



IOWA COLONY POLICE DEPARTMENT

12003 Iowa Colony Blvd.
Iowa Colony, Texas 77583

Aaron I. Bell
Chief of Police

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Monthly Report October 2020

Offense	Reported
Burglary	1
Theft	2
Robbery	0
Total Index Crimes Reported	3
Traffic Enforcement	
Citations	421
Warnings	29
Accident Investigations	
Minor Crashes	4
Major Crashes	2
Fatality Crashes	0
Calls for Service	
Alarms	31
Assist Other Agency	43
Disturbance	12
Fire	3
Other	160
Security Checks	843
Suspicious Activity/Persons	19

Significant Events

- November 2020 – Staff have continued to participate in conference calls with local and county officials and monitoring the response to COVID-19. Staff have provided guidance and information to various stakeholders for response and mitigation.
- November 9 – A known juvenile was found in possession of illegal narcotics. The juvenile was apprehended and transported to the Brazoria County Juvenile Detention Center.
- November 11 – A motorist was arrested for Evading Arrest and Driving While Intoxicated.
- November 19 – The ICPD Unmanned Aircraft System (Drone) was requested by Manvel Police Department to assist in searching for two persons who ran from a theft in progress.
- November 20 – The ICPD Unmanned Aircraft System (Drone) was requested by DPS to assist in documenting a major crash scene.
- November 22 – Officers located a vehicle traveling northbound in the southbound lanes of SH 288. The driver was arrested for reckless driving.
- November 16-29 – #EndTheStreakTX (Click it or Ticket) – 55 hours of focused traffic enforcement resulting in the issuance of 188 traffic citations or warnings and one arrest.

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| Animals at Large | 14 Calls for Service of animals at large, each call different location |
| Animals Impound | 6 Total of 6 dogs taken over to the Houston Humane Society, and 1 Female Cat with her 4 kittens taken over to a rescue group. |
| Loose Livestock | 2 All loose livestock was put back on its pasture |
| Injured Animals | 1 Injured rabbit, hit by car on Meridiana |

City of Iowa Colony
Balance Sheet
As of November 30, 2020

	Nov 30, 20
ASSETS	0.00
LIABILITIES & EQUITY	
Equity	
Baymark Pipeleine LLC	
Baymark P - Engr/Inspctn/Legal	22,838.82
Baymark Pipeleine LLC - Other	183,037.50
Total Baymark Pipeleine LLC	205,876.32
Bond 1 - Series 2020	1,203,980.00
Cherry Crushed Concrete	23,200.00
Early Plat- SVW Section 3	-0.01
Formosa/Lav pipeline-TRC	10,826.04
M2E3/EnterprisePipeline	5,466.76
Meridiana Escrow	4,615.00
Old Airline Market- Axis Dev.	207.50
Sierra Vista- Land Tejas	54,720.05
Sierra Vista West- Land Tejas	44,967.37
South Texas NGL Pipeline, LLC	
South TX NGL -Engr/Inspct/Legal	23,326.33
South Texas NGL Pipeline, LLC - Other	183,622.50
Total South Texas NGL Pipeline, LLC	206,948.83
Sterling Lakes - Land Tejas	1,005.34
1002401 · Capital Contribution-CR 64	1,731,000.00
1002406 · Earlt Platting Escrow Sec. 13	-0.01
1002501 · Property Delq Tax - TIF 100%	3,159.70
1002502 · Property Tax TIF-100%	-105,691.73
1003600 · Opening Balance Equity	753,437.07
1003601 · Retained Earnings	-95,189.00
Total Equity	4,048,529.23
TOTAL LIABILITIES & EQUITY	4,048,529.23

City of Iowa Colony Profit & Loss Budget vs. Actual

October through November 2020

	Oct - Nov 20	Budget	\$ Over Budget	% of Budget
Income				
4100 · GENERAL REVENUE				
4109 · Mixed Beverage Tax	158.47	2,000.00	-1,841.53	7.9%
4110 · City Sales Tax	57,742.74	350,000.00	-292,257.26	16.5%
4120 · Property Tax	73,205.33	1,164,165.53	-1,090,960.20	6.3%
4121 · Delinquent Property Tax	6,357.06	35,000.00	-28,642.94	18.2%
4130 · Property Tax - TIF - 70%	22,754.54	0.00	22,754.54	100.0%
4131 · Delinquent Tax - TIF - 70%	1.28	0.00	1.28	100.0%
4132 · City Property TIF 30%	9,751.96	0.00	9,751.96	100.0%
4133 · City Property Delinquent TIF 30%	0.55	0.00	0.55	100.0%
4134 · Intermodel Ship. Container	891.00	2,000.00	-1,109.00	44.6%
Total 4100 · GENERAL REVENUE	170,862.93	1,553,165.53	-1,382,302.60	11.0%
4122 · OTHER REVENUE				
4124 · Accident Reports	25.00	0.00	25.00	100.0%
4126 · MUD 31 Annexation				
MUD 31 Pub. Safety Contr.	0.00	250,000.00	-250,000.00	0.0%
MUD 32 Pub. Safety Contr.	0.00	250,000.00	-250,000.00	0.0%
Total 4126 · MUD 31 Annexation	0.00	500,000.00	-500,000.00	0.0%
4122 · OTHER REVENUE - Other	2,204.26	0.00	2,204.26	100.0%
Total 4122 · OTHER REVENUE	2,229.26	500,000.00	-497,770.74	0.4%
4125 · Arrest Fees	13.92	0.00	13.92	100.0%
4200 · BUILDING & CONSTRUCTION PERMITS				
4201 · Building Construction Permits	322,271.34	1,375,000.00	-1,052,728.66	23.4%
4202 · Trade Fees	6,458.60	40,000.00	-33,541.40	16.1%
4203 · Reinspection Fees	5,775.00	25,000.00	-19,225.00	23.1%
4204 · Signs	0.00	2,500.00	-2,500.00	0.0%
4205 · Misc Permits	1,506.10	1,000.00	506.10	150.6%
4206 · Dirt Work Permits	0.00	1,500.00	-1,500.00	0.0%
4207 · Driveway Permits	1,000.00	3,000.00	-2,000.00	33.3%
4210 · Culvert Permit	0.00	1,000.00	-1,000.00	0.0%
4211 · Commercial Vehicle Permit	500.00	3,000.00	-2,500.00	16.7%
4212 · Park Use Permit	30.00			
Total 4200 · BUILDING & CONSTRUCTION PERMITS	337,541.04	1,452,000.00	-1,114,458.96	23.2%
4300 · PLAT FEES				
4301 · Preliminary Plat Fees	4,710.00	75,000.00	-70,290.00	6.3%
4302 · Final Plat Fees	0.00	40,000.00	-40,000.00	0.0%
4303 · Abbreviated Plat Fees	1,500.00	2,000.00	-500.00	75.0%
4304 · Plat Re-Check Fee	0.00	0.00	0.00	0.0%
4305 · Admin Fee- Early Plat Recording	0.00	300,000.00	-300,000.00	0.0%
Total 4300 · PLAT FEES	6,210.00	417,000.00	-410,790.00	1.5%
4400 · ENGINEERING FEES				
4401 · Infrastructure Plan Review Fee	4,000.00	150,000.00	-146,000.00	2.7%
4402 · Recheck Fee	0.00	0.00	0.00	0.0%
4403 · Civil Site Plan Review Fee	15,560.88	300,000.00	-284,439.12	5.2%
Total 4400 · ENGINEERING FEES	19,560.88	450,000.00	-430,439.12	4.3%

City of Iowa Colony
Profit & Loss Budget vs. Actual
 October through November 2020

	Oct - Nov 20	Budget	\$ Over Budget	% of Budget
4500 · ZONING FEES				
4501 · Rezoning Fees	0.00	3,000.00	-3,000.00	0.0%
4502 · Misc Zoning Fees	0.00	0.00	0.00	0.0%
4503 · Specific Use Permit	0.00	2,000.00	-2,000.00	0.0%
Total 4500 · ZONING FEES	0.00	5,000.00	-5,000.00	0.0%
4600 · FRANCHISE				
4601 · Franchise Tax - Electric	0.00	110,000.00	-110,000.00	0.0%
4602 · Franchise Tax - Gas	0.00	20,000.00	-20,000.00	0.0%
4603 · Telecommunications Fee-Sales Tax	84.53	10,000.00	-9,915.47	0.8%
4600 · FRANCHISE - Other	0.00	0.00	0.00	0.0%
Total 4600 · FRANCHISE	84.53	140,000.00	-139,915.47	0.1%
4700 · CITATIONS				
4701 · Citations / Warrants	56,597.33	200,000.00	-143,402.67	28.3%
4702 · Delinquent Court Collection	465.00	5,000.00	-4,535.00	9.3%
4703 · Court Security Fee	556.93	2,000.00	-1,443.07	27.8%
4704 · Court Technology Fee	990.09	2,500.00	-1,509.91	39.6%
4700 · CITATIONS - Other	241.00			
Total 4700 · CITATIONS	58,850.35	209,500.00	-150,649.65	28.1%
4800 · SPECIAL FUNDS				
4803 · Miscellaneous Grants	5,920.50			
4805 · Park Reserves	0.00	35,000.00	-35,000.00	0.0%
Total 4800 · SPECIAL FUNDS	5,920.50	35,000.00	-29,079.50	16.9%
4900 · INVESTMENT INCOME				
4910 · Interest Income	18.97	1,000.00	-981.03	1.9%
Total 4900 · INVESTMENT INCOME	18.97	1,000.00	-981.03	1.9%
Total Income	601,292.38	4,762,665.53	-4,161,373.15	12.6%
Gross Profit	601,292.38	4,762,665.53	-4,161,373.15	12.6%
Expense				
UNKNOWN EXPENSE				
1105110 · Payroll Expenses	147.13	0.00	147.13	100.0%
Total UNKNOWN EXPENSE	147.13	0.00	147.13	100.0%
10 · ADMINISTRATION				
10-5111 · Payroll - City Secretary	9,250.00	62,831.00	-53,581.00	14.7%
10-5112 · Payroll - Clerk	0.00	17,680.00	-17,680.00	0.0%
10-5113 · Payroll-City Manager	6,920.00	100,000.00	-93,080.00	6.9%
10-5114 · Merit pool (For all employees)	0.00	0.00	0.00	0.0%
10-5115 · Payroll Clerk - Overtime	0.00	0.00	0.00	0.0%
10-5120 · Payroll Taxes	721.39	13,248.88	-12,527.49	5.4%
10-5127 · TMRS	1,354.21	18,202.06	-16,847.85	7.4%
10-5130 · Texas Workforce Commission	0.00	486.00	-486.00	0.0%
10-5132 · Insurance - Health	0.00	11,660.00	-11,660.00	0.0%
10-5200 · Professional Services	0.00	0.00	0.00	0.0%
10-5210 · Legal Delinquent Citations	0.00	0.00	0.00	0.0%
10-5211 · Legal	6,402.40	100,000.00	-93,597.60	6.4%

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Accrual Basis

City of Iowa Colony Profit & Loss Budget vs. Actual

October through November 2020

	Oct - Nov 20	Budget	\$ Over Budget	% of Budget
10-5212 · Audit	1,718.00	22,000.00	-20,282.00	7.8%
10-5213 · Tax Appraisal & Collection	0.00	0.00	0.00	0.0%
10-5219 · Management Professional Service	5,816.50	10,000.00	-4,183.50	58.2%
10-5220 · Website - Professional				
Website Domain	34.99	400.00	-365.01	8.7%
10-5220 · Website - Professional - Other	2,500.00	5,500.00	-3,000.00	45.5%
Total 10-5220 · Website - Professional	2,534.99	5,900.00	-3,365.01	43.0%
10-5227 · Hosting BCCA Meeting	0.00	0.00	0.00	0.0%
10-5228 · Property Taxes Collection Fee	0.00	7,000.00	-7,000.00	0.0%
10-5229 · BCAD Fee	0.00	6,000.00	-6,000.00	0.0%
10-5240 · Building Maintenance				
Prof Cleaning Services	1,350.00			
10-5240 · Building Maintenance - Other	4,305.24	50,000.00	-45,694.76	8.6%
Total 10-5240 · Building Maintenance	5,655.24	50,000.00	-44,344.76	11.3%
10-5245 · Technology	4,069.64	16,000.00	-11,930.36	25.4%
10-5246 · Software Maintenance / License	1,495.15	7,500.00	-6,004.85	19.9%
10-5250 · Utilities	506.81	9,000.00	-8,493.19	5.6%
10-5260 · Equipment Rentals	542.78	3,000.00	-2,457.22	18.1%
10-5320 · Supplies / Printing	867.86	12,000.00	-11,132.14	7.2%
10-5321 · Postage	63.85	750.00	-686.15	8.5%
10-5322 · Advertising & Legal Notices	1,764.50	5,000.00	-3,235.50	35.3%
10-5323 · Telephone Expense	3,922.31	10,000.00	-6,077.69	39.2%
10-5325 · Miscellaneous	0.00	0.00	0.00	0.0%
10-5326 · Well Permit Fee	0.00	30.00	-30.00	0.0%
10-5411 · Travel & Training	300.00	2,400.00	-2,100.00	12.5%
10-5412 · Seminars/BCCA	0.00	1,200.00	-1,200.00	0.0%
10-5439 · Election Costs	0.00	8,000.00	-8,000.00	0.0%
10-5481 · Mayor's Special Expense	26.82	1,500.00	-1,473.18	1.8%
10-5495 · Dues	0.00	2,000.00	-2,000.00	0.0%
10-5630 · Equipment	1,619.16	500.00	1,119.16	323.8%
10-5710 · Insurance - Windstorm	455.50	7,500.00	-7,044.50	6.1%
10-5720 · Insurance - Liability/Prop/ WC	3,529.75	20,000.00	-16,470.25	17.6%
10-5721 · Bank Fees	0.00	100.00	-100.00	0.0%
10-5722 · credit card fees	100.00	4,000.00	-3,900.00	2.5%
10-5723 · Certificate Pay	0.00	0.00	0.00	0.0%
10-5724 · Longevity Pay	180.00	240.00	-60.00	75.0%
10-5725 · Grant Admin	0.00	15,000.00	-15,000.00	0.0%
5113 · Payroll - Office Manager	0.00	0.00	0.00	0.0%
10 · ADMINISTRATION - Other	4,863.05			
Total 10 · ADMINISTRATION	64,679.91	550,727.94	-486,048.03	11.7%

City of Iowa Colony
Profit & Loss Budget vs. Actual
 October through November 2020

	Oct - Nov 20	Budget	\$ Over Budget	% of Budget
15 · FINANCE				
15-5112 · Payroll - Senior Accountant	11,666.68	70,004.00	-58,337.32	16.7%
15-5127 · TMRS	1,708.01	7,357.42	-5,649.41	23.2%
15-5128 · FICA	867.93	5,355.31	-4,487.38	16.2%
15-5129 · TWC	0.00	162.00	-162.00	0.0%
15-5130 · WC	0.00	3,052.00	-3,052.00	0.0%
15-5132 · Health Insurance	302.94	5,830.00	-5,527.06	5.2%
15-5320 · Supplies/Printing	39.46	2,000.00	-1,960.54	2.0%
15-5321 · Postage	25.00	200.00	-175.00	12.5%
15-5410 · Technology	144.89	8,000.00	-7,855.11	1.8%
15-5411 · Training & Travel	0.00	5,000.00	-5,000.00	0.0%
15-5495 · Dues	0.00	2,500.00	-2,500.00	0.0%
15-5630 · Equipment	0.00	0.00	0.00	0.0%
15-5723 · Certificate Pay	0.00	0.00	0.00	0.0%
15-5724 · Longevity Pay	0.00	0.00	0.00	0.0%
Total 15 · FINANCE	14,754.91	109,460.73	-94,705.82	13.5%
20 · POLICE DEPARTMENT				
20-5112 · Payroll - Police Chief	16,580.44	99,495.00	-82,914.56	16.7%
20-5113 · Payroll - Full Time Officer	61,721.88	490,614.50	-428,892.62	12.6%
20-5114 · Telecommunications Operator	0.00	17,680.00	-17,680.00	0.0%
20-5115 · Humane/Code Enf. Officer	6,448.40	41,600.00	-35,151.60	15.5%
20-5125 · Payroll - Overtime	2,626.52	10,000.00	-7,373.48	26.3%
20-5126 · Professional Services	50.00	7,000.00	-6,950.00	0.7%
20-5127 · TMRS	15,235.98	73,810.63	-58,574.65	20.6%
20-5128 · FICA	5,195.57	53,725.15	-48,529.58	9.7%
20-5129 · TWC	139.91	2,106.00	-1,966.09	6.6%
20-5130 · WC	0.00	28,313.38	-28,313.38	0.0%
20-5131 · Certification Pay	2,538.45	42,600.00	-40,061.55	6.0%
20-5132 · Health Insurance	1,336.30	69,960.00	-68,623.70	1.9%
20-5320 · Supplies & Printing	258.33	3,500.00	-3,241.67	7.4%
20-5321 · Postage	26.95	100.00	-73.05	27.0%
20-5322 · Recruiting and Hiring Expenses	140.00	1,500.00	-1,360.00	9.3%
20-5324 · Cell Phone	496.92	7,000.00	-6,503.08	7.1%
20-5325 · Miscellaneous	-1,957.71	4,900.00	-6,857.71	-40.0%
20-5326 · Uniforms	1,581.28	7,500.00	-5,918.72	21.1%
20-5327 · Charitable	0.00	0.00	0.00	0.0%
20-5410 · Technology	2,005.19	18,000.00	-15,994.81	11.1%
20-5411 · Travel & Training	175.00	5,000.00	-4,825.00	3.5%
20-5412 · Radio Service	108.00	2,800.00	-2,692.00	3.9%
20-5413 · Radio Equipment	459.80	2,000.00	-1,540.20	23.0%
20-5415 · Building Maintenance	471.76	2,600.00	-2,128.24	18.1%
20-5450 · Vehicle Equipment	-869.00	5,000.00	-5,869.00	-17.4%
20-5495 · Association Dues	303.88	1,000.00	-696.12	30.4%
20-5496 · Dues - TCLDS	0.00	0.00	0.00	0.0%
20-5497 · Animal Control	245.00	2,000.00	-1,755.00	12.3%
20-5498 · Hospital Expense - Suspects	0.00	1,000.00	-1,000.00	0.0%
20-5499 · Investigations	208.00	2,900.00	-2,692.00	7.2%
20-5724 · Longevity Pay	300.00	300.00	0.00	100.0%
20-5810 · Vehicle Insurance	2,256.50	5,000.00	-2,743.50	45.1%
20-5820 · Vehicle Repairs & Maint	568.33	13,000.00	-12,431.67	4.4%
20-5830 · Fuel	3,429.37	30,000.00	-26,570.63	11.4%

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Accrual Basis

City of Iowa Colony
Profit & Loss Budget vs. Actual
 October through November 2020

	Oct - Nov 20	Budget	\$ Over Budget	% of Budget
20-5840 · Equipment	257.90	10,000.00	-9,742.10	2.6%
20-5850 · Vehicle Replacement Fund	0.00	47,200.00	-47,200.00	0.0%
Total 20 · POLICE DEPARTMENT	122,338.95	1,109,204.66	-986,865.71	11.0%
25 · MUNICIPAL COURT				
25-5112 · Payroll- Municipal Court Clerk	6,291.44	45,001.00	-38,709.56	14.0%
25-5125 · Payroll - Clerk Overtime	1,111.95	2,500.00	-1,388.05	44.5%
25-5127 · TMRS	1,418.76	5,118.48	-3,699.72	27.7%
25-5128 · FICA	428.47	3,725.63	-3,297.16	11.5%
25-5129 · TWC	0.00	162.00	-162.00	0.0%
25-5130 · WC	0.00	1,962.04	-1,962.04	0.0%
25-5131 · Certification Pay	230.75	1,200.00	-969.25	19.2%
25-5132 · Health Insurance	245.27	5,830.00	-5,584.73	4.2%
25-5210 · Legal Delinquent Citations	0.00	5,000.00	-5,000.00	0.0%
25-5216 · Judge Court Fees	3,062.50	25,000.00	-21,937.50	12.3%
25-5217 · Prosecutor Fees	9,975.00	35,500.00	-25,525.00	28.1%
25-5218 · Interpreter	0.00	1,500.00	-1,500.00	0.0%
25-5219 · Professional Services - Muni Co	7,137.50	10,000.00	-2,862.50	71.4%
25-5222 · Court Security Exp.	252.18			
25-5315 · Payroll - Clerk	389.34	0.00	389.34	100.0%
25-5321 · Postage	0.00	500.00	-500.00	0.0%
25-5411 · Travel & Training	0.00	1,000.00	-1,000.00	0.0%
25-5414 · Jury Trial Expense	0.00	1,500.00	-1,500.00	0.0%
25-5415 · State Criminal Cost & Fees	0.00	80,000.00	-80,000.00	0.0%
25-5500 · Supplies & Equipment	154.65	4,200.00	-4,045.35	3.7%
25-5730 · Contract Services	4,690.00	4,735.12	-45.12	99.0%
Total 25 · MUNICIPAL COURT	35,387.81	234,434.27	-199,046.46	15.1%
30 · PUBLIC WORKS DEPARTMENT				
30-5115 · Payroll - Public Works	8,460.80	55,000.00	-46,539.20	15.4%
30-5125 · Payroll - Public Works Overtime	308.03	2,000.00	-1,691.97	15.4%
30-5127 · TMRS	1,609.41	5,990.70	-4,381.29	26.9%
30-5128 · FICA	466.79	4,600.00	-4,133.21	10.1%
30-5129 · TWC	0.00	162.00	-162.00	0.0%
30-5130 · WC	0.00	2,400.00	-2,400.00	0.0%
30-5131 · Certification Pay	0.00	0.00	0.00	0.0%
30-5132 · Health Insurance	245.27	5,830.00	-5,584.73	4.2%
30-5320 · Supplies	834.43	7,440.00	-6,605.57	11.2%
30-5326 · Uniforms	10.81			
30-5451 · Roads./ Bridges/ Drainage	3,727.00	325,000.00	-321,273.00	1.1%
30-5452 · Mowing Roads	21,200.00	60,000.00	-38,800.00	35.3%
30-5454 · Bridge Replacement	0.00	30,000.00	-30,000.00	0.0%
30-5455 · Signs & Postings	2,165.52	8,000.00	-5,834.48	27.1%
30-5456 · Public Works Maintenance	750.00	25,000.00	-24,250.00	3.0%
30-5461 · Park Improvements	0.00	35,000.00	-35,000.00	0.0%
30-5462 · Park Maintenance	8,278.92	70,000.00	-61,721.08	11.8%
30-5810 · Vehicle Insurance	270.00			
30-5820 · Vehicle Repairs & Maint	10.50	6,800.00	-6,789.50	0.2%
30-5830 · Fuel	361.11	5,000.00	-4,638.89	7.2%
30-5840 · Equipment	14,747.27	24,000.00	-9,252.73	61.4%
30-5850 · Vehicle Replacement Fund	0.00	3,500.00	-3,500.00	0.0%
30-5860 · ROW Maintenance	0.00	5,000.00	-5,000.00	0.0%
Total 30 · PUBLIC WORKS DEPARTMENT	63,445.86	680,722.70	-617,276.84	9.3%

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12/17/20

Accrual Basis

City of Iowa Colony Profit & Loss Budget vs. Actual

October through November 2020

	Oct - Nov 20	Budget	\$ Over Budget	% of Budget
35 · COMMUNITY SERVICES				
35-5111 · Payroll-Building Official	6,458.34	80,000.00	-73,541.66	8.1%
35-5112 · Payroll-Permits Clerk	6,160.00	40,040.00	-33,880.00	15.4%
35-5125 · Payroll-Clerk Overtime	436.57	1,500.00	-1,063.43	29.1%
35-5127 · TMRS	2,130.79	12,773.85	-10,643.06	16.7%
35-5128 · FICA	843.38	9,297.81	-8,454.43	9.1%
35-5129 · TWC	103.33	324.00	-220.67	31.9%
35-5130 · WC	0.00	5,234.05	-5,234.05	0.0%
35-5131 · Certification Pay	0.00	480.00	-480.00	0.0%
35-5132 · Health Insurance	93.81	8,745.00	-8,651.19	1.1%
35-5212 · Early Platting Escrow Exp. INV	0.00	0.00	0.00	0.0%
35-5214 · Engineering Services				
35-5216 · Platting	4,968.00	150,000.00	-145,032.00	3.3%
35-5217 · Plan Review	4,046.89	100,000.00	-95,953.11	4.0%
35-5218 · Permits/Inspections	22,697.34	195,000.00	-172,302.66	11.6%
35-5214 · Engineering Services - Other	13,594.60	80,000.00	-66,405.40	17.0%
Total 35-5214 · Engineering Services	45,306.83	525,000.00	-479,693.17	8.6%
35-5215 · Building Inspector Fees	138,069.19	295,500.00	-157,430.81	46.7%
35-5219 · Professional Services - Plannin	1,864.88	85,000.00	-83,135.12	2.2%
35-5220 · TIF Fund (70% of TIF revenue t	0.00	0.00	0.00	0.0%
35-5221 · ICVFD Contract Services/Equip	0.00	6,000.00	-6,000.00	0.0%
35-5246 · Software Subscription/License	2,156.78			
35-5320 · Supplies	612.56			
35-5326 · Uniforms	853.64			
35-5455 · Signage & Postings	0.00	4,000.00	-4,000.00	0.0%
35-5722 · Credit Card Fees	5,020.51	10,000.00	-4,979.49	50.2%
35-5724 · Longevity Pay	120.00	240.00	-120.00	50.0%
35-5820 · Vehicle Repairs & Maint	1,221.39			
35-5830 · Fuel	86.68			
35-5840 · Equipment	2,173.98			
35-5850 · Vehicle Replacement Fund	0.00	3,500.00	-3,500.00	0.0%
Total 35 · COMMUNITY SERVICES	213,712.66	1,087,634.71	-873,922.05	19.6%
90 · CAPITAL AND PLANNING PROJECTS				
Parking and Storage Lot	0.00	0.00	0.00	0.0%
Public Safety Building Reserve	0.00	500,000.00	-500,000.00	0.0%
Purchase of Prop. Next to CH	0.00	0.00	0.00	0.0%
990 · Contingency	0.00	35,000.00	-35,000.00	0.0%
991 · PD - Vehicle	0.00	35,000.00	-35,000.00	0.0%
992 · PW Loader/Backhoe/Brush Truck	0.00	20,000.00	-20,000.00	0.0%
993 · Planning Projects	8,250.00	200,000.00	-191,750.00	4.1%
90 · CAPITAL AND PLANNING PROJECTS - Other	0.00	175,000.00	-175,000.00	0.0%
Total 90 · CAPITAL AND PLANNING PROJECTS	8,250.00	965,000.00	-956,750.00	0.9%
Total Expense	522,717.23	4,737,185.01	-4,214,467.78	11.0%
Net Income	78,575.15	25,480.52	53,094.63	308.4%

NO.	LOCATION	
A	SIGNAGE	DESCRIPTION
1	Pasteur @Humbo	Straighten Post
2	Pasteur @Cars	Need Signs
3	Carson Ln @Lister	Straighten Post
4	Carson Ln @Humbo	Straighten Post
5	Earle Ct @Humbo	Straighten Post
6	Whitman Dr @Faulkner	Straighten Post
7	Thoreau Dr @ Faulkner	Straighten Post
8	Discovery Dr @Thoreau	Straighten Post
9	Newton Ln @Discovery	Straighten Post
10	Meridiana Pkwy @Discov	Straighten Post
11	Drake st @Armstrong	Straighten Post
12	Drake st @ Aldrin	Straighten Post
13	Bauhaus Dr@ Iowa colony	Straighten Post
14	Ocean Dr @Lake	Straighten Post
15	Bauhaus Dr @Armstorn	Straighten Post
16	Brazoria 524C coun	Straighten Post
17	City Hal	Remove sign
18	N. Iowa Colony Bl	Reset School Zone lights
19	W. CR5	Reset School Zone lights
20	S.Iowa Colony Bl	Reset School Zone lights
21	E.Cr5	Reset School Zone lights
22	N. Iowa Colony Bl	replace School Zone times
23	Meridiana Elementry sch	replace School Zone times
24	Iowa Colony Blvd@Bavenport F	Took down
25	Iowa Colony Blvd@Duduque p	Took down
26	Duduque pkwy@Iowa Colony	Took down
27		
28		
29		
30		
31		
B.	DEBRIS REMOVAL	
1	Bullard Rd @288	Pick up TV
2	Stevens Rd @288	Pick up Refrigerator
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

13		
14		
15		
16		
17		
18		
C.	MOWING/TREE TRIMM	
1	Iowa Colon	All right of way
2	City Hal	Mow grass at City Hall
3	City Par	Mow the baseball Field
4	City Par	Mow the field behind baseball field
5	City Park	Water Leak
6	Cedar Rapids @288	Pick up limbs
7	824B	Pick up limbs
8		
9		
10		
11		
12		
13		
14		
15		
16		
D.	STREET REPAI	
1	Iowa Colony bv	Pot hole
2	2930 Cedar Rapids pkwy@Ruth rd	Pot holes
3	9540 Ruth to Cedar Rapids pkwy	Pot Holes
4		
5		
6		
7		
8		
9		
E.	POWER LINES MAINTENANCE	
1	3522 CASSINI I	Street light out
	Ditch Drainage iss	

	Miscellaneous Wor	
1	City Hal	Toliet paper holder
2	City Hal	New Lock
3	City Hal	Clean up
4	City Par	epplace the cushing on Volleyball ne
5		

[illegible]

	done
	done
	done
	done
	Done
	done
	Done
Put up cones for the hole til we can get a plate to put over it	Done
sent an email to the County to fix	Done
sent an email to the County to fix	Done

	Done

	Done
	Done
	Done
ts	Done

[illegible]

9/14/2020
9/17/2020
9/16/2020
9/17/2020
9/18/2020
9/21/2020
9/21/2020
9/14/2020
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9/22/2020

9/10/2020

9/10/2020
9/10/2020
9/11/2020
9/17/2020

Adopted by reference.

The International Fire Code, 2018 Edition, and Appendices B, C, D, E, F, and G thereto, as published by the International Code Council, Inc., an authentic copy of which has been filed with the city secretary, are hereby adopted and made a part of this chapter.

Amendments.

The following sections of the code adopted are amended in the following respects:

(1) *Subsection 101.1* is hereby amended to provide as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City of Iowa Colony, Texas, hereinafter referred to as "this code."

(2) *Subsection 103.2* is hereby deleted.

(3) *Subsection 105.3.1* is hereby amended to provide as follows:

105.3.1 Expiration. An operational permit shall remain in effect until reissued, renewed or revoked, or for such a period of time as specified in the permit. Construction permits shall automatically become invalid unless the work authorized by such permit is suspended or abandoned for a period of two years. Before such work recommences, a new permit shall be first obtained. Permits are not transferable and any change in occupancy, operation, tenancy, or ownership shall require that a new permit be issued.

(4) *Subsection 105.6* is hereby amended to provide as follows:

105.6 Required operational permits. The *fire code official* is authorized to issue operational permits for the operations set forth in Sections 105.6.1 through 105.6.50.

105.6.1 Adult or child day care facility. An operational permit is required to operate an adult or child day care facility.

105.6.2 Carbon dioxide systems used in beverage dispensing applications. An operational permit is required for carbon dioxide systems used in beverage dispensing applications having more than 100 pounds of carbon dioxide.

105.6.3 Carnivals or fairs. An operational permit is required to conduct a carnival or a fair.

105.6.4 Compressed gases. An operational permit is required for the storage, use or handling at *normal temperature and pressure* (NTP) of compressed gases in excess of the amounts listed in Table 105.6.4.

Exception: Vehicles equipped for and using *compressed gas* as a fuel for propelling the vehicle.

Table 105.6.4
Permit Amounts for Compressed Gases

TYPE OF GAS	AMOUNT (cubic feet at NTP)
Corrosive	200
Flammable (except cryogenic fluids and liquefied petroleum gases)	200

Highly toxic	Any Amount
Inert and simple asphyxiant	6,000
Oxidizing (including oxygen)	504
Pyrophoric	Any Amount
Toxic	Any Amount

For SI: 1 cubic foot= 0.02832m³.

105.6.5 Dry cleaning. A biannual operational permit is required to engage in the business of dry cleaning or to change to a more hazardous cleaning solvent used in existing dry-cleaning equipment.

105.6.6 Explosives. An operational permit is required for the manufacture, storage, handling, sale or use of any quantity of *explosives*, *explosive materials*, fireworks, pyrotechnic special effects materials, or pyrotechnic special effects within the scope of Chapter 56.

Exception: Storage in Group R-3 occupancies of smokeless propellant, black powder and small arms primers for personal use, not for resale and in accordance with Section 5606.

105.6.7 Foster home. An operational permit is required to operate a foster home.

105.6.8 Flammable and combustible liquids. An operational permit is required:

1. To store, handle or use Class I liquids in excess of 5 gallons (19 L) in a building or in excess of 10 gallons (37.9 L) outside of a building, except that a permit is not required for the following:

1.1 The storage or use of Class I liquids in the fuel tank of a motor vehicle, aircraft, motorboat, mobile power plant, or mobile heating plant, unless such storage, in the opinion of the *fire code official*, would cause an unsafe condition.

1.2 The storage or use of paints, oils, varnishes, or similar flammable mixtures when such liquids are stored for maintenance, painting, or similar purposes for a period of not more than 30 days.

2. To store, handle, or use Class II or Class IIIA liquids in excess of 25 gallons (95 L) in a building or in excess of 60 gallons (227 L) outside a building, except for fuel oil used in connection with oil-burning equipment.

105.6.9 Hazardous materials. An operational permit is required to store, transport on site, dispense, use, or handle hazardous materials in excess of the amounts listed in Table 105.6.9.

Table 105.6.9

Permit Amounts for Hazardous Materials

TYPE OF MATERIAL	AMOUNT
Combustible liquids	See Section 105.6.8
Corrosive materials	
Gases	See Section 105.6.4
Liquids	55 gallons
Solids	1000 pounds
Explosive materials	See Section 105.6.6
Flammable materials	
Gases	See Section 105.6.4
Liquids	See Section 105.6.8
Solids	100 pounds
Highly toxic materials	
Gases	See Section 105.6.4
Liquids	Any Amount
Solids	Any Amount
Oxidizing materials	
Gases	See Section 105.6.4
Liquids	
Class 4	Any Amount
Class 3	1-gallon ^a

Class 2	10 gallons
Class 1	55 gallons
Solids	
Class 4	Any Amount
Class 3	10 pounds ^b
Class 2	100 pounds
Class 1	500 pounds
Organic peroxides	
Liquids	
Class I	Any Amount
Class II	Any Amount
Class III	1 gallon
Class IV	2 gallons
Class V	No Permit Required
Solids	
Class I	Any Amount
Class II	Any Amount
Class III	10 pounds
Class IV	20 pounds
Class V	No Permit Required

Pyrophoric materials	
Gases	Any Amount
Liquids	Any Amount
Solids	Any Amount
Toxic materials	
Gases	See Section 105.6.4
Liquids	10 gallons
Solids	100 pounds
Unstable (reactive) materials	
Liquids	
Class 4	Any Amount
Class 3	Any Amount
Class 2	5 gallons
Class 1	10 gallons
Solids	
Class 4	Any Amount
Class 3	Any Amount
Class 2	50 pounds
Class 1	100 pounds
Water-reactive Materials	

Liquids	
Class 3	Any Amount
Class 2	5 gallons
Class 1	55 gallons
Solids	
Class 3	Any Amount
Class 2	50 pounds
Class 1	500 pounds

For SI: 1 gallon = 3.785 L, 1 pound = 0.454 kg.

a. 20 gallons when Table 5003.1.1(1) Note k applies and hazard identification signs in accordance with Section 5003.5 are provided for quantities of 20 gallons or less.

b. 200 pounds when Table 5003.1.1(1) Note k applies and hazard identification signs in accordance with Section 5003.5 are provided for quantities of 200 pounds or less.

105.6.10 Health care facility. An operational permit is required to operate a health care facility, provided that state licensing or registration is required for the operation of such facility.

105.6.11 High-piled storage. A bi-annual operational permit is required to use a building or portion thereof as a *high-piled storage area* exceeding 500 square feet (46 m²).

105.6.12 Hot work operations. An operational permit is required for the application of roof coverings with the use of an open-flame device.

105.6.13 Pool supply retail establishment. A bi-annual operational permit is required to operate a pool supply retail establishment.

105.6.14 Residential care facility. An operational permit is required to operate a residential care facility, provided that state licensing or registration is required for the operation of such facility.

105.6.15 Rooftop heliports. An operational permit is required for the operation of a rooftop heliport.

105.6.16 Temporary storage tanks. An operational permit is required for the use of temporary storage tanks containing flammable/combustible liquids or compressed gasses.

105.6.17 Tire-rebuilding plants. An operational permit is required for the operation and maintenance of a tire-rebuilding plant.

(5) *Subsection 105.7* is hereby amended to provide as follows:

105.7 Required construction permits. The *fire code official* is authorized to issue construction permits for work as set forth in Sections 105.7.1 through 105.7.15.

105.7.1 Automatic fire-extinguishing systems. A construction permit is required for installation of or modification to an automatic fire-extinguishing system. Maintenance performed in accordance with this code is not considered to be a modification and does not require a construction permit.

105.7.2 Battery systems. A permit is required to install stationary storage battery systems having a liquid capacity of more than 50 gallons (189 L).

105.7.3 Compressed gases. Where the compressed gases in use or storage exceed the amounts listed in Table 105.6.4, a construction permit is required to install, repair damage to, abandon, remove, place temporarily out of service, close or substantially modify a *compressed gas* system.

Exceptions:

1. Routine maintenance.
2. For emergency repair work performed on an emergency basis, application for permit shall be made within two working days of commencement of work.

105.7.4 Fire alarm and detection systems and related equipment. A construction permit is required for installation of or modification to fire alarm and detection systems and related equipment. Maintenance performed in accordance with this code is not considered a modification and does not require a construction permit.

105.7.5 Fire pumps and related equipment. A construction permit is required for installation of or modification to fire pumps and related fuel tanks, jockey pumps, controllers, and generators. Maintenance performed in accordance with this code is not considered to be a modification and does not require a construction permit.

105.7.6 Flammable and combustible liquids. A construction permit is required:

1. To install, repair, or modify a pipeline for the transportation of flammable or *combustible liquids*.
2. To install, construct or alter tank vehicles, equipment, tanks, plants, terminals, wells, fuel-dispensing stations, refineries, distilleries, and similar facilities where flammable and *combustible liquids* are produced, processed, transported, stored, dispensed, or used.
3. To install, alter, remove, abandon, or otherwise dispose of a flammable or *combustible liquid* tank.

105.7.7 Gates or barriers across roadways or private drives. A construction permit is required for the installation of or modification to a gate or barricade across a fire apparatus access road.

105.7.8 Hazardous materials. A construction permit is required to install, repair damage to, abandon, remove, place temporarily out of service, close or substantially modify a storage facility or other area regulated by Chapter 50 when the hazardous materials in use or storage exceed the amounts listed in Table 105.6.9.

Exceptions:

1. Routine maintenance.
2. For repair work performed on an emergency basis, application for permit shall be made within two working days of commencement of work.

105.7.9 Industrial ovens. A construction permit is required for installation of industrial ovens covered by Chapter 30.

Exceptions:

1. Routine maintenance.
2. For repair work performed on an emergency basis, application for permit shall be made within two working days of commencement of work.

105.7.10 LP-gas. A construction permit is required for installation of or modification to an LP-gas system. Maintenance performed in accordance with this code is not considered to be a modification and does not require a construction permit.

105.7.11 Private fire hydrants. A construction permit is required for the installation or modification of private fire hydrants. Maintenance performed in accordance with this code is not considered to be a modification and does not require a construction permit.

105.7.12 Smoke control or smoke exhaust systems. A construction permit is required for the installation of a smoke control system or a smoke exhaust system within the scope of Section 909 and Section 910, respectively. Maintenance performed in accordance with this code is not considered to be a modification and does not require a construction permit.

105.7.13 Spraying or dipping. A construction permit is required for the installation or modification of a spray room, dip tank, or booth. Maintenance performed in accordance with this code is not considered to be a modification and does not require a construction permit.

105.7.14 Standpipe systems. A construction permit is required for the installation, modification, or removal from service of a standpipe system. Maintenance performed in accordance with this code is not considered to be a modification and does not require a construction permit.

105.7.15 Underground private fire mains. A construction permit is required for the installation of underground private fire mains. Maintenance performed in accordance with this code is not considered to be a modification and does not require a construction permit.

(6) *Section 108* is hereby deleted.

(7) Subsections 109.2, 109.3.1, and 109.3.3 are hereby deleted.

(8) *Subsection 109.3.5* is hereby added to provide as follows:

109.3.5 Time limit. Except as provided otherwise under chapter 12 of the code of ordinances, a time limit, not to exceed fifteen working days, from the date any order or notice has been issued is permitted for compliance. Dependent upon the hazard and condition created by the violation, the *fire code official* may limit the compliance time to fewer than fifteen days. An extension of time, for a period to be determined by the *fire code official*, may be allowed for compliance with conditions or correction of violations provided the extension is requested in writing, to the fire code official, and justifiable cause is demonstrated. If the extension is not permitted by the *fire code official*, such refusal shall be in writing and shall contain the reasons for refusal.

(9) *Subsection 109.4* is hereby amended to provide as follows:

109.4 Violation Penalties. Any person who violates any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense.

(10) *Subsection 110.5* is hereby added to provide as follows:

110.5 Occupancy overloading. Notwithstanding any other provisions of this code or the technical codes therein adopted and amended, whenever the *fire code official* shall deem that a dangerous or unlawful number of persons are accumulated in any building or premises, or on any property or in any area of a building, premises or property, the *fire code official* shall immediately notify the owner or the person in control of the building, premises or property to have the condition corrected immediately. If the condition is not immediately corrected, the *fire code official* shall order the building, premises or property or area closed and all occupants to be vacated until such condition is corrected.

(11) *Subsection 111.4* is hereby amended to provide as follows:

111.4 Failure to Comply. It shall be unlawful for any person to continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition.

(12) *Subsection 111.5* is hereby added to provide as follows:

111.5 Condemnation tags. The *fire code official* may affix a condemnation tag prohibiting the use of any equipment, operation, or procedure which he determines to be unsafe or defective or which creates a fire hazard. When affixed, such tag may be removed only by the *fire code official* and may be removed only when the hazard to which the order pertains has been corrected in an approved manner. Until removed, that item or device, operation or procedure, which has caused the hazard, shall not be used or permitted to be used. It shall be unlawful to remove such condemnation tag without the required authorization.

(13) *The definition of Foster Care Facilities in Section 202* is hereby deleted.

(14) *The definition of Institutional Group I-2 in Section 202* is hereby amended to provide as follows:

Institutional Group I-2. Institutional Group I-2 occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than five persons who are not capable of self-preservation. This group shall include, but is not limited to, the following:

Detoxification facilities

Hospitals

Nursing homes

Psychiatric hospitals

Occupancy Conditions. Buildings of Group 1-2 shall be classified as one of the following occupancy conditions:

Condition 1. This occupancy condition shall include facilities that provide nursing and medical care, but do not provide emergency care, surgery, obstetrics, or in-patient stabilization units for psychiatric or detoxification treatment, including, but not limited to, nursing homes.

Condition 2. This occupancy condition shall include facilities that provide nursing and medical care and could provide emergency care, surgery, obstetrics, or in-patient stabilization units for psychiatric or detoxification treatment, including, but not limited to, hospitals.

Five or fewer persons receiving medical care. A facility with five or fewer persons receiving medical care shall be classified as Group R-3 or shall comply with the *International Residential Code*, provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or with Section P2904 of the *International Residential Code*.

(15) *Section 202* is hereby amended by adding the following definitions:

SECTION 202 GENERAL DEFINITIONS

FOSTER HOME. A residential dwelling licensed by the state, including, but not limited to, a foster home, as such term is defined by V.T.C.A., Texas Health and Safety Code §42.002, in which custodial care is provided for six or less children under the age of 18.

HEALTH CARE FACILITY. A facility, not including a Residential Group R facility, that provides inpatient medical care or medical treatment to persons who are not capable of self-preservation without physical assistance or in which the liberty of the occupants is restricted.

POOL SUPPLY RETAIL ESTABLISHMENT. A building devoted primarily to the sale or rental of swimming pool and spa supplies, including, but not limited to, pool cleaners, pool chemicals, pool heaters, pool pumps, and pool filters.

RESIDENTIAL CARE FACILITY. A Residential Group R facility in which medical care, including, but not limited to, assisted living facility services, as such services are described in the definition of "assisted living facility" by V.T.C.A., Texas Health and Safety Code §247.002, are provided to one or more persons who are unrelated to the proprietor of the establishment.

(16) *Section 307* is hereby deleted and a new *Section 307* is provided as follows:

SECTION 307 OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES

307.1 General. No person shall kindle or maintain any type of open fire or *open burning*, including bonfires, recreational fires, and trench-burn fires within the city.

Exceptions: This prohibition does not apply to live firefighting training conducted by the Fire and Rescue Services Department in compliance with Texas Commission on Environmental Quality regulations, barbecue pits used for cooking, or portable outdoor fireplaces that comply with this Section 307 that are used for warmth and have three sides and a spark arrestor. The *fire code official* may prohibit any or all fires, or order the immediate extinguishment of any and all fires when, in his sole discretion, atmospheric conditions or local circumstances make such fires an immediate threat to public safety or the smoke or ash from such fires becomes a public nuisance.

307.1.1 Prohibited open burning. *Open burning* shall be prohibited when atmospheric conditions or local circumstances make such fires hazardous. Where open burning creates or adds to a hazardous situation, the *fire code official* is authorized to order the extinguishment of the *open burning* operation.

307.1.2 Portable outdoor fireplaces. Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material. Portable outdoor fireplaces shall be constantly attended until the fire is extinguished. A minimum of one portable fire extinguisher complying with Section 906 with a minimum 4-A rating or other *approved* on-site fire extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization where a portable outdoor fireplace is used.

Exception: Portable outdoor fireplaces used at one- and two-family *dwellings*.

(17) *Subsection 315.7* is hereby added to provide as follows:

315.7 Transportation of combustible waste and refuse. Vehicles or conveyances used to transport combustible waste or refuse over public thoroughfares shall have all cargo spaces tightly covered and so maintained as to ensure against ignition from external fire sources.

(18) *Subsections 401.3* is hereby amended as follows:

401.3 Emergency responder notification. Notification of emergency responders shall be in accordance with Sections 401.3.1 through 401.3.4.

(19) *Subsection 401.3.4* is hereby added to provide as follows:

401.3.4 Other hazardous events. Any person, upon discovering or being apprised of any leak, spill, dumping, or other condition which involves an uncontrolled hazardous gas leak, hazardous material, or flammable or combustible liquid which the person believes or has reason to believe has been heretofore unreported to the fire and rescue services department, shall immediately notify the fire and rescue services department.

(20) *Subsection 503.1* is hereby amended to provide as follows:

503.1 Where Required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and with Appendix D.

(21) *Subsection 503.2.4* is hereby amended to provide as follows:

503.2.4 Turning radius. The minimum inside turning radius shall be 25 feet with a minimum outside turning radius of 50 feet.

(22) *Subsection 503.2.7* is hereby amended to provide as follows:

503.2.7 Grade. The grade of the fire apparatus access road shall not exceed 10 percent.

Exception: The grade of the fire access road may exceed 10 percent with the approval of the *fire code official* based on the fire and rescue service's apparatus.

(23) *Subsection 503.2.8* is hereby amended to provide as follows:

503.2.8 Angles of approach and departure. Angles of approach and departure for fire apparatus access roads shall not exceed eight degrees (8°).

(24) *Subsection 503.6* is hereby amended to provide as follows:

503.6 Security gates. The *fire code official* must approve the placement of any barriers, gates, and blocking devices, and all other controlled vehicular access devices or systems, located at the entrances to streets, fire lanes, parking lots, access roads, and driveways. Such approval will be granted whenever, in his opinion, such barriers meet the requirements of this chapter and do not cause an unreasonable threat to the health, safety, and welfare of persons or property.

503.6.1 Whenever access to any public or private street, fire lane or other way allowing for vehicular access has barriers, gates, blocking devices, or other controlled vehicular access devices or systems which make it difficult for fire apparatus, police patrol vehicles, ambulances, and similar emergency type vehicles to pass, and where immediate access is necessary for lifesaving, firefighting, or police purposes, application for and issuance of a permit by the *fire code official* must be obtained before installing, erecting, altering, or maintaining such controlled vehicular access devices or systems.

503.6.2 The installation, construction, erection, and maintenance of controlled vehicular access devices or systems requiring a permit as set forth in this section shall, at a minimum, meet the following criteria:

1. Barriers across streets shall have a minimum unobstructed width of not less than 15 feet when opened.

2. Electric barriers shall have an approved key lock box or some other type of system allowing access by the city fire and rescue services department installed in an accessible approved location. The key box or other system shall contain keys, codes, or devices to gain access through the barrier.
3. Electric barriers shall have an emergency power backup or a manual disconnect.
4. A padlock may be installed on all gates or barriers not equipped with automatic gate openers provided such padlock is approved by the *fire code official*.

503.6.3 The controlled vehicular access device or system must be properly installed, erected, and maintained. The city reserves the right to remove any controlled vehicular access device or system whenever such removal is immediately necessary to preserve the health, safety, and welfare of the general public and regardless of whether such device or system is permitted. In the event of removal, the city shall not be held liable for any resulting damage or destruction.

(25) *Section 510* is hereby deleted.

(26) *Subsection 609.2* is hereby amended to provide as follows:

609.2 Where required. Type I hoods shall be installed where cooking appliances produce grease vapors. In addition, the following specified locations shall require a Type I hood:

1. Group E and I occupancies where commercial cooking appliances are used for any purpose.
2. Group A occupancies, with an occupant load over 49 persons, where commercial cooking appliances are used for any purpose.

Exception:

1. A Type I hood shall not be required for an electric cooking appliance where an approved testing agency provides documentation that the appliance effluent contains 5 mg/m³ or less of grease when tested at an exhaust flow rate of 500 cfm (0.236 m³/s) in accordance with UL 710B.
2. A Type I hood shall not be required where domestic or residential cooking *appliances* are installed and not used for commercial purposes.

(27) *Subsection 903.3.7* is hereby added to provide as follows:

903.3.7 Fire department connections. Fire department connections for *automatic sprinkler systems* shall be installed in accordance with Section 912. A fire hydrant shall be located within 300 feet of the fire department connection measured along an approved fire apparatus access road. The fire department connection shall have a 2.5" by 2.5" Siamese connection.

(28) *Subsection 905.8* is hereby added to provide as follows:

905.8 Dry standpipes. Dry standpipes are prohibited unless approved by the *fire code official*. The *fire code official* is authorized to approve dry standpipes where access to a portion of a single-story building at grade level is limited by the location on property, topography, waterways, nonnegotiable grades, or other similar conditions and the dry standpipe hose connections are to be installed on the exterior only and at grade level adjacent to an access door.

(29) *Subsection 907.5.3* is hereby added to provide as follows:

907.5.3 Evacuation. Upon activation of a fire alarm notification system, all occupants of the structure for which such activation occurred shall evacuate and shall remain outside the structure until the fire and rescue services department has determined that no fire or danger exists.

(30) *Subsection 912.2.3* is hereby added to provide as follows:

912.2.3 Remote locations. Where fire department connections are located in fire vaults or where one fire department connection serves multiple buildings, the fire department connection shall be provided with a sign indicating the address to the building or buildings to which such connection serves. The sign shall have the address numbers at least six inches in height and the street name in letters at least two inches in height. All such signs shall be subject to the approval of the fire code official.

(31) *Subsection 912.3.1* is hereby added to provide as follows:

912.3.1 Locking fire department connection caps. A fire department connection shall have a 2.5" by 2.5" Siamese connection and shall include an approved locking cap as specified by the *fire code official*.

(32) *Subsection 1103.2* is hereby deleted.

(33) *Subsection 5601.1* is hereby amended to provide as follows:

5601.1 Scope. The provisions of this chapter shall govern the possession, manufacture, storage, handling, sale and use of *explosives, explosive materials*, fireworks, and small arms ammunition.

Exceptions:

1. The Armed Forces of the United States, Coast Guard, or National Guard while performing official duties.
2. *Explosives* in forms prescribed by the official United States Pharmacopoeia.
3. The possession, storage and use of small arms ammunition when packaged in accordance with DOTn packaging requirements.
4. The possession, storage, and use of not more than 1 pound (0.454 kg) of commercially manufactured sporting black powder, 20 pounds (9 kg) of smokeless powder and 10,000 small arms primers for hand loading of small arms ammunition for personal consumption.
5. The use of *explosive materials* by federal, state and local regulatory, law enforcement and fire agencies acting in their official capacities.
6. Special industrial *explosive* devices which, in the aggregate, contain less than 50 pounds (23 kg) of *explosive materials*.
7. The use of fireworks by a railroad employee or other transportation agency employee for signal purposes or illumination.
8. The sale or use of blank cartridges for a show, the theater, or for signal or ceremonial purposes in athletics or sports.
9. The possession, storage and use of blank industrial-power load cartridges when packaged in accordance with DOTn packaging regulations.
10. Transportation in accordance with DOTn 49 CFR Parts 100-185.
11. Items preempted by federal regulations.

(34) *Subsection 5601.1.3* is hereby amended to provide as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, transportation, handling, and use of fireworks within the city limits.

5601.1.3.1 Aiding minors. It shall be unlawful for any parent or guardian of a minor child below the age of ten to permit or allow such minor child to possess, manufacture, store, sell, transport, handle, or use fireworks in violation of this code.

5601.1.3.3 Nuisance declaration. The possession, manufacture, storage, sale, transportation, handling, or use of any fireworks within the city limits in violation of this code, is hereby declared to be a public nuisance. Except as provided in this Subsection 5601.1.3, the fire official is directed and required to seize and cause to be safely destroyed any open packages of fireworks found in violation of this code, and any authorized member of the fire department or any police officer of the city or any other duly constituted peace officer is empowered to stop the transportation of and detain any fireworks being transported illegally or to close any building where any fireworks are being stored illegally until the fire official can be notified in order that such fireworks may be seized and destroyed in accordance with the terms of this section.

Exceptions:

1. The storage and use of fireworks for fireworks displays as permitted in Section 5608.
2. The transportation of Fireworks 1.4G by motor vehicles that meet federal, state, and city requirements for transporting Fireworks 1.4G is allowed, provided that such vehicles shall be equipped with at least one ten-pound fire extinguisher capable of extinguishing Type B fires, as defined by the National Fire Protection Association. A motor vehicle used for the transportation of fireworks shall display signs on both sides of such vehicle reading, "Fireworks." The sign shall consist of a white background and red letters at least six inches in height with a minimum width of three-fourths of an inch.

Affirmative Defense: It shall be an affirmative defense to prosecution for possession of fireworks that a person was operating or was a passenger in a motor vehicle that was being operated in a public place, and the fireworks were not in the passenger area of the motor vehicle. For the purposes of this section, the "passenger area" of a motor vehicle means the area of the motor vehicle designed for the seating of the operator and the passengers of the vehicle. The term does not include: (1) a locked glove compartment or similar locked storage area; (2) the trunk of a vehicle; or (3) the area behind the last upright seat of a vehicle that does not have a trunk.

(35) *Subsection 5601.1.6* is hereby added to provide as follows:

5601.1.6 Injunctive relief. Notwithstanding any provision of this code, the city attorney is authorized to:

- (1) file suit on behalf of the city, for such injunctive relief as may be necessary to prevent unlawful possession, manufacture, storage, sale, transportation, handling, or use of fireworks within the city limits;
- (2) aid the fire official in the discharging of his duties; and
- (3) prevent any person from interfering with the seizure and destruction of such fireworks in accordance with the laws of the State of Texas.

(36) *Subsection 5601.2.4* is hereby amended to provide as follows:

5601.2.4 Financial responsibility. Before a permit is issued, as required by Section 5601.2, the applicant shall submit proof of general liability insurance in an amount of not less than one million dollars (\$1,000,000) for the purpose of the payment of all damages to persons or property that arise from, or are caused by, the conduct of any act authorized by the permit.

(37) *Subsection 5601.2.4.2* is hereby deleted.

(38) *Subsection 5601.4* is hereby amended to provide as follows:

5601.4 Qualifications. Before a permit is issued, as required by Section 5601.2, for magazines, blasting, fireworks display or pyrotechnic special effect operations, the applicant shall submit proof that such applicant has met state licensing and permit requirements. The names of the experienced operators shall be designated on the permit issued.

(39) *Section 5608.2* is hereby amended to provide as follows:

5608.2 Permit application. Prior to issuing permits for a fireworks display, plans for the display, plans for the fireworks inspections of the display site and demonstrations of the display operations shall be approved. An applicant for a firework display permit shall first make written application for a permit at least ten days in advance of the date of the proposed display. A plan establishing procedure to follow and actions to be taken in the event that a shell fails to ignite in, or discharge from, a mortar or fails to function over the fallout area or other malfunctions shall be provided to the fire code official. A permit shall be issued for a period of time not to exceed 24 hours. No permit shall authorize more than two displays in each 24-hour period. The transfer of a permit issued pursuant to this section is prohibited.

(40) *Subsections 5608.3.1 and 5608.3.2* are hereby added to provide as follows:

5608.3.1 Time and duration of display. The commencement of a fireworks display before the hour of 8:00 p.m. or later than the hour of 12:00 a.m. is prohibited. A fireworks display shall be completed within one and one-half (1½) hours after the time the display is commenced.

5608.3.2 Firefighters to be present during display. Not less than two city firefighters shall be in attendance during each fireworks display. The expense of such firefighters shall be paid in advance at the time of the application for the permit. The firefighters shall be subject to the fire official's orders at all times when so employed and shall be in uniform and remain on duty during the times so deemed by the fire official.

(41) *Section 5608.5* is hereby amended to provide as follows:

5608.5 Storage of fireworks at display site. Materials to be used for a permitted fireworks display shall be brought in to the city on the day of the fireworks display. Such materials shall be taken immediately to the display site for further handling and storage. The storage of fireworks at the display site shall comply with the requirements of this section and NFPA 1123 or NFPA 1126.

(42) *Table C. 102.1 of Appendix C* is hereby amended to provide as follows:

Table C.102.1.
Number and Distribution of Fire Hydrants

Fire-Flow Requirements (gpm)	Minimum Number of Hydrants	Average Spacing Between Hydrants ^{a, b, c} (feet)	
		COMMERCIAL	RESIDENTIAL
1,750 or less	1	300	500
2,000-2,250	2	300	500

2,500	3	300	500
3,000	3	300	500
3,500-4,000	4	300	500
4,500-5,000	5	300	500
5,500	6	300	500
6,000	6	300	500
6,500-7,000	7	300	500
7,500 or more	8 or more ^e	300	500

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

a. Reduce by 100 feet for dead-end streets or roads.

b. Where streets are provided with median dividers which can be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrants spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.

c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

d. Reduce by 50 feet for dead-end streets or roads.

e. One hydrant for each 1,000 gallons per minute or fraction thereof.

(43) *Subsection D103.1 and Figure D103.1 of Appendix D* are hereby deleted.

(44) *Subsection D103.3 of Appendix D* is hereby amended to provide as follows:

D103.3 Turning Radius. The minimum inside turning radius shall be 25 feet with a minimum outside turning radius of 50 feet.

(45) *Subsection D103.5(1) of Appendix D* is hereby amended to provide as follows:

D103.5 (1) The minimum gate width shall be 15 feet (4572 mm).

(46) *Subsection D104.3 of Appendix D* is hereby amended to provide as follows:

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Exception: The *fire code official* is authorized to approve a reduced distance between fire apparatus accesses where topography would prevent meeting the distance requirement and where the reduction will not pose a threat to public safety.

- (47) *Subsection D105 of Appendix D* is hereby deleted.
- (48) *Subsection D106.3 of Appendix D* is hereby deleted.
- (49) *Subsection D107.1 of Appendix D* is hereby amended to provide as follows:
- (50) *Subsection D107.2 of Appendix D* is hereby deleted.

([Ord. No. 2019-32](#), § 2, 8-19-2019)

Wednesday, December 16, 2020

Chris Hendrick
Wilson Survey Group, Inc.
2006 E. Broadway, No. 103
Pearland, TX 77584

Re: Replat of Lots 20 and 21, Block 1 of Dalton Investment Industrial Complex on 288
Letter of Recommendation to Approve
COIC Project No. SMAP 201102-1263
Adico, LLC Project No. 16007-2-172

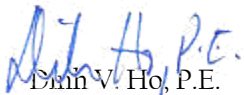
Dear Mr. Hendrick,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Replat of Lots 20 and 21, Block 1 of Dalton Investment Industrial Complex on 288 received on or about November 23, 2020. The review of the replat is based on the City of Iowa Colony Subdivision Ordinance, dated August 2002 and amended April 17, 2015 by Ordinance No. 2015-09.

Based upon our review, we have no objections to the replat as resubmitted on November 23, 2020.

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


Dean V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser, City Secretary (krosser@cityofiowacolony.com)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
File: 16007-2-172

STATE OF TEXAS

COUNTY OF BRAZORIA

WE, REDFORD INDUSTRIES, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE MAP HEREON OF THE REPLAT OF LOTS 20 AND 21, BLOCK 1 OF DALTON INVESTMENTS INDUSTRIAL COMPLEX ON 288", CONTAINING 2.006 ACRES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE PROPERTY LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, EASEMENTS, PLAYGROUNDS AND PUBLIC SPACES SHOWN HEREON, AND DO HEREBY DEDICATE FOR THE USE OF THE PUBLIC, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED, FOR THE STREETS AND EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED, SUBJECT, TO ALL MATTERS OF RECORD.

WITNESS MY HAND IN _____ COUNTY, TEXAS
THIS _____ DAY OF _____, 2020.

BY: _____
CHAD STEWART, VICE PRESIDENT
REDFORD INDUSTRIES, LLC

STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHAD STEWART, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

I, MICHAEL D. WILSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTH (5/8) INCH AND A LENGTH OF NOT LESS THAN TWO (2) FEET, UNLESS OTHERWISE NOTED; THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000.

MICHAEL D. WILSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4821

NOTES:

1. THE BEARINGS AND GRID COORDINATE SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. SCALE FACTOR: 0.99987.

2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 48039C0110 K, DATED DECEMBER 30, 2020, THE SUBJECT TRACT LIES IN AN UNSHADED ZONE "X" AREA. THIS DESIGNATION IS BASED ON SCALING FROM THE F.I.R.M. ALL FLOODPLAIN INFORMATION NOTED HEREON REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THIS PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

3. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF IOWA COLONY. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENT REQUIREMENTS OF THE CITY OF IOWA COLONY, TEXAS AND IS SUBJECT TO THE ORDINANCES OF SAID CITY.

4. THIS SURVEY HAS BEEN PREPARED UTILIZING A CITY PLANNING LETTER PREPARED BY FIDELITY NATIONAL TITLE, G.F. NO. FAHCS20003671, DATED OCTOBER 8, 2020.

5. THERE ARE NO RECORDED BRAZORIA DRAINAGE DISTRICT NO. 4 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA DRAINAGE DISTRICT NO. 4 WITHIN THE LIMITS OF THIS TRACT.

6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.

7. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.

8. PROJECT BENCHMARK IS BRAZORIA DRAINAGE DISTRICT NO. 4 BENCHMARK NO. RP-1 HAVING AN ELEVATION OF 54.41' NAVD88 (2001 ADJUSTMENT).

9. PROJECT TBM A IS AN "X" CUT IN THE NORTH BACK OF CURB OF COMMERCE DRIVE LOCATED APPROXIMATELY 20 FEET SOUTH OF THE SOUTH PROPERTY LINE AND APPROXIMATELY 160 FEET EAST OF THE SOUTHWEST CORNER OF THE SUBJECT TRACT. ELEVATION = 54.60' NAVD88 (2001 ADJUSTMENT).

STATE OF TEXAS §
COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION of a 2.006-acre tract in the H.T. & B.R.R. Co. Survey, Abstract No. 560 in Brazoria County, Texas. Said 2.006-acre tract is all of Lots 20 and 21, Block 1 of the Final Plat of Dalton Investments Industrial Complex on 288 as recorded in Volume 24, Page 230 in the Brazoria County Plat Records. Said 2.006-acre tract is further described as being that same tract of land described in a deed to Redford Industries, LLC as recorded in Clerk's File No. 2015031929 in the Brazoria County Clerk's Office and is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found in the north right-of-way line of Commerce Drive (based on a width of 80 feet), said point is the southeast corner of said Lot 21, and the southwest corner of Restricted Reserve "A" in said Dalton Investments Industrial Complex on 288, said point is in a curve to the left;

THENCE, along the north line of said Commerce Drive, same being the south line of said Lot 21 and with said curve to the left having a radius of 440.00 feet, an included angle of 121°18'08" (chord bears North 86°27'03" West, 94.29 feet) for an arc distance of 94.47 feet to a 5/8-inch iron rod set for the point of tangency, from which a found 5/8-inch iron rod bears South 87°24'01" West, 1.37 feet;

THENCE, South 87°24'01" West, continuing along the north line of said Commerce Drive, same being the south line of said Lot 21 at a distance of 56.25 feet pass the common south corners of said Lot 21 and the aforementioned Lot 20 and continue for a total distance of 206.40 feet to a 5/8-inch iron rod found for the southwest corner of said Lot 20, said point is the southeast corner of Lot 19;

THENCE, North 02°35'59" West, along the west line of said Lot 20, same being the east line of said Lot 19 for a distance of 290.11 feet to a 5/8-inch iron rod found for the northwest corner of said Lot 20, said point is in the south line of a 37.86-acre tract of land described in a deed to Briscoe Production Company as recorded in Volume 659, Page 441 in the Brazoria County Deed Records;

THENCE, North 87°24'01" East, along the north line of said Lot 20, same being the south line of said 37.86-acre tract at a distance of 150.15 feet pass the common north corner of said Lot 20 and the aforementioned Lot 21 and continue for a total distance of 300.15 feet to a 5/8-inch iron rod found for the northeast corner of said Lot 21, said point is the northwest corner of the aforementioned Restricted Reserve "A";

THENCE, South 02°35'59" East, along the east line of said Lot 21, same being the west line of said Restricted Reserve "A" for a distance of 300.21 feet to the POINT OF BEGINNING, containing a computed area of 2.006-acres (87,391 square feet).

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

MICHAEL BYRUM-BRATSEN, MAYOR

SYDNEY HARGRODER, COUNCIL MEMBER

ARNETTA HICKS-MURRAY,
COUNCIL MEMBER

ROBIN BRADBERRY, COUNCIL MEMBER

KACY SMAJSTRLA, COUNCIL MEMBER

CHAD WILSEY, COUNCIL MEMBER

DINH HO P.E., CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

DAVID HURST,
CHAIRMAN PLANNING COMMISSION

STEVEN BYRUM-BRATSEN
PLANNING COMMISSION MEMBER

LES HOSEY
PLANNING COMMISSION MEMBER

STEVEN BRADBERRY
PLANNING COMMISSION MEMBER

VINCE PATTERSON
PLANNING COMMISSION MEMBER

DATE

DANIEL SCOTT ENGINEERING
19701 MORRIS AVENUE
MANVEL, TEXAS 77578
PHONE: (281) 519-8530



THE WILSON SURVEY GROUP
PROFESSIONAL LAND SURVEYORS
2006 E. BROADWAY PEARLAND, TEXAS
(281) 485-3991 FAX (281) 485-3998
CONTACT: CHRIS L. HENDRICK (WSG JOB # 20-145)

PREPARED BY:

OWNER:

4303 CHANCE LANE

NOVEMBER 9, 2020

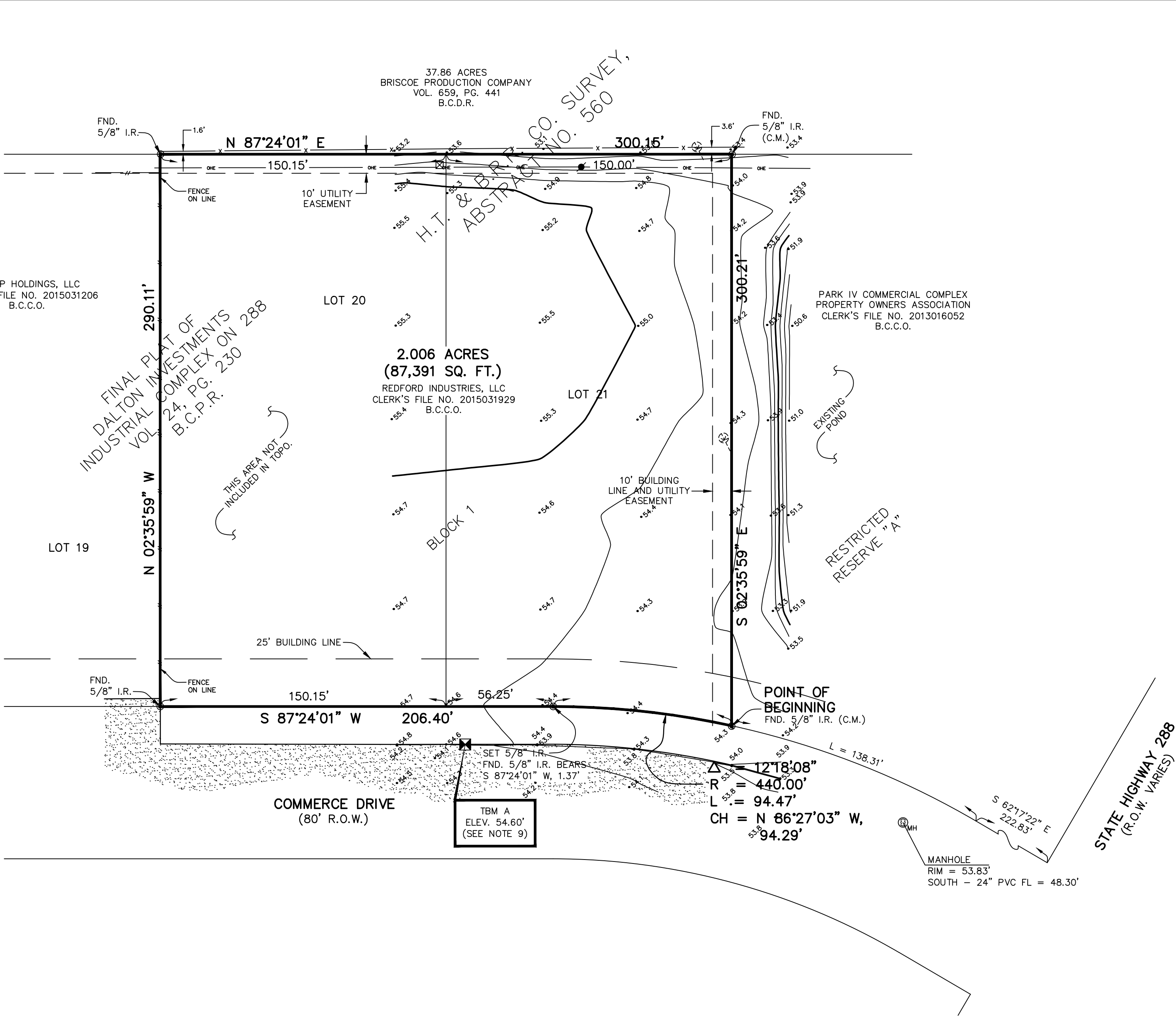
1 BLOCK 1 LOTS

A SUBDIVISION OF 2.006 ACRES LOCATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 560, IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

DALTON INVESTMENTS INDUSTRIAL COMPLEX ON 288

LOTS 20 AND 21, BLOCK 1
OF

REPLAT OF



LEGEND

B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
B.C.C.O. BRAZORIA COUNTY CLERK'S OFFICE
(C.M.) CONTROL MONUMENT
R.O.W. RIGHT-OF-WAY
FND. FOUND
I.R. IRON ROD
VOL. VOLUME
PG. PAGE

MANHOLE
POWER POLE
TELEPHONE PEDESTAL
UNDERGROUND CABLE MARKER

OVERHEAD ELECTRICAL
CHAIN LINK FENCE
BARBED WIRE FENCE

SCALE: 1"=40'

SCALE: 1" = 2,640' (1/2 MILE)



City of Iowa Colony
FEE SCHEDULE

Adopted Originally on July 20, 2009

~~Latest Revision April 16, 2018~~ Revised through August 19, 2019

Home-based Business Permit

Type A Business – No permit or registration required

Type B Business – No permit or registration required

Type C Business - \$100 (includes inspection)

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ZONING

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OCCUPANCY PERMITS, NON-RESIDENTIAL	
NEW CONSTRUCTION	\$100.00
REMODEL / ALTERATIONS	\$50.00
CHANGE OF USE / TENANCY	\$75.00
TEMPORARY BUSINESS PERMITS	\$50.00
INTERPRETATION FROM ZONING OFFICIAL	\$50.00
RE-ZONING (See Form A for Zoning Amendment Application)	
\$1,000.00 MINIMUM, UP TO (1) ONE ACRE	
\$2,000.00 FOR ALL REQUESTS OVER 1 ACRE	
SPECIFIC USE PERMIT (See Form B for SUP Application form)	\$1,000.00
PLANNED UNIT DEVELOPMENT	ACTUAL COSTS WITH INITIAL \$10,000 DEPOSIT (See Special District Policy)
APPEAL TO THE ZONING BOARD OF ADJUSTMENTS	\$1,000.00

HEALTH AND FOOD

Mobile Food Unit (1 year permit, routine inspection)	\$ 250.00
First Re-inspection fee	\$ 50.00
Second Re-inspection fee	\$ 100.00
Third Re-Inspection Fee	\$ 150.00
Subsequent re-inspections will increase by	\$ 50.00

CITY PLANNING

PRELIMINARY PLAT	\$750 BASE + \$20 PER LOT + \$100/ACRE
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	FOR RESERVES
FINAL PLAT	\$750 BASE + \$20 PER LOT + \$110/ACRE FOR RESERVES
ABBREVIATED PLAT (when allowed)	SUM OF PRELIMINARY AND FINAL
GENERAL PLAN	\$1,000.00
RECORDING	\$300 + FEES
PLAT AMENDMENTS	
VACATING PRECEDING PLAT	\$350.00
WITHOUT VACATING PRECEDING PLAT	\$500.00
RE-CHECK FEE (beginning with 2 nd recheck)	\$350.00
PRE- DEVELOPMENT CONSULTATIONS/REVIEWS	
LESS THAN TWO ACRES	\$500.00
TWO TO TEN ACRES	\$1,000.00
MORE THAN TEN ACRES	\$1,000.00 PLUS \$50/ACRE \$5,000.00 MAXIMUM OVER 10 ACRES
USE OF SPECIAL DISTRICTS	SEE SPECIAL DISTRICT POLICY
VARIANCE REQUESTS	\$1,000.00

ENGINEERING

RECHECK FEE	\$350.00
CIVIL SITE PLAN REVIEW FEES	
\$0 to \$100,000	\$1,000.00
\$100,000.01 to \$1,000,000.00	\$1,000.00 + (\$2.50/\$1,000 over \$100k in value)
\$1,000,000.01 and up	\$3,250.00 + (\$1.50/\$1,000 over \$1,000,000 in value)
DRAINAGE REPORT REVIEW FEES	
0 to 100 acres	Base fee of \$3,500 (up to two reviews)
Over 100 acres	\$3,500 plus \$10 per additional acre (up to two reviews) (Duplicate fees for every two additional reviews)
PERMIT FEES FOR CIVIL SITE WORK	
\$1,000 Flat for project up to \$100k + \$8/\$1,000 over \$100k in value	
TRAFFIC IMPACT ANALYSIS	
Category I	\$ 250.00 (required for all Developments)
Category II	\$1,000.00
Category III	\$2,000.00
Category IV	\$3,000.00

PUBLIC WORKS

CULVERT PER CROSSING (Add \$50 for each additional crossing)	\$150.00
After hours and weekend inspection requests	\$80/hour – four hours minimum

Parks and Recreation

Park Use Permit

Groups over 25 people - \$50.00

Groups over 75 people - \$50.00+(\$80.00/hr.)-requires 2 COIC Police Officers

Athletic Field and Facility Rental

IC User Group -\$5.00/person

Non-IC User Group \$25.00/person

User Group fee is for the entire season.

Field Rental Rate

Daily Rate: \$100.00 per day per field

Evening Rate: \$100.00 per night per field

Weekend Day Rate: \$175.00 per day per field

Weekend Evening Rate \$250.00 per day per field

Evening Rates begin after 6:00 P.M.

Weekend Rates include Friday, Saturday, and Sunday.

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BUILDING DEPARTMENT

CONSTRUCTION PERMITS RESIDENTIAL AND COMMERCIAL

Based on valuation applied to Table 1A attached.

\$0 to \$1,000	\$75.00
\$1,000.01 to \$50,000	\$75.00 + (\$5.00 per \$1,000 of valuation)
\$50,000.01 to \$100,000	\$320 + (\$4.00 per \$1,000 of valuation)
\$100,000.01 to \$500,000	\$520 + (\$3.00 per \$1,000 of valuation)
\$500,000.01 to \$1,000,000	\$1,720 + (\$2.00 per \$1,000 of valuation)
\$1,000,000.01 and above	\$2500 + (\$1.00 per \$1,000 valuation)

RESIDENTIAL DWELLINGS

\$0.40 per square foot

CONSTRUCTION VALUATION BASED ON INTERNATIONAL CODE
COUNCIL VALUATION TABLES AS OF AUGUST 2014

BUILDING PLAN REVIEW FEE IS ½ OF BUILDING PERMIT FEE

TRADE/OTHER PERMIT FEES (ELECTRICAL, PLUMBING, HVAC, RESIDENTIAL ACCESSORY STRUCTURES)

\$0 to \$10,000	\$ 75.00 + 5% per valuation (Minimum of \$100.00 for residential & \$300.00 for commercial)
\$10,000.01 to \$50,000	\$ 300.00 + 3% valuation
\$50,000.01 to \$200,000	\$1,000.00 + 2% valuation
\$200,000.01 and above	\$5,000.00

REINSPECTION FEES – FIRST \$50.00, SECOND \$75, THIRD PLUS \$100

FIRE PREVENTON PERMITS AND REVIEW FEES

Operational Permits:

Foster Care Facility (Inspected ANNUALLY)	\$125.00
Adult and Child Day Care Facility (Inspected ANNUALLY)	\$150.00
Residential Care Facility (Inspected ANNUALLY)	
• 3-5 licensed beds	\$100.00
• 6-16 licensed beds	\$150.00
• Over 16 licensed beds	\$200.00

Health Care Facility (Inspected ANNUALLY)	
• 1-100 licensed beds	\$100.00
• 101-150 licensed beds	\$150.00
• over 150 licensed beds	\$200.00
Hazardous Material	\$125.00
Carnivals or Fairs (per event)	\$250.00
High-Pile Storage (Inspected ANNUALLY)	\$100.00
Pool Supply Retail Establishment (Inspected ANNUALLY)	\$50.00
Carbon Dioxide Systems (Inspected ANNUALLY)	\$75.00
Dry Cleaning Plant (Inspected ANNUALLY)	\$75.00
Temporary Storage Tanks (flammable/combustible liquids or compressed gas)	
• per tank	\$50.00
Hot-work operations (per site)	\$100.00
Flammable /Combustible Liquids	\$75.00
Compressed gas (annual - storage over 2000 cu feet)	\$75.00
Rooftop heliports	\$500.00
Tire-rebuilding plants	\$500.00
Explosives / Fireworks / Pyrotechnic Special Effects Material (per event)	\$1000.00

Construction Permits:

Permit Fee	\$150.00
Automatic Fire-Extinguishing System	\$100.00
• First 10,000 Sq. Ft. <u>(Additional to Permit Fee)</u>	\$50.00
• Each additional 10,000 Sq. Ft. (Addition to fees above)	\$25.00
• Remove, Add or Relocate 1-25 Sprinkler Heads (Addition to Permit Fee)	\$75.00
• Remove, Add or Relocate Over 25 Sprinkler Heads (Addition to Permit Fee)	\$100.00
Fixed fire extinguishing system	\$100.00
Battery Systems (liquid capacity over 50 gallons)	\$100.00
Compressed gases	\$100.00
Fire alarm and detection systems and related equipment (automatic, manual, and/or monitored)	\$100.00
Fire pumps and related equipment	\$100.00
Flammable and combustible liquids	\$150.00
Hazardous materials	\$50.00
Industrial ovens	\$100.00
LP-gas	\$25.00
Private fire hydrants (per hydrant installation)	\$150.00
Spraying or dipping	\$50.00
Standpipe systems (per 2 connections)	\$50.00
Smoke control systems	\$75.00
Underground private fire mains	\$50.00
Gates or barriers across roadways or private drives	\$50.00

Re-Inspection Fees:

1st Re-inspection	\$50.00
Subsequent Re-Inspections will increase	\$25.00

PERMIT COST INCLUDES REVIEW FEES

Based on the following values:

Less than \$50,000	\$550.00
\$50,000 – \$100,000	\$1000.00
Over \$100,000	\$2,000.00

(Separate Permits are required for each fixed system and fire sprinkler riser)

Inspection and acceptance testing	\$300 (per system)
Special Inspections	\$100.00
Re-inspections	\$50 each

HUD CODE MANUFACTURED HOME PERMITS BASED ON VALUE OF THE HOME

RENEWAL BUILDING PERMITS

RESIDENTIAL - Expires after 180 days	\$150.00
COMMERCIAL – Expires after 365 days	\$300.00

HOMEOWNERS POND PERMITS

\$50.00

SIGN PERMITS (One time fee)

SIGN PERMIT APPLICATION FEE Single Family Residential, Non-Profit Organizations, and Agricultural Use Tracts are exempt from Application Fee but Still required to complete Sign Permit Application when required In Ordinance 2016-19	\$50.00
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SIGN PERMIT FEE Plus 10.00 per additional sign on Sign Permit Application Single Family Residential, Non-Profit Organizations, and Agricultural Use Tracts are exempt from Sign Permit Fee but Still required to complete Sign Permit Application when required In Ordinance 2016-19	\$50.00
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SIGN ORDINANCE VARIANCE AND SPECIAL EXEMPTION APPEALS	\$1,000.00
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MASTER SIGNAGE PLAN (INITIAL SUBMISSION)	\$1,000.00
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MASTER SIGNAGE PLAN MODIFICATION	\$500.00
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ELECTRONIC SIGNS Includes Electronic Message Center signs and other non-message Electronic signs	\$500.00
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SWIMMING POOL PERMIT

FEE WILL BE BASED ON THE VALUE OF THE POOL.
ELECTRICAL AND PLUMBING PERMITS SEE SCHEDULES D, E, AND F AS
APPROPRIATE.

DEMOLITION PERMITS

Residential	\$50.00
Commercial (Requires asbestos survey)	\$100.00

SALES/CONSTRUCTION TRAILER/BUILDING PERMITS

\$150.00

STRUCTURE MOVING FEE

\$50.00

PEDDLERS/SOLICITOR'S PERMIT (See Form G for application form)

\$50.00

DIRT WORK PERMIT (See Form H for application form)

PROPERTY LOCATED IN A FLOODPLAIN	\$500.00
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PROPERTY LOCATED IN FLOODPLAIN (Incidental fill up to one load (14 cubic yards) per year, residential only)	\$100.00
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PROPERTY OUTSIDE THE FLOODPLAIN OVER 5 LOADS	\$250.00
ELEVATION CERTIFICATE REVIEW	\$150.00
DRIVEWAY PERMITS AND INSPECTION FEE	
FOR COMMERCIAL PROPERTY FRONTING A STATE MAINTAINED ROAD (Highway 6 and Highway 288)	\$500.00
FOR RESIDENTIAL (add \$50 for each additional driveway)	\$150.00
HEAVY VEHICLE PERMIT FEES	
SINGLE VEHICLE	\$50.00
FLEET (10 VEHICLE OR MORE)	\$50.00
OIL AND GAS DRILLING PERMIT	\$500.00
PIPELINE PERMIT (Annual registration fee)	\$100.00
PERMITS FEES ARE DOUBLED IF WORK BEGINS PRIOR TO ISSUANCE	

TABLE 1A
SQUARE FOOT CONSTRUCTION COSTS

Figure 10-1: Generalized Fee Schedule

Fee Category	2019	2020	2021	2022	2023	2024	2025	2026	2027
1. Fee for the use of the City's water supply system	220.00	240.00	260.00	280.00	300.00	320.00	340.00	360.00	380.00
2. Fee for the use of the City's sewerage system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
3. Fee for the use of the City's solid waste disposal system	150.00	160.00	170.00	180.00	190.00	200.00	210.00	220.00	230.00
4. Fee for the use of the City's stormwater management system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
5. Fee for the use of the City's fire protection system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
6. Fee for the use of the City's police and public safety system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
7. Fee for the use of the City's library system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
8. Fee for the use of the City's recreation system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
9. Fee for the use of the City's cultural system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
10. Fee for the use of the City's historical system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
11. Fee for the use of the City's environmental system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
12. Fee for the use of the City's health system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
13. Fee for the use of the City's social services system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
14. Fee for the use of the City's housing system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
15. Fee for the use of the City's transportation system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
16. Fee for the use of the City's infrastructure system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
17. Fee for the use of the City's public works system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
18. Fee for the use of the City's maintenance system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
19. Fee for the use of the City's administrative system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
20. Fee for the use of the City's information system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
21. Fee for the use of the City's legal system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
22. Fee for the use of the City's financial system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
23. Fee for the use of the City's human resources system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
24. Fee for the use of the City's information technology system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
25. Fee for the use of the City's security system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
26. Fee for the use of the City's risk management system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
27. Fee for the use of the City's insurance system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
28. Fee for the use of the City's pension system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
29. Fee for the use of the City's retirement system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00
30. Fee for the use of the City's disability system	100.00	110.00	120.00	130.00	140.00	150.00	160.00	170.00	180.00

1. Fee for the use of the City's water supply system
2. Fee for the use of the City's sewerage system
3. Fee for the use of the City's solid waste disposal system
4. Fee for the use of the City's stormwater management system

City of Iowa Colony
Official Fee Schedule

Adopted July 20, 2009
Revised June 18, 2012
December 15, 2014
February 16, 2015
April 8, 2016
October 17, 2016
May 15, 2017
August 21, 2017
February 19, 2018
April 16, 2018
September 17, 2018
June 10, 2019
August 19, 2019

MOBILE FOOD UNITS.

Sec. 1. - Definitions.

The following words, terms, and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Code Official means the Enforcement Officer, anyone fulfilling the duties of the Enforcement Officer on either a temporary or permanent basis, or any designee of the City Manager.

Mobile means the state of being in active, but not necessarily continuous, movement.

Mobile food unit permit, MFU permit or permit means a permit issued by the city to operate a mobile food unit in the city in accordance with the provisions of this division.

Operator means an individual who is designated by an applicant for a permit or a permit holder to supervise the operation of a mobile food unit.

Permit holder means a person who has been issued a mobile food unit permit.

Servicing record means a record that is issued to a permit holder by a central preparation facility, other fixed food services establishment or servicing area that serves as the MFU's base of operation and that documents all of the MFU's visits to such central preparation facility, other fixed food services establishment or servicing area.

Stationary location means the position of the mobile food unit when not in motion and addressing the public for the purpose of selling or offering food for sale.

([Ord. No. XXXXXXXX](#))

Sec. 2. - Prohibited conduct.

A person is prohibited from engaging in the following conduct within the city:

- (1) Operating a mobile food unit without a valid and current mobile food unit permit;
- (2) Operating a mobile food unit that does not comply with all applicable laws, including the requirements of this chapter;
- (3) Selling or offering for sale food not described in the mobile food unit permit from a mobile food unit;
- (4) Selling or offering for sale a non-food item from a mobile food unit;
- (5) Storing, preparing, displaying or serving food outside of the mobile food unit itself;
- (6) Selling food from outside of the mobile food unit itself;
- (7) Operating a mobile food unit that is not readily moveable at all times;
- (8) Altering, removing, attaching, adding or changing anything in, under, or upon the mobile food unit that would prevent or otherwise reduce ready mobility;
- (9) Operating a mobile food unit without a valid servicing record;
- (10) Issuing a servicing record for a mobile food unit without first verifying that such mobile food unit has complied with all servicing requirements;
- (11) Presenting or issuing a false, fraudulent, or untruthful servicing record for the purpose of demonstrating compliance with the requirements of this chapter;
- (12) Transferring, assigning or attempting to transfer or assign a permit;
- (13) Parking a mobile food unit on any highway, street, roadway, sidewalk or any area between a street and a sidewalk or other public right-of-way without the express written permission of the person that controls such highway, street, roadway, sidewalk or other public right-of-way; or

- (14) Locating a mobile food unit on a common or shared driveway or parking area if it prevents the use of such driveway or parking area by a person entitled to use the driveway or parking area, provided that it shall be an affirmative defense to prosecution that the individual who is prevented from using such driveway or parking area located or caused to be located such mobile food unit on the premises.

- (15) No Mobile Food Unit shall setup within 500' ft of a permitted food establishment.

Exceptions: In the area described by subsections A.4, A.5, A.6, and A.7 in the Zoning Ordinance when the permit is obtained a plan describing that a Mobile Food Unit will be used for the event, quantity of units, and hour of operations with a map to where the units will set up.

- At a special event that has been issued a special event permit by the city in accordance with **section XXXXX;**
- Within a park, athletic field, or any part thereof, provided that the operation of a mobile food unit within such park or athletic field is authorized by a park use permit issued by the city;
- At an event that is sponsored or co-sponsored by the city with the written authorization of the city manager or his designee; and
- At an event sponsored by, or on behalf of, a property owners' association or homeowners association at such association's community facility located in a residential subdivision.

([Ord. No. XXXXXXXX](#))

Sec. 3. - General requirements.

- (a) A permit holder or operator shall be present at the mobile food unit during all hours of the MFU's operation in the city.
- (b) A permit holder or operator shall store, prepare, display, serve or sell food on or in the MFU itself.
- (c) *Except* as provided in subsection (d) of this section, a permit holder shall notify the code official in writing, during the term of the permit, of any change to the information submitted in the permit holder's application for a permit, including, but not limited to, a change in the name, address or telephone number of the permit holder or operator within ten calendar days of such change.
- (d) A permit holder shall provide written notice to the code official at least two business days before beginning operations at or relocating operations to any location not currently included in its application for a permit.
- (e) A mobile food unit permit is not transferable. A change of ownership of a mobile food unit, including a change of the legal form of the entity, shall require submission of a new application for a mobile food unit permit and inspection of the mobile food unit. A mobile food unit permit shall become void upon the closing of the sale of the mobile food unit for which a permit was issued.
- (f) A permit holder shall maintain a mobile food unit for which a permit has been issued in working order for the duration of the permit.

([Ord. No. XXXXXXXX](#))

Sec. 4. - Applications for mobile food unit permits.

A person seeking to operate a mobile food unit in the city shall submit an application for a mobile food unit permit to the code official in an application form provided by the code official accompanied by the payment of a fee in the amount specified in a resolution adopted by the city council establishing a schedule of fees. The application shall include the following information:

- (1) The name, address, telephone number, and email address of the applicant, provided that if the applicant is an entity, the following information shall also be provided:

- a. The legal name of the entity;
 - b. If the entity is a corporation, the full name and address of each director, officer, and each shareholder, or if the corporation has more than five shareholders, the full name and address of at least five shareholders with the most shares;
 - c. If the entity is a partnership, the full name and address of each partner and the type of partnership;
 - d. If the entity is an unincorporated association, the full name and address of each associate and officer of such association;
 - e. Proof of the entity's form and current status, including, but not limited to:
 1. A current and valid certificate of existence or certificate of authority from the state office of the secretary of state;
 2. A current and valid certificate of good standing from the state comptroller of accounts;
 3. All assumed names used and copies of all filings related to such names from the county clerk's office;
 4. A certificate of incorporation; and
 5. If applicable, a determination letter issued by the Internal Revenue Service;
 - f. The entity's federal tax identification number; and
 - g. Documentation that the entity is not delinquent in state, local, and federal taxes;
- (2) A copy of the applicant's valid and current driver's license;
 - (3) If the applicant will designate an operator to supervise the operation of the MFU, the name, address, telephone number, and email address of the operator, and a copy of the operator's valid and current driver's license;
 - (4) The applicant's sales tax number and a copy of the applicant's sales tax permit;
 - (5) A certificate of title showing the current true ownership of the mobile food unit, provided that if the applicant is not the owner of the mobile food unit, a copy of a written and notarized statement from the owner authorizing the applicant to operate the mobile food unit;
 - (6) The vehicle identification number, license plate number, and proof of vehicle registration;
 - (7) A copy of the applicant's liability insurance policy, insurance endorsement or evidence of self-insurance on the MFU;
 - (8) A copy of a current and valid food protection manager certification;
 - (9) A written standard operation procedure of how the applicant plans to operate the mobile food unit, that includes, but is not limited to, whether food will be prepackaged, hours of operation, methods of serving food to customers, the MFU's waste water disposal site and process, and other servicing operations details;
 - (10) Plans drawn to reasonable scale that clearly specify and address the proposed layout of the MFU, the identity, number, and capacity of food equipment, the location and sizes of plumbing fixtures and connections, food preparation, storage and service window areas, construction material of the inside of the MFU, and location of the LP-gas appliances, LP-gas container storage, and fire extinguishers;
 - (11) A description or menu of the types of food that the applicant proposes to sell or offer for sale from the mobile food unit;
 - (12) The location(s) where the mobile food unit will be in operation and a site plan drawn to reasonable scale showing the location of the mobile food unit on the parcel on which it will be

placed and the distance from any building, vehicle, or structure from each edge of the MFU when parked;

- (13) Proof of ownership of a central preparation facility, other fixed food establishment or service area, as applicable, or if the applicant is not the owner of the central preparation facility, other fixed food establishment or service area, a signed and notarized statement on the letterhead of the central preparation facility, other fixed food establishment or service area, as applicable, authorizing the applicant to use the central preparation facility, other fixed food establishment or service area as its base of operation;
- (14) If the central preparation facility, other fixed food establishment or service area that the applicant proposes to use as its base of operation is located outside the jurisdiction of the city, a copy of the most current health inspection report obtained from the regulatory authority having jurisdiction over such central preparation facility, other fixed food establishment or service area;
- (15) For a mobile food unit that will be operated on private property, proof of ownership of the property or, if the applicant is not the owner of the property, a signed and notarized written statement from the property owner or the property owner's authorized agent granting the applicant permission to operate a mobile food unit on the property;
- (16) For a mobile food unit that will operate at one location for more than two hours, a signed and notarized statement from the owner or the authorized agent of the owner of a business establishment with a restroom with a flushable toilet, a hand wash sink with hot and cold running water, and soap and hand-drying provisions, located within a reasonable distance from the location where the mobile food unit will be in operation, granting employees of the mobile food unit permission to use such restroom during the business establishment's hours of operation or documentation providing an alternative proposal to satisfy the requirements of this subdivision;
- (17) A description of the signage that will be affixed on the mobile food unit; and
- (18) Any other information that may be requested by the code official to fully evaluate and review the application.

([Ord. No. XXXXXXXX](#))

Sec. 5. - Review and approval of applications

- (a) Upon receipt of a complete application for a permit, the code official will review the application and grant a mobile food unit permit unless one or more of the following conditions is met:
 - (1) The application contains false or misleading information, or required information is omitted;
 - (2) The application or the mobile food unit does not comply with all applicable laws, including the requirements of this chapter; or
 - (3) Operation of the mobile food unit constitutes a substantial hazard to public health or public safety.
- (b) Notwithstanding any provision contained in this division, the code official may grant a permit for a MFU that generally complies with the requirements of this division, provided that:
 - (1) The code official notifies the applicant, in writing, of the deficiencies in the applicant's application for a permit before the permit is issued;
 - (2) The application does not contain false or misleading information, or omit required information; and
 - (3) Operation of the mobile food unit will not constitute a substantial hazard to public health or public safety.

- (c) Subsections (a) and (b) of this section 5 shall remain in effect until September 30, of each fiscal year.

([Ord. No. XXXXXXXX](#))

Sec. 6. - Suspension of permits

- (a) The code official may, without warning, notice or hearing, suspend a mobile food unit permit if one or more of the following conditions are met:
- (1) The permit holder or the mobile food unit does not comply with all applicable laws, including the requirements of this chapter;
 - (2) Operation of the mobile food unit constitutes a substantial hazard to public health or public safety;
 - (3) The permit holder violates the terms and conditions of any written statement submitted to the code official under subsections 4(5) (authorization to operate MFU), (13) (base of operation authorization); (15) (private property authorization); or (16) (restroom authorization); or
 - (4) A food service establishment permit issued, by the city or the applicable regulatory authority, to a central preparation facility, other fixed food establishment or a servicing area that serves as the base of the MFU's operation is suspended or revoked.
- (b) Upon suspension of a mobile food unit permit, the code official shall notify the permit holder or the operator, in writing, of the suspension and the reason(s) for such suspension. A permit holder whose permit is suspended shall immediately cease operating the mobile food unit for which a permit has been suspended.
- (c) The code official may terminate the suspension at any time if the reasons for suspension no longer exist.

([Ord. No. XXXXXXXX](#))

Sec. 7. - Revocation of permits

The code official may revoke a mobile food unit permit if one or more of the following conditions are met:

- (1) One or more of the conditions set forth in section 6 is met;
- (2) Repeated violations of any applicable laws, including the requirements of this chapter; or
- (3) Interference with the city in the performance of its duties.

([Ord. No. XXXXXXXX](#))

Sec. 8. - Notice of denial or revocation of applications or permits

The code official shall provide notice, in writing, of the denial or revocation of an application filed or a permit issued pursuant to this division, and shall include the reason(s) for such denial or revocation.

([Ord. No. XXXXXXXX](#))

Sec. 9. - Appeal of denial, suspension or revocation of permits

An applicant or a permit holder, as applicable, may appeal to the city council, the code official's decision to deny, suspend or revoke an application filed or a permit issued, as applicable, by providing a written notice of appeal to the city secretary within ten days of the date of notice of such decision. A decision by the city council shall be final.

([Ord. No. XXXXXXXX](#))

Sec. 10. - Display of permits

A mobile food unit permit issued under this division shall be displayed, at all times, on each mobile food unit for which a permit is issued in a conspicuous place where the permit can be read by the general public.

([Ord. No. XXXXXXXX](#))

Sec. 11. - Duration and renewal of permits

- (a) A mobile food unit permit shall be valid for 12 months from the date the permit is issued.
- (b) A permit holder that desires to renew a valid permit may submit to the code official, at least 30 days before the date the permit expires or within 30 days after the date the permit expires, an application for the renewal of a permit containing the information set forth in section 4 and a renewal fee in the amount specified in a resolution adopted by the city council establishing a schedule of fees.

([Ord. No. XXXXXXXX](#))

Sec. 12. - Zoning regulations

A person who operates a mobile food unit within the city shall comply with the zoning regulations for mobile food units set forth in **section XXXXXXXX** of the Iowa Colony City Zoning Ordinance.

([Ord. No. XXXXXXXX](#))

Sec. 13. - Inspection of mobile food units

- (a) An applicant for a mobile food unit permit or renewal of a permit, as applicable, shall deliver or cause to be delivered the mobile food unit for which a permit is sought to a location designated by the code official for an inspection and shall pay an inspection fee in the amount specified in a resolution adopted by the city council establishing a schedule of fees.
- (b) Prior to the approval of an application for a permit or an application for the renewal of a permit, the code official will inspect the mobile food unit to determine compliance with the requirements of this chapter and applicable city ordinances.
- (c) At the time of the inspection, the mobile food unit shall be completely operable and in full working order.

([Ord. No. XXXXXXXX](#))

Sec. 14. - Food safety requirements

Except as otherwise provided in this chapter, a person operating a mobile food unit within the city shall comply with the regulations applicable to mobile food units contained in Chapter 228 of the Texas Food Establishment Rules, 25 TAC §228, as adopted and amended in section 1.

([Ord. No. XXXXXXXXX](#))

Sec. 15. - Fire safety requirements

- (a) A person operating a mobile food unit within the city shall comply with the requirements of this section.
- (b) The provisions applicable to mobile food units contained in the Fire Code of the City of Iowa Colony, Texas, as adopted and amended in Chapter 3 section 319 of the 2018 International Fire Code shall apply to a mobile food unit operating within the city.
- (c) For a mobile food unit that utilizes liquefied petroleum (LP) gas, the following requirements shall apply:
 - (1) The mobile food unit shall not be located or operated within 15 feet of another mobile food unit, a vehicle, or a structure;
 - (2) The mobile food unit shall be limited to a maximum of one individual LP-gas container with a maximum capacity of 100 pounds aggregate water capacity;
 - (3) The mobile food unit's LP-gas supply system, including the LP-gas container, shall be installed either on the outside of the MFU or in a storage compartment inside the MFU, provided that such system shall be accessible from and vented to the outside, with the vents located near the top and bottom of the storage compartment and shall be located three feet horizontally, when measured from any opening into the MFU below the vents;
 - (4) The LP-gas container shall be mounted securely on the MFU or within a storage compartment, in an upright position, in a manner as not to fall over, and in a manner that reduces the exposure of the LP-gas container to vehicle impact;
 - (5) LP-gas containers shall not be located on the roof of the MFU, ahead of the front axle, beyond the rear bumper, below the lowest part of the mobile food unit frame, or inside truck beds or passenger compartments of the MFU; and
 - (6) All LP-gas container valves, appurtenances, and connections shall be protected to prevent damage.
- (d) An approved 2A-10BC fire extinguisher, with current inspection and service tags, shall be properly mounted in a readily accessible location within the mobile food unit.
- (e) If cooking with grease within the mobile food unit, an approved Class K fire extinguisher, with current inspection and service tags, shall be properly mounted in a readily accessible location within a mobile food unit.
- (f) A "No Smoking" sign shall be posted next to the order window or area or near any LP-gas container.
- (g) A Type 1 hood and approved fire suppression system shall be installed on a mobile food unit that produces grease laden particles within the mobile food unit.
- (h) Except as provided herein, use of permanent extension cords is prohibited. Use of a permanent extension cord is allowed for a small and relocatable portable appliance such as a fan, power tool or similar appliance, provided that such extension cord shall not be affixed to structures, extended through walls, ceilings or floors or under doors or floor coverings or in areas where such extension cord would be subject to environmental or physical impact that could create an electrical hazard.

Appliances such as refrigerators are not considered to be small and relocatable appliances regardless of the size of the appliance.

- (i) Any cooking appliance in the MFU shall be listed and labeled for its intended use and shall be used only in accordance with such intended use.

([Ord. No. XXXXXXXX](#))

Sec. 16. - Servicing records

- (a) The owner or operator of a central preparation facility, other fixed food establishment or servicing area from which a mobile food unit operates shall issue and maintain servicing records for each mobile food unit for which a permit is issued in a manner and form prescribed by the code official for a period of one year from the date of servicing or until retrieved by the code official, whichever comes first.
- (b) A permit holder shall keep and maintain, in the MFU, servicing records for each MFU for which a permit is issued for a period of one year from the date of servicing.
- (c) The code official may promulgate rules and procedures regarding maintenance of servicing records by a central preparation facility, other fixed food establishment, servicing area, and permit holder.
- (d) Servicing records maintained under subsections (a) and (b) of this section shall be made available to any peace officer or the code official for inspection and copying during the normal business hours of the central preparation facility, other fixed food establishment, servicing area or mobile food unit.

([Ord. No. XXXXXXXX](#))

Sec. 17. - Utility connections

Utility connections, if any, shall be limited to quick-connect electrical and telephone services and shall be in full compliance with the Electrical Code of the City of Iowa Colony, Texas, as adopted and amended. Except as otherwise provided in this division, utility connections for water, sewer, and gas are prohibited.

([Ord. No. XXXXXXXX](#))

Secs. 18—50. - Reserved

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, MAKING FINDINGS OF FACT; AMENDING THE CITY BUDGET FOR THE FISCAL YEAR BEGINNING **OCTOBER 1, 2020**; AND PROVIDING A SAVINGS CLAUSE, SEVERANCE CLAUSE, AND EFFECTIVE DATE.

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

1. Findings of Fact

The City Council of the City of Iowa Colony, Texas, (“the City”) finds that all procedures, prerequisites, and requirements of law concerning this ordinance and the budget herein have been satisfied.

2. Definition

The term “the Fiscal Year” in this ordinance shall mean the Fiscal Year beginning on October 1st of the following year: **2020**.

3. Amendment of Budget

The City Council hereby adopts the attached amendments to the budget for the City for the Fiscal Year. The City Council hereby finds that any changes from the budget previously adopted for the Fiscal Year are warranted by the law and are in the best interest of the City. The previously adopted budget for the Fiscal Year is not repealed; rather it shall remain in effect, subject to this amendment.

4. The budget previously adopted for the City for the Fiscal Year shall remain in full force and effect to the extent, if any, it is not amended by this ordinance.

5. Severance Clause

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

6. Effective Date

This Ordinance shall be effective immediately upon its passage and adoption.

PASSED AND ADOPTED on this date: December 21, 2020

MICHAEL BYRUM-BRATSEN, MAYOR
CITY OF IOWA COLONY, TEXAS

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY
CITY OF IOWA COLONY, TEXAS

AMENDMENTS TO BUDGET
CITY OF IOWA COLONY, TEXAS
October 1, 2020 – September 30, 2021



12003 Iowa Colony Blvd.
Iowa Colony Tx. 77583
Phone: 281-369-2471
Fax: 281-369-0005
www.iowacolonytx.gov

Representative Middleton
Capitol Office
P.O. Box 2910
Austin, Texas 78768

Representative Middleton:

In response to your letter dated November 23, 2020 please find attached the City's budget line item in accordance with LGC 140.0045.

- For LGC Section 140.0045 (1) see attached budget line item 10-5322.
- The city has not budget funds for influencing or attempting to influence the outcome of legislation or administrative action.

Sincerely,

Ron Cox
Interim City Manager

City of Iowa Colony
Profit & Loss Budget vs. Actual
October through November 2020

	Oct - Nov 20	Budget	\$ Over Budget	% of Budget
Expense				
10 · ADMINISTRATION				
10-5322 · Advertising & Legal Notices	1,252.50	5,000.00	-3,747.50	25.1%
Total 10 · ADMINISTRATION	1,252.50	5,000.00	-3,747.50	25.1%
Total Expense	1,252.50	5,000.00	-3,747.50	25.1%
Net Income	-1,252.50	-5,000.00	3,747.50	25.1%



12003 Iowa Colony Blvd.
Iowa Colony, Tx. 77583
Phone: 281-369-2471
Fax: 281-369-0005
www.iowacolonytx.gov

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 16th day of November, 2020, the City Council of the City of Iowa Colony, Texas, held a Worksession at 6: 00 P.M. and a Public Hearing and Public Meeting at 7:00 P.M. at the regular meeting place thereof in the City Hall, there being present and in attendance the following members to wit:

Mayor Michael Byrum-Bratsen
Councilwoman Susan Cottrell
Councilwoman Arnetta Murray
Councilwoman Kacy Smajstrla
Councilman Chad Wilsey
Councilwoman-Elect Sydney Hargroder

And Councilwoman Robin Bradbery being absent, constituting a quorum at which time the following business was transacted.

WORKSESSION- 6:00 P.M.

1. Mayor Byrum-Bratsen called the work session to order at 6:03 P.M.
2. Discussion of public safety building. Scott Brady with Joiner Architects introduced himself and the firm. Mr. Brady gave a presentation regarding the construction process and phases of the project.
3. Work session was adjourned at 7:05 P.M.

REGULAR MEETING – 7:00 P.M.

1. Mayor Byrum-Bratsen called the meeting to order at 7: 06 P.M.
2. Pledge of Allegiance and Texas Pledge were recited.

3. PUBLIC HEARING

- Hold second public hearing on the proposed amendment to the MUD 31 Strategic Partnership Agreement. Mayor Byrum Bratsen opened the public hearing at 7: 06 P.M. No comments regarding the public hearing. Mayor Byrum-Bratsen closed the public hearing at 7:57 P.M.

4. Citizens Comments and Presentations. There were no comments from the public.

5. Mayor's comments or reports.

- Thanked Susan Cottrell for her time on Council and appreciates all that she contributed.
- Welcomed Councilmember- elect Sydney Hargroder.
- Congratulated Councilwoman Arnetta Murray in her first full term on Council, following being appointed for an unexpired term when the Mayor was elected to his position.
- After the approval of the Charter, we will be moving to a Council-Manager form of government with a full time City Manager and the Mayor will not have administrative authority. We will be adding a councilmember, and a mixture of at -large and districts.
- The council packet is now on the website in full.

6. Council comments or reports.

- Councilwoman Cottrell stated that the school is coming along. Thanked everyone for the kind words.
- Councilwoman Murray thanked staff and everyone by name including her daughter and son and stated that she is grateful for the opportunity to serve on the council.
- Councilwoman Bradbery was absent.
- Councilwoman Smajstrla congratulated Susan for her service. She also congratulated Arnetta and Sydney on their wins in the election. Looking forward to working with everyone.
- Councilman Wilsey thanked Susan for her time on Council. Congratulated Arnetta and Sydney. He mentioned that he would like to propose a historical committee for the city.

7. Staff Reports.

- A. City Manager- Congratulated all those who participated in the election. Discussed the charter. A special thanks to Susan for always having the best interest of Iowa Colony at heart.
- B. City Engineer- The crystal lagoon is proceeding with design and proposing to break ground next month. Opening May 2022.
Meridiana Parkway on the west side of Highway 288 completion of construction before Christmas.
- C. Police Department – Chief presented an award to Officer Humbird for foiling an armed robbery.
- D. Building Official/Fire Marshal- Starting his third week at the city. The staff is great to work with.
- E. City Secretary- Thanked Jeremy for putting up the notice board in front of City Hall. Invited everyone to a reception for Susan Cottrell on Monday December 21st before the council meeting.
- F. Senior Accountant
- G. Public Works- Working with the Parks and Recreation Committee.

8. Consideration and possible action to adopt an ordinance to canvas and approve the election results of the General Election of Officers. Councilwoman Smajstrla made a motion to approve the ordinance canvassing the general election of officers. Seconded by Councilwoman Murray. Approved with four ayes. Councilwoman Bradbery was absent.

9. Consideration and possible action to administer the Oath of Office for newly elected members- Arnetta Murray and Sydney Hargroder. Councilwoman Murray made a motion to

administer the Oath of Office to the newly elected members. Seconded by Councilwoman Smajstrla. Approved unanimously. The Oath of Office was administered to the newly elected Council members Sydney Hargroder and Arnetta Murry.

10. Consideration and possible action to approve an ordinance to canvas and approve the results of the Charter Election. Councilwoman Murray made a motion to approve the ordinance canvassing the results of the Charter Election. Seconded by Councilman Wilsey. Approved with three ayes. Councilwoman Smajstrla voted against the motion and Councilwoman Bradbery was absent.

11. Consideration and possible action regarding the COVID-19 emergency. Councilwoman Murray made a motion to discuss the COVID-19 emergency. Seconded by Councilwoman Hargroder. Officer King gave a report on the number of cases in the area by address.

12. Consideration and possible action to elect a Mayor Pro Tem. Councilwoman Murray made a motion to appoint Chad Wilsey as Mayor Pro-Tem. Seconded by Councilwoman Smajstrla. Approved unanimously with Councilwoman Bradbery absent.

13. Consideration and possible action to activate the District Boundaries Commission per the newly approved City Charter. Councilwoman Hargroder made a motion to activate the District Boundaries Commission per the newly approved Charter. Seconded by Councilman Wilsey. Councilwoman Hargroder noted that she had resigned from the Charter Commission since it would be a conflict for her to sit on Council and draw up the district boundaries. Approved with three ayes from Mayor Byrum-Bratsen, Councilwoman Hargroder, and Councilman Wilsey. Councilwoman Murray and Councilwoman Smajstrla voted against the motion. Councilwoman Bradbery was absent.

14. Consideration and possible action to approve the amendment to the MUD 31 Strategic Partnership Agreement. Councilwoman Smajstrla made a motion to approve the amendment to the MUD 31 Strategic Partnership Agreement. Seconded by Councilman Wilsey. Discussion between Councilmembers regarding the Amendment. Councilwoman Murray made an amended motion to amend the SPA “stating the amendment to the Strategic Partnership Agreement shall take effect on the closing of the re-sale of the public safety site to MUD 31.” Seconded by Councilwoman Smajstrla. Approved unanimously. Councilwoman Bradbery absent.

15. Consideration and possible action to adopt the following ordinances on first reading.

- An ordinance creating the Office of the Fire marshal Office and Appointing Albert Cantu as the Fire Marshal. Councilman Wilsey made a motion to adopt the ordinance on first reading. Seconded by Councilwoman Hargroder. Approved unanimously. This ordinance will require a second and final reading on the Decmeber agenda.
- An ordinance appointing Albert Cantu as the Building Official. Councilwoman Hargroder moved to adopt the ordinance confirming the office of the Building Official. Seconded by Councilman Wilsey. First reading of the ordinance approved unanimously. A second and final reading will be on the December agenda.

16. Consideration and possible action to approve a resolution accepting a grant from TxDot for selective traffic enforcement “Click it or Ticket”. Councilwoman Murray made a motion to approve the resolution. Seconded by Councilman Wilsey. Approved unanimously.

17. **Consent Agenda-** Consideration and possible action to approve the following consent agenda items. Councilwoman Murray moved to approve all consent agenda items as presented. Seconded by Councilwoman Smajstrla. Approved with four ayes. Councilwoman Hargroder abstained and Councilwoman Bradbery was absent.

A. Approval of Minutes of the following meetings.

- October 19, 2020 Regular Meeting

B. Approval of the following Plats as recommended by the Planning Commission.

- Sterling Lakes North Sterling Lakes Drive Street Dedication Final Plat.
- Dalton Investment Industrial Complex on 288 partial Replat
- Sterling lakes North Section One Preliminary Plat- Planning Commission Recommended to Disapprove.

C. Consider approval of a variance to the Unified Development Code regarding trees and shrub planting material for landscaping in the Sierra Vista West Development.

EXECUTIVE SESSION- 8:11 P.M.

Executive Session in accordance with 551.071, 551.072, and 551.074 Texas Gov’t Code to deliberate on the following:

- Sale of property to MUD 31
- City Manager position
- Municipal Court

RETURN TO OPEN SESSION- 9:25 P.M.

- Councilwoman Murray made a motion to return to item No. 14 regarding the SPA amendment for reconsideration. Seconded by Councilwoman Hargroder. Approved unanimously.

19. Consideration and possible action regarding the sale of property to MUD 31. Councilwoman Murray made a motion to approve the contract documents in the packet as an offer and agreement for the sale of land back to MUD 31. Seconded by Councilwoman Smajstrla. Approved unanimously.

20. Consideration and possible action to appoint an interim City Manager to comply with provisions of newly approved Charter. Councilwoman Murray made a motion to appoint Ron Cox as the interim City Manager. Seconded by Councilwoman Hargroder. Approved unanimously.

21. Consideration and possible action to authorize check signing authority of the general and retainer accounts. Councilwoman Smajstrla made a motion to authorize the Mayor, Mayor Pro-Tem, and City Manager authority to sign checks for the accounts listed above. Seconded by Councilwoman Hargroder. Approved unanimously.

22. Consideration and possible action to approve the minutes of the action authorizing check signing authority. Councilwoman Hargroder made a motion to approve the minutes of the action authorizing check signing authority. Seconded by Councilwoman Smajstrla. Approved unanimously.

23. Councilwoman Hargroder made a motion to adjourn at 9:29 P.M. Seconded by Councilwoman Smajstrla. Approved unanimously. Meeting was adjourned.

APPROVED THIS 21st DAY OF DECEMBER, 2020

Kayleen Rosser, City Secretary

Michael Byrum-Bratsen, Mayor

MEMORANDUM

Date: December 1, 2020
To: Planning Commission Members
From: Dinh V. Ho, P.E.
RE: City of Iowa Colony Planning Commission Meeting, December 2020
CC: Mayor Michael Byrum-Bratsen, Ron Cox, Kayleen Rosser

1. Replat of Lots 20 and 21, Block 1 of Dalton Investment Industrial Complex on 288
a. 2.006 acres

Recommendation: APPROVAL OF Replat of Lots 20 and 21, Block 1 Dalton Investment Industrial Complex.

APPROVED BY PLANNING COMMISSION:


DAVID HURST, CHAIRMAN 12-1-20
DATE

Wednesday, December 16, 2020

Mayor Michael Byrum-Bratsen
City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: BCMUD 55 Outfall Structures at West Fork of Chocolate Bayou to serve Meridiana
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. CSW 200206-0182
Adico, LLC Project No. 16007-4-266

Dear Mayor Byrum-Bratsen and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of BCMUD 55 Outfall Structures at West Fork of Chocolate Bayou to serve Meridiana. The final inspection was held July 20, 2020 and all punch list items completed on or about October 7, 2020.

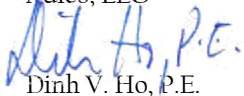
Based on our review of the closeout documents provided, Adico, LLC recommends approval of facilities into the One-Year Maintenance Period. The maintenance period shall be effective December 21, 2020, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC



Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser, City of Iowa Colony, (krosser@cityofiowacolony.com)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
Brian Arseth, Rise Communities, (brian@risecommunities.net)
File: 16007-4-266

Engineers Certificate of Completion

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
ENGINEER'S CERTIFICATE OF COMPLETION OF WATER DISTRICT PROJECT

Name of District:

Brazoria County Municipal Utility District No. 55

Owner of property, if other than District:

GR-M1, Ltd.

Kind of project, contract identification:

Brazoria County Municipal Utility District No. 55 Complete Outfall Structures at West Fork on Chocolate Bayou to serve Meridiana

Name of contractor:

Millis Equipment, LLC

Name of consulting engineer:

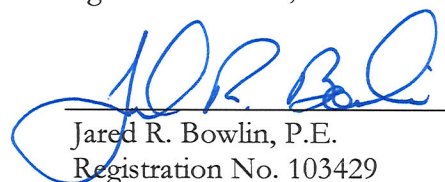
Edminster, Hinshaw, Russ & Associates, Inc.

Address of consulting engineer:

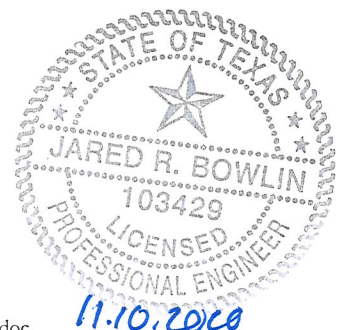
10555 Westoffice Drive, Houston, Texas 77042

I certify this project was at least 95% complete on October 7, 2020; that the project was under continual observation; that all observation of the work was performed by or under the supervision of Jared R. Bowlin, P.E., a Licensed Professional Engineer; that to the best of my knowledge the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "record drawings" will be furnished to the District.

Signed and Sealed,



Jared R. Bowlin, P.E.
Registration No. 103429



BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT NO. 55

MAINTENANCE BOND

MAINTENANCE BOND

STATE OF TEXAS

Contract Date _____

COUNTY OF BRAZORIA

Date Bond Executed _____

PRINCIPAL Millis Equipment, LLC

SURETY Travelers Casualty and Surety Company of America

OWNER Brazoria County Municipal Utility District No. 55

PENAL SUM OF BOND (in words and figures) Five Hundred Nine Thousand, Fifty-One Dollars and Twenty-Six Cents (\$509,051.26), being 100 percent of the Contract Price.

CONTRACT for Complete Outfall Structures at West Fork of Chocolate Bayou to serve Meridiana for Brazoria County Municipal Utility District No. 55, Brazoria County, Texas (the "Contract").

KNOW ALL PERSONS BY THESE PRESENTS, that we, Principal and Surety above named, are held and firmly bound unto Owner, its successors and assigns, in the penal sum of the amount stated above, for the payment of which sum well and truly to be made, we bind ourselves and our respective heirs, executors, administrators, officers, directors, shareholders, partners, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal entered into that certain Contract with Owner, which Contract is expressly incorporated herein for all purposes.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH, that if Principal well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work covered by the Contract, including any guaranty or warranty required under the Contract, then this obligation is void; otherwise it is to remain in full force and effect. Should the Principal fail to well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work as required by the Contract in all its terms, the Surety will be liable for all damages, losses, expenses and liabilities that the Owner may suffer in consequence thereof.

The parties intend this maintenance bond to be a common law bond to be constructed in accordance with Texas law.

Surety hereby agrees, for value received, that no change, extension of time, alteration or addition to the terms of the Contract or to work performed under the Contract, or to the plans, specifications or drawings accompanying the Contract, will in any way affect its obligations on this Bond and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder.

The bound parties have executed this instrument pursuant to authority of their respective governing body, to be effective on the same date of the Contract.

Millis Equipment, LLC

PRINCIPAL

By

Name Chad Millis

Title President

Address 931 Pheasant Valley Drive, Suite 240

Missouri City, Texas 77489

281-240-6066

ATTEST

By

Name Kandra Cernoch

Title Secretary

(SEAL)

Travelers Casualty and Surety Company of America
SURETY

By

Name Roxanne G. Brune

Title Attorney-in-Fact

ATTEST

By

Name Kourtney Reece

Title Account Analyst

(SEAL)

Physical Address:

4650 Westway Park Blvd.

Houston, Texas 77041

Mailing Address:

4650 Westway Park Blvd.

Houston, Texas 77041

Telephone: 713-606-8417

Local Recording Agent Personal Identification Number:

166312

Agency Name: Marsh & McLennan Agency, LLC

Agency Address 2500 City West Blvd., Suite 2400, Houston, Texas 77042

Agency Telephone 713-780-6100

Surety must attach its original Power of Attorney to this Bond.

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____, certify that I am the secretary of the corporation named as Principal in the Bond; that _____, who signed the Bond on behalf of Principal, was then _____ of the corporation; that I know his or her signature, and his or her signature is genuine; and that the Bond was duly signed for and on behalf of the corporation by authority of its governing body.

Signature of Corporate Secretary

(Corporate Seal)

ATTACH POWER OF ATTORNEY

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Roxanne G Brune** of **HOUSTON**

Texas, their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **3rd** day of **February**, **2017**.



State of Connecticut

City of Hartford ss.

By: Robert L. Raney
Robert L. Raney, Señor Vice President

On this the **3rd** day of **February**, **2017**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2021**



Marie C. Tetreault
Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this _____ day of _____



Kevin E. Hughes
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney-in-Fact and the details of the bond to which the power is attached.



IMPORTANT NOTICE

TO OBTAIN INFORMATION OR MAKE A COMPLAINT:

You may contact Travelers Casualty & Surety Company of America, Travelers Casualty & Surety Company, Travelers Indemnity Company, Standard Fire Insurance Company and/or Farmington Casualty Company for information or to make a complaint at:

Travelers Bond
Attn: Claims
1500 Market Street
West Tower, Suite 2900
Philadelphia, PA 19102

(267) 675-3057
(267) 675-3102 Fax

You may contact the Texas Department of Insurance to obtain the information on companies, coverages, rights or complaints at:

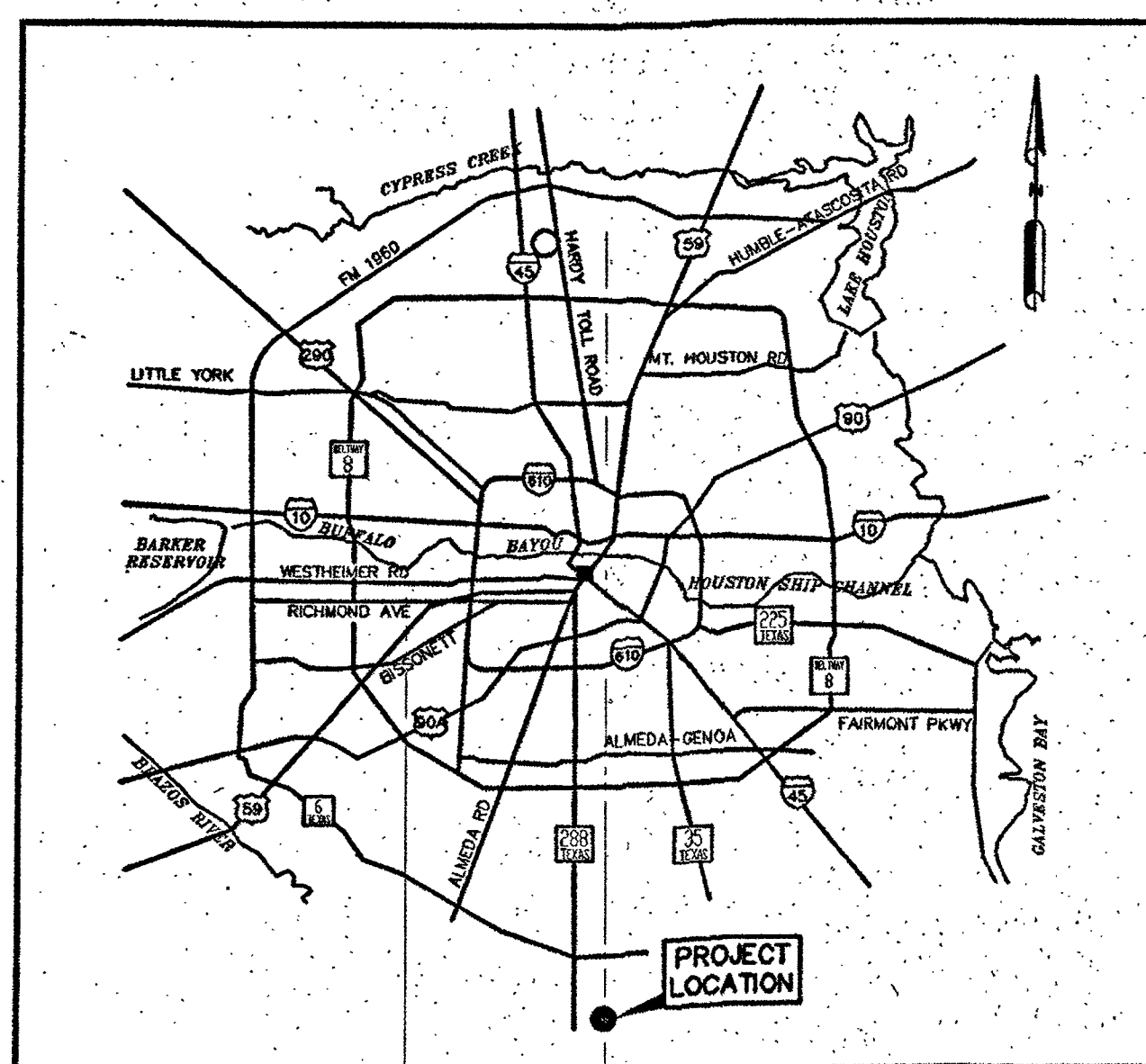
Texas Department of Insurance
P.O. Box 149104
Austin, TX 78714-9104

(800) 252-3439

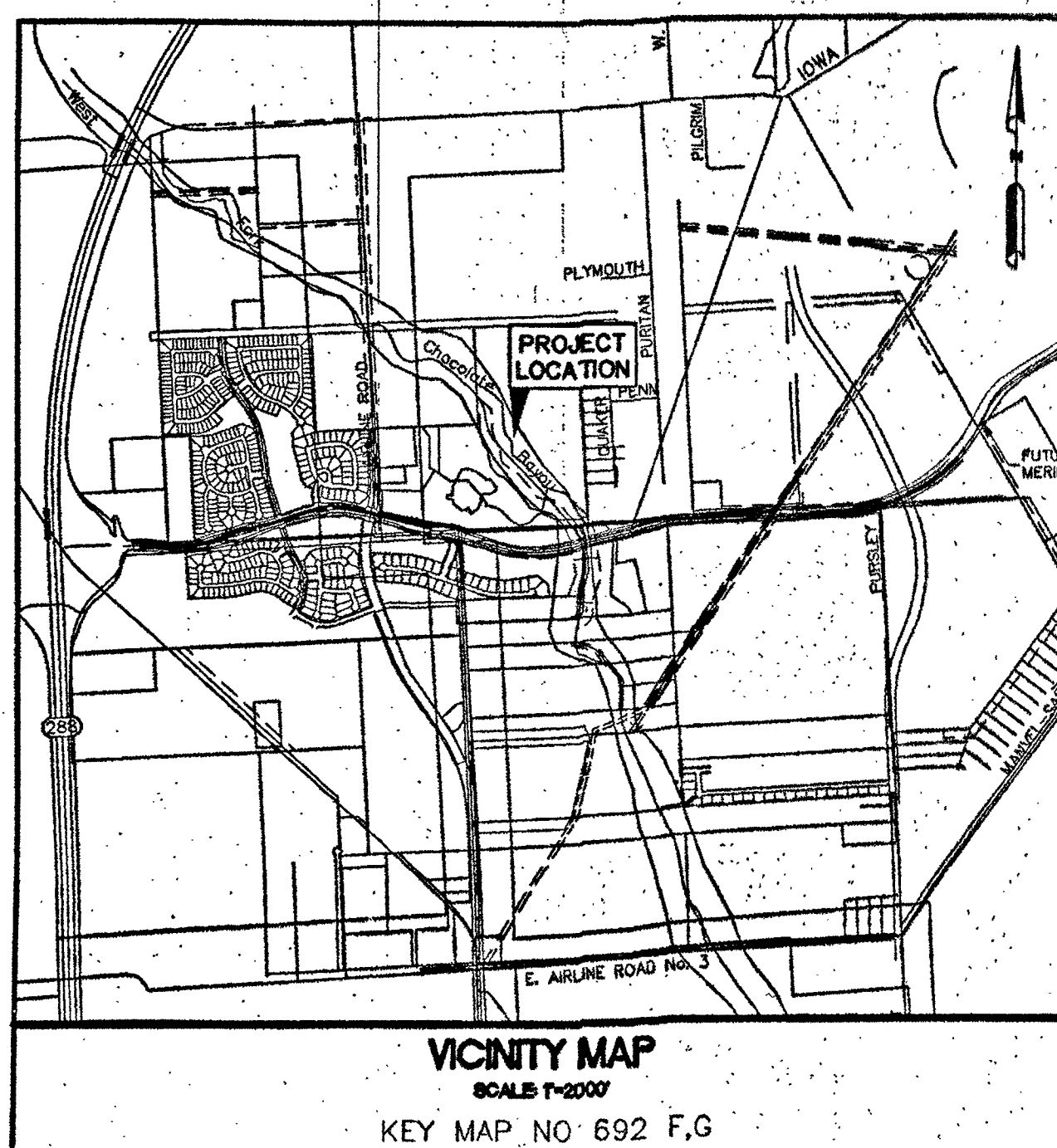
ATTACH THIS NOTICE TO YOUR BOND. This notice is for information only and does not become a part or a condition of the attached document and is given to comply with Section 2253-021, Government Code, and Section 53.202, Property Code, effective September 1, 2001.

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 55 COMPLETE OUTFALL STRUCTURES AT WEST FORK OF CHOCOLATE BAYOU

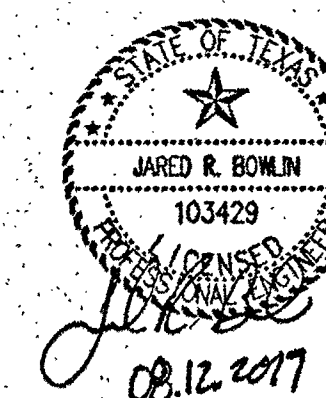
TO SERVE MERIDIANA
IOWA COLONY, TEXAS



LOCATION MAP

VICINITY MAP
SCALE 1"=200'
KEY MAP NO. 692 F.G.

SHEET NO.	DESCRIPTION
1	GENERAL: COVER SHEET
2	PLAN & PROFILES: OVERALL LAYOUT
3	SHEET 12 FROM APPROVED PLANS P-3602 DETENTION BASIN F & G AND EARTHWORK - STORM SEWER OUTFALL (SLOPE PVMT FOR DUAL 54" HDPE & 42" HDPE)
4	SHEET 10 FROM APPROVED PLANS P-3599 MERIDIANA PARKWAY PHASE 2 - DRAINAGE SWALE CONTROL STRUCTURE (SLOPE PVMT FOR 48" HDPE)
5	SHEET 7 FROM APPROVED PLANS P-3615 DETENTION BASIN L, MITIGATION FACILITIES 6 AND EARTHWORK - 66" RCP STM OUTFALL (SLOPE PVMT FOR 66" RCP STM)
6	SHEET 5 FROM APPROVED PLANS P-3083 OUTFALLS TO WFCB FOR FUTURE DETENTION BASINS AND WWT - SLOPE PAVEMENT FOR OUTFALL "B" (30" HDPE)
7	SHEET 7 FROM APPROVED PLANS P-3393 WFCB DETENTION BASIN "H" AND MITIGATION FACILITIES 4 AND 5 - 42" STM OUTFALL "B", AND 24" STM OUTFALL "C" (SLOPE PVMT FOR 42", 24" AND 36" HDPE)
8	SHEET 10 FROM APPROVED PLANS P-3502 IOWA COLONY BLVD PHASE 2 - POND X-SECTIONS (SLOPE PVMT FOR 42" HDPE)
9	SHEET 7 FROM APPROVED PLANS P-3442 WFCB DETENTION BASINS AND EARTHWORK PHASE I & J - 66" RCP STORM AND 66" RCP STORM (SLOPE PVMT FOR 66" RCP)



NOTE:
CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY c/o
Adico, LLC (Dinh V. Ho, P.E. @ 832-895-1093 OR
inspections@adico-llc.com) 48 HOURS BEFORE
COMMENCING WORK.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

Lee Walden 9/9/19
LEE WALDEN, P.E. DATE
PRESIDENT

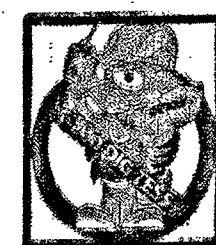
Kerry L. Osburn 9/9/19
KERRY L. OSBURN
VICE PRESIDENT

Mark Roller 9/9/19
MARK ROLLER
SECRETARY/TREASURER

Jarrod D. Aden 9/9/19
JARROD D. ADEN, P.E., C.F.M.
DISTRICT ENGINEER

NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM DATE HERE
SHOWN. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

BCDD 5 I.D. #



CALL BEFORE YOU DIG!
TEXAS ONE CALL PARTICIPANTS REQUEST
48 HOURS NOTICE BEFORE YOU DIG, DRILL,
OR BLAST - STOP CALL
Texas One Call System

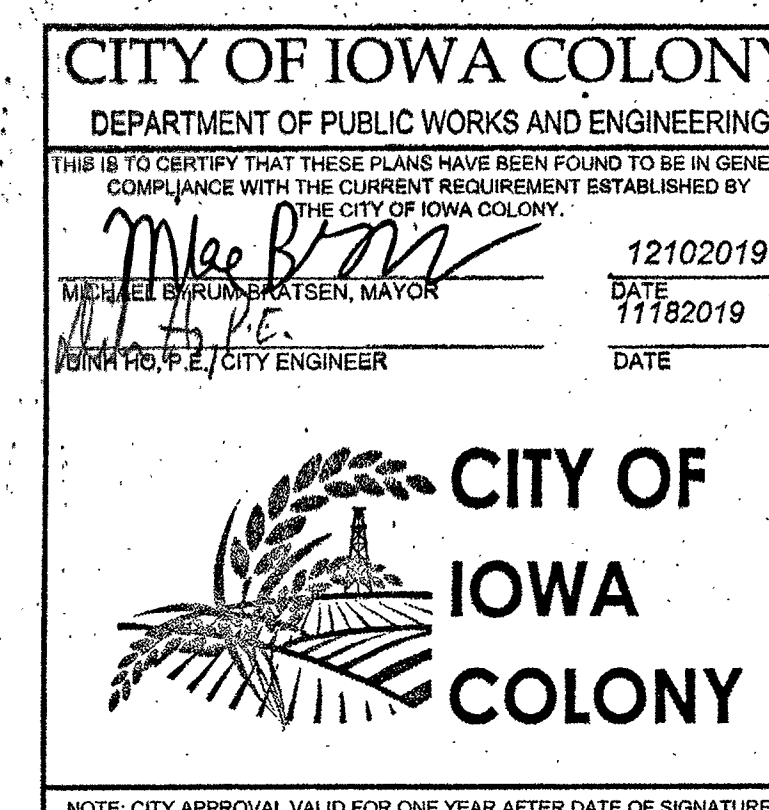


1-800-344-8377
(713)223-4567 (IN HOUSTON)

August 12, 2019



10555 Westoffice Drive
Houston, Texas 77042
713.784.4500
EHRAinc.com
TBE No. F-726



NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

RECORD DRAWINGS

Wednesday, December 16, 2020

Mayor Michael Byrum-Bratsen
City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: Meridiana Section 39B Paving Only – Portion within City of Iowa Colony City Limits only
Recommendation for Acceptance into One-Year Maintenance Period
City of Iowa Colony Project No. MRP 201022-1218
Adico, LLC Project No. 16007-4-325

Dear Mayor Byrum-Bratsen and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of Meridiana Section 39B. This section is solely within the City of Manvel city limits with exception to a small portion of pavement at the entrance that is within Iowa Colony city limits. The final inspection for the pavement within Iowa Colony city limits was held December 1, 2020 and all punch list items completed on or about December 9, 2020.

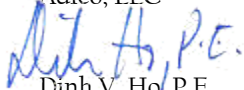
Based on our review of the closeout documents provided, Adico, LLC recommends acceptance of facilities into the One-Year Maintenance Period. The maintenance period shall be effective December 21, 2020, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC



Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser, City of Iowa Colony, (krosser@cityofiowacolony.com)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
Brian Arseth, Rise Communities, (brian@risecommunities.net)
File: 16007-4-325



TBPE No. F-726
TBPLS No. 10092300

Engineers Certificate of Completion

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
ENGINEER'S CERTIFICATE OF COMPLETION OF WATER DISTRICT PROJECT

Name of District:

Brazoria County Municipal Utility District No. 56

Owner of property, if other than District:

GR-M1, Ltd.

Kind of project, contract identification:

Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve Meridiana, Section Thirty Nine-B

Name of contractor:

Triple B Services, L.L.P

Name of consulting engineer:

Edminster, Hinshaw, Russ & Associates, Inc.

Address of consulting engineer:

10011 Meadowglen Lane, Houston, Texas 77042

I certify this project was at least 95% complete on December 7, 2020; that the project was under continual observation; that all observation of the work was performed by or under the supervision of Jared R. Bowlin, P.E., a Licensed Professional Engineer; that to the best of my knowledge the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "record drawings" will be furnished to the District.

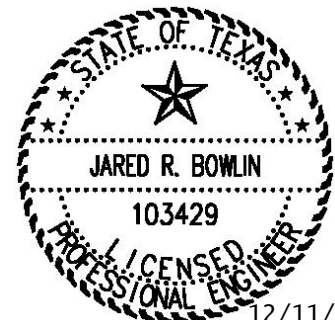
Signed and Sealed,

DocuSigned by:

Jared Bowlin

Jared R. Bowlin, P.E.

Registration No. 103429



Bond Number: 58S213816

BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT NO. 56

MAINTENANCE BOND

MAINTENANCE BOND

STATE OF TEXAS

Contract Date _____

COUNTY OF BRAZORIA

Date Bond Executed _____

PRINCIPAL Triple B Services, L.L.P.

SURETY Liberty Mutual Insurance Company

OWNER Brazoria County Municipal Utility District No. 56

PENAL SUM OF BOND (in words and figures) One Million, One Hundred Twenty-Nine Thousand, Nine Hundred Fourteen Dollars and Forty-Three Cents (\$1,129,914.43), being 100 percent of the Contract Price.

CONTRACT for Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve Meridiana, Section Thirty Nine B for Brazoria County Municipal Utility District No. 56, Brazoria County, Texas (the "Contract").

KNOW ALL PERSONS BY THESE PRESENTS, that we, Principal and Surety above named, are held and firmly bound unto Owner, its successors and assigns, in the penal sum of the amount stated above, for the payment of which sum well and truly to be made, we bind ourselves and our respective heirs, executors, administrators, officers, directors, shareholders, partners, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal entered into that certain Contract with Owner, which Contract is expressly incorporated herein for all purposes.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH, that if Principal well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work covered by the Contract, including any guaranty or warranty required under the Contract, occurring within period of one (1) year beginning on the date of acceptance by Manvel City Council, then this obligation is void; otherwise it is to remain in full force and effect. Should the Principal fail to well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work as required by the Contract in all its terms, the Surety will be liable for all damages, losses, expenses and liabilities that the Owner may suffer in consequence thereof.

The parties intend this maintenance bond to be a common law bond to be constructed in accordance with Texas law.

Surety hereby agrees, for value received, that no change, extension of time, alteration or addition to the terms of the Contract or to work performed under the Contract, or to the plans, specifications or drawings accompanying the Contract, will in any way affect its obligations on this Bond and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder.

The bound parties have executed this instrument pursuant to authority of their respective governing body, to be effective on the same date of the Contract.

Triple B Services, L.L.P.

PRINCIPAL

By Donna Burke

Name Donna Burke

Title Sr. Project Administrator

Address 820 Old Atascocita Road

Huffman, Texas 77336

281-324-3264

ATTEST

By Sarah Kelly

Name Sarah Kelly

Title Courier

(SEAL)

Liberty Mutual Insurance Company

SURETY

By Lauren O. Moudy

Name Lauren O. Moudy

Title Attorney in Fact

ATTEST

By Heather Noles

Name Heather Noles

Title Witness

(SEAL)

Physical Address:

175 Berkeley Street

Boston, MA 02116

Mailing Address:

175 Berkeley Street

Boston, MA 02116

Telephone: (617) 357-9500

Local Recording Agent Personal Identification Number:

Lauren Overbey Moudy - 1822888

Agency Name: Bowen, Miclette and Britt Insurance Agency, LLC

Agency Address 1111 North Loop West, Suite 400, Houston, TX 77008

Agency Telephone (713) 880-7100

Surety must attach its original Power of Attorney to this Bond.

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____, certify that I am the secretary of the corporation named as Principal in the Bond; that _____, who signed the Bond on behalf of Principal, was then _____ of the corporation; that I know his or her signature, and his or her signature is genuine; and that the Bond was duly signed for and on behalf of the corporation by authority of its governing body.

Signature of Corporate Secretary (Corporate Seal)

ATTACH POWER OF ATTORNEY



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8202692 - 971801**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Ashley Britt, Alyson Carmichael, Robert C. Davis, Tabitha Dorman, Nikole Jeannette, Lacey Mayfield, Barry K. McCord, David T. Miclette, Lauren O. Moudy, Heather Noles, Robert M. Overbey, Jr.

all of the city of Houston state of TX each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 5th day of December, 2019.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By:

David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 5th day of December, 2019 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By:

Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this _____ day of _____, _____.



By:

Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.



TEXAS IMPORTANT NOTICE

To obtain information or make a complaint:

You may call toll-free for information or to make a complaint at
1-877-751-2640

You may also write to:

2200 Renaissance Blvd., Ste. 400
King of Prussia, PA 19406-2755

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at
1-800-252-3439

You may write the Texas Department of Insurance Consumer Protection (111-1A)
P. O. Box 149091
Austin, TX 78714-9091
FAX: (512) 490-1007
Web: <http://www.tdi.texas.gov>
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should first contact the agent or call 1-800-843-6446. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

TEXAS AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis para informacion o para someter una queja al
1-877-751-2640

Usted tambien puede escribir a:

2200 Renaissance Blvd., Ste. 400
King of Prussia, PA 19406-2755

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al
1-800-252-3439

Puede escribir al Departamento de Seguros de Texas Consumer Protection (111-1A)
P. O. Box 149091
Austin, TX 78714-9091
FAX # (512) 490-1007
Web: <http://www.tdi.texas.gov>
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI)

UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No. 56

PLANS FOR CONSTRUCTION OF PROPOSED WATER DISTRIBUTION, WASTEWATER COLLECTION, PAVING, STORM WATER FACILITIES TO SERVE MERIDIANA SECTION THIRTY NINE B CITY OF MANVEL, TEXAS

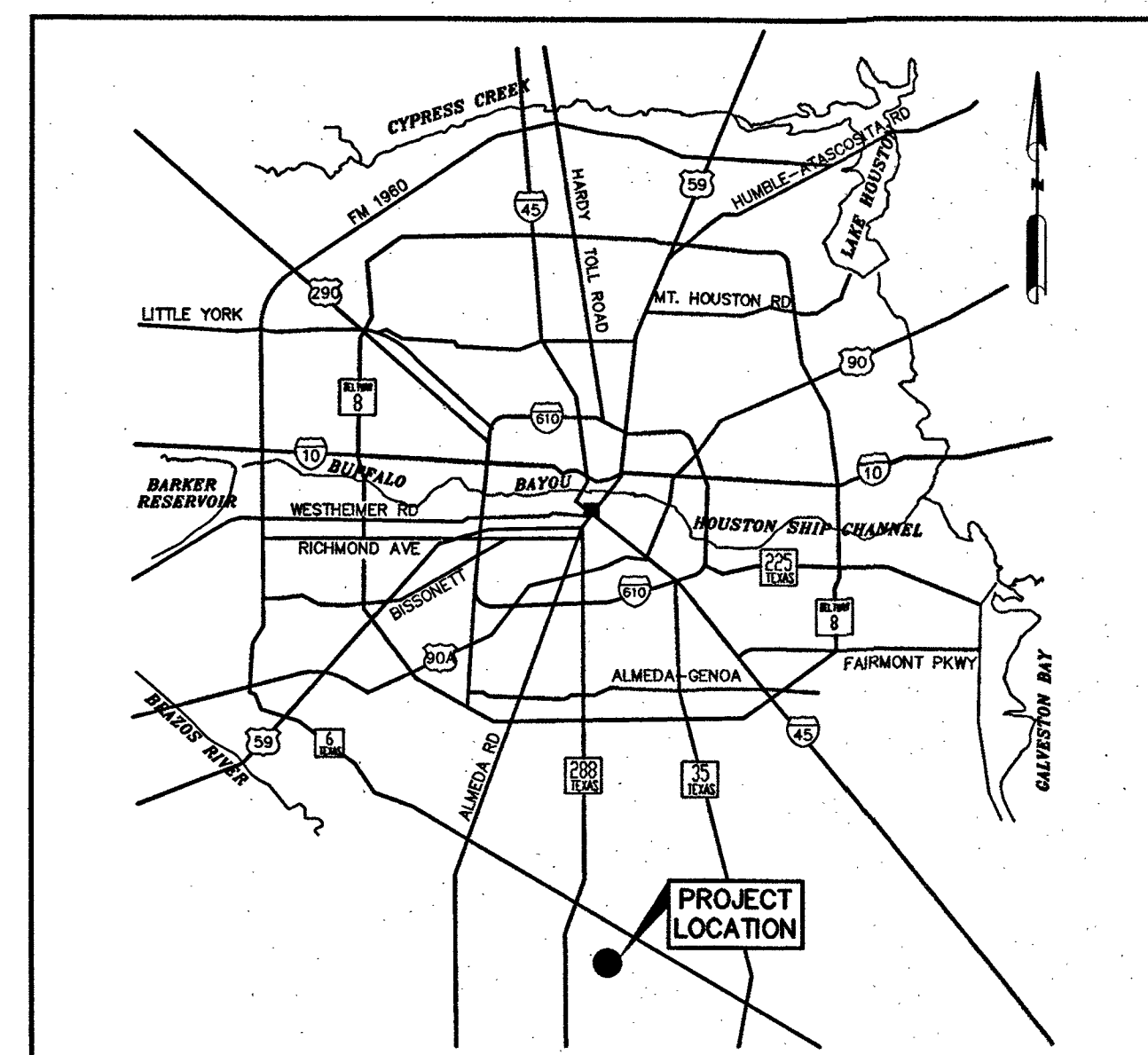
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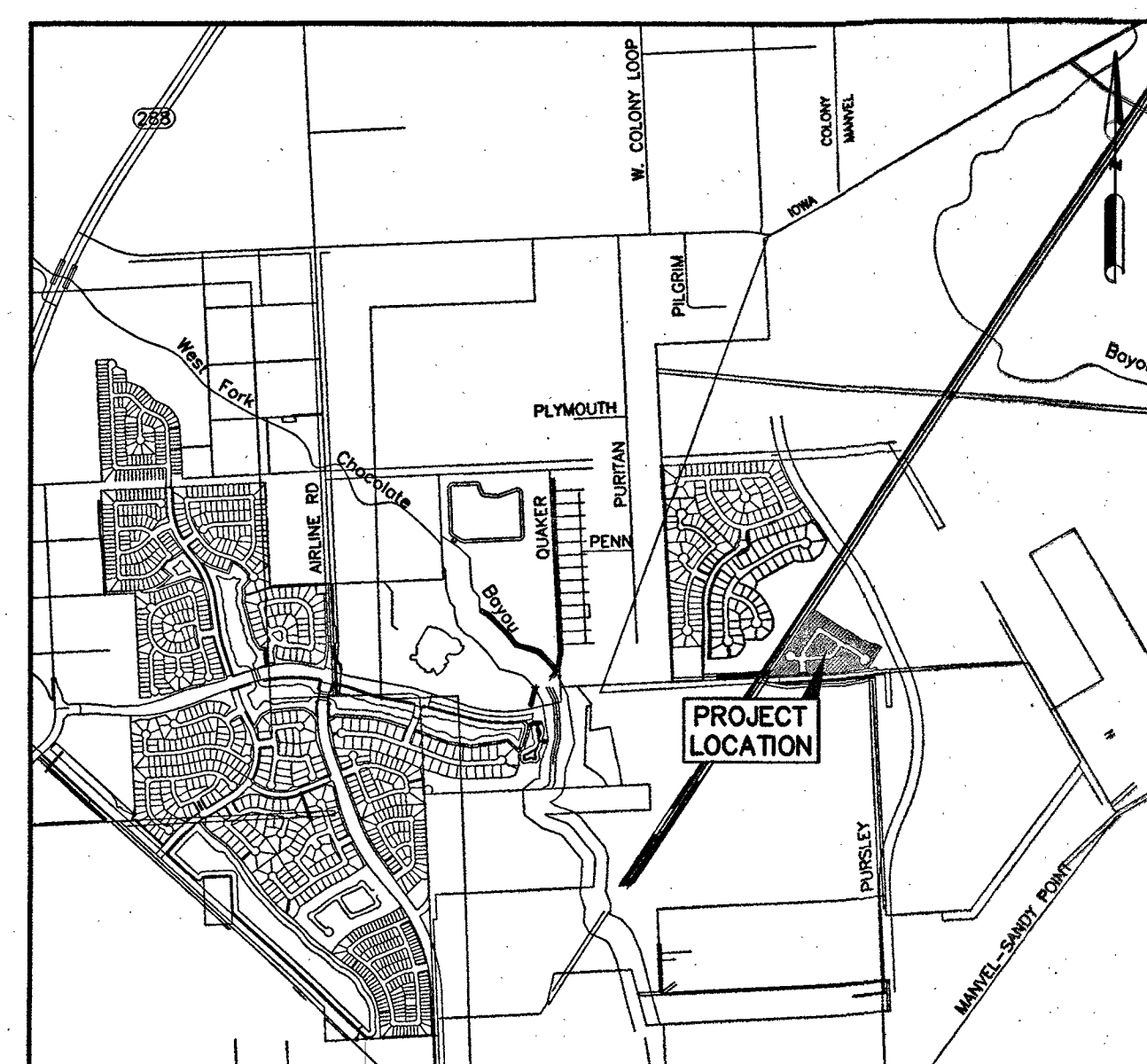
J-J 11-15-2020
P/COS DOWNHILLS/2008 / OSL 011.39 / P/COS 11-25-20 J-J / OSL 011.39 11-25
US-20 3902 = 51.77
5509 54.25

Chabel-Guy
11/30/20

J-J
11-30-2020

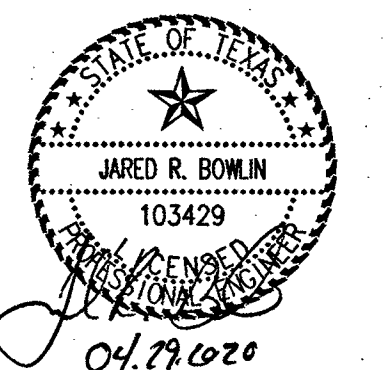
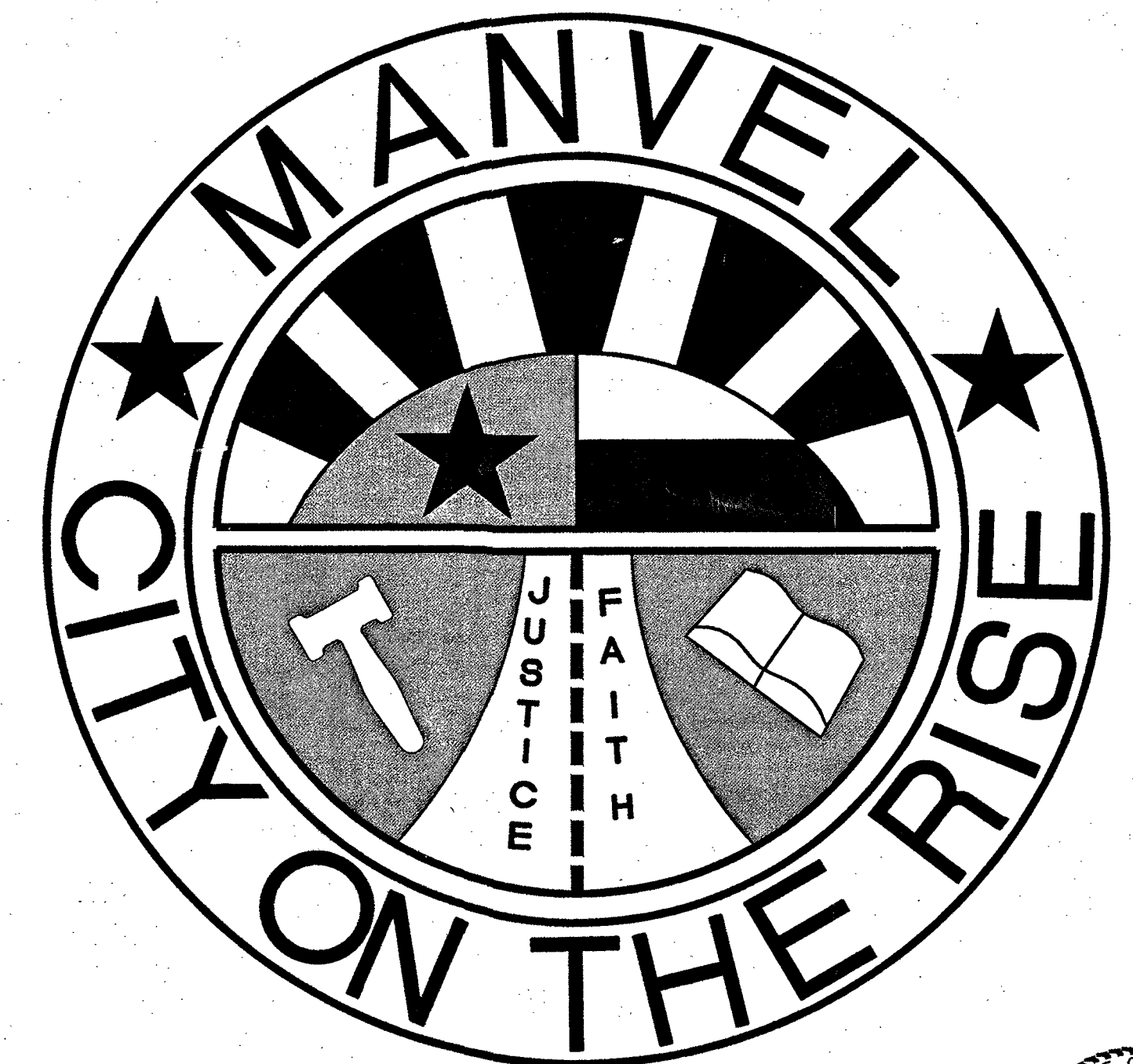


LOCATION MAP
N.T.S.



VICINITY MAP
SCALE: 1"=2000'
KEY MAP NO. 692 AE

Sheet List Table	
Sheet Number	Sheet Title
GENERAL	
1	Cover Sheet (P-3964)
2	GENERAL NOTES (SHT 1 OF 2)
3	GENERAL NOTES (SHT 2 OF 2)
LAYOUTS	
4	PAVING, SIGNAGE, AND DRAINAGE LAYOUT
5	STORM SEWER CALCULATIONS
6	WATER DISTRIBUTION AND WASTEWATER COLLECTION LAYOUT
7	STORM WATER POLLUTION PREVENTION PLAN LAYOUT
8	GRADING PLAN LAYOUT
9	LOT GRADING CROSS-SECTIONS
PLAN AND PROFILES	
10	GOULD DRIVE STA 0+00 TO 7+80
11	HITCHINGS COURT 7+80 TO END
12	BLACKBURN LANE STA 6+00 TO END
13	7"Wx4"H RCP STM 0+00 TO END & 48-INCH 0+00 TO END RCP STM OUTFALL
14	8-INCH PVC WTR 0+00 TO END & 8-INCH PVC SAN OUTFALL 0+00 TO END
DETAILS	
15	WATER DETAILS 1 OF 2
16	WATER DETAILS 2 OF 2
17	STORM SEWER DETAILS 1 OF 2
18	STORM SEWER DETAILS 2 OF 2
19	PAVEMENT STANDARDS DETAILS 1 OF 2
20	PAVEMENT STANDARDS DETAILS 2 OF 2
21	SANITARY SEWER DETAILS
22	BARRICADE AND MISC DETAILS
23	STORM WATER POLLUTION PREVENTION PLAN DETAILS
APPENDIX:	
A1	MERIDIANA SECTION 39B PLAT



APRIL 29, 2020



CALL BEFORE YOU DIG!
TEXAS ONE CALL PARTICIPANTS REQUEST
48 HOURS NOTICE BEFORE YOU DIG, DRILL,
OR BLAST - STOP CALL
Texas One Call System
1-800-344-8377
(713)223-4567 (IN HOUSTON)

CITY OF MANVEL WORKING HOURS:
7AM-5PM
NO INSPECTABLE WORK ON SATURDAYS
OWNER INFORMATION:
MR. TIMOTHY AUSTIN
BRAZORIA COUNTY MUD 56
3200 SOUTHWEST FWY STE 2600
HOUSTON, TX 77027-7537
(713)-860-6400

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

Lee Walden, P.E. 6/1/20
LEE WALDEN, P.E.
PRESIDENT

Kerry L. Osburn 6/1/20
KERRY L. OSBURN
VICE PRESIDENT

Mark Roller 6/1/20
MARK ROLLER
SECRETARY/TREASURER

Jarrod D. Aden, P.E., C.F.M. 6/1/20
JARROD D. ADEN, P.E., C.F.M.
DISTRICT ENGINEER

NOTE: PROJECT FIELD STARTUP WILL START WITHIN 365 CALENDAR DAYS FROM DATE HERE SHOWN. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

BCDD 5 I.D. # B200011

DC Osburn 6/25/20
CITY ENGINEER

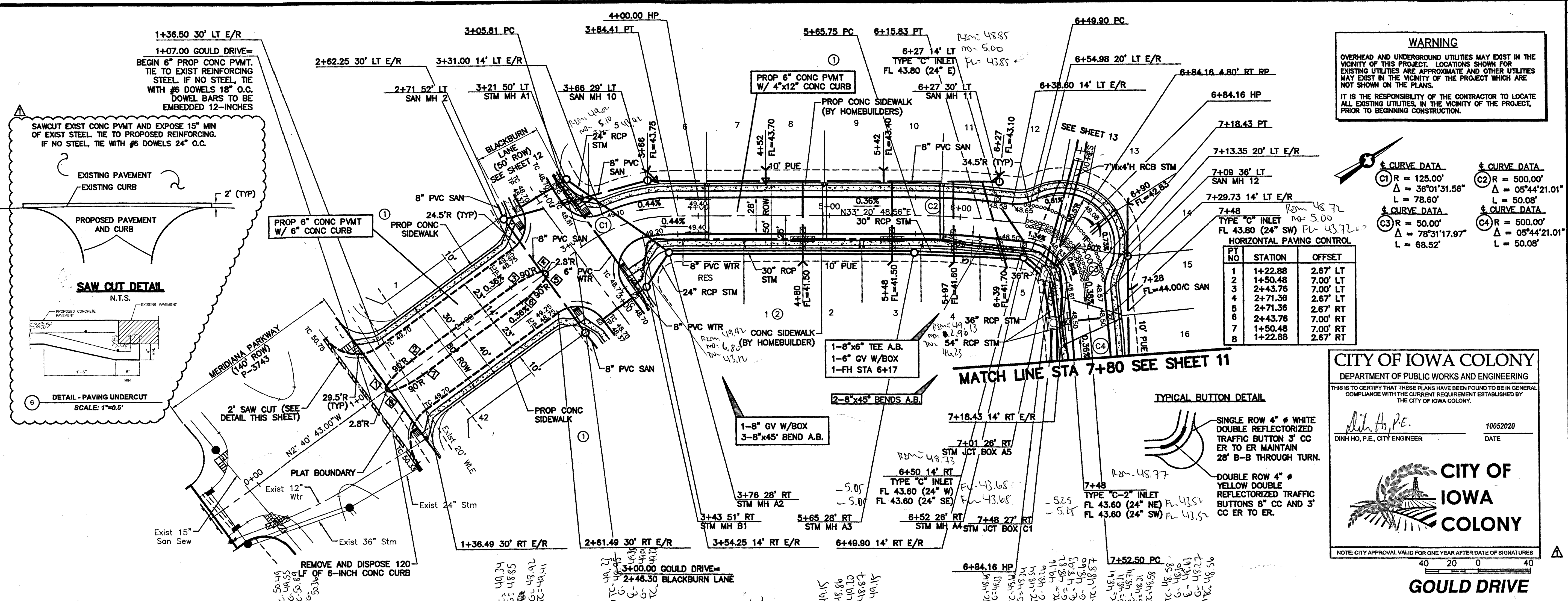
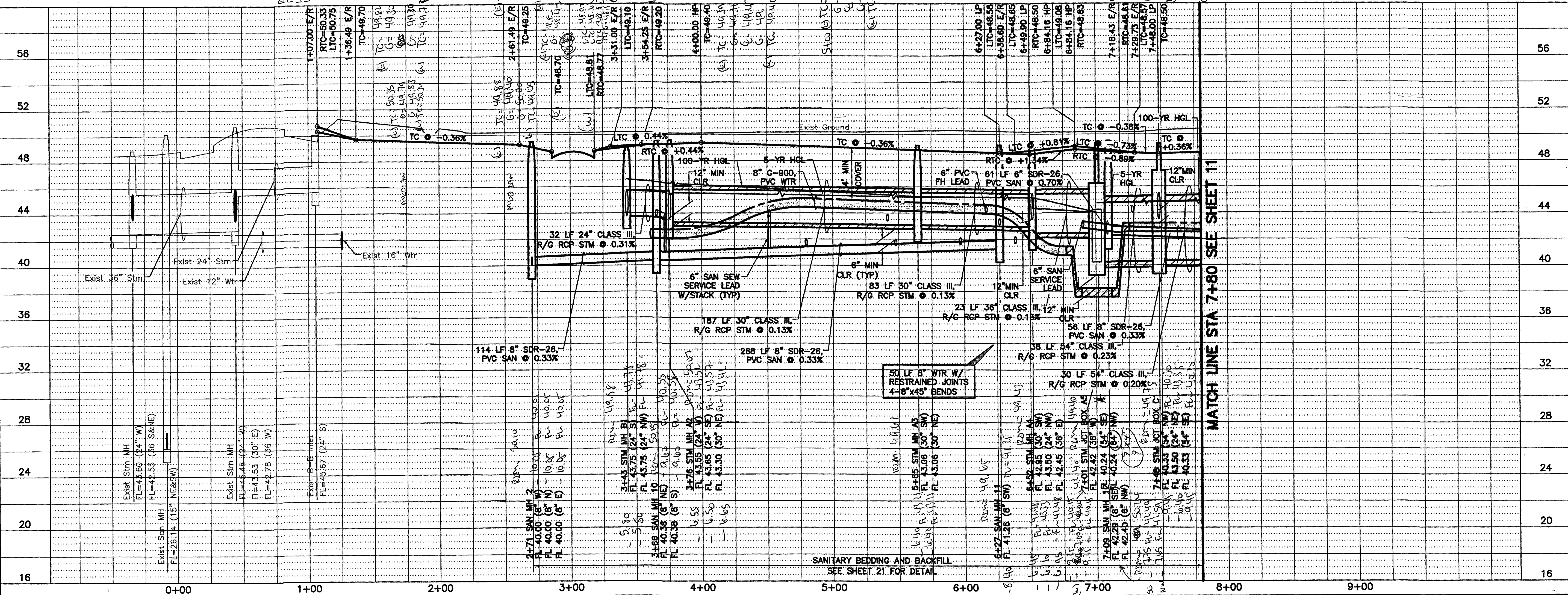
STREETS & DRAINAGE

WATER & SEWER

07/10/2020
FIRE MARSHAL

NOTE: THIS IS TO CERTIFY THAT THE ABOVE SIGNED HAVE REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF MANVEL. THIS APPROVAL IS ONLY VALID FOR TWO YEARS. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THE PLANS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. THE PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S RESPONSIBILITY AND ACCOUNTABILITY.

P:\081-011-39 Drawings_Meridiana Section 39B\10 GOULD DRIVE STA 0+00 TO 7+80.dwg Sep 29, 2020 - 1:43pm Edited by: zachmidt



WARNING
OVERHEAD AND UNDERGROUND UTILITIES MAY EXIST IN THE VICINITY OF THIS PROJECT. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST IN THE VICINITY OF THE PROJECT WHICH ARE NOT SHOWN ON THE PLANS.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES IN THE VICINITY OF THE PROJECT, PRIOR TO BEGINNING CONSTRUCTION.

CURVE DATA

(C1) R = 125.00'	(C2) R = 500.00'
Δ = 36°01'31.56"	Δ = 05°44'21.01"
L = 78.60'	L = 50.08'

CURVE DATA

(C3) R = 50.00'	(C4) R = 500.00'
Δ = 78°31'17.97"	Δ = 05°44'21.01"
L = 68.52'	L = 50.08'

HORIZONTAL PAVING CONTROL

PT NO	STATION	OFFSET
1	1+22.88	2.67' LT
2	1+50.48	7.00' LT
3	2+43.76	7.00' LT
4	2+71.36	2.67' LT
5	2+71.36	2.67' RT
6	2+43.76	7.00' RT
7	1+50.48	7.00' RT
8	1+22.88	2.67' RT

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.

[Signature]
DINH HO, P.E.
CITY ENGINEER

10052020
DATE

CITY OF IOWA COLONY

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

BENCHMARK(S)/FLOODPLAIN:
NCS Monument No. E-308
N 13,737,760.03; E 3,117,456.82
2.0 miles west along the Gulf, Colorado and Santa Fe railway from the station at Manvel, Brazoria County, 0.2 mile west of a shell-road crossing, 5-1/2 feet northwest of mile pole 38, 39 feet south of the south rail, 33 feet north of the centerline of a dirt road, 6.7 feet north of the right-of-way fence, 3 feet west of a white wooden witness post and set in the top of a concrete post about flush with the ground; Stamped E 306 1935. Elev.=52.00' (1991 Adjustment) NAVD 88. To adjust project datum to Floodplain datum, add 0.42 feet.

LEGEND

- DOUBLE 6" SANITARY SERVICE LEAD W/DOUBLE WYE
- SINGLE 6" SANITARY SERVICE LEAD W/SINGLE WYE
- 1-18" FOOT JOINT OF 150 PSI LINED DUCTILE IRON OR PVC CENTERED AT WATER LINE AND SANITARY LINE
- SANITARY STACK (TYP)
- SINGLE 1" SOFT COPPER WATER SERVICE LEAD WITH METER BOX (SEE LOCATION DETAIL/SHEET 15)
- WHEELCHAIR RAMP (TYP)
- 6-INCH CONCRETE CURB

APP.	REVISION	DATE
	REVISED SAW CUT DETAIL AND ADDED AND ADDED UNDERCUT DETAIL	9/29/2020

STATE OF TEXAS
JARED R. BOWLIN
103429
09.29.2020

EHRA 10011 Madowglen Lane
Houston, Texas 77042
EHRAinc.com | 713.784.4500
TBPE No. F-2 | TBPLS No. 10092300
ENGINEERING THE FUTURE SINCE 1936

BRAZORIA COUNTY M.U.D. NO. 56
MERIDIANA SECTION 39B

GOULD DRIVE STA 0+00 TO 7+80
PLAN & PROFILE

CITY OF MANVEL
ON THE RISE

SURV. EHRA DATE 02/20
DSGN. ZS DATE 02/20
DWN. EHRA DATE 02/20
CHKD. DATE
APPR. DATE

JOB NO. 081-011-39B
FILE: 10 GOULD DRIVE STA 0-
PLOT SCALE: 1:1
DWG. NO.
P-3964
SHEET 10 OF 23 SHEETS

Wednesday, December 16, 2020

Mayor Michael Byrum-Bratsen
City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: BCMUD 55 Detention Basin 1A-1 to Serve Meridiana Commercial Site
Recommendation for Approval into One-Year Maintenance Period
City of Iowa Colony Project No. CSW 200401-0313
Adico, LLC Project No. 16007-4-283

Dear Mayor Byrum-Bratsen and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has completed its final inspection of BCMUD 55 Detention Basin 1A-1 to serve Meridiana Commercial Site. The final inspection was held September 3, 2020 and all punch list items completed on or about October 21, 2020.

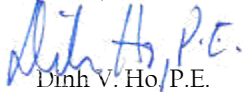
Based on our review of the closeout documents provided, Adico, LLC recommends approval of facilities into the One-Year Maintenance Period. The maintenance period shall be effective December 21, 2020, if approved by City Council.

In compliance with the City of Iowa Colony Public Works and Engineering Subdivision Acceptance Checklist, please find included in the One-Year Maintenance acceptance package the following items:

1. Engineer of Record Certification Letter
2. Maintenance Bond
3. As-Builts (cover only)

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC



Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser, City of Iowa Colony, (krosser@cityofiowacolony.com)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
Brian Arseth, Rise Communities, (brian@risecommunities.net)
File: 16007-4-283

Engineers Certificate of Completion

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
ENGINEER'S CERTIFICATE OF COMPLETION OF WATER DISTRICT PROJECT

Name of District:

Brazoria County Municipal Utility District No. 55

Owner of property, if other than District:

GR-M1, Ltd.

Kind of project, contract identification:

Brazoria County Municipal Utility District No. 55 Detention Basin 1A-1 to serve Meridiana Commercial Site

Name of contractor:

Hurtado Construction Company

Name of consulting engineer:

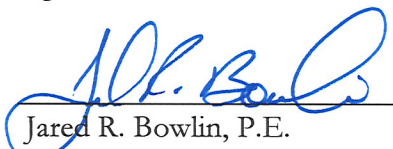
Edminster, Hinshaw, Russ & Associates, Inc.

Address of consulting engineer:

10555 Westoffice Drive, Houston, Texas 77042

I certify this project was at least 95% complete on October 21, 2020; that the project was under continual observation; that all observation of the work was performed by or under the supervision of Jared R. Bowlin, P.E., a Licensed Professional Engineer; that to the best of my knowledge the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "record drawings" will be furnished to the District.

Signed and Sealed,



Jared R. Bowlin, P.E.
Registration No. 103429



BRAZORIA COUNTY
MUNICIPAL UTILITY DISTRICT NO. 55

MAINTENANCE BOND

MAINTENANCE BOND

Bond Number: 58S212411

STATE OF TEXAS

Contract Date _____

COUNTY OF BRAZORIA

Date Bond Executed _____

PRINCIPAL Hurtado Construction Company

SURETY Liberty Mutual Insurance Company

OWNER Brazoria County Municipal Utility District No. 55

PENAL SUM OF BOND (in words and figures) Four Hundred Fifty-Six Thousand, One Hundred Two Dollars and Fourteen Cents (\$456,102.14), being 100 percent of the Contract Price.

CONTRACT for Detention Basin 1A-1 to serve Meridiana Commercial Site for Brazoria County Municipal Utility District No. 55, Brazoria County, Texas (the "Contract").

KNOW ALL PERSONS BY THESE PRESENTS, that we, Principal and Surety above named, are held and firmly bound unto Owner, its successors and assigns, in the penal sum of the amount stated above, for the payment of which sum well and truly to be made, we bind ourselves and our respective heirs, executors, administrators, officers, directors, shareholders, partners, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal entered into that certain Contract with Owner, which Contract is expressly incorporated herein for all purposes.


NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH, that if Principal well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work covered by the Contract, including any guaranty or warranty required under the Contract, then this obligation is void; otherwise it is to remain in full force and effect. Should the Principal fail to well and truly repair any and all defects in the work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work as required by the Contract in all its terms, the Surety will be liable for all damages, losses, expenses and liabilities that the Owner may suffer in consequence thereof.

The parties intend this maintenance bond to be a common law bond to be constructed in accordance with Texas law.


Surety hereby agrees, for value received, that no change, extension of time, alteration or addition to the terms of the Contract or to work performed under the Contract, or to the plans, specifications or drawings accompanying the Contract, will in any way affect its obligations on this Bond and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder.

The bound parties have executed this instrument pursuant to authority of their respective governing body, to be effective on the same date of the Contract.

Hurtado Construction Company
PRINCIPAL


By 
Name Miguel Hurtado
Title President
Address 5629 FM 359 South
Brookshire, Texas 77423
281-533-9498

ATTEST


By 
Name Rosa Hurtado
Title Secretary

(SEAL)

Liberty Mutual Insurance Company
SURETY

By 
Name Carlos A. Albelo
Title Attorney-in-Fact

ATTEST

By 
Name Stephanie Gunderson
Title Witness

(SEAL)

Physical Address:

Willis Towers Watson Insurance Services West, Inc.
920 Memorial City Way Suite 500 Houston, TX 77024

Mailing Address:

Willis Towers Watson Insurance Services West, Inc.
920 Memorial City Way Suite 500 Houston, TX 77024

Telephone: (713) 961-3800

Local Recording Agent Personal Identification Number:
2467189

Agency Name: Willis Towers Watson Insurance Services West, Inc.
Agency Address 920 Memorial City Way Suite 500 Houston, TX 77024
Agency Telephone (713) 961-3800

Surety must attach its original Power of Attorney to this Bond.

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, Rosa Hurtado, certify that I am the secretary of the corporation named as Principal in the Bond; that Miguel Hurtado, who signed the Bond on behalf of Principal, was then President of the corporation; that I know his or her signature, and his or her signature is genuine; and that the Bond was duly signed for and on behalf of the corporation by authority of its governing body.

Rosa Hurtado (Corporate Seal)
Signature of Corporate Secretary

ATTACH POWER OF ATTORNEY



This Power of Attorney Limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8202437-022026

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Carlos A. Albelo, Stephanie Gunderson, David Stephen Wightman

all of the city of Houston state of Texas each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed, by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 25th day of October, 2019.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By:

David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 25th day of October, 2019 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my nolarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By:

Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings:

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation -- The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization -- By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this _____ day of _____.



By:

Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.



TEXAS IMPORTANT NOTICE

To obtain information or make a complaint:

You may call toll-free for information or to make a complaint at
1-877-751-2640

You may also write to:

2200 Renaissance Blvd., Ste. 400
King of Prussia, PA 19406-2755

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at
1-800-252-3439

You may write the Texas Department of Insurance
Consumer Protection (111-1A)
P. O. Box 149091
Austin, TX 78714-9091
FAX: (512) 490-1007
Web: <http://www.tdi.texas.gov>
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should first contact the agent or call 1-800-843-6446. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

TEXAS AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis para informacion o para someter una queja al
1-877-751-2640

Usted tambien puede escribir a:

2200 Renaissance Blvd., Ste. 400
King of Prussia, PA 19406-2755

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al
1-800-252-3439

Puede escribir al Departamento de Seguros de Texas Consumer Protection (111-1A)
P. O. Box 149091
Austin, TX 78714-9091
FAX # (512) 490-1007
Web: <http://www.tdi.texas.gov>
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

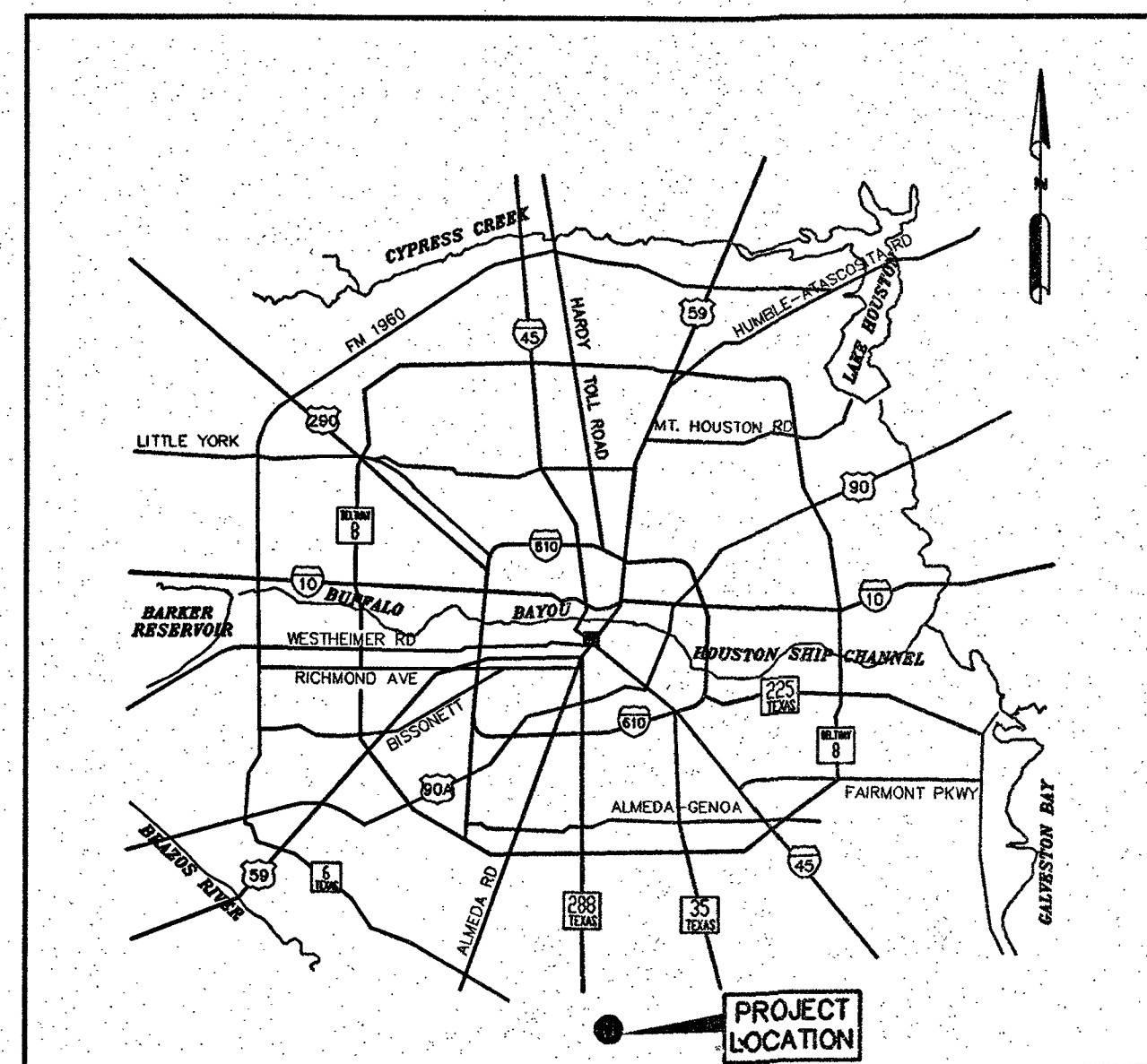
Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI)

UNA ESTE AVISO A SU POLIZA:

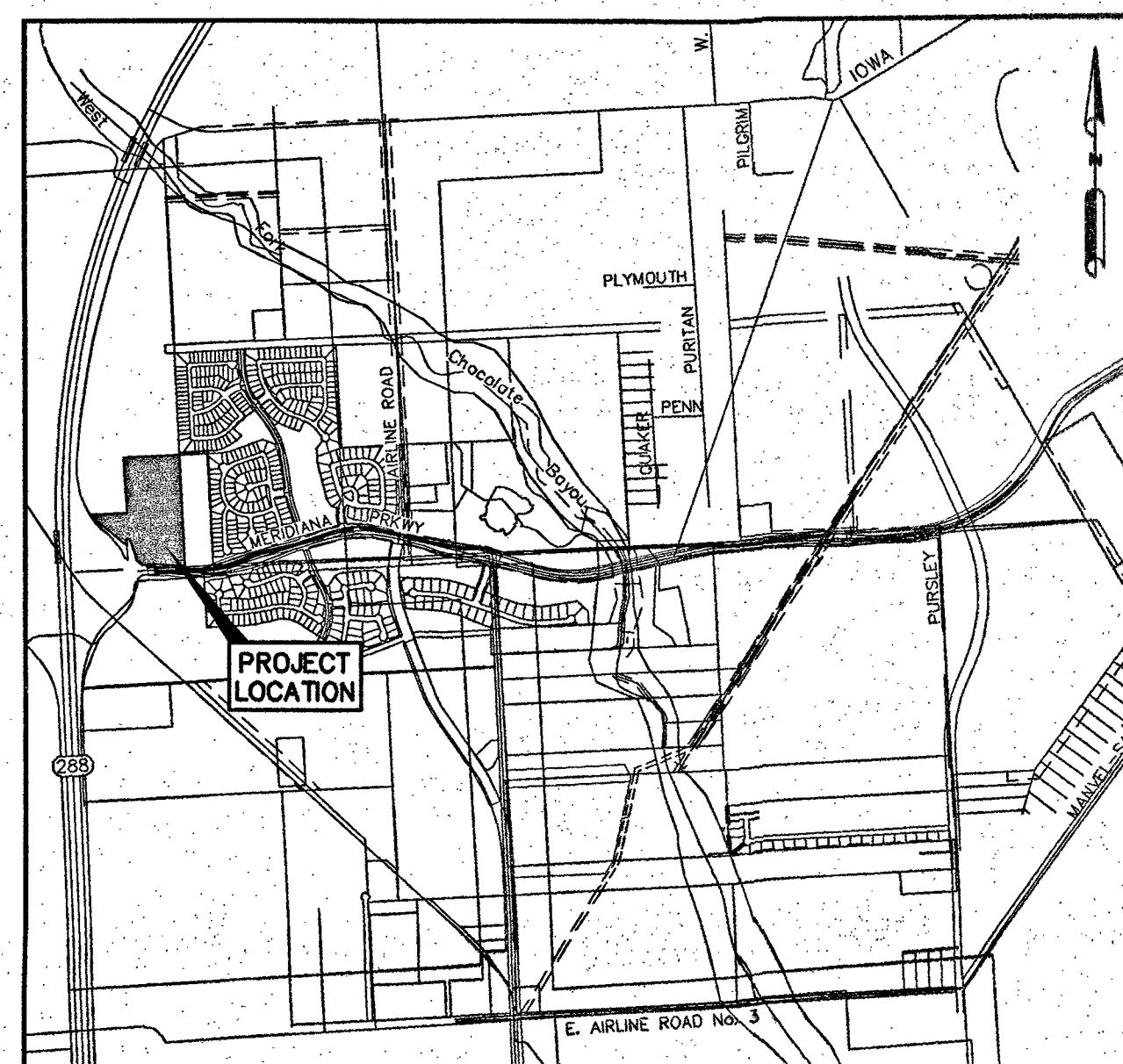
Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 55 PLANS FOR CONSTRUCTION OF **DETENTION BASIN 1A-1** TO SERVE MERIDIANA COMMERCIAL SITE IOWA COLONY, TEXAS

Mr. B. B. B.
11.10.2020

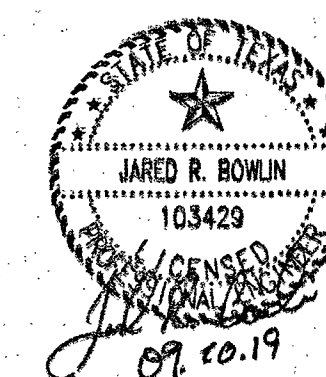
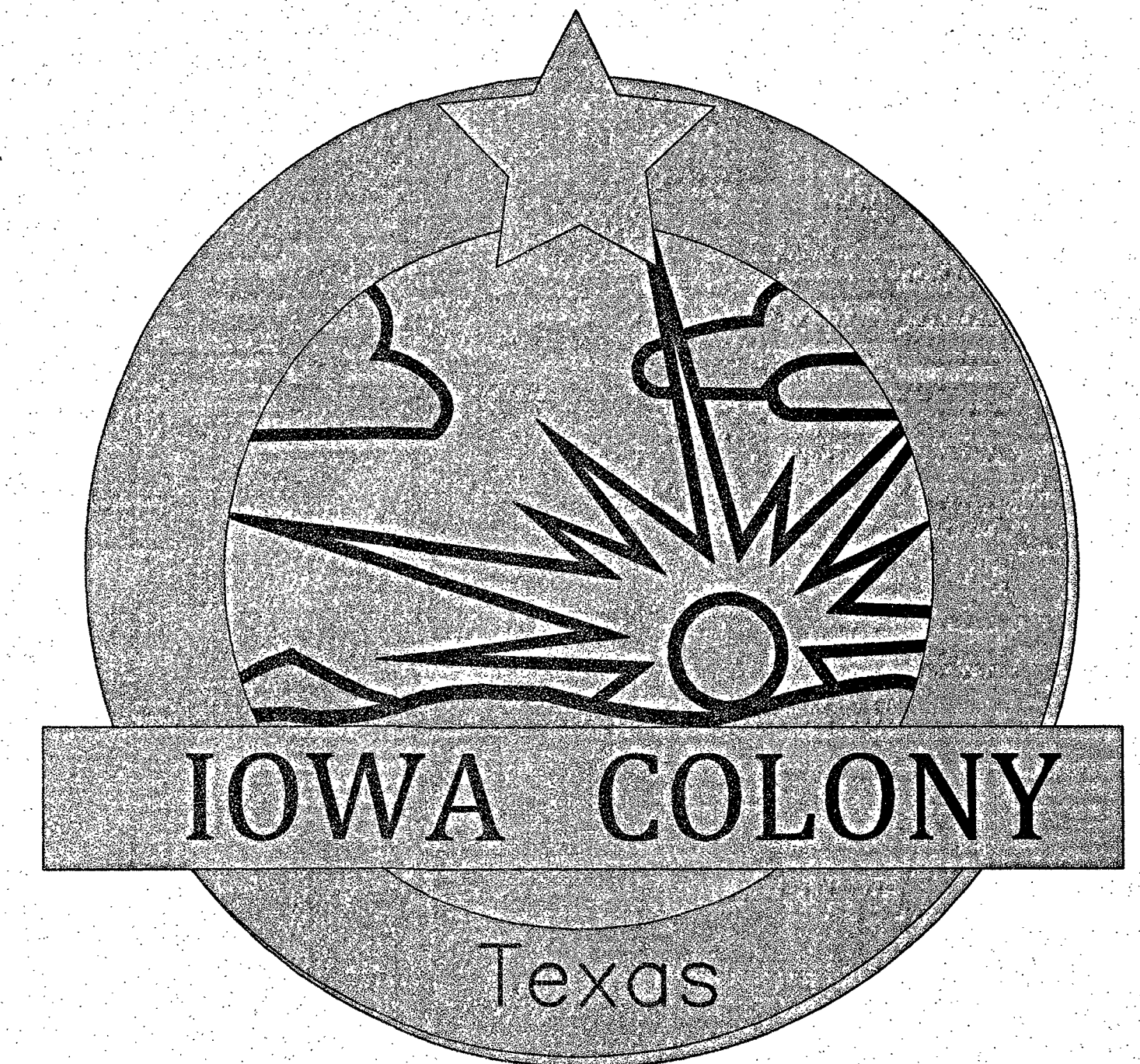


LOCATION MAP
N.T.S.



KEY MAP NO. XXXX
VICINITY MAP
N.T.S.
GIMS MAP NO. XXXXX

INDEX TO DRAWINGS	
SHEET NO.	DESCRIPTION
GENERAL	
1	COVER SHEET
2	GENERAL NOTES
LAYOUTS	
3	OVERALL LAYOUT AND EARTHWORK SUMMARY
4	CLEARING PLAN
5	EXCAVATION BASIN 1A-1 AND STORM WATER POLLUTION PREVENTION PLAN
6	SPOIL SITE 1, 2 AND STORM WATER POLLUTION PREVENTION PLAN
PLAN AND PROFILES	
7	48" STORM SEWER OUTFALL STA 1+00 TO END
8	30" STORM SEWER STA 1+00 TO END
DETAILS	
9	STORM SEWER DETAILS (1 OF 2)
10	STORM SEWER DETAILS (2 OF 2)
11	INTERCEPTOR STRUCTURE DETAILS
12	STORM WATER POLLUTION PREVENTION PLAN DETAILS



CALL BEFORE YOU DIG!
TEXAS ONE CALL PARTICIPANTS REQUEST
48 HOURS NOTICE BEFORE YOU DIG, DRILL,
OR BLAST - STOP CALL
Texas One Call System
1-800-344-8377
(713)223-4567 (IN HOUSTON)



SEPTEMBER 2019

10555 WESTOFFICE DRIVE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

CITY OF IOWA COLONY	
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING	
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF IOWA COLONY.	
<i>Michael Byrum-Bratsen</i> MICHAEL BYRUM-BRATSEN, MAYOR	11/01/2019 DATE
<i>Dinh V. Ho</i> DINH V. HO, P.E., CITY ENGINEER	10/30/2019 DATE
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES	

RECORD DRAWINGS

NOTE:
CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY c/o Adico, LLC
(Dinh V. Ho, P.E. @ 832-895-1093 OR inspections@adico-llc.com)
48 HOURS BEFORE COMMENCING WORK.



12003 Iowa Colony Blvd.
Iowa Colony, Tx. 77583
Phone: 281-369-2471
Fax: 281-369-0005
www.iowacolonytx.gov

December 21, 2020

Land Tejas Sterling Lakes South, LLC
2450 Fondren Road, Suite 210
Houston, TX 77063

Attention: Mr. Al P. Brende, President

RE: Land Tejas Sterling Lakes South, LLC
Letter of Understanding
Illuminated Street Name Signs
Meridiana Parkway Traffic Signals

Dear Mr. Brende:

The City of Iowa Colony has asked Land Tejas Sterling Lakes South, LLC to upgrade the street name signs for the three (3) Meridiana Parkway Traffic Signals from standard aluminized blade signs to the illuminated (back-lit) street name signs. In consideration of this change by the City in the design criteria after the plans were submitted and construction bids received, Land Tejas Sterling Lakes South, LLC has requested that the City provide financial assistance for the increased cost. You stated that your requested pricing from your signal contractor for this upgrade, and the contractor submitted a change order request in the amount of \$70,417.46 for this upgrade. You also estimated an additional cost of engineering in the amount of \$5,000.

This letter states our agreement concerning this increased cost. Land Tejas Sterling Lakes South, LLC agrees to pay for this increased cost, and the City agrees to reimburse Land Tejas Sterling Lakes South, LLC for this increased cost, but only out of the following source of funds: half of the City's two percent administrative fee for early plat approval applications paid by Land Tejas Sterling Lakes South, LLC or any affiliate after the date of this letter agreement. In other words, the City's administrative fee for applications for early plat approval is two percent, and one percent will be applied toward this reimbursement. If the full reimbursement amount of \$75,417.46 is not issued within five years from the date of this letter, then the City agrees to reimburse the remaining reimbursement amount by December 21, 2025.

If this letter correctly and completely states our agreement concerning this increased cost, then please execute and return this letter.

Sincerely,

Michael Byrum-Bratsen
Mayor

AGREED AND ACCEPTED by Land Tejas Sterling Lakes South, LLC on this ____ day of _____, 2020.

LAND TEJAS STERLING LAKES SOUTH, LLC

By: _____
Al P. Brende, President



Texas SmartBuy Membership Program

Texas SmartBuy Membership Application

Ronald Cox

Name of Authorized Individual

Sandra Castro

Name of Authorized Individual (secondary contact)

(NOTE: Please list 2 people who are authorized to sign for purchases and will receive all correspondence from CPA. Additional authorized signers or Agents of Record may be listed on the resolution with the signatures documented at the bottom of the resolution.)

City of Iowa Colony

Organization/Qualified Entity Name

12003 Iowa Colony Blvd

Address

Iowa Colony, TX 77583

City, State, Zip Code

roox@iowacolonytx.gov

Primary Email Address

scastro@iowacolonytx.gov

Secondary Email Address

281-369-2471

Phone Numbers

281-369-0005

Fax Number

The annual membership fee for participation in the Texas SmartBuy Membership Program is:
\$100.00 – FEE IS NON-REFUNDABLE

Please make checks payable to:

Texas Comptroller of Public Accounts

Please mail to:

**Texas Comptroller of Public Accounts
P.O. Box 13186
Austin, TX 78711**

**PLEASE RETURN THIS FORM WITH PAYMENT
AND ALL REQUIRED DOCUMENTS AND SIGNATURES**

Questions? Contact the Texas SmartBuy Membership Program at 512-463-3368 or at members@cpa.texas.gov.



RESOLUTION

State of Texas

County of Brazoria

Whereas, the Texas Comptroller of Public Accounts is authorized to provide purchasing services for local governments pursuant to §§ 271.082 and 271.083 of the Local Government Code;

and WHEREAS, the City Council
(e.g., Commissioner's Court, City Council, School Board, Board of Directors)

of City of Iowa Colony, is a: (Check one of the following.)
(Name of Qualified Entity)

- | | |
|--|--|
| <input type="radio"/> County | <input type="radio"/> Independent School District |
| <input checked="" type="radio"/> Municipality | <input type="radio"/> Junior College District |
| <input type="radio"/> Political Subdivision (Utility, Appraisal Districts) | <input type="radio"/> Mental Health and Mental Disability Community Center |
| <input type="radio"/> State-funded Assistance Organization | <input type="radio"/> Housing and Transportation Authority |

defined as an entity qualified to participate in the Texas SmartBuy Membership Program of the Texas Comptroller of Public Accounts pursuant to § 271.081 of the Local Government Code; and

WHEREAS, in accordance with the requirements of 34 TAC §20.85 administrative rules, the Agent(s) of Record,
Ronald E. Cox, City Manager
(Name of Person, primary contact) (Title)

(and Sandra Castro, Senior Accountant) is/are authorized to execute
(Name of Person, secondary contact) (Title)

any and all documentation for City of Iowa Colony pertaining to its participation in the Texas
(Entity Name)

Comptroller of Public Accounts Cooperative Purchasing Program; and

WHEREAS, City of Iowa Colony acknowledges its obligation to pay annual participation fees
(Entity Name)

established by the Texas Comptroller of Public Accounts.

NOW, THEREFORE BE IT RESOLVED, that request be made to the Texas Comptroller of Public Accounts to approve
City of Iowa Colony for participation in the Texas Comptroller of Public Accounts Cooperative Purchasing Program.
(Entity Name)

Adopted this 21 day of December, 2020 by Iowa Colony City Council
(Entity Name)

By: _____
(Signature of Chair)
Michael Byrum Bratsen
(Printed Name)
Mayor
(Title of Chair)

(Signature of primary Agent of Record)

(Name/Title of primary Agent of Record)

(Signature of secondary Agent of Record)

(Name/Title of secondary Agent of Record)



Texas SmartBuy Membership Program

Documents required for proof of eligibility

Submit all documentation required as proof of eligibility at the time you apply for membership in the program. All documentation must be on file with the Texas SmartBuy Membership Program **BEFORE** a determination of eligibility can be made.

Local Governments

County, Independent School District, Municipality, Jr. College District, Volunteer Fire Department

Documents required:

- ✓ Board approved resolution

MHMR Community Centers

Documents required:

- ✓ Board approved resolution

Special Districts or Other Legally Constituted Political Subdivisions of the State

Documents required:

- ✓ Board approved resolution
- ✓ Documentation evidencing creation of entity including statutory citation.
This can be in the form of:
 - a. Legislation in which the entity was created by name
 - b. A resolution passed by a city or a county stating that there is a need for the entity to exist and actually creating the entity

Assistance Organizations

Non-profit organizations that receive state funds **and** provide educational, health, or human services or provide assistance to homeless individuals

Documents required:

- ✓ Board approved resolution
- ✓ Articles of Incorporation and Certificate of Incorporation. A letter from the Secretary of State with the entity's charter number evidencing that the entity filed for incorporation will be accepted in lieu of a Certificate of Incorporation. **The State of Texas CO-OP cannot accept by-laws in lieu of Articles of Incorporation**
- ✓ Current contract or grant from a State agency to prove State funding. This document must show beginning and end dates for the current State of Texas Fiscal Year, and these dates must be valid at the time the application is reviewed.

Texas Rising Star Providers

Childcare providers certified as Texas Rising Star Providers by Texas Workforce Commission

Documents required:

- ✓ Board Approved Resolution



Texas SmartBuy Membership Program

What is the the Texas SmartBuy Membership Program?

Created by legislation in 1979, the Texas Comptroller of Public Accounts' (CPA) Texas SmartBuy Membership Program offers members a unique opportunity to make the most of their purchasing dollars and efforts by using the State of Texas volume buying power.

Who can join?

- Local governments
- School Districts
- Utility Districts
- Appraisal Districts
- Junior Colleges
- MHMR community centers
- State-funded assistance organizations
- Housing and Transportation Authorities
- Assistance organizations

Sections 271.081-271.083, Local Government Code, and Sections 2155.202 and 2175.001(1), Government Code, provide the legal authority for the program.

Why should you join the Texas SmartBuy Membership Program?

- **Get Best Value for Your Purchases** – Our purchasers competitively bid and award hundreds of contracts in accordance with state purchasing statutes and competitive bidding requirements. You reap the savings for your organization and ultimately for the citizens of Texas.
- **Save Valuable Time and Effort** – No bidding, just order from hundreds of established state contracts.
- **Search Thousands of Vendors** – Looking for something not on one of our negotiated contracts? Use our Centralized Master Bidder's List to identify vendors from our database of over 9,000 companies (including HUBs). <https://comptroller.texas.gov/purchasing/vendor/cmb/>
- **Post Bid and Award Notices on the Electronic State Business Daily** – As a member, set up FREE password access to the Electronic State Business Daily (ESBD) where you can post your entity's solicitations to increase vendor participation and provide public notice of awards. <http://www.txsmartbuy.com/sp/>
- **Save Money on Travel** – Qualified members may use the State Travel Management Program for discounted rates on rental cars, thousands of hotels and airline tickets.

If you have any questions or need more information about our program please feel free to e-mail members@cpa.texas.gov or call 512-463-3368.



Texas SmartBuy Membership Program

Accessing the Texas SmartBuy Membership Program on the Internet

Go to the Texas SmartBuy Membership web site: comptroller.texas.gov/purchasing/members/

- **Membership Forms:** Includes the application, name change form, proof of eligibility and school bus specifications.
- **TxSmartBuy.com:** The state's online ordering system, Texas SmartBuy, will generate a state purchase order on your behalf, forwarding a copy to you and to the vendor. The vendor will then ship the merchandise and invoice your entity directly. CPA has awarded contracts for many commodities and services, including:

- Vehicles
- Office Supplies
- Furniture
- Procurement Card Services
- Appliances
- Road and Highway Equipment
- Police Equipment
- Pharmaceuticals
- Cleaning Supplies
- Food

- **TXMAS Information:** Texas Multiple Award Schedules (TXMAS). TXMAS contracts feature the most favored customer pricing and the possibility of negotiation. TXMAS can be used as alternative volume contracts.

- **CMBL Search:** This feature enables you to access the state Centralized Master Bidders List (CMBL) to create a bid list by product/service code. You may narrow the search by entering a county, city or zip code. This is a vendor list only. You should use this only as a vendor resource. You will need to follow your local bid requirements to purchase from these vendors.

- **State Travel Management Program:** Texas Government Code, Sections 2171.001-2171.055 extend the state travel management contracts to certain members of the Texas SmartBuy Membership program. Eligible entities include Municipalities, Counties, School Districts, Public Junior and Community Colleges, and Emergency Communication Districts, hospital districts and transit/transportation districts.

