

ORDINANCE NO. 2025-04

AN ORDINANCE CALLING A SPECIAL BOND ELECTION TO BE HELD WITHIN THE CITY OF SEABROOK, TEXAS; MAKING PROVISIONS FOR THE CONDUCT AND THE GIVING OF NOTICE OF THE SPECIAL ELECTION; AND CONTAINING OTHER PROVISIONS RELATED THERETO

STATE OF TEXAS	§
COUNTY OF HARRIS	§
CITY OF SEABROOK	§

WHEREAS, the City Council (the “City Council”) of the City of Seabrook, Texas (the “City”) is authorized and has determined to call a special election to submit propositions to voters in the City to determine whether the City Council shall be authorized to issue bonds of the City in the amounts and for the purposes hereinafter set forth; and

WHEREAS, the City Council finds and declares that the meeting at which this Ordinance is considered is open to the public, and that the public notice of the time, place and purpose of the meeting was given, as required by Chapter 551, Texas Government Code, as amended;

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

Section 1. Findings. The statements contained in the preamble of this Ordinance are true and correct and are hereby adopted as findings of fact and as a part of the operative provisions hereof.

Section 2. Special Election Ordered; Date; Propositions. A special bond election (the “Election”) shall be held for and within the City on Tuesday, May 3, 2025 (“Election Day”), in accordance with the Texas Election Code (the “Code”) and other applicable law. At the Election, the following propositions (the “Propositions”) shall be submitted to the qualified voters of the City in accordance with law:

CITY OF SEABROOK, TEXAS - PROPOSITION A

Shall the City Council of the City of Seabrook, Texas (the “City”) be authorized to issue bonds, in one or more series, in a principal amount not to exceed \$18,000,000 maturing serially or otherwise over a period of years (not to exceed the lesser of 40 years or the maximum prescribed by law) and bearing interest at such rate or rates (fixed, floating, variable or otherwise), not to exceed the respective limits prescribed by law at the time of issuance, as shall be determined within the discretion of the City Council at the time of issuance, and to levy, impose and pledge a tax upon all taxable property in the City sufficient to pay the interest on the bonds, and to provide a sinking fund for the payment of the bonds as they mature, for the purpose of making permanent public improvements, as follows: constructing, acquiring, improving, renovating, expanding, developing and

equipping a new police station, including the purchase of land for the new police station, and all matters incident or necessary thereto?

CITY OF SEABROOK, TEXAS - PROPOSITION B

Shall the City Council of the City of Seabrook, Texas (the “City”) be authorized to issue bonds, in one or more series, in a principal amount not to exceed \$4,000,000 maturing serially or otherwise over a period of years (not to exceed the lesser of 40 years or the maximum prescribed by law) and bearing interest at such rate or rates (fixed, floating, variable or otherwise), not to exceed the respective limits prescribed by law at the time of issuance, as shall be determined within the discretion of the City Council at the time of issuance, and to levy, impose and pledge a tax upon all taxable property in the City sufficient to pay the interest on the bonds, and to provide a sinking fund for the payment of the bonds as they mature, for the purpose of making permanent public improvements, as follows: constructing, acquiring, improving, renovating, expanding, developing and equipping the municipal pool complex, and all matters incident or necessary thereto?

Section 3. Official Ballots. The official ballots for the Election shall be prepared in accordance with and conform to the requirements of the Code so as to permit the electors to vote “FOR” or “AGAINST” the aforesaid Propositions which shall be set forth on the ballots substantially in the following forms:

CITY OF SEABROOK, TEXAS - PROPOSITION A

- FOR) The issuance of bonds in the amount of \$18,000,000 and the
-) imposition of taxes sufficient to pay the principal of and
-) interest on the bonds for constructing, acquiring, improving,
- AGAINST) renovating, expanding, developing and equipping a new
-) police station, including the purchase of land for the new
-) police station, and all matters incident or necessary thereto.

CITY OF SEABROOK, TEXAS - PROPOSITION B

- FOR) The issuance of bonds in the amount of \$4,000,000 and the
-) imposition of taxes sufficient to pay the principal of and
-) interest on the bonds for constructing, acquiring, improving,
- AGAINST) renovating, expanding, developing and equipping the
-) municipal pool complex, and all matters incident or
-) necessary thereto.

Section 4. Persons Qualified to Vote. All resident, qualified electors of the City shall be eligible to vote at the Election.

Section 5. Election Precincts, Voting Locations and Voting Hours on Election Day. The Election Day polling place shall be Seabrook City Hall, First Floor, 1700 1st Street, Seabrook,

Texas, 77586, and the polls shall be open from 7:00 a.m. to 7:00 p.m. on Election Day. The polling place(s) shall be modified to reflect any alterations or changes in or additional to the polling place(s) required to conform to the Code or as directed by the City Secretary (the “Administrator”). The City shall be a single precinct for purposes of the Election.

Section 6. Early Voting Locations, Dates and Times. Early voting by personal appearance shall be held at Seabrook City Hall, 1700 1st Street, Seabrook, Texas 77586, and shall begin on Tuesday, April 22, 2025 and end on Tuesday, April 29, 2025 as follows:

Tuesday, April 22 and Wednesday April 23	7:30 a.m. until 7:00 p.m.
Thursday, April 24	7:30 a.m. until 5:00 p.m.
Friday, April 25	8:00 a.m. until 5:00 p.m.
Saturday, April 26	8:00 a.m. until 11:00 a.m.
Sunday, April 27	NO EARLY VOTING
Monday, April 28 – Tuesday, April 29	7:30 a.m. until 5:00 p.m.

The early voting location and times shall be modified to reflect any alterations or changes in or additions to early voting polling places or times for early voting required to conform to the Code or as directed by the Administrator.

The Administrator is hereby designated as the Early Voting Clerk. The Administrator’s contact information/delivery addresses for applications for ballots to be voted by mail or common or contract carrier and for other matters related to the Election is as follows:

Ms. Rachel Lewis
 Early Voting Clerk
 Seabrook City Hall
 1700 First Street
 Seabrook, Texas 77586
 Phone: (281) 291-5600
 Fax: (281) 291-5690
 Email: rlewis@seabrooktx.gov

The last day for receiving applications from a voter in person for a ballot to be voted by mail shall be Tuesday, April 22, 2025 at 5:00 p.m. Early ballots by mail shall be accepted by mail until 5:00 p.m. on Monday, May 5, 2025 if envelope has a cancellation mark indicated it was placed for delivery at or before 7 p.m. on May 3, 2025. In addition, in-person delivery of a mail ballot to the early voting clerk shall be accepted on Election Day, pursuant to Texas Election Code, Section 86.006.

Section 7. Appointment of Election Officers. Prior to the Election Day, the election judges, alternate judges, clerks and other personnel necessary for conducting the Election will be appointed by the Administrator, and the election judges and alternate judges may be changed pursuant to decisions of the Administrator. The Administrator shall also be responsible for establishing the central counting station for the ballots cast in such election and appointing the personnel necessary for such station. The City Council hereby authorizes each of the Mayor, City

Manager, Director of Finance, City Secretary and/or any of their designees (collectively, the “Authorized Representatives”) to appoint any such other officials not designated herein or appointed by the Administrator as are necessary and appropriate to conduct the Election in accordance with the Code. The rate of pay shall be \$22.00 per hour for election judges and \$20.00 per hour for alternate judges and election clerks.

Section 8. Notice of Election. Notice of the Election shall be given in the manner required by the Code and other applicable law. A voter information document for each Proposition in the form attached hereto as **Exhibit A** is hereby approved, together with such revisions as may be approved by the Authorized Representatives, and shall be posted in accordance with law. The City’s website may be accessed at the following address: <https://www.seabrooktx.gov/>. To the extent required by law, notice of the Election shall include such address.

Section 9. Bilingual Election Materials. All notices, instructions, and ballots pertaining to the Election shall be furnished to voters in English and such other languages as required by applicable State and federal law.

Section 10. Conduct of Election. The Election shall be conducted by election officers, including the precinct judges and alternate judges or clerks appointed by the Administrator or the Authorized Representatives, in accordance with the Code and the Constitution and laws of the State and the United States of America. The Administrator shall be responsible for establishing the central counting station for the ballots cast in the Election and appointing the personnel necessary for such station.

Section 11. Necessary Actions. The Mayor and City Council of the City, in consultation with the City’s attorney and bond counsel are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code and the Federal Voting Rights Act in carrying out and conducting the Election, whether or not expressly authorized herein.

Section 12. Mandatory Disclosure of Information.

(a) Pursuant to Section 3.009, Texas Election Code: (i) the proposition language that will appear on the ballot is set forth in Section 3 of this Ordinance, (ii) the purposes for which the bonds are to be authorized are set forth in Section 2 of this Ordinance, (iii) the principal amount of bonds to be authorized is set forth in Section 2 of this Ordinance, (iv) if the issuance of bonds is authorized by voters, taxes sufficient, within the limits prescribed by law, to pay the principal of and interest on the bonds may be imposed, as set forth in Section 2 of this Ordinance, (v) bonds authorized pursuant to this Ordinance may be issued to mature over a specified number of years not to exceed the lesser of 40 years or the maximum number of years authorized by law and bearing interest at the rate or rates (not to exceed 15%), as authorized by law and determined by the City Council, (vi) as of the date of the adoption of this Ordinance, the aggregate amount of outstanding principal of the City’s debt obligations is \$42,290,499, and the aggregate amount of outstanding interest on the City’s debt obligations is \$18,033,457 and (vii) the City’s ad valorem debt service tax rate as of the date of adoption of this Ordinance is \$0.10391 per \$100 of taxable property.

(b) Based upon market conditions as of the date of this Ordinance, the maximum interest rate for any series of the bonds is estimated to be 4.25%. Such estimated maximum interest

rate is provided as a matter of information but is not a limitation on the interest rate at which the bonds, or any series thereof, may be sold. In addition, the estimate contained in this subsection (b) is (i) based on certain assumptions (including assumptions concerning prevailing market and economic conditions at the time(s) of issuance of the bonds) and derived from projections obtained from the City's financial advisor, (ii) subject to change to the extent that actual facts, circumstances and conditions prevailing at the time that the bonds are issued differ from such assumptions and projections, (iii) provided solely in satisfaction of the requirements of Section 3.009, Texas Election Code, and for no other purpose, without any assurance that such projections will be realized, and (iv) not intended to give rise to a contract with voters or limit the authority of the City Council to issue bonds in accordance with the Propositions submitted by this Ordinance.

Section 13. Severability. If for any reason any section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance, for it is the definite intent of the City Council that every section, paragraph, subdivision, clause, phrase, work, or provision hereof be given full force and effect for its purpose.

Section 14. Effective Date. Pursuant to the provisions of Section 1201.028, Texas Government Code, this Ordinance shall be effective immediately upon adoption.

[Signature page follows.]

PASSED AND APPROVED this February 4, 2025.

/s/ Thomas G. Kolupski
Thomas G. Kolupski, Mayor
City of Seabrook, Texas

ATTEST:

/s/ Rachel Lewis
Rachel Lewis, City Secretary
City of Seabrook, Texas

(SEAL)

EXHIBIT A

VOTER INFORMATION DOCUMENT

CITY OF SEABROOK, TEXAS - PROPOSITION A

[] FOR) The issuance of bonds in the amount of \$18,000,000 and the
) imposition of taxes sufficient to pay the principal of and
) interest on the bonds for constructing, acquiring, improving,
) renovating, expanding, developing and equipping a new
 [] AGAINST) police station, including the purchase of land for the new
) police station, and all matters incident or necessary thereto.

1. Principal of the debt obligations to be authorized	\$18,000,000
2. Estimated interest for the debt obligations to be authorized	\$12,173,410
3. Estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized	\$30,173,410
4. Principal of all outstanding debt obligations of the City*	\$26,801,442
5. Estimated remaining interest on all outstanding debt obligations of the City*	\$12,791,531
6. Estimated combined principal and interest required to pay on time and in full all outstanding debt obligations of the City*	\$39,592,973
7. Estimated maximum annual increase in the amount of taxes that would be imposed on a residence homestead in the City with an appraised value of \$100,000 to repay the debt obligations to be authorized, if approved, based upon assumptions made by the governing body of the City	\$45.08
8. Other information that the City considers relevant or necessary to explain the foregoing information	See major assumptions listed below.

* As of the date of adoption of the City's Bond Election Ordinance. Does not include self-supported debt paid from revenue of the Waterworks and Sewer System (the "System") and Seabrook Economic Development Corporation ("EDC") pursuant to a policy determination by City Council, which is subject to change.

Major assumptions for statements above, including statement 7:

(1) Assumed amortization of the City's debt obligations, including outstanding debt obligations and the proposed debt obligations:

Term	Principal	Interest	Total Proposed Debt Service	Total Proposed Debt Service + Existing Debt Service
25 Years	\$18,000,000	\$12,173,410	\$30,173,410	\$69,766,383

(2) The City has assumed that the taxable assessed value within the City will grow at an average rate of 3.33% for the next six years and then be held constant for the remaining life of the bond program.

(3) Assumed interest rate on the debt obligations to be issued: 4.25%.

(4) Assumes that the City will maintain existing any optional homestead or other property tax exemptions.

(5) Assumes homestead will not qualify for idiosyncratic exemptions, including, but not limited to, the state-mandated homestead exemption for disabled veterans and their families, surviving spouses of members of the armed services killed in action and surviving spouses of first responders killed or fatally wounded in the line of duty.

(6) Assumes that applicable law will not change to provide for mandatory property tax exemptions or property tax freezes that are not available under current law.

(7) Assumes municipal bond insurance will not be obtained for the proposed debt obligations.

(8) As required by Section 1251.052, Texas Government Code, this Voter Information Document has been prepared for the proposition set forth in this Voter Information Document (the "Proposition"), which is being submitted to voters pursuant to an Ordinance Calling a Bond Election to be Held Within the City of Seabrook, Texas; Making Provisions for the Conduct and the Giving of Notice of the Election; and Containing Other Provisions Related Thereto (the "Bond Election Ordinance"). In addition to the Proposition, one or more other propositions will be submitted to voters pursuant to the Bond Election Ordinance (collectively, the Proposition and the other proposition(s) being referred to herein as the "Propositions"). The estimated maximum annual increase in the amount of taxes that would be imposed on a residence homestead in the City with an appraised value of \$100,000 to repay the debt obligations to be authorized pursuant to the Propositions, if all Propositions are approved, based upon the assumptions made by the governing body of the City in each of the respective voter information documents prepared for each of the Propositions, is \$55.10.

(9) Numbers in (1) above only include the Proposition described above and existing debt. Please see the Voter Information Documents for the other Proposition(s) for its/their respective details.

The estimates contained in this Voter Information Document are (i) based on certain assumptions (including the major assumptions listed above and assumptions concerning prevailing market and economic conditions at the time(s) of issuance of the bonds) and derived from projections obtained from the City's financial advisor, (ii) subject to change to the extent that actual facts, circumstances and conditions prevailing at the time that the bonds are issued differ from such assumptions and projections, (iii) provided solely in satisfaction of the requirements of Section 1251.052, Texas Government Code, and for no other purpose, without any assurance that such projections will be realized, and (iv) not intended to (and expressly do not) give rise to a

contract with voters or limit the authority of the City to issue bonds in accordance with the Propositions submitted by the City's Bond Election Ordinance.

VOTER INFORMATION DOCUMENT

CITY OF SEABROOK, TEXAS - PROPOSITION B

[] FOR) The issuance of bonds in the amount of \$4,000,000 and the
) imposition of taxes sufficient to pay the principal of and
) interest on the bonds for constructing, acquiring, improving,
) renovating, expanding, developing and equipping the
 [] AGAINST) municipal pool complex, and all matters incident or
) necessary thereto.

1. Principal of the debt obligations to be authorized	\$4,000,000
2. Estimated interest for the debt obligations to be authorized	\$2,705,202
3. Estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized	\$6,705,202
4. Principal of all outstanding debt obligations of the City*	\$26,801,442
5. Estimated remaining interest on all outstanding debt obligations of the City*	\$12,791,531
6. Estimated combined principal and interest required to pay on time and in full all outstanding debt obligations of the City*	\$39,592,973
7. Estimated maximum annual increase in the amount of taxes that would be imposed on a residence homestead in the City with an appraised value of \$100,000 to repay the debt obligations to be authorized, if approved, based upon assumptions made by the governing body of the City	\$10.02
8. Other information that the City considers relevant or necessary to explain the foregoing information	See major assumptions listed below.

* As of the date of adoption of the City's Bond Election Ordinance. Does not include self-supported debt paid from revenue of the Waterworks and Sewer System (the "System") and Seabrook Economic Development Corporation ("EDC") pursuant to a policy determination by City Council, which is subject to change.

Major assumptions for statements above, including statement 7:

(1) Assumed amortization of the City's debt obligations, including outstanding debt obligations and the proposed debt obligations:

Term	Principal	Interest	Total Proposed Debt Service	Total Proposed Debt Service + Existing Debt Service
25 Years	\$4,000,000	\$2,705,202	\$6,705,202	\$46,298,175

(2) The City has assumed that the taxable assessed value within the City will grow at an average rate of 3.33% for the next six years and then be held constant for the remaining life of the bond program.

(3) Assumed interest rate on the debt obligations to be issued: 4.25%.

(4) Assumes that the City will maintain existing any optional homestead or other property tax exemptions.

(5) Assumes homestead will not qualify for idiosyncratic exemptions, including, but not limited to, the state-mandated homestead exemption for disabled veterans and their families, surviving spouses of members of the armed services killed in action and surviving spouses of first responders killed or fatally wounded in the line of duty.

(6) Assumes that applicable law will not change to provide for mandatory property tax exemptions or property tax freezes that are not available under current law.

(7) Assumes municipal bond insurance will not be obtained for the proposed debt obligations.

(8) As required by Section 1251.052, Texas Government Code, this Voter Information Document has been prepared for the proposition set forth in this Voter Information Document (the "Proposition"), which is being submitted to voters pursuant to an Ordinance Calling a Bond Election to be Held Within the City of Seabrook, Texas; Making Provisions for the Conduct and the Giving of Notice of the Election; and Containing Other Provisions Related Thereto (the "Bond Election Ordinance"). In addition to the Proposition, one or more other propositions will be submitted to voters pursuant to the Bond Election Ordinance (collectively, the Proposition and the other proposition(s) being referred to herein as the "Propositions"). The estimated maximum annual increase in the amount of taxes that would be imposed on a residence homestead in the City with an appraised value of \$100,000 to repay the debt obligations to be authorized pursuant to the Propositions, if all Propositions are approved, based upon the assumptions made by the governing body of the City in each of the respective voter information documents prepared for each of the Propositions, is \$55.10.

(9) Numbers in (1) above only include the Proposition described above and existing debt. Please see the Voter Information Documents for the other Proposition(s) for its/their respective details.

The estimates contained in this Voter Information Document are (i) based on certain assumptions (including the major assumptions listed above and assumptions concerning prevailing market and economic conditions at the time(s) of issuance of the bonds) and derived from projections obtained from the City's financial advisor, (ii) subject to change to the extent that actual facts, circumstances and conditions prevailing at the time that the bonds are issued differ from such assumptions and projections, (iii) provided solely in satisfaction of the requirements of Section 1251.052, Texas Government Code, and for no other purpose, without any assurance that such projections will be realized, and (iv) not intended to (and expressly do not) give rise to a contract with voters or limit the authority of the City to issue bonds in accordance with the Propositions submitted by the City's Bond Election Ordinance.