/ADDITIONS \$246,253,78 1,701,094 WAM ENDING BAL \$5,065,223,16 WAY INVESTMENT POOLS TEXPOOL ACCOUNT CITY OF NAVASOTA AP FUND II \$132,981.65 **BEGINNING BAL** 449/7907600001 **TRADES** 39 INTEREST \$331.33 130,795 PRINCIPAL WAM \$133,312.98 ENDING BAL TEXSTAR ACCOUNT CITY OF NAVASOTA AP FUND **BEGINNING BAL** \$132,672.80 930102200 TRADES 39 INTEREST \$321.46 130.617 PRINCIPAL WAM \$132,994,26 ENDING BAL TEXAS CLASS ACCOUNT BEGINNING BAL \$1,428,601,60 TRADES **INTEREST** \$3,922.54 60

PRINCIPAL ENDING BAL

\$1,432,524.14

CDS

cusi	p 90352ran5	PURCHASE DATE	09/12/19	PURCHASE PRICE	245,000.00
	ALLIANCE CR	MATURITY	09/30/22	BOOK VALUE	
03	0.0195	DAYS TO MATURITY		MARKET VALUE	
	0.0195		-22		
WAY		WAM		DIFFERENCE	0.00
		PRINCIPAL	245000	INTEREST	405.76
OLIĆI.	5.404.470.0014		04 (00 (04	NIBOLIA CE BBIOG	0.45.000.00
	P 46147UUH1	PURCHASE DATE	01/26/21	PURCHASE PRICE	245,000.00
INVEST	ORS COMMUNITY	MATURITY	02/12/24	BOOK VALUE	
	0.0025	DAYS TO MATURITY	336	MARKET VALUE	
WAY		WAM		DIFFERENCE	0.00
		PRINCIPAL		INTEREST	
CUSI	P 48128uzc6	PURCHASE DATE	02/09/21	PURCHASE PRICE	245,000.00
JP M	ORGAN CHASE	MATURITY	02/17/26	BOOK VALUE	245,000.00
	0.005	DAYS TO MATURITY	862	MARKET VALUE	245,000.00
WAY		WAM		DIFFERENCE	0.00
		PRINCIPAL		INTEREST	3.55
		FRINCIFAL		INTEREST	
0	66519QT9	PURCHASE DATE	04/01/21	PURCHASE PRICE	245,000.00
	IKUNITED NA	MATURITY	03/31/26	BOOK VALUE	245,000.00
DAN		DAYS TO MATURITY			245,000.00
	0.0095		892	MARKET VALUE	
WAY		WAM		DIFFERENCE	0.00
		PRINCIPAL		INTEREST	388.98
6	5600XCP3	DUDCHACEDATE	03/31/01	PURCHASE PRICE	\$245,000.00
_		PURCHASE DATE	03/31/21		
BMO	HARRIS BANK	MATURITY	04/13/26	BOOK VALUE	\$245,000.00
	0.01	DAYS TO MATURITY	901	MARKET VALUE	\$245,000 00
WAY		WAM		DIFFERENCE	\$0.00
		PRINCIPAL		INTEREST	617.53
CUSI	P 38149MA94	PURCHASE DATE	09/21/21	PURCHASE PRICE	245,000.00
GOL	DMAN SACHS	MATURITY	09/29/26	BOOK VALUE	245,000.00
	1.05	DAYS TO MATURITY	1022	MARKET VALUE	245,000.00
AZASZ		WAM	1022	DIFFERENCE	0.00
WAY					0.00
		PRINCIPAL		INTEREST	
CUS	P 05580AE26	PURCHASE DATE	09/21/21	PURCHASE PRICE	280,000.00
	MW BANK	MATURITY	09/24/24	BOOK VALUE	245,000.00
					· ·
	0.65	DAYS TO MATURITY	497	MARKET VALUE	245,000.00
WAY		WAM		DIFFERENCE	0.00
		PRINCIPAL		INTEREST	
61161	D 02007CNND	SUDOLIAGE SATE	00 (00 (00	2UDCHACE DOLCE	0.45.000.00
	P 02007GNNP	PURCHASE DATE	02/02/22	PURCHASE PRICE	245,000.00
A	LLYBANK	MATURITY	02/10/25	BOOK VALUE	248,000.00
	120.00%	DAYS TO MATURITY	596	MARKET VALUE	248,000.00
WAY		WAM		DIFFERENCE	0.00
		PRINCIPAL		INTEREST	
CUS	IP07371AXP3	PURCHASE DATE	02/03/22	PURCHASE PRICE	248,000.00
В	EAL BANK	MATURITY	02/10/27	BOOK VALUE	248,000.00
	150.00%	DAYS TO MATURITY	1118	MARKET VALUE	248,000.00
WAY		WAM		DIFFERENCE	0.00
TO I		PRINCIPAL		INTEREST	3.00
		7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
	SIP314BANE4	PURCHASE DATE	12/06/17	PURCHASE PRICE	310,569.80
CUS		A A A THE LITTLE	12/01/22	BOOK VALUE	877.39
	NMA 1 288	MATURITY			
				MARKET VALUE	874.42
F	O.0281	DAYS TO MATURITY	24	MARKET VALUE	874.42
				MARKET VALUE DIFFERENCE INTEREST	974.42 -2.97 3.55

MBS-FIXED RATE

	CUSIP 229831JL7	PURCHASE DATE	02/04/22	PURCHASE PRICE	\$292,375.20
	CUERO ISD	MATURITY	08/15/25	BOOK VALUE	292,375.20
	130.00%	DAYS TO MATURITY	730	MARKET VALUE	292.375 20
/AY		WAM		DIFFERENCE	0.00
,,,,		PRINCIPAL		INTEREST	
		TALTONIE			
C	CUSIP 882806HHB	PURCHASE DATE	02/17/22	PURCHASE PRICE	\$500,000.00
	TXTECH	MATURITY	02/22/26	BOOK VALUE	486,375.00
	190.00%	DAYS TO MATURITY	865	MARKET VALUE	486,375.00
VAY		WAM		DIFFERENCE	0.00
		PRINCIPAL		INTEREST	
_	CUSIP 02589ABL5	PURCHASE DATE	02/23/22	PURCHASE PRICE	\$248,000.00
	AMERICAN EXPRESS	MATURITY	03/04/26	BOOK VALUE	248,000.00
	160.00%	DAYS TO MATURITY	873	MARKET VALUE	248,000.00
/AY		WAM	0.0	DIFFERENCE	0.00
		PRINCIPAL		INTEREST	
					44
	CUSIP 254673870	PURCHASE DATE	04/22/22	PURCHASE PRICE	\$246,000.00
	DISCOVER BANK	MATURITY	04/28/25	BOOK VALUE	246,000.00
	2.80%	DAYS TO MATURITY	651	MARKET VALUE	246,000 00
VAY		WAM		DIFFERENCE	0.00
		PRINCIPAL		INTEREST	3,453.44
	CUSIP 61768U4A2	PURCHASE DATE	04/22/22	PURCHASE PRICE	\$246,000.00
	MORGAN STANLEY	MATURITY	04/29/25	BOOK VALUE	246,000.00
	3.00%	DAYS TO MATURITY	652	MARKET VALUE	246,000.00
VAY		WAM		DIFFERENCE	0.00
		PRINCIPAL		INTEREST	3,700.11
	CUSIP 752754PG0	PURCHASE DATE	04/05/22	PURCHASE PRICE	\$250,000.00
	RANDOLPH SCH	MATURITY	08/01/25	BOOK VALUE	235,865.00
	0.00%	DAYS TO MATURITY	720	MARKET VALUE	235,865 00
	0.00%	WAM	720	DIFFERENCE	0.00
VAY		PRINCIPAL		INTEREST	0.00
		THINNIAL		IIIIENESI	
	0	PURCHASE DATE	01/00/00	PURCHASE PRICE	0.00
	0	MATURITY	01/00/00	BOOK VALUE	
	0	DAYS TO MATURITY	0	MARKET VALUE	
		WAM		DIFFERENCE	0.00
VAY		PRINCIPAL		INTEREST	
VAY	•		04 (00 (00	PURCHASE PRICE	0.00
VAY	0	PURCHASE DATE	01700700		
VAY	0	PURCHASE DATE MATURITY	01/00/00	BOOK VALUE	
VAY	0 0	MATURITY		BOOK VALUE MARKET VALUE	
	0	MATURITY DAYS TO MATURITY	01/00/00	MARKET VALUE	0.00
	0	MATURITY	01/00/00		0.00
	0	MATURITY DAYS TO MATURITY WAM PRINCIPAL	01/00/00	MARKET VALUE DIFFERENCE INTEREST	
WAY	0	MATURITY DAYS TO MATURITY WAM PRINCIPAL PURCHASE DATE	01/00/00	MARKET VALUE DIFFERENCE INTEREST PURCHASE PRICE	0.00
	0 0	MATURITY DAYS TO MATURITY WAM PRINCIPAL PURCHASE DATE MATURITY	01/00/00 0 01/00/00 01/00/00	MARKET VALUE DIFFERENCE INTEREST PURCHASE PRICE BOOK VALUE	
	0	MATURITY DAYS TO MATURITY WAM PRINCIPAL PURCHASE DATE	01/00/00	MARKET VALUE DIFFERENCE INTEREST PURCHASE PRICE	

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

Contact: Finance Director

Email: Ihall@navasotatx.gov

Contact: Jeff Green

Email: 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 SOLUTIONS

Sales Invoice

Invoice #: 1522048
Invoice Date: 10/13/22
Due Date: 10/25/22

Amount Due: \$155,618.61

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 (\$)
CURRENT DELIVERY PERIOD - SEP-22							
ias Sales							
10630722 Natural Gas Sales	Sell APT	Navasota	Sep-22	1 30	9.3530	8,124	\$75,983.77
1.0630722 Overtake	Sell APT	Navasota	Sep-22	1 30	7.7588	10,604	\$82,273.85
10630722 Undertake	Sell APT	Navasota	Sep-22	1 30	8.1823	(1,772)	\$(14,499.10)
				Total f	or Gas Sales:	16,956	\$143,758.52
ax							
Tax-Sales	APT	Navasota	Sep-22				\$11,860.09
					Total for Tax:	_	\$11,860.09
			Total for	Current Delh	very Period:	_	\$155,618.61
				TOTAL AMO	OUNT DUE:		\$155,618.61

Electronic (Wire/ACH/mySES) payment preferred.

Please include your invoice number or customer ID with all payments to ensure timely posting to customer account.

Payment remittance information can be emailed to ar@symmetryenergy.com

Municipal Gas Acquisition and Supply Corporation

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



October 13, 2022
City of Navasota, TX
Lance Hall, Finance Director
200 East McAlpine
Navasota, TX 77868

ACTUAL

Invoice ACT0013827

Reference: Joint Gas Purchase Contract

	Vol / MMBTU	\$ / MMBTU	Gross Amount	<u>Discount</u>	Net Amount Due
Symmetry Rqmts Sales	28,811	\$9.404	\$270,941.20	\$8,643.30	\$262,297.90
	28,811		\$270,941.20	\$8,643.30	\$262,297.90

Due Date:

10/20/2022

Amount Due:

\$262,297.90

For Payments by Wire Transfer

Bank:

THE BANK OF NEW YORK MELLON

ABA Number:

021 000 018

Account Name:

MuniGas Rev Account

Account Number:

2243858400

Reference:

MuniGas - City of Navasota, TX

Attn: Marcus Wilson (214)-468-5550

For Payments by ACH

Bank:

THE BANK OF NEW YORK MELLON

ABA Number:

021 000 018

Account Name:

ACH Account

Account Number:

890 0487 445

Reference:

MuniGas - City of Navasota, TX

Attn: Marcus Wilson (214)-468-5550

Informational Note: Your total discounts to-date are: \$2,215,863.82



ATMOS PIPELINE - TEXAS INVOICE

BILL TO:

CITY OF NAVASOTA

NAVASOTA CITY HALL

NAVASOTA, TX 77868

P O BOX 910

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

> 3756617812 APT-0023291

Account #:
Ref:

Invoice Date:
Customer No:
Contract No:
Payment Terms:
Due Date:

Page:

Invoice No:

APT-0023291 18-Oct-22 70670 06624-00 Net 10

Page 1 of 1

Total Amount Due:

28-Oct-22

\$45,398.50

For Billing questions, please call:

ATTN: MR LANCE HALL, FINANCE DIRECTOR

Ryan Timms @ (214) 206-2518

			CEPAI CONTRACT	Relia	D WENT RA	DESCRIPTION	eoli v	2	្រះប	السل. الأراضية
1	Sep-22					Monthly Customer Charge		2,823	15 55467	\$43,910 84
2	Sep-22					Texas Utility Tax				\$219 55
				SUBTO	TAL					\$44,130.39
3	Sep-22	00451200	SYMMETRY ENERGY SOLUTIONS LLC POOL	8000003044	NAVASOTA CITY GATE LINE 1	Usage Charge	45,207	45 307	0.02785	\$1,261.80
4	Sep-22	00451200	SYMMETRY ENERGY SOLUTIONS LLC POO.	8000003044	NAVASOTA CITY GATE LINE 1	Texas Utility Tax				\$6.31
			5+0	SUBTO	ITAL FOR STATION 8008	9003044	45,207	45,307		\$1,268.11
				SUBTO	TAL FOR PROD DATE Sep	o-22				\$45,398.50

Total Due	\$45,398.50



CITY OF NAVASOTA REVENUE REPORT AS OF: OCTOBER 31ST, 2022

PAGE: 1

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	9,254,951	194,443.99	194,443.99	0.00	9,060,507.01	2,10
COURT FINE		98,000	8,979.00	8,979.00	0.00	89,021.00	9.16
	NT SERVICES	221,150	10,007.04	10,007.04	0.00	211,142.96	4.53
CITY UTIL		2,110,431	172,281.68	172,281.68	0.00	1,938,149.32	8.16
LIBRARY		33,000	1,230.10	1,230.10	0.00	31,769.90	3.73
PUBLIC SAI	FETY	222,541	580.00	580.00	0.00	221,961.00	0.26
TOURISM		209,750	0.00	0.00	0.00	209,750.00	0.00
PARKS AND	REC	84,400	5,750.60	5,750.60	0.00	78,649.40	6.81
MISCELLANI		42,500	2,419.97	2,419.97	0.00	40,080.03	5.69
TOTAL REVENU	UES	12,276,723	395,692.38	395,692.38	0.00	11,881,030.62	3.22
TAXES AND O	THER GOVERNMT						
4-100.00	CURRENT TAXES	2,978,567	0.00	0.00	0.00	2,978,567.00	0.00
4-101.00	DELINQUENT TAXES	60,000	0.00	0.00	0.00	60,000.00	0.00
4-102.00	PENALTY & INTEREST	50,000	0.00	0.00	0.00	50,000.00	0.00
4-103.00	I/S PORTION OF TAX	0	0.00	0.00	0.00	0.00	0.00
4-105.00	CITY SALES TAX	2,235,832	174,504.31	174,504.31	0.00	2,061,327.69	7.80
4-107.00	BEVERAGE TAX	40,000	2,709.37	2,709.37	0.00	37,290.63	6.77
4-120.00	INTEREST	30,000	9,098.45	9,098.45	0.00	20,901.55	30.33
4-120.01	INVESTMENT ADJUST TO MARK	0	0.00	0.00	0.00	0.00	0.00
4-150.00	FRANCHISE FEES	350,000	6,776.56	6,776.56	0.00	343,223.44	1.94
4-150.01	RIGHT OF WAY	8,000	0.00	0.00	0.00	8,000.00	0.00
4-150.02	CABLE PEG FEES	7,000	1,355.30	1,355.30	0.00	5,644.70	19.36
4-151.00	INDUSTRIAL DIST. PAYMENTS	485,000	0.00	0.00	0.00	485,000.00	0.00
4-152.00	UTILITY PMT IN LIEU OF TA	814,093	0.00	0.00	0.00	814,093.00	0.00
4-153.00	UTILITY EXP REIMBURSEMENT	1,809,459	0.00	0.00	0.00	1,809,459.00	0.00
4-155.00	INSURANCE RECOVERAGE	20,000	0.00	0.00	0.00	20,000.00	0.00
4-156.00	DISASTER RELIEF REIMBURSE	. 0	0.00	0.00	0.00	0.00	0.00
4-157.00	GRANT REVENUE	355,000	0.00	0.00	0.00	355,000.00	0.00
4-158.00	HOUSING AUTH PAYMENT IN L		0.00	0.00	0.00	12,000.00	0.00
	ES AND OTHER GOVERNMT	9,254,951	194,443.99	194,443.99	0.00	9,060,507.01	2.10
COURT FINE	AND FEE						
4-200.00	MUNICIPAL COURT	90,000	8,979.00	8,979.00	0.00	81,021.00	9.98
4-208.08	MUNICIPAL COURT BLDG SEC	8,000	0.00	0.00	0.00	8,000.00	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
	RT FINE AND FEE	98,000	8,979.00	8,979.00	0.00	89,021.00	9.16

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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	202,250	8,142.04	8,142.04	0.00	194,107.96	4.03
4-300.01	PLAN REVIEW	2,500	0.00	0.00	0.00	2,500.00	0.00
4-300.02	ZONING CHANGE	2,500	0.00	0.00	0.00	2,500.00	0.00
4-300.03	ZONING BOARD OF ADJ VARIA	650	150.00	150.00	0.00	500.00	23.08
4-300.04	PRELIMINARY PLAT FILING F	1,500	0.00	0.00	0.00	1,500.00	0.00
4-300.05	VARIANCES TO SUBDIVISION	450	150.00	150.00	0.00	300.00	33.33
4-300.06	FINAL PLAT FILING FEE	4,500	500.00	500.00	0.00	4,000.00	11.11
4-300.07	PLAT VACATION FILING FEE	0	0.00	0.00	0.00	0.00	0.00
4-300.13	SITE PLAN	2,000	500.00	500.00	0.00	1,500.00	25.00
4-300.14	PUBLIC NUISANCE FEE	1,000	0.00	0.00	0.00	1,000.00	0.00
4-300.15	CODE ADMIN FEE	0	0.00	0.00	0.00	0.00	0.00
4-300.16	FIRE INSPECTIONS	2,000	250.00	250.00	0.00	1,750.00	12.50
4-300.17	SIDEWALK FEE IN LIEU OF	0	0.00	0.00	0.00	0.00	0.00
4-304.00	DEVELOPMENT USE PERMITS	500	0.00	0.00	0.00	500.00	0.00
4-307.00	GARAGE SALE PERMITS	800	315.00	315.00	0.00	485.00	39.38
4-307.01	FOOD TRUCK PERMIT	500	0.00	0.00	0.00	500.00	0.00
TOTAL DEV	ELOPMENT SERVICES	221,150	10,007.04	10,007.04	0.00	211,142.96	4.53
CITY UTILIT	IES GARBAGE REVENUE	1.484.777	116,823.48	116,823.48	0.00	1,367,953.52	7.87
4-400.02	SOLID WASTE COLLECTION FE	0	0.00				
4-401.00				0.00	0.00		
	DENALTIES	_		0.00 1.500.74	0.00	0.00	0.00
	PENALTIES YARD WASTE TIPPING FEES	20,000	1,500.74	1,500.74	0.00	0.00 18,499.26	0.00
4-402.00	YARD WASTE TIPPING FEES	20,000	1,500.74 50.00	1,500.74 50.00	0.00	0.00 18,499.26 450.00	0.00 7.50 10.00
4-402.00 4-403.00	YARD WASTE TIPPING FEES SALE COMPOST	20,000 500 700	1,500.74 50.00 60.00	1,500.74 50.00 60.00	0.00 0.00 0.00	0.00 18,499.26 450.00 640.00	0.00 7.50 10.00 8.57
4-402.00 4-403.00 4-404.00	YARD WASTE TIPPING FEES SALE COMPOST STREET AND DRAINAGE FEE	20,000	1,500.74 50.00 60.00 52,577.60	1,500.74 50.00 60.00 52,577.60	0.00 0.00 0.00 0.00	0.00 18,499.26 450.00 640.00 543,876.40	0.00 7.50 10.00 8.57 8.82
4-402.00 4-403.00 4-404.00 4-404.01	YARD WASTE TIPPING FEES SALE COMPOST STREET AND DRAINAGE FEE STREET CUTS	20,000 500 700 596,454 0	1,500.74 50.00 60.00 52,577.60 575.00	1,500.74 50.00 60.00 52,577.60 575.00	0.00 0.00 0.00	0.00 18,499.26 450.00 640.00 543,876.40 575.00)	0.00 7.50 10.00 8.57 8.82 0.00
4-402.00 4-403.00 4-404.00 4-404.01 4-404.02	YARD WASTE TIPPING FEES SALE COMPOST STREET AND DRAINAGE FEE	20,000 500 700 596,454	1,500.74 50.00 60.00 52,577.60	1,500.74 50.00 60.00 52,577.60	0.00 0.00 0.00 0.00 0.00 {	0.00 18,499.26 450.00 640.00 543,876.40	0.00 7.50 10.00 8.57 8.82 0.00 8.69
4-402.00 4-403.00 4-404.00 4-404.01 4-404.02	YARD WASTE TIPPING FEES SALE COMPOST STREET AND DRAINAGE FEE STREET CUTS STREET PENALTIES	20,000 500 700 596,454 0 8,000	1,500.74 50.00 60.00 52,577.60 575.00 694.86	1,500.74 50.00 60.00 52,577.60 575.00 694.86 172,281.68	0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 18,499.26 450.00 640.00 543,876.40 575.00) 7,305.14 1,938,149.32	0.00 7.50 10.00 8.57 8.82 0.00 8.69
4-402.00 4-403.00 4-404.00 4-404.01 4-404.02 TOTAL CIT	YARD WASTE TIPPING FEES SALE COMPOST STREET AND DRAINAGE FEE STREET CUTS STREET PENALTIES	20,000 500 700 596,454 0 8,000	1,500.74 50.00 60.00 52,577.60 575.00 694.86	1,500.74 50.00 60.00 52,577.60 575.00 694.86	0.00 0.00 0.00 0.00 0.00 0.00	0.00 18,499.26 450.00 640.00 543,876.40 575.00) 7,305.14 1,938,149.32	0.00 7.50 10.00 8.57 8.82 0.00 8.69
4-402.00 4-403.00 4-404.00 4-404.01 4-404.02 TOTAL CIT	YARD WASTE TIPPING FEES SALE COMPOST STREET AND DRAINAGE FEE STREET CUTS STREET PENALTIES Y UTILITIES	20,000 500 700 596,454 0 8,000 2,110,431 -	1,500.74 50.00 60.00 52,577.60 575.00 694.86 172,281.68	1,500.74 50.00 60.00 52,577.60 575.00 694.86 172,281.68	0.00 0.00 0.00 0.00 0.00 0.00	0.00 18,499.26 450.00 640.00 543,876.40 575.00) 7,305.14 1,938,149.32 27,091.85 1,000.00	0.00 7.50 10.00 8.57 8.82 0.00 8.69
4-402.00 4-403.00 4-404.00 4-404.01 4-404.02 TOTAL CIT	YARD WASTE TIPPING FEES SALE COMPOST STREET AND DRAINAGE FEE STREET CUTS STREET PENALTIES Y UTILITIES LIBRARY INCOME	20,000 500 700 596,454 0 8,000 2,110,431	1,500.74 50.00 60.00 52,577.60 575.00 694.86 172,281.68 908.15 0.00 0.00	1,500.74 50.00 60.00 52,577.60 575.00 694.86 172,281.68	0.00 0.00 0.00 0.00 0.00 0.00	0.00 18,499.26 450.00 640.00 543,876.40 575.00 7,305.14 1,938,149.32 27,091.85 1,000.00 500.00	0.00 7.50 10.00 8.57 8.82 0.00 8.69 8.16
4-402.00 4-403.00 4-404.00 4-404.01 4-404.02 TOTAL CIT LIBRARY 4-500.00 4-500.01	YARD WASTE TIPPING FEES SALE COMPOST STREET AND DRAINAGE FEE STREET CUTS STREET PENALTIES Y UTILITIES LIBRARY INCOME LIBRARY DONATIONS	20,000 500 700 596,454 0 8,000 2,110,431 -	1,500.74 50.00 60.00 52,577.60 575.00 694.86 172,281.68	1,500.74 50.00 60.00 52,577.60 575.00 694.86 172,281.68 908.15 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 18,499.26 450.00 640.00 543,876.40 575.00 7,305.14 1,938,149.32 27,091.85 1,000.00 500.00 100.00	0.00 7.50 10.00 8.57 8.82 0.00 8.69 8.16
4-402.00 4-403.00 4-404.00 4-404.01 4-404.02 TOTAL CIT LIBRARY 4-500.00 4-500.01 4-500.02	YARD WASTE TIPPING FEES SALE COMPOST STREET AND DRAINAGE FEE STREET CUTS STREET PENALTIES Y UTILITIES LIBRARY INCOME LIBRARY DONATIONS SUMMER READING PROGRAM	20,000 500 700 596,454 0 8,000 2,110,431 28,000 1,000 500 100 500	1,500.74 50.00 60.00 52,577.60 575.00 694.86 172,281.68 908.15 0.00 0.00 0.00 15.50	1,500.74 50.00 60.00 52,577.60 575.00 694.86 172,281.68 908.15 0.00 0.00 0.00 15.50	0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 18,499.26 450.00 640.00 543,876.40 575.00) 7,305.14 1,938,149.32 27,091.85 1,000.00 500.00 100.00 484.50	0.00 7.50 10.00 8.57 8.82 0.00 8.69 8.16
4-402.00 4-403.00 4-404.00 4-404.01 4-404.02 TOTAL CIT LIBRARY 4-500.00 4-500.01 4-500.02 4-500.03	YARD WASTE TIPPING FEES SALE COMPOST STREET AND DRAINAGE FEE STREET CUTS STREET PENALTIES Y UTILITIES LIBRARY INCOME LIBRARY DONATIONS SUMMER READING PROGRAM LIBRARY MEMORIALS BOOK SALE FARMERS MARKET REV	20,000 500 700 596,454 0 8,000 2,110,431 28,000 1,000 500 100 500 2,600	1,500.74 50.00 60.00 52,577.60 575.00 694.86 172,281.68 908.15 0.00 0.00 0.00 15.50 306.45	1,500.74 50.00 60.00 52,577.60 575.00 694.86 172,281.68 908.15 0.00 0.00 0.00 15.50 306.45	0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 18,499.26 450.00 640.00 543,876.40 575.00) 7,305.14 1,938,149.32 27,091.85 1,000.00 500.00 100.00 484.50 2,293.55	0.00 7.50 10.00 8.57 8.82 0.00 8.69 8.16 3.24 0.00 0.00 0.00 3.10
4-402.00 4-403.00 4-404.00 4-404.01 4-404.02 TOTAL CIT LIBRARY 4-500.00 4-500.01 4-500.02 4-500.03 4-500.04	YARD WASTE TIPPING FEES SALE COMPOST STREET AND DRAINAGE FEE STREET CUTS STREET PENALTIES Y UTILITIES LIBRARY INCOME LIBRARY DONATIONS SUMMER READING PROGRAM LIBRARY MEMORIALS BOOK SALE	20,000 500 700 596,454 0 8,000 2,110,431 28,000 1,000 500 100 500 2,600 200	1,500.74 50.00 60.00 52,577.60 575.00 694.86 172,281.68 908.15 0.00 0.00 0.00 15.50	1,500.74 50.00 60.00 52,577.60 575.00 694.86 172,281.68 908.15 0.00 0.00 0.00 15.50	0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 18,499.26 450.00 640.00 543,876.40 575.00) 7,305.14 1,938,149.32 27,091.85 1,000.00 500.00 100.00 484.50 2,293.55 200.00	0.00 7.50 10.00 8.57 8.82 0.00 8.69 8.16 3.24 0.00 0.00 0.00 0.00 11.79
4-402.00 4-403.00 4-404.01 4-404.02 TOTAL CIT LIBRARY 4-500.00 4-500.01 4-500.02 4-500.03 4-500.04 4-500.05	YARD WASTE TIPPING FEES SALE COMPOST STREET AND DRAINAGE FEE STREET CUTS STREET PENALTIES Y UTILITIES LIBRARY INCOME LIBRARY DONATIONS SUMMER READING PROGRAM LIBRARY MEMORIALS BOOK SALE FARMERS MARKET REV	20,000 500 700 596,454 0 8,000 2,110,431 28,000 1,000 500 100 500 2,600	1,500.74 50.00 60.00 52,577.60 575.00 694.86 172,281.68 908.15 0.00 0.00 0.00 15.50 306.45	1,500.74 50.00 60.00 52,577.60 575.00 694.86 172,281.68 908.15 0.00 0.00 0.00 15.50 306.45	0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 18,499.26 450.00 640.00 543,876.40 575.00) 7,305.14 1,938,149.32 27,091.85 1,000.00 500.00 100.00 484.50 2,293.55	3.24 0.00 8.69 8.16 3.24 0.00 0.00 0.00 3.10 11.79 0.00

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100-GENERAL FINANCIAL SUMMARY

		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PUBLIC SAFE	TY						
4-600.00	PD EVENT REVENUE	0	0.00	0.00	0.00	0.00	0.00
4-601.00	PD SPECIAL FUND-FED	0	0.00	0.00	0.00	0.00	0.00
4-602.00	PD SPECIAL SEIZURE	0	0.00	0.00	0.00	0.00	0.00
4-603.00	PD DONATION	0	0.00	0.00	0.00	0.00	0.00
4-603.01	BLUE SANTA TRANSFER FROM	10,000	0.00	0.00	0.00	10,000.00	0.00
4-604.00	PD SRO PROGRAM	102,000	0.00	0.00	0.00	102,000.00	0.00
4-605.00	PD LEOSE ALLOCATION	1,800	0.00	0.00	0.00	1,800.00	0.00
4-606.00	ANIMAL SHELTER FEES	6,000	0.00	0.00	0.00	6,000.00	0.00
4-606.01	ANIMAL SHELTER DONATIONS	1,500	0.00	0.00	0.00	1,500.00	0.00
4-607.00	BULLET PROOF VEST REIMB	0	0.00	0.00	0.00	0.00	0.00
4-608.00	SEXUAL ASSAULT EXAM REIMB	0	0.00	0.00	0.00	0.00	0.00
4-609.00	PD RECORDS	2,000	58.00	58.00	0.00	1,942.00	2.90
4-650.00	FIRE BURN PERMITS	0	0.00	0.00	0.00	0.00	0.00
4-651.00	FIRE INTERLOCAL W/COUNTY	93,241	0.00	0.00	0.00	93,241.00	0.00
4-653.00	FIRE VOLUNTARY DONATION		522.00	522.00	0.00	5,478.00	8.70
	LIC SAFETY	222,541	580.00	580.00	0.00	221,961.00	0.26
TOURISM							
4-700.00	TOURISM SPECIAL EVENTS RE	0	0.00	0.00	0.00	0.00	0.00
4-700.01	TEXAS BIRTHDAY BASH DONAT	0	0.00	0.00	0.00	0.00	0.00
4-700.02	TEXAS BIRTHDAY BASH SPONO	25,000	0.00	0.00	0.00	25,000.00	0.00
4-700.03	TEXAS BIRTHDAY BASH VENDO	6,000	0.00	0.00	0.00	6,000.00	0.00
4-700.04	TEXAS BIRTHDAY BASH REVEN	163,750	0.00	0.00	0.00	163,750.00	0.00
4-701.00	SUMMER CONCERT SERIES REV	0	0.00	0.00	0.00	0.00	0.00
4-701.01	SUMMER CONCERT SERIES DON	0	0.00	0.00	0.00	0.00	0.00
4-701.02	SUMMER CONCERT SERIES SPO	4,000	0.00	0.00	0.00	4,000.00	0.00
4-702.00	HOME FOR HOLIDAYS REVENUE	0	0.00	0.00	0.00	0.00	0.00
4-702.01	HOME FOR HOLIDAYS DONATIO	0	0.00	0.00	0.00	0.00	0.00
4-702.02	HOME FOR HOLIDAYS SPONSOR	1,000	0.00	0.00	0.00	1,000.00	0.00
4-703.00	FREEDOM FEST REVENUE	0	0.00	0.00	0.00	0.00	0.00
4-703.01	FREEDOM FEST DONATIONS	0	0.00	0.00	0.00	0.00	0.00
4-703.02	FREEDOM FEST SPONSORS	10,000	0.00	0.00	0.00	10,000.00	0.00
4-704.00	HORLOCK HOUSE DONATIONS	0	0.00	0.00	0.00	0.00	0.00
4-704.01	HORLOCK HOUSE REVENUE	0	0.00	0.00	0.00	0.00	0.00
4-705.00	TOURISM REIMB FROM HOTEL	0	0.00	0.00	0.00	0.00	0.00
TOTAL TOU	_	209,750	0.00	0.00	0.00	209,750.00	0.00
PARKS AND R	EC						
4-800.01	KID FISH	1,000	0.00	0.00	0.00	1,000.00	0.00
4-800.02	MUNICIPAL POOL	4,000	0.00	0.00	0.00	4,000.00	0.00
4-800.04	SOFTBALL RENTAL FEES	0	0.00	0.00	0.00	0.00	0.00
4-800.05	KNB DONATIONS	3,000	0.00	0.00	0.00	3,000.00	0.00
4-800.06	LITTLE LEAGUE FEES	6,000	0.00	0.00	0.00	6,000.00	0.00
4-800.07	YOUTH FOOTBALL FEES	0	0.00	0.00	0.00	0.00	0.00
4-800.08	YOUTH SOCCER LEAGUE FEES	1,500	60.00	60.00	0.00	1,440.00	4.00
4-800.09	SWIM TEAM LEAGUE FEES	1,500	0.00	0.00	0.00	1,500.00	0.00
4-800.10	PAVILLION RENTAL FEES	2,000	300.00	300.00	0.00	1,700.00	15.00
4-800.11	POOL RENTAL FEES	400	0.00	0.00	0.00	400.00	0.00

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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	3,500	0.00	0.00	0.00	3,500.00	0.00
4-800.13	VENDING MACHINE REVENUE	0	0.00	0.00	0.00	0.00	0.00
4-800.14	REC CENTER RENTALS	30,000	2,320.00	2,320.00	0.00	27,680.00	7.73
4-800.15	PARK RENTAL FEE	0	25.00	25.00	0.00 (25.00)	0.00
4-800.16	VOLUNTARY PARK DONATIONS	6,500	525.00	525.00	0.00	5,975.00	8.08
4-800.17	GRACE PARK FUND	0	0.00	0.00	0.00	0.00	0.00
4-800.18	BLINN WORKFORCE CLASS	0	0.00	0.00	0.00	0.00	0.00
4-800.20	SWIM PASSES	0	0.00	0.00	0.00	0.00	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	22,000	1,755.00	1,755.00	0.00	20,245.00	7.98
4-850.02	AIRPORT FUEL	3,000	765.60	765.60	0.00	2,234.40	25.52
TOTAL PARE	KS AND REC	84,400	5,750.60	5,750.60	0.00	78,649.40	6.81
MISCELLANEOU	JS						
4-903.00	SALE OF SALVAGE	10,000	720.00	720.00	0.00	9,280.00	7.20
4-903.01	SALE OF PROPERTY	0	0.00	0.00	0.00	0.00	0.00
4-913.00	MISC. INCOME	25,000	1,063.72	1,063.72	0.00	23,936.28	4.25
4-913.05	ADCOM CC CUST FEES	7,500	636.25	636.25	0.00	6,863.75	8.48
4-913.07	SAFRON FINGER PRINT RENT	0	0.00	0.00	0.00	0.00	0.00
4-950.03	AIRPORT RAMP GRANT	0	0.00	0.00	0.00	0.00	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	0	0.00	0.00	0.00	0.00	0.00
4-999.02	TRANSFER FROM AIRPORT ACC	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISC	CELLANEOUS	42,500	2,419.97	2,419.97	0.00	40,080.03	5.69
TOTAL REVENU	JE	12,276,723	395,692.38	395,692.38	0.00	11,881,030.62	3.22

*** 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 SUMM	IARY						_
TAXES AND	OTHER GOVERNMT	1,992,750	1,643.22	1,643.22	0.00	1,991,106.78	0.08
CITY UTILI		2,188,463	230,339.62	230,339.62	0.00	1,958,123.38	10.53
MISCELLANE		4,752,250	706.89	706.89	0.00	4,751,543.11	0.01
TOTAL REVENU	ES	8,933,463	232,689.73	232,689.73	0.00	8,700,773.27	2.60
TAXES AND OT	HER GOVERNMT						
4-120.00	INTEREST	9,000	1,643.22	1,643.22	0.00	7,356.78	18.26
4-120.01	INVESTMENT ADJUST TO MARK	0	0.00	0.00	0.00	0.00	0.00
4-155.00	INSURANCE RECOVERAGE	0	0.00	0.00	0.00	0.00	0.00
4-157.00	GRANT REVENUE	1,983,750	0.00	0.00	0.00	1,983,750.00	0.00
TOTAL TAXE	S AND OTHER GOVERNMT	1,992,750	1,643.22	1,643.22	0.00	1,991,106.78	0.08
CITY UTILITI	ES						
4-400.00	METERED SALES	2,059,963	214,747.44	214,747.44	0.00	1,845,215.56	10.42
4-401.00	PENALTIES	32,000	2,824.68	2,824.68	0.00	29,175.32	8.83
4-402.00	SERVICE CHARGES	63,000	5,642.50	5,642.50	0.00	57,357.50	8.96
4-403.00	NEW SERVICES TAP FEES	6,500	6,775.00	6,775.00	0.00 (275.00)	104.23
4-409.00	WATER METERS	27,000	350.00	350.00	0.00	26,650.00	1.30
TOTAL CITY	UTILITIES	2,188,463	230,339.62	230,339.62	0.00	1,958,123.38	10.53
MISCELLANEOU	_						
4-900.00	BOND PROCEEDS	4,746,250	0.00	0.00	0.00	4,746,250.00	0.00
4-913.00	MISCELLANEOUS INCOME	6,000	706.89	706.89	0.00	5,293.11	11.78
4-914.00	OVERAGE/SHORTAGE	0	0.00	0.00	0.00	0.00	0.00
4-918.00	CAPITAL CONTRIBUTION	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISC	ELLANEOUS	4,752,250	706.89	706.89	0.00	4,751,543.11	0.01
TOTAL REVENU	E	8,933,463	232,689.73	232,689.73	0.00	8,700,773.27	2.60
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^{***} END OF REPORT ***

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AS OF: OCTOBER 31ST, 2022

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	1,000 506,652	666.68 40,240.18	666-68 40,240-18	0.00	333.32 466,411.82	66.67 7.94
TOTAL REVENUES	507,652	40,906.86	40,906.86	0.00	466,745.14	8.06
TAXES AND OTHER GOVERNMT 4-120.00 INTEREST INCOME 4-120.01 INVESTMENT ADJUST TO MARK TOTAL TAXES AND OTHER GOVERNMT	1,000 0 1,000	666.68 0.00	666.68 0.00 666.68	0.00 0.00 0.00	333.32 0.00 333.32	66.67 0.00 66.67
DEVELOPMENT SERVICES 4-305.00 UTILITY CAPITAL IMPR FEE_ TOTAL DEVELOPMENT SERVICES	506,652 506,652	40,240.18	40,240.18	0.00	466,411.82 466,411.82	7.94
TOTAL REVENUE	507,652	40,906.86	40,906.86	0.00	466,745.14	8.06

^{***} END OF REPORT ***

CITY OF NAVASOTA PAGE: 1

REVENUE REPORT
AS OF: OCTOBER 31ST, 2022

300-NATURAL GAS FUND FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY		· · ·				
TAXES AND OTHER GOVERNMT	6.000	1,299.00	1,299.00	0.00	4,701.00	21.65
CITY UTILITIES	4,528,362	581,960.24	581,960.24	0.00	3,946,401,76	12.85
MISCELLANEOUS	1,615,000	0.00	0.00	0.00	1,615,000.00	0.00
TOTAL REVENUES	6,149,362	583,259.24	583,259.24	0.00	5,566,102.76	9.48
TAXES AND OTHER GOVERNMT						
4-120.00 INTEREST	6,000	1,299.00	1,299.00	0.00	4,701.00	21.65
4-120.01 INVESTMENT ADJUST TO MARK	0	0.00	0.00	0.00	0.00	0.00
TOTAL TAXES AND OTHER GOVERNMT	6,000	1,299.00	1,299.00	0.00	4,701.00	21+65
CITY UTILITIES						
4-400.00 METERED SALES	4,473,062	578,191.06	578,191.06	0.00	3,894,870.94	12.93
4-401.00 PENALTIES	15,000	609.26	609.26	0.00	14,390.74	4.06
4-402.00 SERVICE CHARGES	2,800	62.50	62.50	0.00	2,737.50	2.23
4-403.00 NEW SERVICES - TAPS	2,500	625.00	625.00	0.00	1,875.00	25.00
4-410.00 GAS METERS & REGULATORS	35,000	2,472.42	2,472.42	0.00	32,527.58	7.06
4-412.00 EXTENSION OF LINES	0	0.00	0.00	0.00	0.00	0.00
TOTAL CITY UTILITIES	4,528,362	581,960.24	581,960.24	0.00	3,946,401.76	12.85
MISCELLANEOUS						
4-900.00 BOND PROCEEDS	1,615,000	0.00	0.00	0.00	1,615,000.00	0.00
4-901.01 INT. INC. JR. LIEN REVENU	0	0.00	0.00	0.00	0.00	0.00
4-913.00 MISCELLANEOUS INCOME	0	0.00	0.00	0.00	0.00	0.00
4-999.01 TRANSFER FROM RESERVES _	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS	1,615,000	0.00	0.00	0.00	1,615,000.00	0.00
TOTAL REVENUE	6,149,362	583,259.24	583,259.24	0.00	5,566,102.76	9.48

^{***} END OF REPORT ***

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AS OF: OCTOBER 31ST, 2022

400-WASTE WATER 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	7,000 1,793, 002 395,000	1,441.10 151,790.78 0.00	1,441.10 151,790.78 0.00	0.00 0.00 0.00	5,558.90 1,641,211.22 395,000.00	20.59 8.47 0.00
TOTAL REVENUES	2,195,002	153,231.88	153,231.88	0.00	2,041,770.12	6.98
TAXES AND OTHER GOVERNMT 4-120.00 INTEREST 4-120.01 INVESTMENT ADJUST TO MARE TOTAL TAXES AND OTHER GOVERNMT	7,000 0 7,000	1,441.10 0.00 1,441.10	1,441.10 0.00 1,441.10	0.00	5,558.90 0.00 5,558.90	20.59
CITY UTILITIES 4-401.00 PENALTIES 4-403.00 NEW SERVICES TAP FEES 4-404.00 SEWER REVENUE TOTAL CITY UTILITIES	25,000 4,500 1,763,502 1,793,002	2,039.17 575.00 149,176.61 151,790.78	2,039.17 575.00 149,176.61 151,790.78	0.00 0.00 0.00	22,960.83 3,925.00 1,614,325.39 1,641,211.22	8.16 12.78 8.46 8.47
MISCELLANEOUS 4-900.00 BOND PROCEEDS 4-913.00 MISCELLANEOUS INCOME 4-918.00 CAPITAL CONTRIBUTION 4-999.01 TRANSFER FROM RESERVES TOTAL MISCELLANEOUS	395,000 0 0 0 0 395,000	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	395,000.00 0.00 0.00 0.00 395,000.00	0.00 0.00 0.00 0.00
TOTAL REVENUE	2,195,002	153,231.88	153,231.88	0.00	2,041,770.12	6.98

^{***} END OF REPORT ***

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AS OF: OCTOBER 31ST, 2022

520-CEMETERY PERMANENT FUND FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
TAXES AND OTHER GOVERNMT MISCELLANEOUS	2,200 0	647.87 0.00	647.87 0.00	0.00	1,552.13	29.45
TOTAL REVENUES	2,200	647.87	647.87	0.00	1,552.13	29.45
TAXES AND OTHER GOVERNMT 4-120.00 INTEREST 4-120.01 INVESTMENT ADJUST TO MARK TOTAL TAXES AND OTHER GOVERNMT	2,200	647.87 0.00 647.87	647.87 0.00 647.87	0.00 0.00 0.00	1,552.13 0.00 1,552.13	29.45 0.00 29.45
MISCELLANEOUS 4-999.00 TFR. FROM OTHER FUNDS 4-999.01 TRANSFER FROM RESERVES TOTAL MISCELLANEOUS	0 0 0	0.00	0.00	0.00 0.00 0.00	0.00	0.00
TOTAL REVENUE	2,200	647.87	647.87	0.00	1,552.13	29.45

^{***} END OF REPORT ***

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AS OF: OCTOBER 31ST, 2022 525-CEMETERY OPERATING FUND

FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
TAXES AND OTHER GOVERNMT	2,000	256.65	256.65	0.00	1,743.35	12.83
CITY UTILITIES	55,000	12,575.00	12,575.00	0.00	42,425.00	22.86
MISCELLANEOUS	225	0.00	0.00	0.00	225.00	0.00
TOTAL REVENUES	57,225	12,831.65	12,831.65	0.00	44,393.35	22.42
TAXES AND OTHER GOVERNMT						
4-120.00 INTEREST	2,000	256,65	256,65	0.00	1,743.35	12.83
4-120.01 INVESTMENT ADJUST TO MA	RK 0	0.00	0.00	0.00	0.00	0.00
TOTAL TAXES AND OTHER GOVERNMT	2,000	256.65	256.65	0.00	1,743.35	12.83
CITY UTILITIES						
4-400.00 SALE OF LOT	3,000	0.00	0.00	0.00	3,000.00	0.00
4-400.01 STREET & MONUMENT RESTO	RE 45,000	11,250.00	11,250.00	0.00	33,750.00	25.00
4-400.02 PERPETUAL CARE	2,000	500.00	500.00	0.00	1,500.00	25.00
4-400.03 GRAVE MARKING	4,000	700.00	700.00	0.00	3,300.00	17.50
4-400.04 MONUMENT MARKING	1,000	125.00	125.00	0.00	875.00	12.50
4-400.05 DEED TRANSFER FEE	0	0.00	0.00	0.00	0.00	0.00
TOTAL CITY UTILITIES	55,000	12,575.00	12,575.00	0.00	42,425.00	22.86
MISCELLANEOUS						
4-907.03 CEMETERY DEED TRANSFER	FE 0	0.00	0.00	0.00	0.00	0.00
4-907.06 GRAVE DIGGING	225	0.00	0.00	0.00	225.00	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	0	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS	225	0.00	0.00	0.00	225.00	0.00
TOTAL REVENUE	57,225	12,831.65	12,831.65	0.00	44,393.35	22.42

^{***} END OF REPORT ***

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AS OF: OCTOBER 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	100	4.56 0.00	4.56	0.00	95.44 0.00	4.56 0.00
TOTAL REVENUES	100	4.56	4.56	0.00	95.44	4.56
TAXES AND OTHER GOVERNMT 4-120.00 INTEREST TOTAL TAXES AND OTHER GOVERNMT	100 100	4.56	4.56	0.00	95.44 95.44	4.56
MISCELLANEOUS 4-913.00 MISC INCOME 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 0.00	0.00
TOTAL REVENUE	100	4-56	4.56	0.00	95.44	4.56

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CITY OF NAVASOTA
REVENUE REPORT
AS OF: OCTOBER 31ST, 2022

540-GRANT FUND FINANCIAL SUMMARY

		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	* YTD BUDGET
REVENUE SUMM	IARY						
TAXES AND	OTHER GOVERNMT	1,500	0.00	0.00	0.00	1,500.00	0.00
LIBRARY		422,000	0.00	0.00	0.00	422,000.00	0.00
MISCELLANE	cous	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENU	IES	423,500	0.00	0.00	0.00	423,500.00	0.00
TAXES AND OT	HER GOVERNMT						
4-120.00	INTEREST	1,500	0.00	0.00	0.00	1,500,00	0.00
TOTAL TAXE	S AND OTHER GOVERNMT	1,500	0.00	0.00	0.00	1,500.00	0.00
LIBRARY							
4-510.00	WATER PRODUCTION GRANTS	0	0.00	0.00	0.00	0.00	0.00
4-511.00	WATER DISTRIBUTION GRANTS	100,000	0.00	0.00	0.00	100,000.00	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
4-560.00	STREET GRANTS	100,000	0.00	0.00	0.00	100,000.00	0.00
4-563.00	PARKS GRANTS	50,000	0.00	0.00	0.00	50,000.00	0.00
4-566.00	AIRPORT GRANTS	50,000	0.00	0.00	0.00	50,000.00	0.00
4-567.00	PD GRANT REIMBURSEMENT	5,000	0.00	0.00	0.00	5,000.00	0.00
4-567.01	COPS GRANT-TXR-2008062500	0	0.00	0.00	0.00	0.00	0.00
4-567.02	DOJ BULLETPROOF VEST PART	0	0.00	0.00	0.00	0.00	0.00
4-567.03	RECOVERY GRANT 2009SBB908	0	0.00	0.00	0.00	0.00	0.00
4-568.00	FIRE GRANT REIMBURSEMENT	5,000	0.00	0.00	0.00	5,000.00	0.00
4-568.01	SHSP GRANT	2,000	0.00	0.00	0.00	2,000.00	0.00
4-581.00	LIBRARY GRANTS	0	0.00	0.00	0.00	0.00	0.00
4-586.00	PW GRANTS	0	0.00	0.00	0.00	0.00	0.00
4-587.00	KNB GRANTS	5,000	0.00	0.00	0.00	5,000.00	0.00
4-589.00	AMERICAN RESCUE	0	0.00	0.00	0.00	0.00	0.00
4-591.00	REC CENTER GRANTS	5,000	0.00	0.00	0.00	5,000.00	0.00
4-592.00	TOURISM GRANTS	0	0.00	0.00	0.00	0.00	0.00
TOTAL LIBR	RARY	422,000	0.00	0.00	0.00	422,000.00	0.00
MISCELLANEOU	JS						
4-999.00	TRASNFER IN	0 0	0.00	0.00	0.00	0.00	0.00
TOTAL MISC	CELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENU	JE	423,500	0.00	0.00	0.00	423,500.00	0.00

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AS OF: OCTOBER 31ST, 2022

550-ECONOMIC DEVELOPMENT FINANCIAL SUMMARY

		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUM	MARY						
TAXES AND MISCELLANE	OTHER GOVERNMT EOUS	204,258 2,575	15,687.59 0.00	15,687.59 0.00	0.00	188,570.41 2,575.00	7.68 0.00
TOTAL REVENU	JES	206,833	15,687.59	15,687.59	0.00	191,145.41	7.58
4-105.01 4-105.02 4-120.00	THER GOVERNMT EDC PORTION OF SALES TAX EDC LOAN REPAYMENT INTEREST ES AND OTHER GOVERNMT	203,258 0 1,000 204,258	15,632.73 0.00 54.86 15,687.59	15,632.73 0.00 54.86 15,687.59	0.00 0.00 0.00 0.00	187,625.27 0.00 945.14 188,570.41	7.69 0.00 5.49 7.68
MISCELLANEOU 4-913.00 4-999.01 4-999.02 TOTAL MISC	MISC. INCOME TRANSFER FRO RESERVES TRANSFER FROM BOND	2,575 0 0 2,575	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	2,575.00 0.00 0.00 2,575.00	0.00 0.00 0.00 0.00
TOTAL REVENU	UE	206,833	15,687.59	15,687.59	0.00	191,145.41	7.58

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REVENUE REPORT AS OF: OCTOBER 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	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	0	0.00	0.00	0.00	0.00	0.00
TAXES AND OTHER GOVERNMT 4-150.00 INTEREST TOTAL TAXES AND OTHER GOVERNMT	0	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00

^{***} END OF REPORT ***

CITY OF NAVASOTA REVENUE REPORT PAGE: 1

AS OF: OCTOBER 31ST, 2022

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	15,000 750,000	1,585.95 0.00	1,585.95	0+00 0+00	13,414.05 750,000.00	10.57 0.00
TOTAL REVENUES	765,000	1,585.95	1,585.95	0-00	763,414.05	0.21
TAXES AND OTHER GOVERNMT 4-120.00 INTEREST TOTAL TAXES AND OTHER GOVERNMT	15,000 15,000	1,585.95 1,585.95	1,585,95 1,585,95	0.00	13,414.05 13,414.05	10.57
MISCELLANEOUS 4-900.00 BOND PROCEEDS 4-900.01 BOND PREMIUM 4-999.01 TRANSFER FROM RESERVES TOTAL MISCELLANEOUS	750,000 0 0 750,000	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	750,000.00 0.00 0.00 750,000.00	0.00 0.00 0.00
TOTAL REVENUE	765,000	1,585.95	1,585.95	0.00	763,414.05	0.21

^{***} END OF REPORT ***

CITY OF NAVASOTA REVENUE REPORT PAGE: 1

AS OF: OCTOBER 31ST, 2022

930-HOTEL FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY			<u>. </u>			
TAXES AND OTHER GOVERNMT	142,500	14,920.59	14,920.59	0.00	127,579,41	10.47
TOTAL REVENUES	142,500	14,920.59	14,920.59	0.00	127,579.41	10.47
TAXES AND OTHER GOVERNMT 4-106.00 HOTEL-MOTEL TAX 4-120.00 INTEREST TOTAL TAXES AND OTHER GOVERNMT	141,000 1,500 142,500	14,792.69 127.90 14,920.59	14,792.69 127.90 14,920.59	0.00 0.00 0.00	126,207.31 1,372.10 127,579.41	10.49 8.53 10.47
TOTAL REVENUE	142,500	14,920.59	14,920.59	0.00	127,579.41	10.47

^{***} END OF REPORT ***

CITY OF NAVASOTA REVENUE REPORT PAGE: 1

AS OF: OCTOBER 31ST, 2022

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	1,500 354,934 0 1,111,785	47.60 0.00 0.00 0.00	47.60 0.00 0.00 0.00	0.00 0.00 0.00 0.00	1,452.40 354,934.00 0.00 1,111,785.00	3.17 0.00 0.00 0.00
TOTAL REVENUES	1,468,219	47.60	47.60	0.00	1,468,171.40	0.00
TAXES AND OTHER GOVERNMT 4-120.00 INTEREST TOTAL TAXES AND OTHER GOVERNMT	1,500	47.60 47.60	47.60	0.00	1,452.40 1,452.40	3.17
CITY UTILITIES 4-410.00 CURRENT TAXES TOTAL CITY UTILITIES	354,934 354,934	0.00	0.00	0.00	354,934.00 354,934.00	0.00
LIBRARY 4-500.00 TFR. FROM GENERAL FUND TOTAL LIBRARY	0 0	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS 4-900.00 BOND PROCEEDS 4-900.01 BOND PREMIUM 4-913.00 MISCELLANEOUS INCOME 4-999.02 CONTRIBUTION FROM WATER	0 0 0 418,101	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00 418,101.00 293,684.00	0.00 0.00 0.00 0.00
4-999.04 CONTRIBUTION FROM SEWER 4-999.05 CONTRIBUTION FROM UTILITY TOTAL MISCELLANEOUS	293,684 400,000 1,111,785	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	400,000.00	0.00
TOTAL REVENUE	1,468,219	47.60	47.60	0.00	1,468,171.40	0.00

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REVENUE REPORT AS OF: OCTOBER 31ST, 2022

970-FOUNDATION FOR COMM PROJ FINANCIAL SUMMARY

TAXES AND OTHER GOVERNMT 7,000 11.21 11.21 0.00 6,988.79 LIBRARY 0 0 0.00 0.00 0.00 0.00 TOTAL REVENUES 7,000 11.21 11.21 0.00 6,988.79 **TAXES AND OTHER GOVERNMT 4-120.00 INTEREST 5,000 11.21 11.21 0.00 4,988.79 4-180.00 WALMART GRANT FUNDS 0 0.00 0.00 0.00 0.00 0.00 4-190.00 GRACE PARK 0 0.00 0.00 0.00 0.00 0.00 0.00 4-190.01 DOWNTOWN REVTAL 0 0.00 0.00 0.00 0.00 0.00 0.00 4-191.00 LIBRARY 0 0.00 0.00 0.00 0.00 0.00 0.00 4-192.00 DONATIONS 2,000 0.00 0.00 0.00 0.00 0.00 TOTAL TAXES AND OTHER GOVERNMT 7,000 11.21 11.21 0.00 6,988.79 **LIBRARY 4-567.00 PD BLUE SANTA 0 0.00 0.00 0.00 0.00 0.00 0.00 **LIBRARY 0 0.00 0.00 0.00 0.00 0.00 0.00 0.00 **TOTAL LIBRARY 0 0.00 0.00 0.00 0.00 0.00 0.00 **TOTAL LIBRARY 0 0.00 0.00 0.00 0.00 0.00 0.00 **TOTAL LIBRARY 0 0.00 0.00 0.00 0.00 0.00 0.00 **TOTAL LIBRARY 0 0.00 0.00 0.00 0.00 0.00 0.00 **TOTAL LIBRARY 0 0.00 0.00 0.00 0.00 0.00 0.00 **TOTAL LIBRARY 0 0.00 0.00 0.00 0.00 0.00 0.00 **TOTAL LIBRARY 0 0.00 0.00 0.00 0.00 0.00 0.00 0.00 **TOTAL LIBRARY 0 0.00 0.00 0.00 0.00 0.00 0.00 0.00			CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
TOTAL REVENUES 7,000 11.21 11.21 0.00 6,988.79	REVENUE SUM	MARY						
TOTAL REVENUES 7,000 11.21 11.21 0.00 6,988.79 TAXES AND OTHER GOVERNMT 4-120.00 INTEREST 5,000 11.21 11.21 0.00 4,988.79 4-180.00 WALMART GRANT FUNDS 0 0.00 0.00 0.00 0.00 4-190.00 GRACE PARK 0 0.000 0.00 0.00 0.00 4-190.01 DOWNTOWN REVTAL 0 0.000 0.00 0.00 0.00 4-191.00 LIBRARY 0 0.000 0.00 0.00 0.00 4-192.00 DONATIONS 2,000 0.00 0.00 0.00 TOTAL TAXES AND OTHER GOVERNMT 7,000 11.21 11.21 0.00 6,988.79 LIBRARY 4-567.00 PD BLUE SANTA 0 0.00 0.00 0.00 0.00 4-594.00 UTILITY BILLING RELIEF 0 0.000 0.00 0.00 0.00 TOTAL LIBRARY 0 0.000 0.00 0.00 0.00 TOTAL LIBRARY 0 0.000 0.00 0.00 0.00 0.00 0.00		OTHER GOVERNMT	,				*	0.16
TAXES AND OTHER GOVERNMT 4-120.00 INTEREST 5,000 11.21 11.21 0.00 4,988.79 4-180.00 WALMART GRANT FUNDS 0 0.00 0.00 0.00 0.00 4-190.00 GRACE PARK 0 0.00 0.00 0.00 0.00 4-190.01 DOWNTOWN REVTAL 0 0.00 0.00 0.00 0.00 4-191.00 LIBRARY 0 0.00 0.00 0.00 0.00 4-192.00 DONATIONS 2,000 0.00 0.00 0.00 0.00 TOTAL TAXES AND OTHER GOVERNMT 7,000 11.21 11.21 0.00 6,988.79 LIBRARY 4-567.00 PD BLUE SANTA 0 0.00 0.00 0.00 0.00 0.00 4-581.00 LIBRARY 0 0.00 0.00 0.00 0.00 0.00 4-594.00 UTILITY BILLING RELIEF 0 0.00 0.00 0.00 0.00 0.00 TOTAL LIBRARY 0 0.00 0.00 0.00 0.00 0.00 0.00 TOTAL LIBRARY 0 0.00 0.00 0.00 0.00 0.00 0.00	LIBRARY		0	0.00	0.00	0.00	0.00	0.00
4-120.00	TOTAL REVEN	UES	7,000	11.21	11.21	0.00	6,988.79	0.16
4-180.00 WALMART GRANT FUNDS 0 0.00 0.00 0.00 0.00 0.00 4-190.00 GRACE PARK 0 0 0.00 0.00 0.00 0.00 0.00 4-190.01 DOWNTOWN REVTAL 0 0 0.00 0.00 0.00 0.00 0.00 4-191.00 LIBRARY 0 0 0.00 0.00 0.00 0.00 0.00 0.00 4-192.00 DONATIONS 2,000 0.00 0.00 0.00 0.00 0.00 0.00 0.0	TAXES AND O	THER GOVERNMT						
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4-192.00 DONATIONS 2,000 0.00 0.00 0.00 2,000.00 10.00 11.21	4-190.01	DOWNTOWN REVTAL					40.44	0.00
TOTAL TAXES AND OTHER GOVERNMT 7,000 11.21 11.21 0.00 6,988.79 LIBRARY 4-567.00 PD BLUE SANTA 0 0.00 0.00 0.00 0.00 4-581.00 LIBRARY 0 0.00 0.00 0.00 0.00 4-594.00 UTILITY BILLING RELIEF 0 0.00 0.00 0.00 TOTAL LIBRARY 0 0.00 0.00 0.00 0.00	4-191.00	LIBRARY	•					0.00
LIBRARY 4-567.00 PD BLUE SANTA 0 0.00 0.00 0.00 0.00 0.00 4-581.00 LIBRARY 0 0.00 0.00 0.00 0.00 0.00 4-594.00 UTILITY BILLING RELIEF 0 0.00 0.00 0.00 0.00 0.00 TOTAL LIBRARY 0 0.00 0.00 0.00 0.00 0.00 0.00	4-192.00	DONATIONS	2,000	0.00	0.00	0.00	2,000.00	0.00
4-567.00 PD BLUE SANTA 0 0.00 0.00 0.00 0.00 4-581.00 LIBRARY 0 0.00 0.00 0.00 0.00 4-594.00 UTILITY BILLING RELIEF 0 0.00 0.00 0.00 0.00 TOTAL LIBRARY 0 0.00 0.00 0.00 0.00 0.00	TOTAL TAX	ES AND OTHER GOVERNMT	7,000	11.21	11.21	0.00	6,988.79	0.16
4-581.00 LIBRARY 0 0.00 0.00 0.00 0.00 0.00 4-594.00 UTILITY BILLING RELIEF 0 0.00 0.00 0.00 0.00 0.00 0.00 TOTAL LIBRARY 0 0.00 0.00 0.00 0.00 0.00								
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TOTAL LIBRARY 0 0.00 0.00 0.00 0.00			_					0.00
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7,000 11,01 1,01 0,00 (,000,70	TOTAL LIB	RARY	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUE 7,000 11.21 11.21 0.00 6,988.79	TOTAL REVEN	UE	7,000	11.21	11.21	0.00	6,988.79	0.16

^{***} END OF REPORT ***

^{***} END OF REPORT ***

11/01/2022 3:29 PM CHECK RECONCILIATION REGISTER PAGE: 1

COMPANY: 999 - POOLED CASH

ACCOUNT: 0-100.01 CASH IN BANK-CSB TYPE: All

TYPE: All STATUS: All FOLIO: All CHECK DATE: 10/01/2022 THRU 10/31/2022
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	DESCRIPTION	AMOUNT	STATUS	FOLIO	CLEAR DATE	
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O-100.01
0-100.01 10/04/2022 CHECK 019368 ACT FIPE & SUPPLY, INC. 95.61CR CLEARED A 10/19/2022 0-100.01 10/04/2022 CHECK 019369 AQUA-MERTIC SALES COMPANY 278.16CR CLEARED A 10/18/2022 0-100.01 10/04/2022 CHECK 019370 BENEFIT BUCKS, INC 6,380.00CR CLEARED A 10/18/2022 0-100.01 10/04/2022 CHECK 019372 BRINSON BENEFITS INC 2,792.00CR CLEARED A 10/18/2022 0-100.01 10/04/2022 CHECK 019373 BURBAD VERITAS NORTH AMERICA, 700.00CR CLEARED A 10/12/2022 0-100.01 10/04/2022 CHECK 019373 COLLEGE STATION FORD 437.95CR CLEARED A 10/12/2022 0-100.01 10/04/2022 CHECK 019375 DXI INDUSTRIES, INC. 2,793.30CR CLEARED A 10/12/2022 0-100.01 10/04/2022 CHECK 019375 DXI INDUSTRIES, INC. 2,793.30CR CLEARED A 10/12/2022 0-100.01 10/04/2022 CHECK 019376 ENTRERY TEXAS, INC 206.29CR CLEARED A 10/12/2022 0-100.01 10/04/2022 CHECK 019376 ENTRERY TEXAS, INC 206.29CR CLEARED A 10/12/2022 0-100.01 10/04/2022 CHECK 019376 FERGUSON WATERWORKS #105 7,189.19CR CLEARED A 10/12/2022 0-100.01 10/04/2022 CHECK 019376 FERGUSON WATERWORKS #105 7,189.19CR CLEARED A 10/12/2022 0-100.01 10/04/2022 CHECK 019376 GOVERNMENT RESOURSE ASSOCIATES 1,095.00CR CLEARED A 10/12/2022 0-100.01 10/04/2022 CHECK 019380 GOVERNMENT RESOURSE ASSOCIATES 1,095.00CR CLEARED A 10/12/2022 0-100.01 10/04/2022 CHECK 019381 NORTH LIBRARY SERVICES 114.34CR CLEARED A 10/12/2022 0-100.01 10/04/2022 CHECK 019381 MORTHE ENGURSE ASSOCIATES 1,1426.18CR CLEARED A 10/12/2022 0-100.01 10/04/2022 CHECK 019383 KOFILE 10.00CR CLEARED A 10/13/2022 0-100.01 10/04/2022 CHECK 019384 MARTIX SECURITY & FIRE SERVICE 114.00CR OUTSIND A 0/00/2002 0-100.01 10/04/2022 CHECK 019386 NAVASOTA OIL CO. INC. 955.08CR CLEARED A 10/13/2022 0-100.01 10/04/2022 CHECK 019386 NAVASOTA OIL CO. INC. 955.08CR CLEARED A 10/13/2022 0-100.01 10/04/2022 CHECK 019386 NAVASOTA OIL CO. INC. 955.08CR CLEARED A 10/13/2022 0-100.01 10/04/2022 CHECK 019389 RENT A RUMINANT TEXAS 7,500.00CR CLEARED A 10/13/2022 0-100.01 10/04/2022 CHECK 019389 NATIONAL BERF GEORGE ATKINSON 38.00CR CLEARED A 10/13/2022 0-100.01 10/04/2022 CHECK 019393 SWANK MOV
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0-100.01 10/13/2022 CHECK 019405 CHI ST. JOSEPH HEALTH REGIONAL 50.00CR CLEARED A 10/31/2022
0-100.01 10/13/2022 CHECK 019406 CORINA DELEON 100.00CR OUTSTND A 0/00/0000
0-100.01 10/13/2022 CHECK 019407 BURKE ASSET PARTNERSHIP, LTD. 2,874.82CR CLEARED A 10/19/2022
0-100.01 10/13/2022 CHECK 019408 ENTERGY TEXAS, INC 34,444.09CR CLEARED A 10/19/2022
0-100.01 10/13/2022 CHECK 019409 VOID CHECK 0.00 CLEARED A 10/17/2022
0-100.01 10/13/2022 CHECK 019410 VOID CHECK 0.00 CLEARED A 10/17/2022
0-100.01 10/13/2022 CHECK 019411 VOID CHECK 0.00 CLEARED A 10/17/2022

11/01/2022 3:29 PM CHECK RECONCILIATION REGISTER PAGE: 2 COMPANY: 999 - POOLED CASH

ACCOUNT: 0-100.01 CASH IN BANK-CSB

TYPE: All STATUS: All FOLIO: All

CHECK DATE: 10/01/2022 THRU 10/31/2022 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 999999

ACCOUNT	DATE	TYPE	NUMBER	DESCRIPTION	AMOUNT	STATUS	FOLIO	CLEAR DATE	

ECK:			FHN FINANCIAL GT DISTRIBUTORS, INC HYDRAULIC WORKS, INC. INGRAM LIBRARY SERVICES INTERSTATE BILLING SERVICE INC JOHN A. WALL IV JESSICA WRIGHT KNOWBE4 LANGE DISTRIBUTING CO. INC. MAGNUM ELECTRONICS, INC MARY BALDOBINO MUNICIPAL EMERGENCY SVCS MCCREARY, VESELKA, BRAGGGALLEN, P NAPA AUTO PARTS GRANITE MEDIA PARTNERS, INC NORMA MORA-HERNANDEZ NOTARY PUBLIC UNDERWRITER O'REILLY AUTO ENTERPRISES, LLC OMNIBASE SERVICES OF TEXAS, L OPTIMUM BUSINESS OVERDRIVE, INC. PARTNERS LIBRARY ACTION NETWOR ANGELINI, MARTIN & ASSOCIATIAT QUILL CORPORATION REPUBLIC SERVICES #473 REVIZE LLC RUTH AVALOS SAFEBUILT TEXAS, LLC SHONNERICKA HAYNES SONIA CLEVENGER TEXAS FLEET OUTFITTERS THE PENWORTHY CO. TRACTOR SUPPLY CREDIT PLAN TURNER, PIERCE & FULTZ, INC. TX MUNICIPAL LEAGUE VOIDED TYLER TECHNOLOGIES, INC. UNITED AG & TURF VOIDED VALERIE MINOR WADE HAYES REFUND: NUGENT, THOMAS LEE REFUND: PASKET, JOE REFUND: GARDENS, BUCKINGHAM BCS CHAMBER OF COMMERCE				
0-100.01	10/13/2022 CHECK	019412	FHN FINANCIAL	175 00CR	CLEARED	A	10/31/2022
0-100.01	10/13/2022 CHECK	019413	GT DISTRIBUTORS, INC	496.47CR	CLEARED	A	10/31/2022
0-100.01	10/13/2022 CHECK	019414	HYDRAULIC WORKS, INC.	395.20CR	CLEARED	A	10/31/2022
0-100.01	10/13/2022 CHECK	019415	INGRAM LIBRARY SERVICES	76.09CR	CLEARED	A	10/19/2022
0-100.01	10/13/2022 CHECK	019416	INTERSTATE BILLING SERVICE INC	909.93CR	CLEARED	A	10/31/2022
0-100.01	10/13/2022 CHECK	019417	JOHN A. WALL IV	5,750.00CR	CLEARED	A	10/31/2022
0-100.01	10/13/2022 CHECK	019418	JESSICA WRIGHT	150,00CR	CLEARED	A	10/31/2022
0-100.01	10/13/2022 CHECK	019419	KNOWBE4	2,812.49CR	CLEARED	A	10/31/2022
0-100.01	10/13/2022 CHECK	019420	LANGE DISTRIBUTING CO. INC.	16.23CR	CLEARED	A	10/31/2022
0-100.01	10/13/2022 CHECK	019421	MAGNUM ELECTRONICS, INC	197.42CR	OUTSTND	A	0/00/0000
0-100-01	10/13/2022 CHECK	019422	MARY BALDOBINO	150.00CR	OUTSTND	A	0/00/0000
0-100-01	10/13/2022 CHECK	019423	MUNICIPAL EMERGENCY SVCS	498.00CR	CLEARED	A	10/31/2022
0-100-01	10/13/2022 CHECK	019424	MCCREARY. VESELKA. BRAGG&ALLEN. P	795.00CR	CLEARED	A	10/31/2022
0-100-01	10/13/2022 CHECK	019425	NAPA AUTO PARTS	119.53CR	CLEARED	A	10/31/2022
0-100-01	10/13/2022 CHECK	019426	GRANITE MEDIA PARTNERS, INC.	1.940.00CR	CLEARED	A	10/19/2022
0-100.01	10/13/2022 CHECK	019427	NORMA MORA-HERNANDEZ	125-00CR	CLEARED	A	10/19/2022
0-100-01	10/13/2022 CHECK	019428	NOTARY PURITY HANDERWRITER	132 00CR	CLEARED	Δ	10/31/2022
0-100.01	10/13/2022 CHECK	019420	O'DETLIV AUTO ENTERDRISES LLC	505 06CB	CLEARED	Δ.	10/31/2022
0-100-01	10/13/2022 CHECK	013423	OMNIBACE CERVICES OF TEVAS I	90 000	OUTSTND	<u>n</u>	0/00/0000
0-100.01	10/13/2022 CRECK	019430	ADTIMUM DUCINES	273 5200	CLEARED	Δ.	10/31/2022
0-100-01	10/13/2022 CRECK	019431	OFFINON BOSINESS	1 500 0000	CLEARED	n.	10/31/2022
0-100-01	10/13/2022 CRECK	019432	DADRHEDG I TODADY ACTION NETWOO	200.000	CLEARED	n n	10/31/2022
0-100-01	10/13/2022 CRECK	010424	ANCELINI MARMIN C ACCOCIATION	2 1 4 7 0 6 C B	CIEARED	70	10/31/2022
0-100.01	10/13/2022 CHECK	010434	ANGELINI, MARTIN & ASSOCIATIAT	2,147.00CR	CLEADED	A .	10/31/2022
0-100-01	10/13/2022 CRECK	019435	QUILE CORPORATION	05 120 CECD	CLEARED	7	10/31/2022
0-100-01	10/13/2022 CHECK	019436	REPUBLIC SERVICES #4/3	95,129.65CR	CLEARED	A	10/31/2022
0-100.01	10/13/2022 CHECK	019437	REVIZE LLC	2,000.00CR	CLEAKED	A	10/31/2022
0-100+01	10/13/2022 CHECK	019438	RUTH AVALOS	150.00CR	OUTSTND	A	0/00/0000
0-100-01	10/13/2022 CHECK	019439	SAFEBUILT TEXAS, LLC	13,/98.98CR	CLEARED	A	10/31/2022
0-100-01	10/13/2022 CHECK	019440	SHONNERICKA HAYNES	150.00CR	CLEARED	A	10/31/2022
0-100.01	10/13/2022 CHECK	019441	SONIA CLEVENGER	50.00CR	CLEARED	A	10/18/2022
0-100.01	10/13/2022 CHECK	019442	TEXAS FLEET OUTFITTERS	221,87CR	CLEARED	A	10/31/2022
0-100.01	10/13/2022 CHECK	019443	THE PENWORTHY CO.	270.54CR	CLEARED	A	10/31/2022
0-100.01	10/13/2022 CHECK	019444	TRACTOR SUPPLY CREDIT PLAN	382.82CR	CLEARED	A	10/31/2022
0-100.01	10/13/2022 CHECK	019445	TURNER, PIERCE & FULTZ, INC.	3,807.09CR	CLEARED	A	10/31/2022
0-100.01	10/13/2022 CHECK	019446	TX MUNICIPAL LEAGUE VOIDED	262,072.82CR	VOIDED	A	10/13/2022
0-100.01	10/13/2022 CHECK	019447	TYLER TECHNOLOGIES, INC.	1,236.25CR	CLEARED	A	10/19/2022
0-100.01	10/13/2022 CHECK	019448	UNITED AG & TURF VOIDED	327 - 77CR	VOIDED	A	10/13/2022
0-100.01	10/13/2022 CHECK	019449	VALERIE MINOR	150.00CR	OUTSTND	A	0/00/0000
0-100:01	10/13/2022 CHECK	019450	WADE HAYES	5,000.00CR	CLEARED	A	10/31/2022
0-100.01	10/04/2022 CHECK	019451	REFUND: NUGENT, THOMAS LEE	67.43CR	CLEARED	Ũ	10/31/2022
0-100.01	10/04/2022 CHECK	019452	REFUND: PASKET, JOE	17.91CR	CLEARED	Ũ	10/31/2022
0-100-01	10/04/2022 CHECK	019453	REFUND: WOOLSEY, CARSON ALEXAN	32.63CR	OUTSTND	U	0/00/0000
0-100.01	10/04/2022 CHECK	019454	REFUND: GARDENS, BUCKINGHAM	14.86CR	OUTSTND	U	0/00/0000
0-100 01	10/18/2022 CHECK	019455	BCS CHAMBER OF COMMERCE	43.75CR	CLEARED	A	10/31/2022

11/01/2022 3:29 PM CHECK RECONCILIATION REGISTER PAGE: 3

COMPANY: 999 - POOLED CASH

ACCOUNT: 0-100.01 CASH IN BANK-CSB

TYPE: All STATUS: All FOLIO: All CHECK DATE: 10/01/2022 THRU 10/31/2022
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

ACCOUNT	DATE	TYPE	NUMBER	DESCRIPTION	AMOUNT	STATUS	FOLIO	CLEAR DATE
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			BRAZOS PAVING, INC. BRAZOS VALLEY COUNCIL OF GOVER DOGGETT HEAVY MACHINERY SERVIC EARTH NETWORKS, INC. EASY ICE, LLC ENTERGY TEXAS, INC GRIMES COUNTY HEALTH GERALD D. SECHELSKI GREEN TEAMS, INC. HAR-CON MECHANICAL CONTRACTORS INDUSTRIAL DISPOSAL SUPPLY CO. INGRAM LIBRARY SERVICES KRONBERG'S FLAGS & FLAGPOLES MARTINEZ LANDSCAPING MCCREARY, VESELKA, BRAGG&ALLEN, P MYRA DICKSON NATIONAL FIRE PROTECTION ASSOC NORMA MORA OPTIMUM BUSINESS QUILL CORPORATION RAYNA TEICHEIRA RENT A RUMINANT TEXAS SMITH MUNICIPAL SUPPLIES SOUTH CENTRAL VETERINARY T & S ENTERPRISES TEXAS DOWNTOWN ASSOCIATION THE 100 CLUB INC. TX COMMISSION ON LAW ENFORCEME TARGET SOLUTIONS LEARNING, LLC VULCAN CONSTRUCTION MATERIALS, WESLEY JACKSON BLEYL & ASSOCIATES BLUEBONNET GROUND WATER BRAZOS VALLEY COUNCIL OF GOVER CHAPARRAL LABORATORIES, INC. ENTERGY TEXAS, INC ENTERGY TEXAS, INC ENTERGY TEXAS, INC ENTERGY TEXAS, INC KAILAND FRANKLIN MARCUS LOHR METRO CONTAINER, LLC SALVADOR ROSALES				
CHECK:	40 (40 (0000						0.400.400.00
0-100.01	10/18/2022 CHECK	019456	BRAZOS PAVING, INC.	1,129.26CR	OUTSTND	A	0/00/0000
0-100.01	10/18/2022 CHECK	019457	BRAZOS VALLEY COUNCIL OF GOVER	400.00CR	CLEARED	A	10/31/2022
0-100.01	10/18/2022 CHECK	019458	DOGGETT HEAVY MACHINERY SERVIC	126,850,00CR	CLEARED	A	10/31/2022
0-100.01	10/18/2022 CHECK	019459	EARTH NETWORKS, INC.	1,654.00CR	CLEARED	A	10/31/2022
0-100.01	10/18/2022 CHECK	019460	EASY ICE, LLC	1,668.00CR	CLEARED	A	10/31/2022
0-100.01	10/18/2022 CHECK	019461	ENTERGY TEXAS, INC	67.66CR	CLEARED	A	10/31/2022
0-100.01	10/18/2022 CHECK	019462	GRIMES COUNTY HEALTH	6,000.00CR	CLEARED	A	10/31/2022
0-100-01	10/18/2022 CHECK	019463	GERALD D. SECHELSKI	90.00CR	CLEARED	A	10/31/2022
0-100-01	10/18/2022 CHECK	019464	GREEN TEAMS, INC.	25,101,94CR	CLEARED	A	10/31/2022
0-100.01	10/18/2022 CHECK	019465	HAR-CON MECHANICAL CONTRACTORS	3,528.92CR	CLEARED	A	10/31/2022
0-100.01	10/18/2022 CHECK	019466	INDUSTRIAL DISPOSAL SUPPLY CO.	83.91CR	CLEARED	A	10/31/2022
0-100.01	10/18/2022 CHECK	019467	INGRAM LIBRARY SERVICES	118.20CR	CLEARED	A	10/31/2022
0-100.01	10/18/2022 CHECK	019468	KRONBERG'S FLAGS & FLAGPOLES	2,483.00CR	CLEARED	A	10/31/2022
0-100.01	10/18/2022 CHECK	019469	MARTINEZ LANDSCAPING	500.00CR	CLEARED	A	10/31/2022
0-100-01	10/18/2022 CHECK	019470	MCCREARY, VESELKA, BRAGG&ALLEN, P	882.31CR	OUTSTND	A	0/00/0000
0-100.01	10/18/2022 CHECK	019471	MYRA DICKSON	150.00CR	CLEARED	A	10/31/2022
0-100-01	10/18/2022 CHECK	019472	NATIONAL FIRE PROTECTION ASSOC	175.00CR	CLEARED	A	10/31/2022
0-100.01	10/18/2022 CHECK	019473	NORMA MORA	60.00CR	CLEARED	A	10/31/2022
0-100-01	10/18/2022 CHECK	019474	OPTIMUM BUSINESS	123.11CR	CLEARED	A	10/31/2022
0-100.01	10/18/2022 CHECK	019475	QUILL CORPORATION	368.23CR	OUTSTND	A	0/00/0000
0-100-01	10/18/2022 CHECK	019476	RAYNA TEICHEIRA	343.00CR	OUTSTND	A	0/00/0000
0-100.01	10/18/2022 CHECK	019477	RENT A RUMINANT TEXAS	7,500100CR	CLEARED	A	10/31/2022
0-100.01	10/18/2022 CHECK	019478	SMITH MUNICIPAL SUPPLIES	581.08CR	CLEARED	A	10/31/2022
0-100.01	10/18/2022 CHECK	019479	SOUTH CENTRAL VETERINARY	491.29CR	CLEARED	A	10/31/2022
0-100.01	10/18/2022 CHECK	019480	T & S ENTERPRISES	1,542.63CR	OUTSTND	A	0/00/0000
0-100-01	10/18/2022 CHECK	019481	TEXAS DOWNTOWN ASSOCIATION	700.00CR	CLEARED	A	10/31/2022
0-100.01	10/18/2022 CHECK	019482	THE 100 CLUB INC.	150.00CR	CLEARED	A	10/31/2022
0-100-01	10/18/2022 CHECK	019483	TX COMMISSION ON LAW ENFORCEME	35.00CR	CLEARED	A	10/31/2022
0-100.01	10/18/2022 CHECK	019484	TARGET SOLUTIONS LEARNING, LLC	1,550.33CR	CLEARED	A	10/31/2022
0-100.01	10/18/2022 CHECK	019485	VULCAN CONSTRUCTION MATERIALS,	2,102.40CR	CLEARED	A	10/31/2022
0-100.01	10/18/2022 CHECK	019486	WESLEY JACKSON	187.00CR	CLEARED	A	10/31/2022
0-100.01	10/19/2022 CHECK	019487	BLEYL & ASSOCIATES	2,560.00CR	CLEARED	A	10/31/2022
0-100.01	10/19/2022 CHECK	019488	BLUEBONNET GROUND WATER	2,262.00CR	OUTSTND	A	0/00/0000
0-100.01	10/19/2022 CHECK	019489	BRAZOS VALLEY COUNCIL OF GOVER	2,484.65CR	CLEARED	A	10/31/2022
0-100-01	10/19/2022 CHECK	019490	CHAPARRAL LABORATORIES, INC.	2,338.00CR	CLEARED	Α	10/31/2022
0-100.01	10/19/2022 CHECK	019491	CHERYL GARNER	150.00CR	OUTSTND	A	0/00/0000
0-100.01	10/19/2022 CHECK	019492	DXI INDUSTRIES, INC.	1,815.40CR	CLEARED	Α	10/31/2022
0-100.01	10/19/2022 CHECK	019493	ENTERGY TEXAS, INC	2,701.12CR	CLEARED	A	10/31/2022
0-100.01	10/19/2022 CHECK	019494	EQUIPMENT CONTROLS COMPANY, IN	1,051.76CR	CLEARED	A	10/31/2022
0-100.01	10/19/2022 CHECK	019495	GT DISTRIBUTORS, INC	982.90CR	CLEARED	A	10/31/2022
0-100.01	10/19/2022 CHECK	019496	KAILAND FRANKLIN	100.00CR	CLEARED	A	10/31/2022
0-100.01	10/19/2022 CHECK	019497	MARCUS LOHR	10.00CR	OUTSTND	A	0/00/0000
0-100.01	10/19/2022 CHECK	019498	METRO CONTAINER, LLC	170.00CR	CLEARED	A	10/31/2022
0-100.01	10/19/2022 CHECK	019499	SALVADOR ROSALES	126.00CR	CLEARED	A	10/31/2022

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CHECK DATE: 10/01/2022 THRU 10/31/2022 COMPANY: 999 - POOLED CASH 0/00/0000 THRU 99/99/9999 ACCOUNT: 0-100.01 CASH IN BANK-CSB CLEAR DATE: STATEMENT: 0/00/0000 THRU 99/99/9999 TYPE: All 0/00/0000 THRU 99/99/9999 VOIDED DATE: STATUS: All AMOUNT: 0.00 THRU 999,999,999.99 FOLIO: All 000000 THRU CHECK NUMBER: 999999

ACCOUNT	DATET	TYPE NUMBER	DESCRIPTION	AMOUNT	STATUS	FOLIO	CLEAR DATE
CHECK:							
0-100.01	10/19/2022 CHE	ECK 019500	STRAND ASSOCIATES, INC. TARA O'BRIEN TEXAS ECONOMIC DEVLOPMENT COUN	5,050.00CR	CLEARED		10/31/2022
0-100.01	10/19/2022 CHE	CK 019501	TARA O'BRIEN	150.00CR	OUTSTNE		0/00/0000
0-100.01	10/19/2022 CHE	CK 019502	TEXAS ECONOMIC DEVLOPMENT COUN	550.00CR	OUTSTNE		0/00/0000
0-100.01	10/19/2022 CHE	ECK 019503	TEXAS EXCAVATION SAFETY	65.55CR	CLEARED		10/31/2022
0-100.01	10/19/2022 CHE	ECK 019504	TEXAS EXCAVATION SAFETY THOMAS SWEED BVSWMA INC. UNITED RENTALS (NORTH AMERICA) HD SUPPLY FACILITIES MAINTENAN	150.00CR	OUTSTNE		0/00/0000
0-100.01	10/19/2022 CHE	ECK 019505	BVSWMA INC.	1,143.09CR	CLEARED		10/31/2022
0-100.01	10/19/2022 CHE	ECK 019506	UNITED RENTALS (NORTH AMERICA)	1,945.26CR	CLEARED		10/31/2022
0-100.01	10/19/2022 CHE	ECK 019507	HD SUPPLY FACILITIES MAINTENAN	152.61CR	CLEARED) A	10/31/2022
0-100.01	10/31/2022 CHE	ECK 019508	VOID CHECK	0.00	OUTSTNE) A	0/00/0000
0-100.01	10/31/2022 CHE	ECK 019509	BOBBIE ULLRICH	205.00CR	OUTSTNE) A	0/00/0000
0-100.01	10/31/2022 CHE	ECK 019510	HR COMPENSATION CONSULTANTS, L	8,144.50CR	OUTSTNE) A	0/00/0000
0-100.01	10/31/2022 CHE	CK 019511	LUPE DIOSDADO	369.38CR	OUTSTNE) A	0/00/0000
0-100.01	10/31/2022 CHE	CCK 019512	VOID CHECK BOBBIE ULLRICH HR COMPENSATION CONSULTANTS, L LUPE DIOSDADO RAYNA TEICHEIRA	257.88CR	OUTSTNE) A	0/00/0000
DEPOSIT:			ONLINE PAYMENT 10/03/2022 adcom cust fee 0930-1003 building permit cc dep 0930 UTILITY DEPOSITS RECEIVED UTILITY DEPOSITS RECEIVED DAILY CASH POSTING 10/03/2022 DAILY CASH POSTING 10/03/2022 ONLINE PAYMENT 10/04/2022 ONLINE PAYMENT 10/04/2022 dep 1003 ADCOM CSUT FEE building permit cc ONLINE PAYMENT 10/05/2022 ONLINE PAYMENT 10/05/2022 ONLINE PAYMENT 10/05/2022 DAILY CASH POSTING 10/05/2022 DAILY CASH POSTING 10/05/2022				
0-100.01	10/03/2022 DEP	POSIT	ONLINE PAYMENT 10/03/2022	4,624.08	CLEARED		10/03/2022
0-100.01	10/03/2022 DEF	POSIT 000002	ONLINE PAYMENT 10/03/2022	5,016,13	CLEARED		10/03/2022
0-100.01	10/03/2022 DEP	POSIT 000003	ONLINE PAYMENT 10/03/2022	1,281.15	CLEARED) C	10/04/2022
0-100-01	10/03/2022 DEP	POSIT 000004	ONLINE PAYMENT 10/03/2022	2,471.18	CLEARES) C	10/04/2022
0-100-01	10/03/2022 DEF	O00005	adcom cust fee 0930-1003	6.25	CLEARES) G	10/03/2022
0-100-01	10/03/2022 DEF	POSIT 000006	building permit cc	246.17	CLEARED) G	10/03/2022
0-100-01	10/03/2022 DEF	POSIT 000007	dep 0930	20.00	CLEARED) G	10/03/2022
0-100.01	10/03/2022 DEF	2000008	UTILITY DEPOSITS RECEIVED	100.00	CLEARED	U C	10/03/2022
0-100.01	10/03/2022 DEF	POSIT 000009	UTILITY DEPOSITS RECEIVED	200.00	CLEAREI	Ŭ C	10/03/2022
0-100.01	10/03/2022 DEF	POSIT 000010	DAILY CASH POSTING 10/03/2022	6,436.12	CLEARED) C	10/10/2022
0-100-01	10/03/2022 DEP	POSIT 000012	DAILY CASH POSTING 10/03/2022	2,825.57	CLEARED) C	10/10/2022
0 100 01	10/04/2022 DEF	POSIT	ONLINE PAYMENT 10/04/2022	3,501.35	CLEARED) C	10/10/2022
0-100.01	10/04/2022 DEF	POSIT 000002	ONLINE PAYMENT 10/04/2022	2,127.27	CLEARED		10/10/2022
0-100.01	10/04/2022 DEF	POSIT 000003	dep 1003	10.00	CLEARÉI		10/04/2022
0-100.01	10/04/2022 DEF 10/04/2022 DEF	POSIT 000004	ADCOM CSUT FEE	11.25	CLEARED		10/10/2022
0-100.01	10/04/2022 DEF	POSIT 000005	building permit cc	177.42	CLEARED		10/10/2022
0-100.01	10/05/2022 DEF	POSIT	ONLINE PAYMENT 10/05/2022	4,518.81	CLEARED		10/10/2022
0-100.01	10/05/2022 DEF	POSIT 000002	ONLINE PAYMENT 10/05/2022	3,797.51	CLEARED		10/10/2022
0-100.01	10/05/2022 DEF	POSIT 000003	DAILY CASH POSTING 10/05/2022	22,356,31	CLEARE		10/10/2022
0-100.01	10/05/2022 DEF	POSIT 000004	DAILY CASH POSTING 10/05/2022	4,649.68	CLEAREI		10/10/2022
0-100.01	10/05/2022 DEF	POSIT 000005	DATLY CASH POSTING 10/05/2022	2,463.61	CLEAREI		10/10/2022
0-100.01	10/05/2022 DEF	POSIT NOODOG	FARTMER MARKET	30.00	CLEAREI		10/10/2022
0-100.01	10/05/2022 DEF	POSTT 000007	ADCOM CUST FEE	3.75	CLEAREI		10/10/2022
0-100.01	10/05/2022 DEF	POSIT	DAILY CASH POSTING 10/05/2022 DAILY CASH POSTING 10/05/2022 DAILY CASH POSTING 10/05/2022 FARTMER MARKET ADCOM CUST FEE ONLINE PAYMENT 10/06/2022 ONLINE PAYMENT 10/06/2022 DAILY PAYMENT POSTING DAILY CASH POSTING 10/06/2022 DAILY CASH POSTING 10/06/2022	3.334.28	CLEAREI		10/10/2022
		POSTT DODDO	ONLINE PAYMENT 10/06/2022	4.022.47	CLEAREI		10/12/2022
0-100.01	10/06/2022 DEF 10/06/2022 DEF	POSTT OCCOUR	DATLY PAYMENT POSTING	158.338 47	CLEAREI		10/10/2022
0-100.01	10/06/2022 DEE	DOSTT ONDOO	DATLY CASH POSTING 10/06/2022	7.675.95	CLEARE		10/10/2022
0-100.01	10/06/2022 DEE	POSTT 000004	DATLY CASH POSTING 10/06/2022	2.346.92	CLEAREI		10/10/2022
0-100-01	10/00/2022 DEE	000007	PUTEL CHOIL LOCATING TO/00/2022	2,040.52	0220000		10/10/0000

5.00

CLEARED G 10/10/2022

10/06/2022 DEPOSIT 000008 ADCOM CUST FEE

0-100.01

11/01/2022 3:29 PM PAGE: 5 CHECK RECONCILIATION REGISTER

COMPANY: 999 - POOLED CASH

TYPE: All STATUS: All FOLIO: All

CHECK DATE: 10/01/2022 THRU 10/31/2022 CLEAR DATE: 0/00/0000 THRU 99/99/9999 ACCOUNT: 0-100.01 CASH IN BANK-CSB 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 999999

ACCOUNTD	DATE	TYPE	NUMBER	DESCRIPTION	AMOUNT	STATUS	FOLIO	CLEAR DATE
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DEPOSIT:			CASH RECEIPTS ONLINE PAYMENT 10/07/2022 ONLINE PAYMENT 10/07/2022 adcom cust fee adcom cust fee online PAYMENT 10/10/2022 DAILY CASH POSTING 10/10/2022 DAILY CASH POSTING 10/10/2022 dep 1010 builiding permit cc				
0-100.01	10/06/2022 DEPOSIT	000009	CASH RECEIPTS	1,454.00	CLEARED	G	10/10/2022
0-100.01	10/07/2022 DEPOSIT		ONLINE PAYMENT 10/07/2022	7,897.87	CLEARED	C	10/10/2022
0-100.01	10/07/2022 DEPOSIT	000002	ONLINE PAYMENT 10/07/2022	4,245.48	CLEARED	C	10/12/2022
0-100.01	10/07/2022 DEPOSIT	000003	adcom cust fee	37.50	CLEARED	G	10/10/2022
0-100.01	10/07/2022 DEPOSIT	000004	adcom cust fee	45.00	CLEARED	G	10/10/2022
0-100.01	10/10/2022 DEPOSIT		ONLINE PAYMENT 10/10/2022	16,526.65	CLEARED	С	10/10/2022
0-100.01	10/10/2022 DEPOSIT	000002	ONLINE PAYMENT 10/10/2022	2,467.37	CLEARED	C	10/12/2022
0-100.01	10/10/2022 DEPOSIT	000003	ONLINE PAYMENT 10/10/2022	3,513.59	CLEARED	С	10/12/2022
0-100.01	10/10/2022 DEPOSIT	000004	ONLINE PAYMENT 10/10/2022	5,526.25	CLEARED	C	10/12/2022
0-100.01	10/10/2022 DEPOSIT	000005	DAILY CASH POSTING 10/10/2022	34,730.22	CLEARED	С	10/12/2022
0-100.01	10/10/2022 DEPOSIT	000008	DAILY CASH POSTING 10/10/2022	2,579.26	CLEARED	С	10/12/2022
0-100.01	10/10/2022 DEPOSIT	000009	dep 1010	364.55	CLEARED	G	10/12/2022
0-100.01	10/10/2022 DEPOSIT	000010	builidng permit cc	392.43	CLEARED	G	10/10/2022
0-100.01	10/10/2022 DEPOSIT	000011	builidng permit cc	344.64	CLEARED	G	10/10/2022
0-100.01	10/10/2022 DEPOSIT	000012	builidng permit cc	319.68	CLEARED	G	10/11/2022
0-100.01	10/10/2022 DEPOSIT	000013	builidng permit cc	82.40	CLEARED	G	10/11/2022
0-100.01	10/10/2022 DEPOSIT	000014	famers market	40.00	CLEARED	G	10/10/2022
0-100.01	10/10/2022 DEPOSIT	000015	famermer makrt	10.00	CLEARED	G	10/10/2022
0-100.01	10/10/2022 DEPOSIT	000016	auction payment	720.00	CLEARED	G	10/10/2022
0-100.01	10/10/2022 DEPOSIT	000017	dep	20.00	CLEARED	G	10/10/2022
0-100.01	10/10/2022 DEPOSIT	000018	UTILITY DEPOSITS RECEIVED	100.00	CLEARED	U	10/10/2022
0-100.01	10/10/2022 DEPOSIT	000019	UTILITY DEPOSITS RECEIVED	200.00	CLEARED	Ū	10/10/2022
0-100.01	10/10/2022 DEPOSIT	000020	DAILY PAYMENT POSTING - ADJ	148.47CR	CLEARED	U	10/12/2022
0-100.01	10/11/2022 DEPOSIT		ONLINE PAYMENT 10/11/2022	12,161.35	CLEARED	C	10/12/2022
0-100.01	10/11/2022 DEPOSIT	000002	ONLINE PAYMENT 10/11/2022 ONLINE PAYMENT 10/11/2022 farmers mrt dep permit cc DAILY PAYMENT POSTING - ADJ UTILITY DEPOSITS RECEIVED DAILY CASH POSTING 10/11/2022 DAILY CASH POSTING 10/11/2022	5,067.37	CLEARED	С	10/12/2022
0-100-01	10/11/2022 DEPOSIT	000003	farmers mrt	10.00	CLEARED	G	10/11/2022
0-100.01	10/11/2022 DEPOSIT	000004	dep permit cc	424.36	CLEARED	G	10/12/2022
0-100.01	10/11/2022 DEPOSIT	000005	DAILY PAYMENT POSTING - ADJ	278.00CR	CLEARED	U	10/12/2022
0-100.01	10/11/2022 DEPOSIT	000006	UTILITY DEPOSITS RECEIVED	100.00	CLEARED	U	10/12/2022
0-100+01	10/11/2022 DEPOSIT	000007	DAILY CASH POSTING 10/11/2022	146,963.16	CLEARED	C	10/12/2022
0-100.01	10/11/2022 DEPOSIT	000009	DAILY CASH POSTING 10/11/2022	2,904.57	CLEARED	C	10/12/2022
0-100-01	10/11/2022 DEPOSIT	000010	DAILY CASH POSTING 10/11/2022	2,021.66	CLEARED	C	10/12/2022
0-100-01	10/11/2022 DEPOSIT	000011	adcom cust fee	15.00	CLEARED	G	10/12/2022
0-100.01	10/11/2022 DEPOSIT	000012	CASH RECEIPTS	964.60	CLEARED	G	10/12/2022
0-100-01	10/11/2022 DEPOSIT	000013	CASH RECEIPTS	964.60	CLEARED	G	10/12/2022
0-100.01	10/11/2022 DEPOSIT	000014	DRAFT POSTING	90,424.52	CLEARED	U	10/12/2022
0-100.01	10/11/2022 DEPOSIT	000015	CASH RECEIPTS	1,277.00	CLEARED	G	10/12/2022
0-100.01	10/12/2022 DEPOSIT		dep	107.10	CLEARED	G	10/12/2022
0-100.01	10/12/2022 DEPOSIT	000001	ONLINE PAYMENT 10/12/2022	11,988.68	CLEARED	C	10/13/2022
0-100.01	10/12/2022 DEPOSIT	000003	ONLINE PAYMENT 10/12/2022	3,288.53	CLEARED	C	10/17/2022
0-100.01	10/12/2022 DEPOSIT	000004	permit cc 1011	279.89	CLEARED	G	10/13/2022
0-100.01	10/12/2022 DEPOSIT	000005	ADCOM CUST FEE	42.50	CLEARED	G	10/13/2022
0-100.01	10/12/2022 DEPOSIT	000006	UTILITY DEPOSITS RECEIVED	200.00	CLEARED	U	10/12/2022
0-100.01	10/12/2022 DEPOSIT	000007	DAILY CASH POSTING 10/11/2022 adcom cust fee CASH RECEIPTS CASH RECEIPTS DRAFT POSTING CASH RECEIPTS dep ONLINE PAYMENT 10/12/2022 ONLINE PAYMENT 10/12/2022 permit cc 1011 ADCOM CUST FEE UTILITY DEPOSITS RECEIVED DAILY PAYMENT POSTING	243.67	CLEARED	U	10/13/2022

11/01/2022 3:29 PM CHECK RECONCILIATION REGISTER CHECK DATE: 10/01/2022 THRU 10/31/2022

COMPANY: 999 - POOLED CASH

ACCOUNT: 0-100.01	CASH IN BANK-CSB
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TYPE: All STATUS: All FOLIO: All

CLEAR DATE: 0/00/0000 THRU 99/99/9999 STATEMENT: VOIDED DATE:

0/00/0000 THRU 99/99/9999 0/00/0000 THRU 99/99/9999 AMOUNT: 0.00 THRU 999,999,999.99 CHECK NUMBER: 000000 THRU 999999

PAGE: 6

ACCOUNTDA	ETYPE	NUMBER	DESCRIPTION	AMOUNT	STATUS	FOLIO	CLEAR DATE
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DEPOSIT: 0-100.01	022 022 022 022 022
0-100.01 10/13/2022 DEPOSIT 000011 DAILY PAYMENT POSTING 148.69 CLEARED 0 10/17/2 0-100.01 10/13/2022 DEPOSIT 000012 DAILY PAYMENT POSTING 527.25 CLEARED U 10/17/2 0-100.01 10/13/2022 DEPOSIT 000013 DAILY PAYMENT POSTING 2,940.91 CLEARED U 10/17/2 0-100.01 10/13/2022 DEPOSIT 000014 DAILY CASH POSTING 10/13/2022 8,030.00 CLEARED C 10/17/2 0-100.01 10/13/2022 DEPOSIT 000015 DAILY CASH POSTING 10/13/2022 3,609.06 CLEARED C 10/17/2 0-100.01 10/14/2022 DEPOSIT 000015 DAILY CASH POSTING 10/13/2022 14,279.72 CLEARED C 10/17/2 0-100.01 10/14/2022 DEPOSIT 000002 ONLINE PAYMENT 10/14/2022 13,994.32 CLEARED C 10/17/2 0-100.01 10/14/2022 DEPOSIT 000003 DAILY PAYMENT POSTING 949.88 CLEARED U 10/17/2 0-100.01 10/17/2022 DEPOSIT 000003 DAILY PAYMENT 10/17/2022 71815 83 CLEARED C 10/17/2	022 022 022 022 022
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0-100.01 10/17/2022 DEPOSIT 000002 ONLINE PAYMENT 10/17/2022 11,586.75 CLEARED C 10/17/2 0-100.01 10/17/2022 DEPOSIT 000003 ONLINE PAYMENT 10/17/2022 1,444.34 CLEARED C 10/18/2 0-100.01 10/17/2022 DEPOSIT 000004 DAILY CASH POSTING 10/17/2022 71,372.01 CLEARED C 10/17/2	2022
0-100.01 10/17/2022 DEPOSIT 000004 DAILY CASH POSTING 10/17/2022 71,372.01 CLEARED C 10/17/2	:022
0-100.01 10/17/2022 DEPOSIT 000008 DAILY CASH POSTING 10/17/2022 9,360.88 CLEARED C 10/17/2 0-100.01 10/17/2022 DEPOSIT 000009 DAILY PAYMENT POSTING 845.01 CLEARED U 10/17/2 0-100.01 10/17/2022 DEPOSIT 000010 adcom cust fee 0914-0916 200.00 CLEARED G 10/18/2 0-100.01 10/17/2022 DEPOSIT 000011 adcom cust fee 0913 48.75 CLEARED G 10/18/2 0-100.01 10/17/2022 DEPOSIT 000012 deposit 1014 126.20 CLEARED G 10/18/2 0-100.01 10/17/2022 DEPOSIT 000013 dep permit cc 1013 422.15 CLEARED G 10/17/2 0-100.01 10/17/2022 DEPOSIT 000014 dep permit cc 1014 99.91 CLEARED G 10/17/2 0-100.01 10/17/2022 DEPOSIT 000015 UTILITY DEPOSITS RECEIVED 200.00 CLEARED U 10/17/2 0-100.01 10/17/2022 DEPOSIT 000015 UTILITY DEPOSITS RECEIVED 200.00 CLEARED U 10/17/2 0-100.01 10/17/2022 DEPOSIT 000015 UTILITY DEPOSITS RECEIVED 200.00 CLEARED U 10/17/2 0-100.01 10/17/2022 DEPOSIT 000015 UTILITY DEPOSITS RECEIVED 200.00 CLEARED U 10/17/2 0-100.01 10/17/2022 DEPOSIT 000015 UTILITY DEPOSITS RECEIVED 200.00 CLEARED U 10/17/2 0-100.01 10/17/2022 DEPOSIT 000015 UTILITY DEPOSITS RECEIVED 200.00 CLEARED U 10/17/2 0-100.01 10/17/2022 DEPOSIT 000015 UTILITY DEPOSITS RECEIVED 200.00 CLEARED U 10/17/2 0-100.01 10/17/2022 DEPOSIT 000015 UTILITY DEPOSITS RECEIVED 200.00 CLEARED U 10/17/2 0-100.01 10/17/2022 DEPOSIT 000015 UTILITY DEPOSITS RECEIVED 200.00 CLEARED U 10/17/2 0-100.01 10/17/2022 DEPOSIT 000015 UTILITY DEPOSITS RECEIVED 200.00 CLEARED U 10/17/2 0-100.01 10/17/2022 DEPOSIT 000015 UTILITY DEPOSITS RECEIVED 200.00 CLEARED U 10/17/2 0-100.01 10/17/2022 DEPOSIT 000015 UTILITY DEPOSITS RECEIVED 200.00 CLEARED U 10/17/2 0-100.01 10/17/2022 DEPOSIT 000015 UTILITY DEPOSITS RECEIVED 200.00 CLEARED U 10/17/2 0-100.01 10/17/2022 DEPOSIT 000015 UTILITY DEPOSITS RECEIVED 200.00 CLEARED U 10/17/2 0-100.01 10/17/2022 DEPOSIT 000015 UTILITY DEPOSITS RECEIVED 200.00 CLEARED U 10/17/2 0-100.01 10/17/2 0-100.01 10/17/2 0-100.01 10/17/2 0-100.01 10/17/2 0-100.01 10/17/2 0-100.01 10/17/2 0-100.01 10/17/2 0-100.01 10/17/2 0-100.01 10/17/2 0-100.01 10/17/2 0-100.01 10/17/2 0	:022
0-100.01 10/17/2022 DEPOSIT 000009 DAILY PAYMENT POSTING 845.01 CLEARED U 10/17/2	:022
0-100.01 10/17/2022 DEPOSIT 000010 adcom cust fee 0914-0916 200.00 CLEARED G 10/18/2	:022
0-100.01 10/17/2022 DEPOSIT 000011 adcom cust fee 0913 48.75 CLEARED G 10/17/2	:022
0-100.01 10/17/2022 DEPOSIT 000012 deposit 1014 126.20 CLEARED G 10/18/2	:022
0-100.01 10/17/2022 DEPOSIT 000013 dep permit cc 1013 422.15 CLEARED G 10/17/2	:022
0-100.01 10/17/2022 DEPOSIT 000014 dep permit cc 1014 99.91 CLEARED G 10/17/2	:022
0-100.01 10/17/2022 DEPOSIT 000015 UTILITY DEPOSITS RECEIVED 200.00 CLEARED U 10/17/2	:022
0-100.01 10/17/2022 DEPOSIT 000016 DAILY PAYMENT POSTING 1,583.58 CLEARED U 10/17/20-100.01 10/17/2022 DEPOSIT 000017 DAILY PAYMENT POSTING 446.36 CLEARED U 10/18/2	2022
0-100.01 10/17/2022 DEPOSIT 000017 DAILY PAYMENT POSTING 446.36 CLEARED U 10/18/2	2022
0-100.01 10/17/2022 DEPOSIT 000018 DAILY PAYMENT POSTING - ADJ 278.00CR CLEARED U 10/18/2 0-100.01 10/17/2022 DEPOSIT 000019 DAILY PAYMENT POSTING - ADJ 379.24CR CLEARED U 10/18/2 0-100.01 10/17/2022 DEPOSIT 000020 UTILITY DEPOSITS RECEIVED 100.00 CLEARED U 10/18/2 0-100.01 10/17/2022 DEPOSIT 000021 DAILY CASH POSTING 10/17/2022 43,709.27 CLEARED C 10/19/2 0-100.01 10/17/2022 DEPOSIT 000022 DAILY CASH POSTING 10/17/2022 3,525.36 CLEARED C 10/31/2	2022
0-100.01 10/17/2022 DEPOSIT 000019 DAILY PAYMENT POSTING - ADJ 379.24CR CLEARED U 10/18/2	2022
0-100.01 10/17/2022 DEPOSIT 000020 UTILITY DEPOSITS RECEIVED 100.00 CLEARED U 10/18/2	:022
0-100.01 10/17/2022 DEPOSIT 000021 DAILY CASH POSTING 10/17/2022 43,709.27 CLEARED C 10/19/2	2022
0-100.01 10/17/2022 DEPOSIT 000022 DAILY CASH POSTING 10/17/2022 3,525.36 CLEARED C 10/31/2	:022
0-100.01 10/18/2022 DEPOSIT ONLINE PAYMENT 10/18/2022 8,580.35 CLEARED C 10/19/2	2022
0-100.01 10/18/2022 DEPOSIT 000001 ONLINE PAYMENT 10/18/2022 1,366.11 CLEARED C 10/19/2	2022
0-100.01 10/18/2022 DEPOSIT 000002 UTILITY DEPOSITS RECEIVED 100.00 CLEARED U 10/18/2	2022
0-100.01 10/18/2022 DEPOSIT 000003 buildingpermit cc 1,744.41 CLEARED G 10/19/2	2022
0-100.01 10/18/2022 DEPOSIT 000004 adcom cust fee 41.25 CLEARED G 10/19/2	2022
0-100.01 10/18/2022 DEPOSIT 000005 CASH RECEIPTS 388.00 CLEARED G 10/19/2	022
0-100.01 10/18/2022 DEPOSIT 000006 dep 1018 17.55 CLEARED G 10/31/2	0022
0-100.01 10/17/2022 DEPOSIT 000022 DAILY CASH POSTING 10/17/2022 3,525.36 CLEARED C 10/31/2 0-100.01 10/18/2022 DEPOSIT 000001 ONLINE PAYMENT 10/18/2022 8,580.35 CLEARED C 10/19/2 0-100.01 10/18/2022 DEPOSIT 000002 UTILITY DEPOSITS RECEIVED 100.00 CLEARED U 10/18/2 0-100.01 10/18/2022 DEPOSIT 000003 buildingpermit cc 1,744.41 CLEARED G 10/19/2 0-100.01 10/18/2022 DEPOSIT 000004 adcom cust fee 41.25 CLEARED G 10/19/2 0-100.01 10/18/2022 DEPOSIT 000005 CASH RECEIPTS 388.00 CLEARED G 10/19/2 0-100.01 10/18/2022 DEPOSIT 000006 dep 1018 17.55 CLEARED G 10/31/2 0-100.01 10/18/2022 DEPOSIT 000007 DAILY PAYMENT POSTING 179.16 CLEARED U 10/19/2	

11/01/2022 3:29 PM CHECK RECONCILIATION REGISTER PAGE: 7

COMPANY: 999 - POOLED CASH

ACCOUNT: 0-100.01 CASH IN BANK-CSB

TYPE: All STATUS: All FOLIO: All CHECK DATE: 10/01/2022 THRU 10/31/2022
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

ACCOUNT	DATE	TYPE	NUMBER	DESCRIPTION	AMOUNT	STATHE	FOLTO.	CLEAR DATE	
ACCOUNT	DW10	115-	NAGIOCIV	DE3CKIFIION	MJQQMI	SIMIOS	LOPIO	CPERK DATE	

	10/19/2022 DEPOSIT 10/20/2022 DEPOSIT 10/21/2022 DEPOSIT 10/24/2022 DEPOSIT 10/25/2022 DEPOSIT 10/25/2022 DEPOSIT 10/25/2022 DEPOSIT 10/25/2022 DEPOSIT 10/25/2022 DEPOSIT		building permit cc ONLINE PAYMENT 10/19/2022 ONLINE PAYMENT 10/19/2022 adcom cust fee 1018 correction DAILY PAYMENT POSTING UTILITY DEPOSITS RECEIVED CASH RECEIPTS building perrmit cc ONLINE PAYMENT 10/20/2022 ONLINE PAYMENT 10/20/2022 ONLINE PAYMENT 10/20/2022 UTILITY DEPOSITS RECEIVED DAILY PAYMENT POSTING DAILY CASH POSTING 10/20/2022 UTILITY DEPOSITS RECEIVED DAILY CASH POSTING 10/20/2022 DAILY CASH POSTING 10/21/2022 ONLINE PAYMENT 10/21/2022 ONLINE PAYMENT 10/21/2022 DAILY CASH POSTING 10/21/2022 ONLINE PAYMENT 10/24/2022 ONLINE PAYMENT 10/24/2022 ONLINE PAYMENT 10/24/2022 ONLINE PAYMENT 10/24/2022 DAILY PAYMENT POSTING biuilding pemrit cc adcom cust fee 1024 adcom cust fee 1024 adcom cust fee 1024 DEP CABLEVISION FRANCHISE CABLEVISION PEG				
DEPOSIT:	10.410.40000						
0-100.01	10/19/2022 DEPOSIT		building permit cc	1/4/28	CLEARED	G	10/31/2022
0-100.01	10/19/2022 DEPOSIT	000001	ONLINE PAYMENT 10/19/2022	3,276.15	CLEARED	C	10/31/2022
0-100.01	10/19/2022 DEPOSIT	000002	ONLINE PAYMENT 10/19/2022	3,013.60	CLEARED	С	10/31/2022
0-100.01	10/19/2022 DEPOSIT	000003	adcom cust fee 1018	11.25	CLEARED	Ģ	10/31/2022
0-100.01	10/19/2022 DEPOSIT	000004	correction	8,524.94	CLEARED	G	10/19/2022
0-100.01	10/19/2022 DEPOSIT	000005	DAILY PAYMENT POSTING	125.76	CLEARED	U	10/31/2022
0-100.01	10/19/2022 DEPOSIT	000006	UTILITY DEPOSITS RECEIVED	100.00	CLEARED	U	10/31/2022
0-100.01	10/19/2022 DEPOSIT	000007	CASH RECEIPTS	1,671.00	CLEARED	G	10/31/2022
0-100-01	10/19/2022 DEPOSIT	800000	building perrmit cc	123.60	CLEARED	G	10/31/2022
0-100.01	10/20/2022 DEPOSIT		ONLINE PAYMENT 10/20/2022	1,418.35	CLEARED	C	10/31/2022
0-100-01	10/20/2022 DEPOSIT	000001	ONLINE PAYMENT 10/20/2022	914.93	CLEARED	C	10/31/2022
0-100.01	10/20/2022 DEPOSIT	000002	ONLINE PAYMENT 10/20/2022	802.65	CLEARED	Ç	10/31/2022
0-100.01	10/20/2022 DEPOSIT	000003	UTILITY DEPOSITS RECEIVED	300.00	CLEARED	U	10/31/2022
0-100.01	10/20/2022 DEPOSIT	000004	DAILY PAYMENT POSTING	365.60	CLEARED	U	10/31/2022
0-100.01	10/20/2022 DEPOSIT	000005	DAILY CASH POSTING 10/20/2022	8,054.11	CLEARED	С	10/31/2022
0-100.01	10/20/2022 DEPOSIT	000008	DAILY CASH POSTING 10/20/2022	527.71	CLEARED	С	10/31/2022
0-100.01	10/20/2022 DEPOSIT	000009	DAILY CASH POSTING 10/20/2022	1,390.81	CLEARED	C	10/31/2022
0-100.01	10/20/2022 DEPOSIT	000010	DAILY CASH POSTING 10/20/2022	937.22	CLEARED	Ċ	10/31/2022
0-100.01	10/20/2022 DEPOSIT	000011	biuilding pemrit cc	319.30	CLEARED	Ğ	10/31/2022
0-100.01	10/20/2022 DEPOSIT	000012	adcom cust fee	8.75	CLEARED	G	10/31/2022
0-100.01	10/20/2022 DEFOSIT	000012	CASH PECETPTS	882.31	CLEARED	G	10/31/2022
0-100.01	10/20/2022 DEFOSIT	000013	CASH BECEIPTS	173 00	CLEARED	Ġ	10/31/2022
0-100.01	10/20/2022 DEFOSIT	000014	ONLINE DAYMENT 10/21/2022	1 969 20	CLEARED	0	10/31/2022
0-100.01	10/21/2022 DEFOSIT	000002	ONLINE DAYMENT 10/21/2022	2 098 95	CLEARED	0	10/31/2022
0-100.01	10/21/2022 DEFOSIT	000002	DATIV CACU DOCTING 10/21/2022	2,000.03	CIEVEED	0	10/31/2022
0-100.01	10/21/2022 DEPOSIT	000003	DATE CASE POSITING 10/21/2022	1 5/6 30	CIEARED	0	10/31/2022
0-100.01	10/21/2022 DEPOSIT	000000	hivilding powrit on	1,340.39	CLEARED	0	10/31/2022
0-100.01	10/21/2022 DEPOSIT	000007	biditaing pentit cc	1,203.10	CLEARED	6	10/31/2022
0-100.01	10/21/2022 DEPOSIT	000008	adcom cust ree	0.70	CLEARED	G	10/31/2022
0-100.01	10/24/2022 DEPOSIT	000000	ONLINE PAIMENT 10/24/2022	7,757.23	CLEARED	0	10/31/2022
0-100.01	10/24/2022 DEPOSIT	000002	ONLINE PAYMENT 10/24/2022	384.01	CLEARED	C	10/31/2022
0-100.01	10/24/2022 DEPOSIT	000003	ONLINE PAYMENT 10/24/2022	534.68	CLEARED	С	10/31/2022
0-100.01	10/24/2022 DEPOSIT	000004	DAILY PAYMENT POSTING	43.07	CLEARED	U	10/31/2022
0-100.01	10/24/2022 DEPOSIT	000005	blullding pemrit cc	45.58	CLEARED	G	10/31/2022
0-100.01	10/24/2022 DEPOSIT	000006	adcom cust fee 1024	17.50	CLEARED	G	10/31/2022
0-100.01	10/24/2022 DEPOSIT	000007	adcom cust fee 1022-1024	26.25	CLEARED	G	10/31/2022
0-100.01	10/24/2022 DEPOSIT	800000	DEP	206.35	CLEARED	G	10/31/2022
0-100.01	10/24/2022 DEPOSIT	000009	CABLEVISION FRANCHISE	6,776.56	CLEARED	G	10/31/2022
0-100.01	10/24/2022 DEPOSIT	000010	CABLEVISION PEG	1,355.30	CLEARED		
0-100.01	10/24/2022 DEPOSIT	000011	TRANSFER TO PEG	1,355.30CR	OUTSTND		0/00/0000
0-100.01	10/25/2022 DEPOSIT		ONLINE PAYMENT 10/25/2022	4,759.41	CLEARED		10/31/2022
0-100.01	10/25/2022 DEPOSIT	000001	ONLINE PAYMENT 10/25/2022	700.21	CLEARED		10/31/2022
0-100.01	10/25/2022 DEPOSIT	000002	biuilding pemrit cc	302.68	CLEARED		10/31/2022
0-100.01	10/25/2022 DEPOSIT	000003	adcom cist fee 1025	32.50	CLEARED	G	10/31/2022
0-100.01	10/26/2022 DEPOSIT		DEP CABLEVISION FRANCHISE CABLEVISION PEG TRANSFER TO PEG ONLINE PAYMENT 10/25/2022 ONLINE PAYMENT 10/25/2022 biuilding pemrit cc adcom cist fee 1025 ONLINE PAYMENT 10/26/2022	9,335.75	CLEARED	C	10/31/2022

11/01/202	2 3:29 PM		CHECK RECONCILIATION REGISTER		PAGE: 8
COMPANY:	999 - POOLED	CASH		CHECK DATE:	10/01/2022 THRU 10/31/2022
ACCOUNT:	0-100.01	CASH IN BANK-CSB		CLEAR DATE:	0/00/0000 THRU 99/99/9999
TYPE:	A11			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

ACCOUNTDATETYPE NUMBER	DESCRIPTION	AMOUNT	STATUS	FOLIO	CLEAR DATE
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DEPOSIT:							
	10/26/2022 DEPOSIT	000001	ONLINE PAYMENT 10/26/2022	3,655.34	CLEARED	С	10/31/2022
0-100.01	10/26/2022 DEPOSIT 10/26/2022 DEPOSIT	000002	DAILY CASH POSTING 10/26/2022 DAILY CASH POSTING 10/26/2022 DAILY CASH POSTING 10/26/2022 DAILY CASH POSTING 10/26/2022 DAILY PAYMENT POSTING - ADJ DAILY PAYMENT POSTING biuilding pemrit cc adcom cust fee 1026 dep 10/26 CASH RECEIPTS ONLINE PAYMENT 10/27/2022 ONLINE PAYMENT 10/27/2022 ONLINE PAYMENT 10/27/2022 DAILY PAYMENT 10/28/2022 ONLINE PAYMENT 10/28/2022 ONLINE PAYMENT 10/28/2022 ONLINE PAYMENT 10/28/2022 ONLINE PAYMENT 10/28/2022 DAILY PAYMENT POSTING DAILY CASH POSTING 10/28/2022 DAILY CASH POSTING 10/28/2022	16.714.62	CLEARED	Č	
0-100.01	10/26/2022 DEPOSIT	000004	DAILY CASH POSTING 10/26/2022	756.96	CLEARED	Ċ	10/31/2022
0-100.01	10/26/2022 DEPOSIT 10/26/2022 DEPOSIT 10/26/2022 DEPOSIT	000005	DAILY CASH POSTING 10/26/2022	2,002.08	CLEARED	Č	10/31/2022
0-100.01	10/26/2022 DEPOSIT	000006	DAILY PAYMENT POSTING - ADJ	7,804.79CR	CLEARED	Ū	10/31/2022
0-100.01	10/26/2022 DEPOSIT 10/26/2022 DEPOSIT 10/26/2022 DEPOSIT 10/26/2022 DEPOSIT 10/26/2022 DEPOSIT 10/26/2022 DEPOSIT 10/27/2022 DEPOSIT 10/27/2022 DEPOSIT 10/27/2022 DEPOSIT 10/27/2022 DEPOSIT	000007	DAILY PAYMENT POSTING	7,804.79	CLEARED	Ū	10/31/2022
0-100.01	10/26/2022 DEPOSIT	000008	biuilding pemrit cc	216.30	CLEARED	G	10/31/2022
0-100.01	10/26/2022 DEPOSIT	000009	adcom cust fee 1026	15.00	CLEARED	G	10/31/2022
0-100.01	10/26/2022 DEPOSIT	000010	dep 10/26	123.05	CLEARED	G	10/31/2022
0-100.01	10/26/2022 DEPOSIT	000011	CASH RECEIPTS	2,253.00	CLEARED	G	10/31/2022
0-100.01	10/27/2022 DEPOSIT		ONLINE PAYMENT 10/27/2022	3,261.44	CLEARED	C	10/31/2022
0-100.01	10/27/2022 DEPOSIT	000001	ONLINE PAYMENT 10/27/2022	617,31	CLEARED	C	10/31/2022
0-100.01	10/27/2022 DEPOSIT	000002	ONLINE PAYMENT 10/27/2022	3,280.71	CLEARED	C	10/31/2022
0-100.01	10/27/2022 DEPOSIT	000003	bivilding pemrit cc	51.50	CLEARED	G	10/31/2022
0-100.01	10/27/2022 DEPOSIT 10/28/2022 DEPOSIT 10/28/2022 DEPOSIT 10/28/2022 DEPOSIT 10/28/2022 DEPOSIT 10/28/2022 DEPOSIT	000004	adcom csut fee 1027	18.75	CLEARED	G	10/31/2022
0-100.01	10/28/2022 DEPOSIT		ONLINE PAYMENT 10/28/2022	4,302.46	CLEARED	C	10/31/2022
0-100.01	10/28/2022 DEPOSIT	000002	ONLINE PAYMENT 10/28/2022	1,632.78	CLEARED	C	10/31/2022
0-100.01	10/28/2022 DEPOSIT	000003	DAILY PAYMENT POSTING	148.47	CLEARED	U	10/31/2022
0-100.01	10/28/2022 DEPOSIT	000004	DAILY CASH POSTING 10/28/2022	7,174.66	CLEARED	C	10/31/2022
0-100.01	10/28/2022 DEPOSIT	000006	DAILY CASH POSTING 10/28/2022 DAILY CASH POSTING 10/28/2022	1,398.27	CLEARED	С	10/31/2022
0-100.01	10/28/2022 DEPOSIT	000007					10/31/2022
0-100.01	10/28/2022 DEPOSIT	800000	DAILY CASH POSTING 10/28/2022	3,322.20	CLEARED	C	10/31/2022
0-100-01	10/28/2022 DEPOSIT	000009	biuilding pemrit cc	175.10	CLEARED	G	10/31/2022
0-100.01	10/28/2022 DEPOSIT 10/28/2022 DEPOSIT 10/28/2022 DEPOSIT 10/28/2022 DEPOSIT 10/28/2022 DEPOSIT 10/28/2022 DEPOSIT 10/28/2022 DEPOSIT 10/28/2022 DEPOSIT 10/31/2022 DEPOSIT	000010	DAILY CASH POSTING 10/28/2022 DAILY CASH POSTING 10/28/2022 biuilding pemrit cc adcom cust fee DEP CASH RECEIPTS ONLINE PAYMENT 10/31/2022 ONLINE PAYMENT 10/31/2022 ONLINE PAYMENT 10/31/2022 ONLINE PAYMENT 10/31/2022 DAILY PAYMENT POSTING - ADJ DAILY CASH POSTING 10/31/2022	8.75	CLEARED	G	10/31/2022
0-100.01	10/28/2022 DEPOSIT	000011	DEP	145.30	OUTSTND	G	0/00/0000
0-100.01	10/28/2022 DEPOSIT	000012	CASH RECEIPTS	4,564.00	OUTSTND	G	0/00/0000
0-100.01	10/31/2022 DEPOSIT		ONLINE PAYMENT 10/31/2022	1,825.01	CLEARED	С	10/31/2022
0-100.01	10/31/2022 DEPOSIT	000002	ONLINE PAYMENT 10/31/2022	259.43	CLEARED	C	10/31/2022
0-100.01	10/31/2022 DEPOSIT	000003	ONLINE PAYMENT 10/31/2022	437.65	OUTSTND	C	0/00/0000
0-100.01	10/31/2022 DEPOSIT	000004	ONLINE PAYMENT 10/31/2022	1,236.54	OUTSTND	C	0/00/0000
0-100.01	10/31/2022 DEPOSIT	000005	DAILY PAYMENT POSTING - ADJ	1,206.06CR	CLEARED	U	10/31/2022
0-100.01	10/31/2022 DEPOSIT	000006	DAILY CASH POSTING 10/31/2022 DAILY CASH POSTING 10/31/2022	3,104.46	OUTSTND	C	0/00/0000
0-100.01	10/31/2022 DEPOSIT	000008	DAILY CASH POSTING 10/31/2022	1,494.89	OUTSTND		0/00/0000
0-100.01	10/31/2022 DEPOSIT	000009	CASH RECEIPTS	970.00	OUTSTND	G	0/00/0000
EFT:							
0-100.01	10/04/2022 EFT		chil,d seat belt report	0.50CR	CLEARED	G	10/04/2022
0-100.01	10/10/2022 EFT		zba	1,736.13CR	CLEARED	G	10/10/2022
0-100.01	10/10/2022 EFT	000001	zba	390.66CR	CLEARED	G	10/10/2022
0-100.01	10/11/2022 EFT		tbb deposits	27,500.00CR	CLEARED	G	10/17/2022
0-100.01	10/12/2022 EFT		ZBA	68,665.09CR	CLEARED	G	10/12/2022
0-100.01	10/13/2022 EFT		zba	9,107.13CR	CLEARED	G	10/13/2022
0-100.01	10/13/2022 EFT	000001	august sales tax	187,592.70	CLEARED	G	10/17/2022
0-100.01	10/13/2022 EFT	000002	chil,d seat belt report zba zba tbb deposits ZBA zba august sales tax august sales tax edc portion	15,632.72CR	CLEARED	Ģ	10/1//2022

11/01/2	022 3:29 PM		CHECK RECONCILIATION REGISTER		PAGE: 9
COMPANY	: 999 - POOLE	D CASH		CHECK DATE:	10/01/2022 THRU 10/31/2022
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:	A11			AMOUNT:	0.00 THRU 999,999,999.99
				CHECK NUMBER:	000000 THRU 999999

							0112011 1101		000	000 111110	22222
ACCOUNT	DATE	TYPE	NUMBER	DESCRI	PTION		AMOUNT	STATUS	FOLIO	CLEAR DATE	
EFT:											
0-100.01	10/13/2022	EFT	000003	symetery sept p	urchase		155,618.61CR 124,296.10CR 22,450.37CR 36,810.43CR	CLEARE) G	10/31/2022	
0-100.01	10/17/2022	EFT		zba 1014			124.296.10CR	CLEAREI) G	10/17/2022	
0-100.01	10/17/2022	EFT	000001	ENTERPRISE MONT	HT.Y 0420	18	22.450.37CB	CLEARE) G	10/19/2022	
0-100.01	10/18/2022	EFT	000001	zha	0 100.		36.810.43CR	CLEARE) G	10/18/2022	
0-100.01	10/19/2022	EFT		nas sales tay s	ent		8,524.94CR 262,297.90CR 8,524.94CR 1,888.93CR	CLEAREI) G	10/18/2022	
0-100.01	10/19/2022 10/19/2022	EFT	000003	municas sent nu	rchases		262.297 90CR	CLEAREI		10/31/2022	
0-100.01	10/19/2022	EFT	000001	zha	20110000		8 524 94CB	CLEAREI		10/19/2022	
0-100.01	10/19/2022	EFT	000001 000002 000003 000004	zha			8,524.94CR 1,888.93CR	CLEARE		10/10/2022	
0-100.01	10/19/2022	EFT	000003	7 D A			56 431 37CD	CLEADEI		10/31/2022	
0-100.01	10/13/2022	FFT	P00000	WIALU BEALDACE			2 709 37	CLEARE) G	10/31/2022	
0-100.01	10/21/2022	E ET		701			195 9200	CLEADE) G	10/31/2022	
0-100.01	10/23/2022	FFT		7BA			120 985 5/08	CLEARE) G	10/31/2022	
0-100.01	10/20/2022	E E E		zba zba ZBA MIXED BEVERAGE ZBA ZBA correction znba			1,668.93CR 56,431.37CR 2,709.37 195.92CR 129,985.54CR 50.00 39,298.29CR	OUTTOWN		0/00/0000	
0~100.01	10/31/2022	E E E	000001	COLLECTION			30 200 2000	OUISINI	, 6	0/00/0000	
0-100.01	10/31/2022	EFI	000001	Ziiba			39,290.29CR	OOISINI	ي ر	070070000	
INTEREST:											
0-100.01	10/31/2022	INTEREST		INTEREST INCOME			908.12	OUTSTNI	O G	0/00/0000	
MISCELLANEOUS:											
0-100.01	10/01/2022	MISC.		cc not paid but	posted		9,579.37	CLEAREI) G	10/03/2022	
0-100.01	10/11/2022	MISC.		CASH RECEIPTS			964.60CR	CLEAREI) G	10/12/2022	
0-100.01	10/13/2022	MISC.	019446	TX MUNICIPAL LE	AGUE	VOIDED	262,072.82	VOIDED	A	10/13/2022	
0-100.01	10/13/2022	MISC.	019448	UNITED AG & TUR	F	VOIDED	9,579.37 964.60CR 262,072.82 327.77	VOIDED	A	10/13/2022	
SERVICE CHARGE:											
0-100.01	10/03/2022	SERV-CHG		utility app cc	fee		3.00CR	CLEAREI) G	10/03/2022	
0-100.01	10/10/2022	SERV-CHG		nsf			102.09CR	CLEAREI) G	10/10/2022	
0-100.01	10/10/2022	SERV-CHG	000001	utility cc app	fee		3.00CR	CLEARE) G	10/10/2022	
0-100.01	10/10/2022	SERV-CHG	000002	utility app cc	fee		1.00CR	CLEARE) G	10/10/2022	
0-100.01	10/12/2022	SERV-CHG		UTILITY APP CC	FEE		2.00CR	CLEARE) G	10/12/2022	
0-100.01	10/17/2022	SERV-CHG		utility app cc	fee		1.00CR	CLEARE) G	10/17/2022	
0-100.01	10/17/2022	SERV-CHG	000001	cc fee			69.46	CLEARE) G	10/17/2022	
0-100.01	10/17/2022	SERV-CHG	000002	nsf			221.48CR	CLEARE) G	10/17/2022	
0-100.01	10/18/2022	SERV-CHG		utility app cc	fee		1.00CR	CLEARE) G	10/18/2022	
0-100.01	10/19/2022	SERV-CHG		utility aapp fe	e		3.00CR	CLEARE) G	10/19/2022	
0-100.01	10/19/2022	SERV-CHG	000001	NSF			205.00CR	CLEARE) G	10/31/2022	
0-100.01	10/26/2022	SERV-CHG		nsf			146.92CR	CLEARE	D G	10/31/2022	
0-100.01	10/31/2022	SERV-CHG		UTILITY APP FEE			3.00CR 102.09CR 3.00CR 1.00CR 2.00CR 1.00CR 69.46 221.48CR 1.00CR 3.00CR 205.00CR 146.92CR 3.00CR	CLEAREI	D G	10/31/2022	
TOTALS FOR ACCOUNT				CHECK	TOTAL:		766,255.56CR				
				DEPOSIT	TOTAL:		1,091,307.87				
				INTEREST	TOTAL:		908.12				
				MISCELLANEOUS	TOTAL:		271,015.36				
				SERVICE CHARGE	TOTAL:		623.03CR				
				EFT	TOTAL:		779,003.50CR				
				BANK-DRAFT	TOTAL:		908.12 271,015.36 623.03CR 779,003.50CR 0.00				

ED CASH

CASH IN BANK-CSB

CASH IN BANK-CSB

CLEAR DATE:

0/00/0000 THRU 99/99/999

STATEMENT:

0/00/0000 THRU 99/99/9999

VOIDED DATE:

0/00/0000 THRU 99/99/9999

FOLIO: All AMOUNT: 0.00 THRU 999,999,999.99 CHECK NUMBER: 000000 THRU 9999999

ACCOUNT --DATE-- --TYPE-- NUMBER -------DESCRIPTION----- ----AMOUNT--- STATUS FOLIO CLEAR DATE

TOTALS FOR POOLED CASH

CHECK

TOTAL:

766,255.56CR

DEPOSIT

TOTAL:

1,091,307.87

ACCOUNT: 0-100.01

STATUS: All

All

TYPE:

 INTEREST
 TOTAL:
 908.12

 MISCELLANEOUS
 TOTAL:
 271,015.36

 SERVICE CHARGE
 TOTAL:
 623.03CR

 EFT
 TOTAL:
 779,003.50CR

BANK-DRAFT TOTAL: 0.00

11/01/2022 3:29 PM CHECK RECONCILIATION REGISTER

COMPANY: 999 - POOLED CASH ACCOUNT: 0-100.01 CASH IN BANK-CSB

TYPE: All STATUS: All FOLIO: All

CHECK DATE: 10/01/2022 THRU 10/31/2022 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 0.00 THRU 999,999,999.99 AMOUNT: 000000 THRU CHECK NUMBER: 999999

PAGE: 11

* Credit Card Deposit Details *

CREDIT CARD BATCH ID	BATCH AMOUNT	DATE	DESCRIPTION		5,016.13 1,281.15 549.61 1,921.57 419.78 1,707.49 2,328.78 1,468.73 511.33 1,089.78 3,155.70 2,467.37 3,513.59 1,221.58 4,304.67 306.79 4,760.58 1,079.83 2,208.70 745.48 1,183.77 1,690.30 12,304.02 11,586.70 1,344.34 1,366.11 3,013.60 914.93 113.65 689.00 669.85 1,419.00 384.61 534.68 700.21 3,655.34 617.31 133.64 3,147.07 347.61 1,285.17	NUMBER	TYPE	CLEAR DT
001003	5,016.13	10/03/22	ONLINE PAYMENT	10/03/2022	5,016.13	000002	Insite	10/03/22
001004	1,281.15	10/03/22	ONLINE PAYMENT	10/03/2022	1,281.15	000003	Insite	10/04/22
001005	2,471.18	10/03/22	ONLINE PAYMENT	10/03/2022	549.61	000004	Insite	10/04/22 10/04/22
		10/04/22	ONLINE PAYMENT	10/04/2022	1,921.57	000001	Insite	10/04/22
001006	2,127.27	10/04/22	ONLINE PAYMENT	10/04/2022	419.78	000002	Insite	10/10/22
		10/05/22	ONLINE PAYMENT	10/05/2022	1,707.49	000001	Insite	10/10/22
001007	3,797.51	10/05/22	ONLINE PAYMENT	10/05/2022	2,328.78	000002	Insite	10/10/22
		10/06/22	ONLINE PAYMENT	10/06/2022	1,468.73	000001	Insite	10/10/22
001008	4,022.47	10/06/22	ONLINE PAYMENT	10/06/2022	511.34	000002	Insite	10/12/22
		10/07/22	ONLINE PAYMENT	10/07/2022	3,511.13	000001	Insite	10/12/22
001009	4,245.48	10/07/22	ONLINE PAYMENT	10/07/2022	1,089.78	000002	Insite	10/12/22
		10/10/22	ONLINE PAYMENT	10/10/2022	3,155.70	000001	Insite	10/12/22
001010	2,467.37	10/10/22	ONLINE PAYMENT	10/10/2022	2,467.37	000002	Insite	10/12/22
001011	3,513.59	10/10/22	ONLINE PAYMENT	10/10/2022	3,513.59	000003	Insite	10/12/22
001012	5,526.25	10/10/22	ONLINE PAYMENT	10/10/2022	1,221.58	000004	Insite	10/12/22
	•	10/11/22	ONLINE PAYMENT	10/11/2022	4,304.67	000001	Insite	10/12/22
001013	5,067.37	10/11/22	ONLINE PAYMENT	10/11/2022	306.79	000002	Insite	10/12/22
	•	10/12/22	ONLINE PAYMENT	10/12/2022	4,760.58	000002	Insite	10/12/22
001014	3,288.53	10/12/22	ONLINE PAYMENT	10/12/2022	1,079.83	000003	Insite	10/17/22
	-,	10/13/22	ONLINE PAYMENT	10/13/2022	2,208.70	000002	Insite	10/17/22
001015	1,929,25	10/13/22	ONLINE PAYMENT	10/13/2022	745.48	000003	Insite	10/17/22
	-,	10/14/22	ONLINE PAYMENT	10/14/2022	1,183,77	000001	Insite	10/17/22
001016	13.994.32	10/14/22	ONLINE PAYMENT	10/14/2022	1,690.30	000002	Insite	10/17/22
002020	,	10/17/22	ONLINE PAYMENT	10/17/2022	12.304.02	000001	Insite	10/17/22
001017	11.586.75	10/17/22	ONLINE PAYMENT	10/17/2022	11.586.75	000002	Insite	10/17/22
001018	1.444.34	10/17/22	ONLINE PAYMENT	10/17/2022	1,444.34	000003	Insite	10/18/22
001019	1.366.11	10/18/22	ONLINE PAYMENT	10/18/2022	1.366.11	000001	Insite	10/19/22
001020	3,013.60	10/19/22	ONLINE PAYMENT	10/19/2022	3.013.60	000002	Insite	10/31/22
001021	914.93	10/20/22	ONLINE PAYMENT	10/20/2022	914.93	000001	Insite	10/31/22
001022	802.65	10/20/22	ONLINE PAYMENT	10/20/2022	113.65	000002	Insite	10/31/22
		10/21/22	ONLINE PAYMENT	10/21/2022	689.00	000001	Insite	10/31/22
001023	2.088.85	10/21/22	ONLINE PAYMENT	10/21/2022	669.85	000002	Insite	10/31/22
001020	2,000.00	10/24/22	ONLINE PAYMENT	10/24/2022	1,419.00	000001	Insite	10/31/22
001024	384 61	10/24/22	ONLINE PAYMENT	10/24/2022	384.61	000002	Insite	10/31/22
001025	534 68	10/24/22	ONLINE PAYMENT	10/24/2022	534.68	000003	Insite	10/31/22
001026	700 21	10/25/22	ONLINE PAYMENT	10/25/2022	700.21	000001	Insite	10/31/22
001027	3 655 34	10/26/22	ONLINE PAYMENT	10/26/2022	3.655 34	000001	Insite	10/31/22
001027	617 31	10/27/22	ONLINE PAYMENT	10/27/2022	617.31	000001	Insite	10/31/22
001029	3 280 71	10/27/22	ONLINE PAYMENT	10/27/2022	133 64	000002	Insite	10/31/22
001023	3,200.71	10/28/22	ONLINE PAYMENT	10/28/2022	3.147 07	000002	Insite	10/31/22
001030	1 632 79	10/20/22	ONLINE PAYMENT	10/28/2022	347 61	000001	Insite	10/31/22
001030	1,002.70	10/20/22	ONLINE DAYMENT	10/20/2022	1 285 17	000002		10/31/22

11/01/2022 3:29 PM CHECK RECONCILIATION REGISTER PAGE: 12

ACCOUNT: 0-100.01 CASH IN BANK-CSB

COMPANY: 999 - POOLED CASH

TYPE: All STATUS: All FOLIO: All

CHECK DATE: 10/01/2022 THRU 10/31/2022
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 999999

* Credit Card Deposit Details *

CREDIT CARD BATCH ID	BATCH AMOUNT	DATE	DESCRIPTION		ITEM AMOUNT	NUMBER	TYPE	CLEAR DT
001021	259.43	10/31/22	ONLINE PAYMENT 10/3 ONLINE PAYMENT 10/3 ONLINE PAYMENT 11/0 ONLINE PAYMENT 11/0	1/2022	259.43	000002	Insite	
001032	437.65	10/31/22	ONLINE PAYMENT 10/3	1/2022	437.65	000003	Insite	
001033	437.65 1,236.54	10/31/22	ONLINE PAYMENT 10/3	1/2022	150.00	000004	Insite	
		11/01/22	ONLINE PAYMENT 11/0	1/2022	1,086.54	000001	Insite	
000684	2,825.57 4,649.68	10/03/22	DAILY CASH POSTING	10/03/2022	2,023.37	000012	Point of Sale	10/10/22
000685	4,649.68		DAILY CASH POSTING	10/05/2022	2,147.87	000004	Point of Sale	10/10/22
		10/06/22	DAILY CASH POSTING	10/06/2022	2,147.87 2,501.81	000005	Point of Sale	10/10/22
000686	2,463.61	10/05/22	DAILY CASH POSTING	10/05/2022	1,736.98	000005	Point of Sale	10/10/22
		10/06/22	DAILY CASH POSTING	10/06/2022	701.63	000006	Point of Sale	10/10/22
		10/10/22	DAILY CASH POSTING	10/10/2022	701.63 25.00	000006	Point of Sale	10/10/22
000687	2,346.92	10/06/22	DAILY CASH POSTING	10/06/2022	1,791.12	000007	Point of Sale	10/10/22
			DAILY CASH POSTING		555.80	000007	Point of Sale	
000688	2,579.26	10/10/22	DAILY CASH POSTING	10/10/2022	2.513.18	800000	Point of Sale	10/12/22
	-,		DAILY CASH POSTING	10/11/2022	23.08 43.00	800000	Point of Sale	
			DAILY CASH POSTING	10/17/2022	43.00	000005	Point of Sale	
000689	2,904.57 2,021.66		DAILY CASH POSTING	10/11/2022	2,904.57	000009	Point of Sale	
000690	2.021.66		DAILY CASH POSTING	10/11/2022	340.22	000010	Point of Sale	
300030	2,021.00		DAILY CASH POSTING	10/13/2022	340.22 1,681.44	800000	Point of Sale	
000691	4,112.06		DAILY CASH POSTING			000009	Point of Sale	
300031	1,111.00		DAILY CASH POSTING	10/17/2022	47.01	000006	Point of Sale	
000692	3,609.06		DAILY CASH POSTING	10/13/2022	4,065.05 47.01 2,454.44	000015	Point of Sale	
300032	3,003.00		DAILY CASH POSTING	10/17/2022	1,154.62	000007	Point of Sale	
000693	9,360.88		DAILY CASH POSTING		9,212.32	000008	Point of Sale	
J00033	2,300.00			10/20/2022	148.56		Point of Sale	
000694	3 525 36		DAILY CASH POSTING		2,970.62	000022	Point of Sale	
300034	3,525.36		DAILY CASH POSTING	10/20/2022	294 00	000007	Point of Sale	
			DAILY CASH POSTING	10/21/2022	294.00 260.74		Point of Sale	
000695	527.71 1,390.81 937.22		DAILY CASH POSTING	10/20/2022	527 71	000008	Point of Sale	
000696	1 390 81		DAILY CASH POSTING	10/20/2022	527.71 1,390.81 430.07	000009	Point of Sale	
000697	937 22		DAILY CASH POSTING	10/20/2022	430.07	000010	Point of Sale	
300037	JJ22			10/21/2022	263.42	000005	Point of Sale	
			DAILY CASH POSTING	10/26/2022	243.73	000003	Point of Sale	
000698	1,546.39 756.96 2,002.08		DAILY CASH POSTING	10/23/2022	1,546.39	000006	Point of Sale	
000699	756 96		DAILY CASH POSTING	10/26/2022	756 96	000004	Point of Sale	
000700	2 002 08		DAILY CASH POSTING	10/26/2022	756.96 1,708.09	000005	Point of Sale	
			DAILY CASH POSTING		293.99	000005	Point of Sale	
000701	1 300 27		DAILY CASH POSTING	10/20/2022		000006	Point of Sale	
000701	1,398.27 1,412.59 3,322.20		DAILY CASH POSTING	10/20/2022	1,398.27 1,412.59	000003	Point of Sale	
000702	7,412,33		DAILY CASH POSTING	10/20/2022	2,945.41	000007	Point of Sale	
000703	3,322.20		DAILY CASH POSTING	10/20/2022	2,343.41	000008	Point of Sale	
000704	1,494.89			10/31/2022	376.79 1,494.89	000007	Point of Sale	
000704	1,494.89	TO/31/24	DAILY CASH POSTING	10/31/2022	1,474.89	000008	FOILT OF SULE	

*Total Credit Card Deposits * 147,892.11

11/01/2022 3:30 PM DATES: 10/01/2022 THRU 10/31/2022 PAGE: 2

S TOTAL CURR .41 1,154,058 .46 6,945 .83	16 1,164,102.57 77 41,247.23 16,965.83 0.00	ACTIVE ACCOUNT RE NEW ACCOUNTS: DISCONNECTNO TR DISCONNECT-TRANSF	57 F: 45
.70 1,161,003	93 1,222,315.63		
1,164,503.93 3,500.00C 1,161,003.93			
CATEGORY	T O T A L S		
ADJ TOTAL TAX .00 8,342.64	BILL TAXABLE CONSUMP 101,205.53		TOTAL CONSUMPTION
.47 2,967.01 .00 0.00 .00 0.00	69,833.22 87,047. 0.00 0.00 0.00	0000 2	87,049.0000
.00 0.00	0.00 205,534. 0.00 319,324. RESERVE: 1,282.29		205,534.3300 319,528.0000
.47 11,309.65	171,038.75		
UE CODE TO	T A L S		
G/L ACCOUNT#	AMOUNT		
300-0-310.00 SUSTIDE 300-0-310.00 TAX 100-0-310.00	116,697.42 214,681.40 17,365.14 113,387.83 432,084.07 149,208.34 22,875.04 52,652.60 42.00 44.00 90.00 350.00 625.62 2,336.79 4.60 8,342.64		
-		300-0-310.00 2,336.79 STIDE 300-0-310.00 4.60 TAX 100-0-310.00 8,342.64	300-0-310.00 2,336.79 STIDE 300-0-310.00 4.60 TAX 100-0-310.00 8,342.64

** (CONTINUED) **

PAGE: 3

R/C DESCRIPTION G/L ACCOUNT# AMOUNT 705-GAS SERVICE CONTRACT 300-0-310.00 32,719.16

AMP:

995-AMP 200-1-108.03 663.55

R/C TOTALS 1,164,503.93

=======================================	R	Α	T	Ε	1	Т	Α	В	L	E	1	1	0	T	Α	L	S	
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CAT	CODE	TBL	DESCRIPTION	SCHED	NO#	TOTAL NET	FUEL-ADJ	TOTAL TAX	TAXABLE	CONSUMPTION	MLT.
GR	100	A	COMMERCIAL HAND PU	A	120	4,796.24	0.00	279.53	3,392.46		53
GR	100	B2	COMM 2 YD CONTAINER	B2	24	1,621.20	0.00	105.83	1,283.45		
GR	100	В3	COMM 3 YD CONTAINER	В3	30	3,844.82	0.00	217.27	2,634.10		2
GR	100	В4	COMM 4 YD CONTAINER	B4	13	2,201.12	0.00	170.79	2,070.21		
GR	100	В6	COMM 6 YD CONTAINER	в6	50	14,214.72	0.00	959.98	11,635.26		4
GR	100	B8	COMM 8 YD CONTAINER	B8	47	25,894.47	0.00	1,423.77	17,258.78		6
GR	100	С	RESIDENTIAL	C	2694	57,227.05	0.00	4,631.47	56,219.05		47
GR	100	E	GARBAGE -EXPLICIT	E	29	1,004.86	0.00	78.73	953.08		
GR	100	LOC	LOCKING DEVICE	LOCK	32	249.90	0.00	14.16	171.36		3
GR	100	PC2	EXTRA POLY CART	PC2	592	5,643.04	0.00	461.11	5,587.78		24
GS	300	2	GAS-IND.OUT 400-1000	2	2	20,024.34	42,983.40	0.00	0.00	4,260.0000	
GS	300	A	GAS -A RES INSIDE	A	1710	26,244.35	15,901.84	625.04	41,400.62	1,576.0000	
GS	300	ATR	GAS -ATMOS TRANSPORT	ATR	3	17,393.20	0.00	0.00	0.00	14,740.0000	
GS	300	В	GAS -B RES OUTSIDE	В	2	28.74	10.09	0.58	38.83	1.0000	
GS	300	C	GAS -C COM INSIDE	C	126	7,562.37	16,033.01	1,870.68	22,675.76	1,589.0000	
GS	300	CA	GAS -CENTURY ASPHALT	GAS	1	3,421.61	22,763.04	0.00	0.00	2,256.0000	
GS	300	CCH	GAS -COMODITY CHARGE	CCH	3	1,474.00	0.00	0.00	0.00	14,740.0000	
GS	300	CIT	GAS -CITY USEAGE	CITY	10	0.00	0.00	0.00	0.00	4.0000	
GS	300	CTR	GAS -CITY TRANSPORT	CTR	3	2,653.20	0.00	0.00	0.00	14,740.0000	
GS	300	E	GAS -E SCHOOLS	E	6	1,572.18	3,995.64	0.00	0.00	396.0000	
GS	300	F	GAS -IND OUTSIDE	F	2	48,606.74	177,382.20	0.00	0.00	17,580.0000	
GS	300	FCO	GAS -FUEL COST-GRANT	FCO	3	131,333.40	0.00	0.00	0.00	14,740.0000	
GS	300	G	GAS -COM OUTSIDE	G	2	35.62	0.00	2.40	35.62		
GS	300	H	GAS-S.IND.OUT 0-399	H	4	181.18	221.98	2.20	32.62	22,0000	
GS	300	IND	GAS-S.IND.IN 0-399	IND	4	1,583.50	4,066.27	466.11	5,649.77	403.0000	
GS	300	Z	GAS ZERO CHARGE	Z	18	0.00	0.00	0.00	0.00		
MS	600	GAR	ONE TIME CHARGES -	GAR	3	350,00	0.00	0.00	0.00		
MS	600	W	OTC - WATER	W	4	90.00	0.00	0.00	0.00		
MS	700	GAS	GAS SERVICE CONTRACT	GAS	1	32,719.16	0.00	0.00	0.00		
MS	700	WTR	WATER CONTRACTS	WTR	10	333.73	0.00	0.00	0.00		
PF	562	\$25	\$23.00 VOL PARK FUND	\$25	1	23+00	0.00	0.00	0.00		
PF	562	1.0	\$1.00 VOL PARK FUND	1.0	19	19.00	0.00	0.00	0.00		
PF	563	\$23	VOLUNTARY FIRE FUND	\$23	1	23.00	0.00	0.00	0.00		
PF	563	1.0	\$1.00 VOL FIRE FUND	1.0	21	21.00	0.00	0.00	0.00		
SDF	500	CI	ST & DR FEE-C I	CI	292	5,377.52	0+00	0.00	0.00		2



REQUEST FOR CITY COUNCIL AGENDA ITEM #8C

Agenda Date Requested: November 14, 2022	Ap	ppropriation					
Requested By: Lance Hall, Director	Source of Funds:	N/A					
Department: Financial Services	Account Number:	N/A					
☐ Report ☐ Resolution	Amount Budgeted:	N/A					
The Third T	Amount Requested:	N/A					
Exhibits: Ordinance No. 1011-22 and Grimes County Tax Roll	Budgeted Item:	C Yes • No					
AGENDA ITE Approval of first reading of Ordinance No. r tax roll for the year 2022.		ng the Grimes County					
SUMMARY & RECOMMENDATION							
Section 26.09 of the Texas Property Code requires approval by the City Council of the appraisal roll with tax amounts entered by the tax assessor for the tax year 2022. The appraisal roll for the Grimes County portion of the City of Navasota FY 2022-2023 is \$3,333,589.52. This is an increase of 15.15% from the last year, which was \$2,894,843.19.							
ACTION REQUIRED B	Y CITY COUNCIL						
Approval of first reading of Ordinance l County tax roll for the tax year 2022.	No. 1011-22, ap _l	proving the Grimes					
Approved for the City Council meeting agenda							
Jason Weeks	11/	/10/2022					
Jason B. Weeks, City Manager	Dat	te					

ORDINANCE NO. 1011-22

TAX ROLL ORDINANCE FOR TAX YEAR 2022 CITY OF NAVASOTA Grimes County Portion

WHEREAS, Section 26.09 of the Texas Property Code requires approval by the City Council of the City of Navasota of the appraisal roll with tax amounts entered by the tax assessor, for the tax year 2022 and

WHEREAS, the Chief appraiser, acting as tax-assessor-collector, has calculated, and entered the tax imposed on each property included on the appraisal roll for the Grimes County Portion of the City of Navasota and submitted it by reference to the City Council of the City of Navasota, and

WHEREAS, said City Council voted in open session to approve said roll; therefore,

IT IS HEREBY ORDAINED BY THE City Council of the City of Navasota that on this 14th day of November 2022 the appraisal-roll for the Grimes County portion of the City of Navasota with tax amounts entered totaling \$3,333,589.52 for tax year 2022 is approved and is the tax roll for the Grimes County Portion of the City of Navasota for tax year 2022.

PASSED AND APPROVED ON FIRST READING THIS THE 14^{TH} DAY OF NOVEMBER, 2022.

	BERT MILLER, MAYOR
ATTEST:	
SUSIE M. HOMEYER. CITY SECRETAL	

PASSED AND APPROVED ON SECOND NOVEMBER, 2022.	READING THIS THE 28 TH DAY OF
	BERT MILLER, MAYOR
ATTEST:	
SUSIE M. HOMEYER, CITY SECRETARY	_

Grimes Central Appraisal District P. O. Box 489 Anderson, Texas 77830 (936)873-2163

TO :

Chief Administrators, Grimes County Taxing Units

FROM

Mark Boehnke, Chief Appraiser

DATE

October 12, 2022

RE

Approval of the 2022 Tax Roll

The governing bodies of the taxing units are required by Sec. 26.09 (e) of the Texas Property Tax Code to approve the appraisal roll with tax amounts entered to constitute the tax roll for the taxing unit. This is a formality that the taxing unit governing bodies have complied with for a number of years.

Enclosed you will find a document for your governing body to use to approve the 2022 tax roll.

Please place the approval of the tax roll as an item on the agenda of the next available meeting of your governing body. Please forward to me a copy of the document after your governing body has approved it.

If you have any questions, please call me at (936) 873-2163 Ext 224.

Thank you.

Final Roll Report

Date: 10/13/2022

Tax Year. 2022

Roll Group: Roll Group 1

Tota			ons				Credit Ad	justments	
	Assessed		Total	Total Taxable			Number of	Total Credit	
Taxing Unit	Properties	Value	of Properties	Amount	Value	Tax Rate	Total Taxes Owed	Properties	Total Freeze
CNA	5,100	618,515,217	1,922.	18,948,738	599,566,479	0.55600000	3,333,589.52	0	0.00

Taxing Unit	Levy Fund	Tax Rate	Total Taxes Owed
CNA	Interest & Sinking	0.05920000	354,943.51
	Maintenance & Operations	0.49680000	2,978,646.01
	Penalty for Late Rendition		3,184.81
	Penalty Late Rendition Admin Fee		167.62
		Total:	3,336,941.95

Special Assessment Totals		
Special Assessment	Number of Properties	Total Amount Owed
Penalty for Late Rendition	59	3,184.81
Penalty Late Rendition Admin Fee	59	167.62
Total	118	3,352.43

Tax Cycle & Special Assessment Grand Totals	
Tax Cycle	Total Amount Owed
Special Assessments	3,352.43
Cycle1	3,333,589.52
Total	3,336,941.95



REQUEST FOR CITY COUNCIL AGENDA ITEM #8D

Agenda Date Requested: November 14, 2022	Appropriation
Requested By: Lance Hall, Director	Source of Funds: N/A
Department: Financial Services	Account Number: N/A
	Amount Budgeted: N/A
	Amount Requested: N/A
Exhibits: Ordinance No. 1012-22 and Brazos County Tax Roll	Budgeted Item: Yes • No
AGENDA ITE Approval of first reading of Ordinance No. ' tax roll for the year 2022.	
SUMMARY & RECO	MMENDATION
Section 26.09 of the Texas Property Code req appraisal roll with tax amounts entered by the appraisal roll for the Brazos County portion of \$1,190.83. This is a decrease of 3.17% from the	tax assessor for the tax year 2022. The of the City of Navasota FY 2022-2023 is
ACTION REQUIRED BY	Y CITY COUNCIL
Approval of first reading of Ordinance No. 1 tax roll for the tax year 2022.	012-22, approving the Brazos County
Approved for the City Council meeting agenda	
Jason Weeks	11/10/2022
Jason & Weeks, City Manager	Date

Kristeen Roe, CTA, PCAC
Brazos County Tax Assessor/Collector
4151 County Park Ct.
Bryan, TX 77802
979-775-9930
979-775-9938 - Fax



October 27, 2022

Honorable William A. "Bert" Miller III, Mayor City of Navasota 200 E. McAlpine Street Navasota, TX 77868-0910

RE: Certification of 2022 Levy

Dear Mayor Miller:

Please place approval of the 2022 tax levy on the next city council agenda. Included with this correspondence is the calculated 2022 levy for the City of Navasota within Brazos County.

Approval of the Levy as provided in Sec. 26.09 (e) of the Tax Code is the final step in the creation of the tax rolls for the city. Please contact me if you have any questions concerning the information.

Respectfully,

Kristeen Roe, CTA, PCAC Tax Assessor/Collector Brazos County, Texas

BR	AZC	3	Cou	inty

2022 LEVY TOTALS

Property Count: 11

C4 - CITY OF NAVASOTA Grand Totals

10/26/2022

11:37:52AM

rioporty coolit.							
Land Company of the C	ata Nati	real Visite	*** ** ·	Value			· · · · · · · · · · · · · · · · · · ·
Homesite: Non Homesite:				0 51, 631			37
				468,839			
Ag Market: Timber Market:				0	Total Land	(+)	520,470
Improvement	,			Value			
Homesite:				11,979			
Non Homesite:				57	Total improvements	(+)	12,036
Non Real	v of a	Count		Value			
Personal Property:		8		136,877			
Mineral Property:		0		0			
Autos:		0		0	Total Non Real	(+)	136,877
	25		- 1		Market Value		669,383
Ab , , ,	A.O.	Von Exempt	15 80	Exempt			
Total Productivity Market:		468,839		0			
Ag Use:		13,877		0	Productivity Loss	(-)	454,962
Timber Úse:		0		0	Appraised Value		214,421
Productivity Loss:		454,962		0			
			32		Homestead Cap	(-)	0
					Assessed Value	: P	214,421
20		15		3.	Total Exemptions Amount (Breakdown on Next Page)	(-)	242
					Net Taxable		214,179

Levy Info	the second	1100 70	4 004 04		
M&O Rate:	0.4988000	M&O Tax:	1,084.04		
I&S Rate:	0.0592000	I&S Tax:	126.79		
Protected I&S Rate:	0.0000000	Protected I&S Tax:	0.00		
		Ag Penalty:	0.00		
12		PP Late Penalty:	0.00		,
	,	Late Correction Penalty:	0.00		20
		,		Total Levy	1,190.83
Tax increment Finance	Value:		0	4	
Tax Increment Finance	Levv:		0.00		i k

BRAZOS County

2022 LEVY TOTALS

Property Count: 11

C4 - CITY OF NAVASOTA Grand Totals

10/26/2022

11:37:56AM

Exemption Breakdown

Exemption	1	Count	Local	 State	Total
EX366	1 -000000000000000000000000000000000000	1	0	242	. 242
		Totals	0	242	242

(Ti

ORDINANCE NO. 1012-22

TAX ROLL ORDINANCE FOR TAX YEAR 2022 CITY OF NAVASOTA Brazos County Portion

WHEREAS, Section 26.09 of the Texas Property Code requires approval by the City Council of the City of Navasota of the appraisal roll with tax amounts entered by the tax assessor, for the tax year 2022 and

WHERES, the Chief appraiser, acting as tax-assessor-collector, has calculated and entered the tax imposed on each property included on the appraisal roll for the Brazos County Portion of the City of Navasota and submitted it by reference to the City Council of the City of Navasota, and

WHEREAS, said City Council voted in open session to approve said roll; therefore,

IT IS HEREBY ORDAINED BY THE City Council of the City of Navasota that on this 14th day of November,2022, the appraisal roll for the Brazos County portion of the City of Navasota with tax amounts entered totaling \$1,190.83 for tax year 2022 is approved and is the tax roll for the Brazos County Portion of the City of Navasota for tax year 2022.

NOVEMBER, 2022.	
	BERT MILLER, MAYOR
ATTEST:	

SUSIE M. HOMEYER, CITY SECRETARY

PASSED AND APPROVED ON FIRST READING THIS THE 14TH DAY OF

PASSED AND APPROVED ON SECO NOVEMBER, 2022.	ND READING THIS THE 28 th DAY OF
_	BERT MILLER, MAYOR
ATTEST:	
SUSTE M. HOMEYER, CITY SECRET	ARY



REQUEST FOR CITY COUNCIL AGENDA ITEM #8E

Agenda Date Requested: November 14, 2022	Appropriation
Requested By: Lance Hall, Director	Source of Funds: N/A
Department: Financial Services	Account Number: N/A
	Amount Budgeted: N/A
	Amount Requested: N/A
Exhibits: Resolution No. 722-22	Budgeted Item: Yes No
	budgeted item. V Tes V9 No
AGENDA Approve Resolution No. 722-22, the C Strategy.	
SUMMARY & REC	COMMENDATION
Funds Investment Act", requires a munici order, ordinance, or resolution. The investment	nent Code, commonly known as the "Public pality adopt an investment policy by rule, nent policy shall be reviewed and approved has reviewed the policy and are not
ACTION REQUIRED	BY CITY COUNCIL
Approval of Resolution No 722-22, the C Strategy.	City of Navasota Investment Policy and
Approved for the City Council meeting agence	
Jason Weeks	11/10/2022
Jason B. Weeks, City Manager	Date

RESOLUTION NO. 722-22

A RESOLUTION REVIEWING THE CITY OF NAVASOTA INVESTMENT POLICY AND STRATEGY

WHEREAS, the City is required to review the City's investment policy and strategy annually; and

WHEREAS, this review is authorized by the Public Funds Investment Act, as amended.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Navasota:

That the City of Navasota Investment Policy and Strategy, attached hereto as **"Exhibit A"** is hereby approved as the investment policy and strategy of the City of Navasota effective November 14, 2022.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Navasota this the 14th day of November, 2022

	BERT MILLER, MAYOR
TEST:	
	_

"EXHIBIT A"

CITY OF NAVASOTA INVESTMENT POLICY AND STRATEGY ADOPTED NOVEMBER 14, 2022

I. INTRODUCTION

It is the policy of the City of Navasota that the administration of its funds and the investments of those funds shall be handled as its highest public trust. Investments shall be made in a manner which will provide the maximum security of the principal while meeting the daily cash flow needs of the City and conforming to the Public Funds Investment Act (the "Act") Texas Government Code Chapter 2256. It is the intent of the City to be in complete compliance with local law and the Act.

The receipt of a market rate of return will be secondary to the requirements for safety and liquidity. The earnings from the investment will be used in a manner that best serves the interests of the City.

The purpose of this policy is to set specific investment policy and strategy guidelines. Direct specific investment parameters or the investment of public funds in Texas are found in the Act. The Public Funds Collateral Act, Chapter 2257, Texas Government Code, specifies collateral requirements for all public Texas Funds Deposits.

II. SCOPE

This investment policy applies to all financial assets of the City of Navasota, and any new funds created unless specifically exempted by the City Council and this policy.

III. OBJECTIVES

The City of Navasota shall manage and invest its cash with four objectives, listed in order of priority: Safety, liquidity, yield and diversification. The safety of the principal invested always remains the primary objective. All investments shall be designed and managed in a manner responsive to the public trust and consistent with state and local law.

The city shall maintain a comprehensive cash management program which includes a collection of accounts receivable, vendor payment in accordance with invoice terms, and prudent investment of available cash. Cash management is

defined as the process of managing monies to insure required cash availability and reasonable market yield on short-term investment of pooled idle cash.

- **Safety.** The primary objective of the city's investment activity is the preservation of capital in the overall portfolio. Each investment transaction shall be conducted in a manner to avoid capital losses, whether they be from securities defaults or erosion of market value.
- **Liquidity.** The city's investment portfolio shall be structured such that the city is able to meet obligations in a timely manner. This shall be achieved by matching investment maturities with forecasted cash flow requirements and by investing in securities with active secondary markets.
- Yield. The city's cash management portfolio shall be designed with the
 objective of regularly exceeding the average rate of return on U.S.
 Treasury Bills at a maturity level comparable to the city's weighted
 average maturity in days. The investment program shall seek to augment
 returns above this threshold consistent with risk limitations identified
 herein and prudent investment policies.
- **Diversification**. The portfolio shall be diversified by institution, market sector and maturity as much as possible.

IV. INVESTMENT STRATEGY

The City maintains portfolios, which utilize four specific investment strategy considerations, designed to address the unique characteristics of the fund groups represented in the portfolios:

- Investment strategies for operating funds and commingled pools containing operating funds have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The secondary objective is to create a portfolio structure, which will experience minimal volatility during economic cycles. This may be accomplished by purchasing high quality, short- to medium-term securities which will complement each other in a laddered or barbell maturity structure. The dollar weighted average maturity of 365 days or less will be calculated using the stated final maturity date of each security.
- Investment strategies for debt service funds shall have as the primary objective the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date. Securities purchased shall not have a stated final maturity date which exceeds the debt service payment date.
- Investment strategies for debt service reserve funds shall have as the primary objective the ability to generate a dependable revenue stream to

the appropriate debt service fund from securities with a low degree of volatility. Securities should be of high quality and, except as may be required by the bond ordinance specific to an individual issue, of short to intermediate-term maturities. Volatility shall be further controlled through the purchase of securities carrying the highest coupon available, within the desired maturity and quality range, without paying a premium, if possible.

 Investment strategies for special projects or special purpose fund portfolios will have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. These portfolios should include at least 10% in highly liquid securities to allow for flexibility and unanticipated project outlays. The stated final maturity dates of securities held should not exceed the estimated project completion date.

V. DELEGATION OF RESPONSIBILITY

- Investment Officer(s). Authority to manage the city's investment program is derived from a resolution of the City Council. The director of Finance and the City Manager will be designated as investment officers of the city and are responsible for investment decisions and activities and shall establish written procedures for the operation of the investment program, consistent with this investment policy. The investment officers shall attend at least one training session of at least eight-hours duration within twelve months of designation as investment officer and not less than once every two years. Such training from an independent source shall be approved or endorsed by either the Government Finance Officers Association of Texas, The Government Treasures Organization of Texas, or the Texas Municipal League.
- **City Council Responsibilities.** The City Council holds the ultimate fiduciary responsibility for the portfolio. It will designate investment officer(s), receive, and review quarterly reports, approve, and provide for investment officer training, approve broker/dealers, and review and adopt the investment policy and Strategy at least annually.

VI. PRUDENCE AND CONTROL

The standard of prudence to be applied by the investment officer shall be the "prudent person" rule, which states: "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived."

In determining whether an investment officer had exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

- The investment of all funds, or funds under the city's control, over which the officer had responsibility rather than a consideration as to the prudence of a single investment.
- Whether the investment decision was consistent with the written investment policy of the City.

The investment officer, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for a specific security's credit risk or market price changes, provided that these deviations are reported immediately, and that appropriate action is taken to control adverse developments.

Internal Controls. The Director of Finance is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the entity are protected from loss, theft, or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

Accordingly, the Director of Finance shall establish a process for annual independent review by an external auditor to assure compliance with policies and procedures. The results of this review shall be reported to the City Council. The internal controls shall address the following:

- Control of collusion
- Separation of transaction authority from accounting and record keeping
- Custodial safekeeping
- Clear delegation of authority
- Written confirmation for all transactions
- Review, maintenance, and monitoring of security procedures both manual and automated

Cash Flow Forecasting. Cash flow forecasting is designed to protect and sustain cash flow requirements of the city. The investment Officer will analyze and maintain a cash flow plan to monitor and forecast cash positions for investment purposes.

Monitoring Credit Ratings. The investment officer shall monitor, on no less than a monthly basis, the credit rating on all authorized investments in the portfolio which require credit rating based upon independent information from a nationally recognized rating agency. If any security falls below the minimum rating required by the policy, the investment officer shall notify the City Council of the loss of rating and liquidate the investment with the next month.

Ethics and Conflicts of Interest. City staff involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair the ability to make impartial investment decisions. City staff shall disclose to the City Manager any material financial interests in financial institutions that conduct business with the city and they shall further disclose positions that could be related to the performance of the city's portfolio. City staff shall subordinate their personal financial transactions to those of the city, particularly regarding timing of purchases and sales.

An investment officer of the city who has a personal business relationship with an organization seeking to sell an investment to the city shall file a statement disclosing that personal business interest. An investment officer who is related with the second degree by affinity or consanguinity to an individual seeking to sell an investment to the city shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the governing body of the entity.

V. REPORTING

Quarterly Reporting. The investment officer shall submit a signed quarterly investment report that summarizes current market conditions, economic developments, and anticipated investment conditions. The report shall summarize investment strategies employed in the most recent quarter and describe the portfolio in terms of investment securities, maturities, risk characteristics, and shall explain the total investment return for the quarter.

Annual Report. Within 60 days of the end of the fiscal year, the investment officer shall present an annual report on the investment program and investment activity. This report may be presented as a component of the fourth quarter report to the City Council.

Methods. The quarterly investment report shall include a succinct management summary that provides a clear picture of the status of the current investment portfolio and transactions made over the last quarter. This management summary will be prepared in a manner which will allow the city to ascertain whether investment activities during the reporting period have conformed to the investment policy. The report will be prepared in compliance with generally

accepted accounting principles and will be provided to the City Manager and City Council. The report will include the following:

- A listing of individual securities held at the end of the reporting period.
 This list will include the name of the fund or pooled group fund for which each individual investment was acquired.
- Unrealized gains or losses resulting from appreciation or depreciation by listing the beginning and ending book and market value of securities for the period.
- Additions and changes to the market value during the period.
- Average weighted maturity of portfolio on entity
- Summary of investments by maturity date.
- The percentage of the total portfolio which each type of investment represents.
- Statement of compliance of the city's investment portfolio with state law and the investment strategy and policy approved by the City Council.

VI.Fund Balance/Retained Earnings

The City shall use the following guidelines to maintain the fund balance and retained earnings of the various operating funds at levels sufficient to protect the City's creditworthiness as well as its financial position from unforeseeable emergencies.

General Fund Undesignated Fund Balance

- The City shall strive to maintain the General Fund undesignated fund balance at a minimum of 90 days of current year budgeted expenditures.
- Any undesignated funds after the fiscal year-end audit will be allowed to accumulate to build this 90-day reserve.
- After the General Fund has gathered sufficient resources, additional undesignated funds will be allowed to accumulate in a fund designated for future General Fund capital improvements.

Retained Earnings of Other Operating Funds

- In other operating funds, the City shall strive to maintain a positive retained earnings position to provide sufficient reserves for emergencies and revenue shortfalls. The minimum working capital in the Water, Gas, and Sewer Fund shall be 90 days of current year budgeted expenditures.
- Any undesignated funds after the fiscal year-end audit will be allowed to accumulate to build this 90-day reserve.

• After these funds have gathered sufficient resources, additional undesignated funds will be allowed to accumulate in a fund designated for future utility/operating fund capital improvements.

Use of Fund Balance/Retained Earnings

- Fund Balance/Retained Earnings may be used in one or a combination of the following ways:
 - Emergencies;
 - One-time expenditures that do not increase recurring operating costs;
 - Major capital purchases; and
 - Start-up expenditures for new programs undertaken at mid-year, provided such action is considered in the context of multiyear projections of program revenues and expenditures.
- Should such use reduce the balance below the appropriate level set as the objective for that fund, the City shall take action necessary to restore the unreserved, undesignated fund balance to acceptable levels within three years.

VII. INVESTMENT PORTFOLIO.

Active Portfolio Management. The city shall pursue an active versus a passive portfolio management philosophy. That is, securities may be sold before they mature if market conditions present an opportunity for the city to benefit from the trade. The

Investment officer will routinely monitor the contents of the portfolio, the available markets, and the relative value of competing instruments, and will adjust the portfolio accordingly.

Investments. Assets of the City of Navasota may be invested in the following instruments; provided, however, that at no time shall assets of the city be invested in any instrument or security not authorized for investment under the Act, as the act may from time to time be amended. The city is not required to liquidate investments that were authorized investments at the time of purchase.

Authorized.

- Obligations of the United States of America, its agencies, and instrumentalities, which have a liquid market with a readily determinable market value.
- Direct obligations of the State of Texas and agencies thereof.
- Other obligations, the principal of and interest on which are unconditionally guaranteed by the State of Texas or United States of America.

- Obligations of government sponsored agencies including Federal National Mortgage Association (FNMA), Federal Home Loan Mortgage Corporation (FHLMC), Federal Home Loan Bank (FHLB), and Federal Farm Credit Banks (FFCB) which are:
 - Secured by pools of mortgage loans, i.e., mortgage-backed securities.
 - Unsecured debentures with fixed maturities, i.e., bullets and/or call features prior to maturity.
 - Unsecured short-term notes issued at discount without coupon, i.e., discount notes.
- Certificates of Deposit of state and national banks domiciled in Texas, guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or secured by obligations described in the three categories above, which are intended to include all direct agency or instrumentality issued mortgage backed securities rated AAA by a nationally recognized rating agency, or by Article 2529b-1, V.T.C.S., and that have a market value of not less than the principal amount of the securities.
 - In addition to the authority to invest funds in certificates of deposits above, an investment in certificates of deposits made under accordance with the following conditions is an authorized investment.
 - The funds are invested by an investing entity through a broker that has its main office or a branch office in this state and is selected from a list adopted by the investing entity
 - The broker or the depository institution selected by the investing entity arranges for the deposit of the funds in certificates of deposits in one or more federally insured depository institutions, wherever located, for the account of the investing entity
 - The full amount of the principal and accrued interest of each of the certificates of deposits is insured by the United States or an instrumentality of the United States
 - The investing entity appoints a clearing broker-dealer registered with the Securities and Exchange Commission and operating pursuant to Securities and Exchange Commission Rule 15c3-3 (17 C.F.R. Sect 240.15c3-3) as custodian for the investing entity with respect to the certificates of deposits issued for the account of the investing entity.
- Obligations of states, agencies, counties, cities, and other political Subdivisions of any state having been rated as to investment quality by a

Nationally recognized investment rating firm and having received a Rating of not less than A or its equivalent along with a stated maturity not to exceed five years.

- Fully collateralized direct repurchase agreements with a defined termination date secured by obligations of the United States, or its agencies and instrumentalities, pledged with a third party, selected by the investment officer, other than an agency of the pledger. Repurchase agreements must be purchased through a primary government securities dealer, as defined by the Federal Reserve, or a bank domiciled in Texas. A Master Repurchase Agreement must be signed by the bank/dealer prior to investment in a repurchase agreement.
- Joint pools of political subdivisions in the State of Texas which invest in instruments and follow practices allowed by current law. A pool must be continuously rated not lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.

Not Authorized

The city's authorized investment options are more restrictive than those allowed by State law. State law specifically prohibits investment in the following investment securities.

- Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal.
- Obligations whose payment represents the principal stream of cash from the underlying mortgage-backed security collateral and bears no interest.
- Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years,
- Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Holding Period. The City of Navasota intends to match the holding periods of investment funds with liquidity needs of the city. In no case will the average maturity of investments of the city's operating funds exceed one year. The maximum final stated maturity of any investment shall not exceed five years.

Investments in all funds shall be managed in such a way that the market price losses resulting from interest rate volatility would be offset by coupon income

and current income received from the volume of the portfolio during a twelvemonth period.

Risk and Diversification. The city recognizes that investment risks can result from issuer defaults, market price changes or various technical complications leading to temporary illiquidity. Risk will be controlled through portfolio diversification which shall be achieved by the following general guidelines:

- Risk of issuer default will be controlled by limiting investments to those instruments allowed by the Act, as described herein.
- Risk of market price changes shall be controlled by avoiding over concentration of assets in a specific maturity sector, limitation of average maturity of operating funds investments to one year, and avoidance of over concentration of assets in specific instruments other than U.S. Treasury Securities and insured and collateralized certificates of deposits.
- Risk of illiquidity due to technical complications shall be controlled by the selection of securities dealers as described herein.

VIII. SELECTION OF BANKS AND DEALERS

Depository. At least every four years a Depository shall be selected through the city's banking services procurement process, which shall include a formal request for proposal. In selecting a depository, the credit worthiness of institutions shall be considered, and the Director of Finance shall conduct a comprehensive review of prospective depositories credit characteristics and financial history.

Certificates of Deposit. Banks seeking to establish eligibility for the city's competitive certificate of deposit purchase program shall submit for review annual financial statements, evidence of federal insurance and other information as required by the Director of Finance.

Securities Dealers. For brokers and dealers of government securities, the city shall select only those dealers reporting to the Market Reports Division of the Federal Reserve Board of New York, also known as the Primary Government Security Dealers, unless a comprehensive credit and capitalization analysis reveals that other firms are adequately financed to conduct public business. Only brokers and dealers with a Texas office shall be selected. Investment officials shall not knowingly conduct business with any firm with whom public entities have sustained losses on investments. All securities dealers shall provide the city with references from public entities which they are currently serving. The investment committee shall adopt and annually review a list of qualified brokers authorized to engage in investment transactions with the city.

All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the following:

- Audited financial statements
- Proof of National Association of Securities Dealers certification
- Proof of state registration
- Certification of having read the city's investment policy signed by a qualified representative of the organization
- Acknowledgment that the organization has implemented reasonable procedures and controls to preclude imprudent investment activities arising out of investment transactions conducted between the city and the organization

Qualified Representative. Means a person who holds a position with a business organization, who is authorized to act on behalf of the business organization, and who is one of the following:

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

Investment Pools. A thorough investigation of the pool is required prior to investing, and on a continual basis. All investment pools must supply the following information to be eligible to receive funds:

- The types of investments in which money is allowed to be invested
- The maximum average dollar-weighted maturity allowed, based on the stated maturity date of the pool
- The maximum stated maturity date any investment security within the portfolio has
- The objectives of the pool
- The size of the pool

- The names of the members of the advisory board of the pool and the dates their terms expire
- The custodian bank that will safe keep the pool's assets
- Whether the intent of the pool is to maintain a net asset value of one dollar and the risk of market price fluctuation
- Whether the only source of payment is the assets of the pool at market value or whether there is a secondary source of payment, such as insurance or guarantees, and a description of the secondary source of payment
- The name and address of the independent auditor of the pool
- The requirements to be satisfied for an entity to deposit funds in and withdraw funds from the pool and any deadlines or other operating policies required for the entity to invest funds in and withdraw funds from the pool
- The performance history of the pool, including yield, average dollarweighted maturities, and expense ratios
- A description of interest calculations and how interest is distributed, and how gains and losses are treated
- The Director of Finance will conduct an annual review of the financial condition and registration of qualified bidders.

IX. SAFEKEEPING AND CUSTODY

Insurance of Collateral. All deposits and investments of city funds other than direct purchases of U.S. Treasuries or Agencies shall be secured by pledged collateral. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 102% of market value of principal and accrued interest on the deposits or investments less an amount insured by the FDIC or FSLIC. Evidence of the pledged collateral shall be maintained by the Director of Finance or a third financial institution. Repurchase agreements shall be documented by a specific agreement noting the collateral pledge in each agreement. Collateral shall be reviewed weekly to assure that the market value of the pledged securities is adequate.

Safekeeping Agreement. Collateral pledged to secure deposits of the city shall be held be a safekeeping institution in accordance with a Safekeeping Agreement which clearly defines the procedural steps for gaining access to the collateral should the City of Navasota determine that the city's funds are in jeopardy. The

safekeeping institution, or trustee, shall be the Federal Reserve Bank or an institution not affiliated with the firm pledging the collateral. The safekeeping agreement shall include the signatures of authorized representatives of the City of Navasota, the firm pledging the collateral, and the trustee.

Collateral Defined. The City of Navasota shall accept only the following securities as collateral:

- Obligations of the United States or its agencies and instrumentalities including mortgage-backed securities
- Direct Obligations of the state of Texas or its agencies and instrumentalities rated as to investment quality by a nationally recognized rating firm not less that A or its equivalent
- Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized rating firm not less than A or its equivalent

Subject to Audit. All collateral shall be subject to inspection and audit by the Director of Finance or the city's independent auditors.

Delivery versus Payment. Treasury Bills, Notes, Bonds, Repurchase Agreements and Government Agencies' securities shall be purchased using the delivery vs payment method. That is, funds shall not be wired or paid until verification has been made that the Trustee received the correct security. The security shall be held in the name of the city or held on behalf of the city. The Trustee's records shall assure the notation of the city's ownership of or explicit claim on the securities. The original copy of all safekeeping receipts shall be delivered to the cit.

X. INVESTMENT POLICY ADOPTION

The City of Navasota investment policy shall be adopted by resolution of the City Council. The policy shall be reviewed for effectiveness on an annual basis by the Investment Committee and any modifications will be recommended for approval to the City Council, the City Council shall review these investment policies and strategies not less than annually.