



**CITY OF WHARTON
FINANCE COMMITTEE MEETING**

**Monday, November 27, 2023
6:00 PM**

***CITY HALL 120 EAST CANEY STREET
WHARTON, TEXAS 77488***

**NOTICE OF
CITY OF WHARTON
FINANCE COMMITTEE MEETING**

Notice is hereby given that a Finance Committee Meeting will be held on Monday, November 27, 2023, at 6:00 PM at the Wharton City Hall, 120 East Caney Street, Wharton, Texas, at which time the following subjects will be discussed to-wit:

SEE ATTACHED AGENDA

Dated this 21st day of November 2023.

By: 
Joseph R. Pace, City Manager

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Finance Committee Meeting is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall of said City or Town in Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on November 21, 2023, at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

The Wharton City Hall is wheelchair accessible. Access to the building and special parking is available at the primary entrance. Persons with disabilities, who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (979) 532-4811 Ext. 225 or by FAX (979) 532-0181 at least two (2) days prior to the meeting date. BRAILLE IS NOT AVAILABLE.

Dated this 21st day of November 2023.

CITY OF WHARTON

By: 
Paula Favors
City Secretary



A G E N D A
CITY OF WHARTON
Finance Committee Meeting
Monday, November 27, 2023
City Hall - 6:00 PM

Call to Order.

Roll Call.

Public Comments.

Review & Consider:

1. Minutes from the meeting held October 9, 2023.
2. Ordinance: An ordinance of the City Council of the City of Wharton, Texas, designating a contiguous geographic area within the City Limits and within the Extraterritorial Jurisdiction of the City as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number One, City of Wharton; describing the boundaries of the Zone; creating a Board of Directors for the Zone; establishing a Tax Increment Fund for the Zone; containing findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date.
3. Resolution: A resolution of the Wharton City Council authorizing the Mayor of the City of Wharton to enter into a lease agreement with Enterprise Fleet Management, Inc. for the Public Works Department, Code Enforcement Department, and Police Department and authorizing the Mayor to execute all documents related to said lease.

Adjournment.

City of Wharton
120 E. Caney Street
Wharton, TX 77488

FINANCE COMMITTEE

Meeting Date:	11/27/2023	Agenda Item:	Minutes from the meeting held October 9, 2023.
Attached is a copy of the draft minutes from the meeting held on October 9, 2023.			
City Manager: Joseph R. Pace		Date: Tuesday, November 21, 2023	
Approval: 			
Mayor: Tim Barker			

**MINUTES
OF
CITY OF WHARTON
FINANCE COMMITTEE MEETING
120 EAST CANEY STREET
WHARTON, TEXAS 77488
Monday, October 9, 2023–6:00 p.m.**

City Manager, Joseph R. Pace, declared a meeting of the City Council Finance Committee duly open for the transaction of business at 6:05 p.m.

Committee Members present: Mayor, Tim Barker, Councilmember, Larry Pittman, and Councilmember, Russell Machann.

Committee Members absent: None.

City Council Members present: Councilmember, Terry Freese.

Staff members present: City Manager, Joseph R. Pace; Assistant City Manager, Paula Favors, Director of Planning & Development, Gwyn Teves, and Finance Director, Joan Anandel.

Staff members absent: Assistant to the City Manager, Brandi Jimenez.

Visitors: Mr. Jim Maddox and Mr. Brian Jarrard.

Public Comments. There were no public comments.

The first item on the agenda was to review and consider minutes from the meeting held on September 25, 2023. Councilmember, Russell Machann, made a motion to approve the minutes as presented. Councilmember, Larry Pittman, seconded the motion. All voted in favor.

The second item on the agenda was to review and consider Public Improvement District (PID) Consultant Services and Tax Increment Reinvestment Zone (TIRZ) Consultant Services:

A. Resolution: A resolution of the Wharton City Council accepting a proposal for Public Improvement District (PID) Administration Consultant Services and authorizing the Mayor of the City of Wharton to execute all documents related to said contract.

B. Resolution: A resolution of the Wharton City Council accepting a proposal for Tax Increment Reinvestment Zone (TIRZ) Consultant Services and authorizing the Mayor of the City of Wharton to execute all documents related to said contract.

Finance Director, Joan Anandel, stated to the Committee that Request for Proposals were issued on September 27, 2023, for both a Public Improvement District (PID) Consultant as well as a Tax Increment Reinvestment Zone (TIRZ) Consultant. She stated that proposals were received on Wednesday, October 4, 2023. She stated that the proposals were reviewed by the City Staff. The Committee reviewed the proposals. After some discussion, Councilmember, Russell Machann, made a motion to recommend to the City Council to approve Mr. David Pettit for the administration consultant services for the Public Improvement District and Muncipal for the Tax Increment Reinvestment Zone consultant services. Mayor, Tim Barker seconded the motion. All voted in favor.

The third item on the agenda was adjournment.

The meeting was adjourned at 6:08 p.m.

Joseph R. Pace, City Manager

City of Wharton
 120 E. Caney Street
 Wharton, TX 77488

FINANCE COMMITTEE

Meeting Date:	11/27/2023	Agenda Item:	<p>Ordinance: An ordinance of the City Council of the City of Wharton, Texas, designating a contiguous geographic area within the City Limits and within the Extraterritorial Jurisdiction of the City as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number One, City of Wharton; describing the boundaries of the Zone; creating a Board of Directors for the Zone; establishing a Tax Increment Fund for the Zone; containing findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date.</p>
<p>With the upcoming development of Wharton Lakes Subdivision, it is necessary to designate a contiguous geographic area within the City Limits and within the Extraterritorial Jurisdiction of the City as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number One, City of Wharton; describing the boundaries of the Zone; creating a Board of Directors for the Zone; and establishing a Tax Increment Fund for the Zone.</p> <p>The ordinance is attached for your approval.</p> <p>Mr. David Pettit, David Pettit Economic Development, LLC will be present to answer any questions.</p>			
City Manager: Joseph R. Pace		Date: Tuesday, November 21, 2023	
Approval: 			
Mayor: Tim Barker			

CITY OF WHARTON, TEXAS

ORDINANCE NO. 2023-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WHARTON, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY LIMITS AND WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER ONE, CITY OF WHARTON; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Wharton, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (the “Act”), may designate a geographic area within the City or the extraterritorial jurisdiction (the “ETJ”) of the municipality as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and,

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous geographic area that is in the corporate limits of the municipality or the extraterritorial jurisdiction (the “ETJ”) of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and,

WHEREAS, the City Council desires to promote the development of a certain contiguous geographic area in the City limits and the City’s ETJ, which is more specifically described in *Exhibits "A" and "B"* of this Ordinance (the "Zone"), through the creation of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and,

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number One, City of Wharton*, attached as *Exhibit C* (hereinafter referred to as the “Preliminary Project and Finance Plan”) for a proposed tax increment reinvestment zone containing the real property within the Zone; and,

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper having general circulation in the City on November 20, 2023, which date is before the seventh (7th) day before the public hearing held on November 27, 2023; and,

WHEREAS, at the public hearing on November 27, 2023, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and,

WHEREAS, evidence was received and presented at the public hearing on November 27, 2023, and in favor of the creation of the Zone; and,

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on November 27, 2023; and,

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and,

WHEREAS, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and,

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed reinvestment zone.

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

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS.

That the City Council, after conducting the above-described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the expansion of the reinvestment zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and
- (b) That the creation of the proposed reinvestment zone with boundaries as described and depicted in *Exhibits "A" and "B"* will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and
- (c) That the proposed reinvestment zone, as defined in *Exhibits "A" and "B"*, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 - 1. It is a geographic area located within the City limits and the extraterritorial jurisdiction of the City; and
 - 2. That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City.
- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City; and

- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in Exhibits “A” and “B” hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number One, City of Wharton, Texas (hereinafter referred to as the “Zone”).

SECTION 4. BOARD OF DIRECTORS.

That a board of directors for the Zone (“Board”) is hereby created. The Board shall consist of seven (7) members comprised of six (6) City Council members and the Mayor.

The Mayor shall serve as chairman of the Board and the Board may elect a vice chairman and such other officers as the Board sees fit. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint one member of the board. The number of directors on the Board of Directors shall be increased by one for each taxing unit that appoints a director to the board; provided, that the maximum number of directors shall not exceed fifteen (15).

The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone’s project plan and financing plan.

SECTION 3. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2058 (with the final year’s tax increment to be collected by September 1, 2059); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of

tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 4. TAX INCREMENT BASE AND TAX INCREMENT.

That the tax increment base for the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2023, which is the year in which the Zone was designated as a reinvestment zone.

The TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, (ii) fifty percent (50%) of the City's tax increment, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

SECTION 5. TAX INCREMENT FUND.

That there is hereby created and established a "Tax Increment Fund" for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax increment financing plan adopted by the Board; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the TIF Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b), Texas Tax Code.

SECTION 6. SEVERABILITY CLAUSE.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 7. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 8. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law.

PASSED AND APPROVED ON this 27th day of November 2023.

CITY OF WHARTON

Tim Barker
Mayor

ATTEST:

Paula Favors
City Secretary

APPROVED AS TO FORM:

Paul Webb
City Attorney

APPROVED AS TO CONTENT:

Joseph R. Pace
City Manager

EXHIBIT A

BOUNDARY DESCRIPTION

TIRZ #1 consists of approximately 55.2 contiguous acres located within the City limits and within the City's extraterritorial jurisdiction. The area within the zone consists of a 51.6733 acre tract located partially in the City of Wharton, and a 3.8067 acre tract located wholly in the City limits. The legal description for the zone is described in detail on the following pages.

51.6733 acres of land in the Randal Jones 1/2 League, Abstract No. 36, Partially in the City of Wharton, Wharton County, Texas

A FIELD NOTE DESCRIPTION of a 51.6733 acre tract of land in the Randal Jones 1/2 League, Abstract No. 36, partially in the City of Wharton, Wharton County, Texas; said 51.6733 acre tract being that same called 51.4217 acre tract of land conveyed to Gordon Franklin, Trustee, as recorded in Volume 249, Page 233, of the Wharton County Deed Records; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 1-inch iron spike found in the southeast right-of-way line of F.M. 1299 (South Alabama Road) (called 80 feet wide), as recorded in Volume 802, Page 787 of the Wharton County Deed Records for the north corner of Briar Grove Trailer Park, Lot One (1), Briar Grove Addition, Sec. 2, according to the map or plat recorded in Slide No. 120A of the Wharton County Plat Records and for a west corner of this tract;

THENCE, North 16° 52' 37" East - 364.19 feet (called North 20° 14' 18" East - 364.10 feet per Volume 249, Page 233 of the Wharton County Deed Records) with the southeast right-of-way line of said South Alabama Road to a 1/2-inch iron rod found for the west corner of a called 15.00 acre tract of land conveyed to Bichhop T. Le, as recorded in Volume 794, Page 547 of the Wharton County Deed Records and for a north corner of this tract;

THENCE, South 73° 40' 17" East - 727.16 feet (called South 70° 16' East - 727.10 feet per Volume 249, Page 233 of the Wharton County Deed Records) with the southwest line of said 15.00 acre tract to a 5/8-inch iron rod with cap found for the south corner of said 15.00 acre tract and for an interior corner of this tract;

THENCE, North 16° 48' 36" East - 898.55 feet (called North 20° 14' 17" East - 898.64 feet per Volume 249, Page 233 of the Wharton County Deed Records) with the southeast line of said 15.00 acre tract to a 1/2-inch iron rod found for the east corner of said 15.00 acre tract, for the south corner of a called 5.698 acre tract of land conveyed to Robert L. Lebow, Leonard C. Lebow and David I. Lebow, as recorded in Volume 824, Page 719 of the Wharton County Deed Records, and for an angle point of this tract;

THENCE, North 16° 21' 39" East- 188.68 feet (called North 19° 44' East- 188.72 feet per Volume 249, Page 233 of the Wharton County Deed Records) with the southeast line of said 5.698 acre tract to a bent 5/8-inch iron rod found for the west corner of a called 5.00 acre tract of land conveyed to Gordon Franklin, Trustee, as recorded in Volume 1201, Page 830 of the Wharton County Deed Records and as described in Volume 519, Page 542 of the Wharton County Deed Records and for a north corner of this tract; from which a bent 1/2-inch iron rod found in the southwest right-of-way line of State Highway 60 (Milam Street) (width varies - 100 feet wide at this point) for the east corner of said 5.698 acre tract and for the north corner of said 5.00 acre tract bears North 16° 21' 39" East - 350.86 feet (called North 19° 49' 30" East - 350 feet per Volume 519, Page 542 of the Wharton County Deed Records);

THENCE, South 70° 30' 11" East - 623.01 feet (called South 67° 05' 30" East - 623.00 feet per Volume 249, Page 233 of the Wharton County Deed Records) (called South 67° 05' 15" East- 623.19 feet per Volume 519, Page 542 of the Wharton County Deed Records) with the southwest line said 5.00 acre tract to a 1/2-inch iron rod found for the south corner of said 5.00 acre tract and for an interior corner of this tract;

THENCE, North 16° 18' 47" East (called North 19° 49' 30" East per Volume 249, Page 233 of the Wharton County Deed Records) with southeast line of said 5.00 acre tract, at a distance of 60.09 feet pass a point for the south corner of a called 0.413 acre tract of land conveyed to Hinze Bar-B-Que, Inc., as recorded in Volume 1006, Page 92 of the Wharton County Deed Records, and continuing with the southeast line of said 0.413 acre tract and with the southeast line of a called 0.784 acre tract of land conveyed to Hinze Bar-B-Que, Inc., as recorded in Volume 1006, Page 92 of the Wharton County Deed Records for a total distance of 350.60 feet (called 350.00 feet per Volume 249, Page 233 of the Wharton County Deed Records) to a 1/2-inch iron rod found in the southwest right-of-way line of said State Highway 60 for the east corner of said 0.784 acre tract and for a north corner of this tract; from which a 1/2-inch iron rod found for the north corner of said 0.784 acre tract bears North 70° 28' 39" West - 180.00 feet;

THENCE, South 70° 28' 39" East - 59.77 feet (called South 66° 50' 27" East - 59.77 feet per Volume 249, Page 233 of the Wharton County Deed Records) with the southwest right-

of-way line of said State Highway 60 to a 5/8-inch iron rod with cap stamped "McKim & Creed" set for the north corner of a called 0.9918 acre tract of land conveyed to Pohler Real Estate Investments, LLC, as recorded in Volume 1120, Page 404 of the Wharton County Deed Records and for an east corner of this tract; from which a 1/2-inch iron rod found for the east corner of a 1.000 acre tract of land conveyed to Pohler Real Estate Investments, LLC, as recorded in Volume 1120, Page 404 of the Wharton County Deed Records bears South 70° 28' 39" East-251.03 feet;

THENCE, South 16° 16' 24" West (called South 19° 49' 30" West per Volume 249, Page 233 of the Wharton County Deed Records) with the northwest line of said 0.9918 acre tract, at a distance of 208.41 feet pass a 1/2-inch iron rod spinner found for the west corner of said 0.9918 acre tract and for the north corner of said 1.000 acre tract and continuing with the northwest line of said 1.000 acre tract for a total distance of 347.67 feet (called 347.55 feet per Volume 249, Page 233 of the Wharton County Deed Records) to a 1/2-inch iron rod found for the west corner of said 1.000 acre tract and for an interior corner of this tract;

THENCE, South 70° 26' 42" East - 250.01 feet (called South 67° 09' 08" East- 249.82 feet per Volume 249, Page 233 of the Wharton County Deed Records) (called South 67° 05' 15" East - 250.00 feet per Volume 1120, Page 404 of the Wharton County Deed Records) with the southwest line of said 1.000 acre tract to a 1/2- inch iron rod found for the south corner of said 1.000 acre tract, for the west corner of Lot 1, Subdivision of Lot 24M, according to the map or plat recorded in Slide No. 3030 of the Wharton County Plat Records, and for an angle point of this tract; from which a 1/2-inch iron rod found in the southwest right-of-way line of said State Highway 60 (width varies at this point) bears North 16° 26' 37" East- 347.76 feet (called North 19° 49' 30" East - 347.55 feet per Volume 1120, Page 404 of the Wharton County Deed Records);

THENCE, South 70° 25' 24" East - 398.87 feet (called South 67° 01' 08" East- 398.87 feet per Volume 249, Page 233 of the Wharton County Deed Records) (called South 70° 26' 03" East- 398.92 feet per Slide No. 3030 of the Wharton County Plat Records) with the southwest line of said Subdivision of Lot 24M to a 5/8-inch iron rod with cap stamped "McKim & Creed" set in the northwest line of a called 1.83 acre tract of land conveyed to Edwin W. Kostka, as recorded in Volume 310, Page 229 of the Wharton County Deed Records for the south corner of Lot 2 of said Subdivision of Lot 24M and for an east corner of this tract; from which a 1/2-inch iron rod with cap stamped "RPLS 5319" found in the southwest right-of-way line of said State Highway 60 for the east corner of said Lot 2 bears North 16° 26' 03" East- 313.24 feet (called North 16° 26' 39" East - 312.97 feet per Slide No. 3030 of the Wharton County Plat Records); also from which at-post inside pvc pipe bears North 46° 04' 52" West-0.33 feet;

THENCE, South 16° 26' 03" West - 33.43 feet (called South 20° 08' 12" West - 33.43 feet per Volume 249, Page 233 of the Wharton County Deed Records) with the northwest line of said 1.83 tract to a 5/8-inch iron rod with cap stamped "McKim & Creed" set for the west comer of said 1.83 tract, for the north comer of a called 8.72 acre tract of land (Tract 3) conveyed to Edwin W. Kostka, Jr., as recorded in Volume 210, Page 638 of the Wharton County Deed Records and for an angle point of this tract; from which a 1-1/2-inch iron pipe found for the south comer of said 1.83 acre tract bears South 70° 16' 36" East - 228.92 feet (called South 66° 59' East - 228.33 feet per Volume 310, Page 229 of the Wharton County Deed Records); also from which a 1/2-inch iron rod found for the east comer of said 8.72 acre tract bears South 70° 16' 36" East - 258.77 feet (called South 66° 59' East-258.33 feet per Volume 210, Page 638 of the Wharton County Deed Records);

THENCE, South 18° 14' 30" West - 740.07 feet (called South 22° 46' 36" West- 739.79 feet per Volume 249, Page 233 of the Wharton County Deed Records) (called South 21° 39' 08" West- 737.78 feet per Volume 210, Page 638 of the Wharton County Deed Records) with the northwest line of said 8.72 acre tract to at-post inside pvc pipe found for an angle point of said 8.72 acre tract and for an angle point of this tract;

THENCE, South 19° 23' 26" West - 716.72 feet (called South 21° 36' 12" West- 716.75 feet per Volume 249, Page 233 of the Wharton County Deed Records) (called South 22° 53' West- 716.75 feet per Volume 210, Page 638 of the Wharton County Deed Records) with the northwest line of said 8.72 acre tract to at-post inside pvc pipe found in the northeast line of Block 1, Briar Grove Addition, Section 4, according to the map or plat recorded in Page 47A of the Wharton County Plat Records (previously platted as Briar Grove Addition Section 3, according to the map or plat recorded in Slide No. 38A of the Wharton County Plat Records, revoked per Volume 558, Page 166 of the Wharton County Deed Records) for the west comer of said 8.72 acre tract and for the south comer of this tract;

THENCE, North 70° 33' 43" West (called North 67° 09' 26" West per Volume 249, Page 233 of the Wharton County Deed Records) with the northeast line for said Briar Grove Addition, Section 4, with the northeast line of Re-plat of Briar Grove Addition, Section. 3, according to the map or plat recorded in Page No. 45A of the Wharton County Plat Records, and with the northeast line of Briar Grove Addition, Section 2, according to the map or plat recorded in Volume 1, Page 72 of the Wharton County Plat Records, at a distance of 1,871.31 feet pass a 1/2-inch iron rod found for the north comer of Lot 2 of said Briar Grove Addition, Section 2, and for the east comer of said Briar Grove Trailer Park, Lot One (1), Briar Grove Addition, Sec. 2 and continuing with the northeast line of said Briar Grove Trailer Park, Lot One (1), Briar Grove Addition, Sec. 2, for a total distance of 2008.02 feet (called 2,008.10 feet per Volume 249, Page 233 of the Wharton County Deed Records) to the POINT OF BEGINNING and containing 51.6733 acres of land.

3.8067 acres of land in the Randal Jones 1/2 League, Abstract No. 36, City of Wharton, Wharton County, Texas

A FIELD NOTE DESCRIPTION of a 3.8067 acre tract of land in the Randal Jones 1/2 League, Abstract No. 36, City of Wharton, Wharton County, Texas; said 3.8067 acre tract being the remainder of a 5.00 acre tract of land conveyed to Gordon Franklin, Trustee, as recorded in Volume 1201, Page 830 of the Wharton County Deed Records and as described in Volume 519, Page 542 of the Wharton County Deed Records; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 1/2-inch iron rod found in the southwest right-of-way line of State Highway 60 (Milam Street) (width varies - 100 feet wide at this point) for the east comer of a called 5.698 acre tract of land conveyed to Robert L. Lebow, Leonard C. Lebow, and David I. Lebow, as recorded in Volume 824, Page 719 of the Wharton County Deed Records, for the north comer of said 5.00 acre tract, and for the north comer of this tract;

THENCE, South 70° 28' 39" East - 442.73 feet with the southwest right-of-way line of said State Highway 60 to a 1/2-inch iron rod found for the north comer of a called 0.784 acre tract of land conveyed to Hinze Bar-B- Que, Inc., as recorded in Volume 1006, Page 92 of the Wharton County Deed Records and for an east comer of this tract; from which a 1/2-inch iron rod found for the east comer of said 0.784 acre tract and for a north comer of a called 51.4217 acre tract of land conveyed to Gordon Franklin Trustee, as recorded in Volume 249, Page 233 of the Wharton County Deed Records bears South 70° 28' 39" East-180.00 feet;

THENCE, South 16° 23' 20" West- 290.91 feet with the northwest line of said 0.784 acre tract and with the northwest line of a called 0.413 acre tract of land conveyed to Hinze Bar-B-Que, Inc., as recorded in Volume 1006, Page 92 of the Wharton County Deed Records to a 1/2-inch iron rod spinner found for the west comer of a said 0.413 acre tract and for an interior comer of this tract;

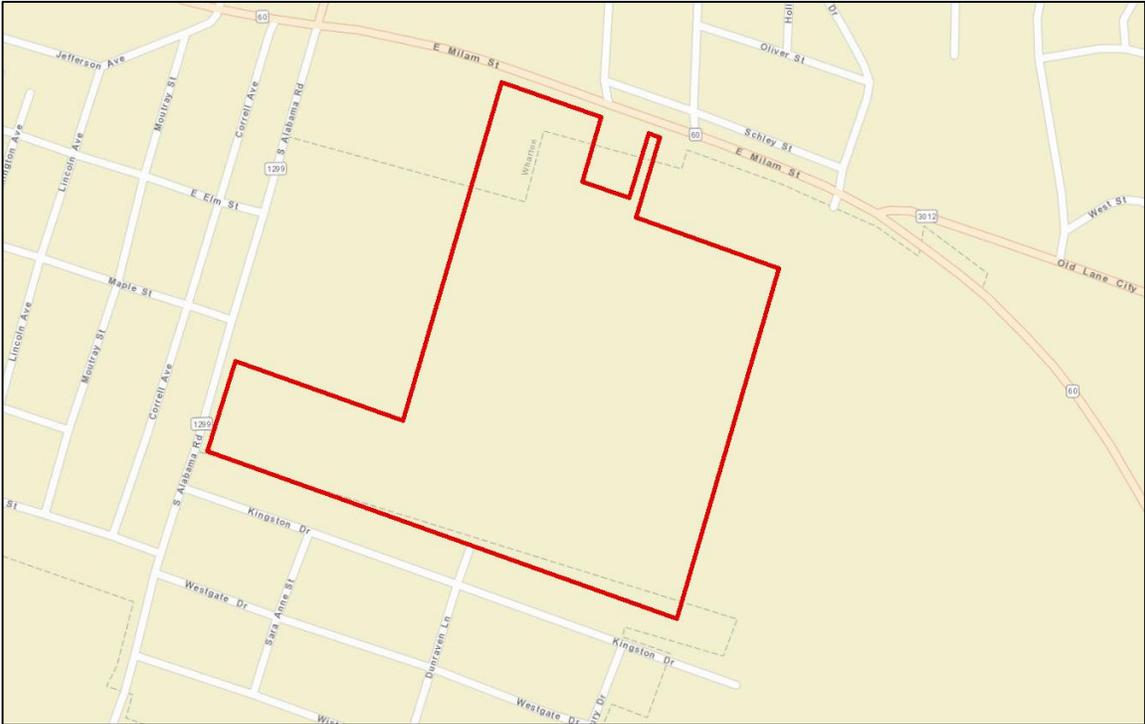
THENCE, South 70° 36' 40" East - 180.36 feet (called South 67° 05' 15" East - 180.00 feet per Volume 1006, Page 92 of the Wharton County Deed Records) with the southwest line of said 0.413 acre tract to a point in the southeast line of said 5.00 acre tract and in a northwest line of a said 51.4217 acre tract for the south comer of said 0.413 acre tract and for an east comer of this tract; from which a 1/2-inch iron rod found bears North 67° 38' 34" West-0.39 feet;

THENCE, South 16° 18' 47" West- 60.09 feet with the southeast line of said 5.00 acre tract and with the northwest line of said 51.4217 acre tract to a 1/2-inch iron rod found for the south comer of said 5.00 acre tract, for an interior comer of said 51.4217 acre tract of land and for a south comer of this tract;

THENCE, North 70° 30' 11" West - 623.01 feet (called North 67° 05' 30" West-623.00 feet per Volume 249, Page 233 of the Wharton County Deed Records) (called North 67° 05' 15" West-623.19 feet per Volume 519, Page 542 of the Wharton County Deed Records) with the southwest line of said 5.00 acre tract and with a northeast line of said 51.4217 acre tract to a bent 5/8-inch iron rod found in the southeast line of said 5.968 acre tract for a north comer of said 51.4217 acre tract, for the west comer of said 5.00 acre tract, and for the west comer of this tract; from which a 1/2-inch iron rod found for the south comer of said 5.968 acre tract bears South 16° 21' 39" West- 188.68 feet (called South 19° 44' West- 188.72 feet per Volume 249, Page 233 of the Wharton County Deed Records);

THENCE, North 16° 21' 39" East- 350.86 feet (called North 19° 49' 30" East-350 feet per Volume 519, Page 542 of the Wharton County Deed Records) with the southeast line of said 5.698 acre tract and with the northwest line of said 5.00 acre tract to the POINT OF BEGINNING and containing 3.8067 acres of land.

EXHIBIT B
BOUNDARY MAP



 - TIRZ Boundary

EXHIBIT C
PRELIMINARY PROJECT PLAN AND FINANCE PLAN

Tax Increment Reinvestment Zone #1

City of Wharton, Texas



Table of Contents

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Wharton is a city in and the county seat of Wharton County, Texas. As of 2021, the estimated population was 8,589. Wharton is 60 miles southwest of Houston, on the periphery of Greater Houston’s urban growth, providing small-town quality of life with quick travel-times to all the amenities that the nation’s fourth largest city has to offer.

Wharton lies in the “Texas Golden Triangle” between Austin/San Antonio, Dallas/Fort Worth, and Houston/Beaumont, the fastest growing region in the U.S. Interstate-69 and Kansas City Southern/Canadian Pacific trackage position Wharton as a potential major node on the USMCA trade corridor.

Wharton is strategically located on the I-69 corridor, the primary U.S.-Mexico-Canada trade route, Wharton’s section of U.S. Highway 59 is currently undergoing a \$400 million upgrade to urban interstate standards, providing rapid access to the greater Houston Metropolitan area and beyond. The newly constructed frontage roads will provide opportunities for retailers looking to capitalize on the daily 27,000+ traffic counts. Wharton is extending FM 1301 to the Interstate, creating a fourth major entrance to the city.

In a manufacturing-intensive region, local employers leverage a labor shed in excess of 3 million, with nearly a million workers available within a 60-minute radius of Wharton.



DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

Tax Increment Reinvestment Zone #1, City of Wharton

Tax Increment Financing (TIF) is a tool used to promote both new development and redevelopment within a specified geographic area. A city may designate a geographic area targeted for new development and redevelopment that would not occur but for the designation of the geographic area as a Tax Increment Reinvestment Zone (TIRZ).

On November 27, 2023, the City Council of the City of Wharton, Texas (the “Council”), pursuant to Chapter 311 of the Texas Tax Code, will consider an ordinance to designate a contiguous geographic area within the City limits and within the City’s extraterritorial jurisdiction as Reinvestment Zone Number One, City of Wharton, Texas. The goal of Tax Increment Reinvestment Zone #1 (TIRZ #1) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This preliminary project and financing plan outlines the funding of \$8,634,672 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Wharton. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



- TIRZ Boundary

Legal Description TIRZ #1**51.6733 acres of land in the Randal Jones 1/2 League, Abstract No. 36, Partially in the City of Wharton, Wharton County, Texas**

A FIELD NOTE DESCRIPTION of a 51.6733 acre tract of land in the Randal Jones 1/2 League, Abstract No. 36, partially in the City of Wharton, Wharton County, Texas; said 51.6733 acre tract being that same called 51.4217 acre tract of land conveyed to Gordon Franklin, Trustee, as recorded in Volume 249, Page 233, of the Wharton County Deed Records; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 1-inch iron spike found in the southeast right-of-way line of F.M. 1299 (South Alabama Road) (called 80 feet wide), as recorded in Volume 802, Page 787 of the Wharton County Deed Records for the north corner of Briar Grove Trailer Park, Lot One (1), Briar Grove Addition, Sec. 2, according to the map or plat recorded in Slide No. 120A of the Wharton County Plat Records and for a west corner of this tract;

THENCE, North 16° 52' 37" East - 364.19 feet (called North 20° 14' 18" East - 364.10 feet per Volume 249, Page 233 of the Wharton County Deed Records) with the southeast right-of-way line of said South Alabama Road to a 1/2-inch iron rod found for the west corner of a called 15.00 acre tract of land conveyed to Bichhop T. Le, as recorded in Volume 794, Page 547 of the Wharton County Deed Records and for a north corner of this tract;

THENCE, South 73° 40' 17" East - 727.16 feet (called South 70° 16' East- 727.10 feet per Volume 249, Page 233 of the Wharton County Deed Records) with the southwest line of said 15.00 acre tract to a 5/8-inch iron rod with cap found for the south corner of said 15.00 acre tract and for an interior corner of this tract;

THENCE, North 16° 48' 36" East - 898.55 feet (called North 20° 14' 17" East - 898.64 feet per Volume 249, Page 233 of the Wharton County Deed Records) with the southeast line of said 15.00 acre tract to a 1/2-inch iron rod found for the east corner of said 15.00 acre tract, for the south corner of a called 5.698 acre tract of land conveyed to Robert L. Lebow, Leonard C. Lebow and David I. Lebow, as recorded in Volume 824, Page 719 of the Wharton County Deed Records, and for an angle point of this tract;

THENCE, North 16° 21' 39" East- 188.68 feet (called North 19° 44' East- 188.72 feet per Volume 249, Page 233 of the Wharton County Deed Records) with the southeast line of said 5.698 acre tract to a bent 5/8-inch iron rod found for the west corner of a called 5.00 acre tract of land conveyed to Gordon Franklin, Trustee, as recorded in Volume 1201, Page 830 of the Wharton County Deed Records and as described in Volume 519, Page 542 of the Wharton County Deed Records and for a north corner of this tract; from which a bent 1/2-inch iron rod found in the southwest right-of-way line of State Highway 60 (Milam Street) (width varies - 100 feet wide at this point) for the east corner of said 5.698 acre tract and for the north corner of said 5.00 acre

tract bears North 16° 21' 39" East - 350.86 feet (called North 19° 49' 30" East - 350 feet per Volume 519, Page 542 of the Wharton County Deed Records);

THENCE, South 70° 30' 11" East - 623.01 feet (called South 67° 05' 30" East - 623.00 feet per Volume 249, Page 233 of the Wharton County Deed Records) (called South 67° 05' 15" East- 623.19 feet per Volume 519, Page 542 of the Wharton County Deed Records) with the southwest line said 5.00 acre tract to a 1/2-inch iron rod found for the south corner of said 5.00 acre tract and for an interior corner of this tract;

THENCE, North 16° 18' 47" East (called North 19° 49' 30" East per Volume 249, Page 233 of the Wharton County Deed Records) with southeast line of said 5.00 acre tract, at a distance of 60.09 feet pass a point for the south corner of a called 0.413 acre tract of land conveyed to Hinze Bar-B-Que, Inc., as recorded in Volume 1006, Page 92 of the Wharton County Deed Records, and continuing with the southeast line of said 0.413 acre tract and with the southeast line of a called 0.784 acre tract of land conveyed to Hinze Bar-B-Que, Inc., as recorded in Volume 1006, Page 92 of the Wharton County Deed Records for a total distance of 350.60 feet (called 350.00 feet per Volume 249, Page 233 of the Wharton County Deed Records) to a 1/2-inch iron rod found in the southwest right-of-way line of said State Highway 60 for the east corner of said 0.784 acre tract and for a north corner of this tract; from which a 1/2-inch iron rod found for the north corner of said 0.784 acre tract bears North 70° 28' 39" West - 180.00 feet;

THENCE, South 70° 28' 39" East - 59.77 feet (called South 66° 50' 27" East - 59.77 feet per Volume 249, Page 233 of the Wharton County Deed Records) with the southwest right-of-way line of said State Highway 60 to a 5/8-inch iron rod with cap stamped "McK.im & Creed" set for the north corner of a called 0.9918 acre tract of land conveyed to Pohler Real Estate Investments, LLC, as recorded in Volume 1120, Page 404 of the Wharton County Deed Records and for an east corner of this tract; from which a 1/2-inch iron rod found for the east corner of a 1.000 acre tract of land conveyed to Pohler Real Estate Investments, LLC, as recorded in Volume 1120, Page 404 of the Wharton County Deed Records bears South 70° 28' 39" East-251.03 feet;

THENCE, South 16° 16' 24" West (called South 19° 49' 30" West per Volume 249, Page 233 of the Wharton County Deed Records) with the northwest line of said 0.9918 acre tract, at a distance of 208.41 feet pass a 1/2-inch iron rod spinner found for the west corner of said 0.9918 acre tract and for the north corner of said 1.000 acre tract and continuing with the northwest line of said 1.000 acre tract for a total distance of 347.67 feet (called 347.55 feet per Volume 249, Page 233 of the Wharton County Deed Records) to a 1/2-inch iron rod found for the west corner of said 1.000 acre tract and for an interior corner of this tract;

THENCE, South 70° 26' 42" East - 250.01 feet (called South 67° 09' 08" East- 249.82 feet per Volume 249, Page 233 of the Wharton County Deed Records) (called South 67° 05' 15" East - 250.00 feet per Volume 1120, Page 404 of the Wharton County Deed Records) with the southwest line of said 1.000 acre tract to a 1/2-inch iron rod found for the south corner of said 1.000 acre tract, for the west corner of Lot 1, Subdivision of Lot 24M, according to the map or plat recorded in Slide No. 3030 of the Wharton County Plat Records,

Legal Description TIRZ #1 (Continued)**51.6733 acres of land in the Randal Jones 1/2 League, Abstract No. 36, Partially in the City of Wharton, Wharton County, Texas (Continued)**

and for an angle point of this tract; from which a 1/2-inch iron rod found in the southwest right-of-way line of said State Highway 60 (width varies at this point) bears North 16° 26' 37" East- 347.76 feet (called North 19° 49' 30" East- 347.55 feet per Volume 1120, Page 404 of the Wharton County Deed Records);

THENCE, South 70° 25' 24" East - 398.87 feet (called South 67° 01' 08" East- 398.87 feet per Volume 249, Page 233 of the Wharton County Deed Records) (called South 70° 26' 03" East- 398.92 feet per Slide No. 3030 of the Wharton County Plat Records) with the southwest line of said Subdivision of Lot 24M to a 5/8-inch iron rod with cap stamped "McKim & Creed" set in the northwest line of a called 1.83 acre tract of land conveyed to Edwin W. Kostka, as recorded in Volume 310, Page 229 of the Wharton County Deed Records for the south comer of Lot 2 of said Subdivision of Lot 24M and for an east comer of this tract; from which a 1/2-inch iron rod with cap stamped "RPLS 5319" found in the southwest right-of-way line of said State Highway 60 for the east comer of said Lot 2 bears North 16° 26' 03" East- 313.24 feet (called North 16° 26' 39" East - 312.97 feet per Slide No. 3030 of the Wharton County Plat Records); also from which at-post inside pvc pipe bears North 46° 04' 52" West-0.33 feet;

THENCE, South 16° 26' 03" West - 33.43 feet (called South 20° 08' 12" West - 33.43 feet per Volume 249, Page 233 of the Wharton County Deed Records) with the northwest line of said 1.83 tract to a 5/8-inch iron rod with cap stamped "McKim & Creed" set for the west comer of said 1.83 tract, for the north comer of a called 8.72 acre tract of land (Tract 3) conveyed to Edwin W. Kostka, Jr., as recorded in Volume 210, Page 638 of the Wharton County Deed Records and for an angle point of this tract; from which a 1-1/2-inch iron pipe found for the south comer of said 1.83 acre tract bears South 70° 16' 36" East - 228.92 feet (called South 66° 59' East - 228.33 feet per Volume 310, Page 229 of the Wharton County Deed Records); also from which a 1/2-inch iron rod found for the east comer of said 8.72 acre tract bears South 70° 16' 36" East - 258.77 feet (called South 66° 59' East-258.33 feet per Volume 210, Page 638 of the Wharton County Deed Records);

THENCE, South 18° 14' 30" West - 740.07 feet (called South 22° 46' 36" West- 739.79 feet per Volume 249, Page 233 of the Wharton County Deed Records) (called South 21° 39' 08" West- 737.78 feet per Volume 210, Page 638 of the Wharton County Deed Records) with the northwest line of said 8.72 acre tract to at-post inside pvc pipe found for an angle point of said 8.72 acre tract and for an angle point of this tract;

THENCE, South 19° 23' 26" West - 716.72 feet (called South 21° 36' 12" West- 716.75 feet per Volume 249, Page 233 of the Wharton County Deed Records) (called South 22° 53' West- 716.75 feet per Volume 210, Page 638 of the Wharton County Deed Records) with the northwest line of said 8.72 acre tract to at-post inside pvc pipe found in the northeast line of Block 1, Briar Grove Addition, Section 4, according to the map

or plat recorded in Page 47A of the Wharton County Plat Records (previously platted as Briar Grove Addition Section 3, according to the map or plat recorded in Slide No. 38A of the Wharton County Plat Records, revoked per Volume 558, Page 166 of the Wharton County Deed Records) for the west comer of said 8.72 acre tract and for the south comer of this tract;

THENCE, North 70° 33' 43" West (called North 67° 09' 26" West per Volume 249, Page 233 of the Wharton County Deed Records) with the northeast line for said Briar Grove Addition, Section 4, with the northeast line of Re-plat of Briar Grove Addition, Section. 3, according to the map or plat recorded in Page No. 45A of the Wharton County Plat Records, and with the northeast line of Briar Grove Addition, Section 2, according to the map or plat recorded in Volume 1, Page 72 of the Wharton County Plat Records, at a distance of 1,871.31 feet pass a 1/2-inch iron rod found for the north comer of Lot 2 of said Briar Grove Addition, Section 2, and for the east comer of said Briar Grove Trailer Park, Lot One (1), Briar Grove Addition, Sec. 2 and continuing with the northeast line of said Briar Grove Trailer Park, Lot One (1), Briar Grove Addition, Sec. 2, for a total distance of 2008.02 feet (called 2,008.10 feet per Volume 249, Page 233 of the Wharton County Deed Records) to the **POINT OF BEGINNING and containing 51.6733 acres of land.**

3.8067 acres of land in the Randal Jones 1/2 League, Abstract No. 36, City of Wharton, Wharton County, Texas

A FIELD NOTE DESCRIPTION of a 3.8067 acre tract of land in the Randal Jones 1/2 League, Abstract No. 36, City of Wharton, Wharton County, Texas; said 3.8067 acre tract being the remainder of a 5.00 acre tract of land conveyed to Gordon Franklin, Trustee, as recorded in Volume 1201, Page 830 of the Wharton County Deed Records and as described in Volume 519, Page 542 of the Wharton County Deed Records; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 1/2-inch iron rod found in the southwest right-of-way line of State Highway 60 (Milam Street) (width varies - 100 feet wide at this point) for the east comer of a called 5.698 acre tract of land conveyed to Robert L. Lebow, Leonard C. Lebow, and David I. Lebow, as recorded in Volume 824, Page 719 of the Wharton County Deed Records, for the north comer of said 5.00 acre tract, and for the north comer of this tract;

THENCE, South 70° 28' 39" East - 442.73 feet with the southwest right-of-way line of said State Highway 60 to a 1/2-inch iron rod found for the north comer of a called 0.784 acre tract of land conveyed to Hinze Bar-B Que, Inc., as recorded in Volume 1006, Page 92 of the Wharton County Deed Records and for an east comer of this tract; from which a 1/2-inch iron rod found for the east comer of said 0.784 acre tract and for a north comer of a called 51.4217 acre tract of land conveyed to Gordon Franklin Trustee, as recorded in Volume 249, Page 233 of the Wharton County Deed Records bears South 70° 28' 39" East- 180.00 feet;

Legal Description TIRZ #1 (Continued)**3.8067 acres of land in the Randal Jones 1/2 League, Abstract No. 36, City of Wharton, Wharton County, Texas (Continued)**

THENCE, South 16° 23' 20" West- 290.91 feet with the northwest line of said 0.784 acre tract and with the northwest line of a called 0.413 acre tract of land conveyed to Hinze Bar-B-Que, Inc., as recorded in Volume 1006, Page 92 of the Wharton County Deed Records to a 1/2-inch iron rod spinner found for the west comer of a said 0.413 acre tract and for an interior comer of this tract;

THENCE, South 70° 36' 40" East - 180.36 feet (called South 67° 05' 15" East - 180.00 feet per Volume 1006, Page 92 of the Wharton County Deed Records) with the southwest line of said 0.413 acre tract to a point in the southeast line of said 5.00 acre tract and in a northwest line of a said 51.4217 acre tract for the south comer of said 0.413 acre tract and for an east comer of this tract; from which a 1/2-inch iron rod found bears North 67° 38' 34" West-0.39 feet;

THENCE, South 16° 18' 47" West- 60.09 feet with the southeast line of said 5.00 acre tract and with the northwest line of said 51.4217 acre tract to a 1/2-inch iron rod found for the south comer of said 5.00 acre tract, for an interior comer of said 51.4217 acre tract of land and for a south comer of this tract;

THENCE, North 70° 30' 11" West - 623.01 feet (called North 67° 05' 30" West-623.00 feet per Volume 249, Page 233 of the Wharton County Deed Records) (called North 67° 05' 15" West-623.19 feet per Volume 519, Page 542 of the Wharton County Deed Records) with the southwest line of said 5.00 acre tract and with a northeast line of said 51.4217 acre tract to a bent 5/8-inch iron rod found in the southeast line of said 5.968 acre tract for a north comer of said 51.4217 acre tract, for the west comer of said 5.00 acre tract, and for the west comer of this tract; from which a 1/2-inch iron rod found for the south comer of said 5.968 acre tract bears South 16° 21' 39" West- 188.68 feet (called South 19° 44' West- 188.72 feet per Volume 249, Page 233 of the Wharton County Deed Records);

THENCE, North 16° 21' 39" East- 350.86 feet (called North 19° 49' 30" East-350 feet per Volume 519, Page 542 of the Wharton County Deed Records) with the southeast line of said 5.698 acre tract and with the northwest line of said 5.00 acre tract to the **POINT OF BEGINNING and containing 3.8067 acres of land.**

Land Use

The land within the zone is vacant and is well positioned for development.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

Current Ownership

There are currently two parcels within Tax Increment Reinvestment Zone #1. The 2023 estimated taxable base value of the property within the TIRZ is \$8,892. The 2023 base value will need to be verified by Wharton Central Appraisal District when the final values are available. For further details of parcels included within the TIRZ see **Appendix A**.

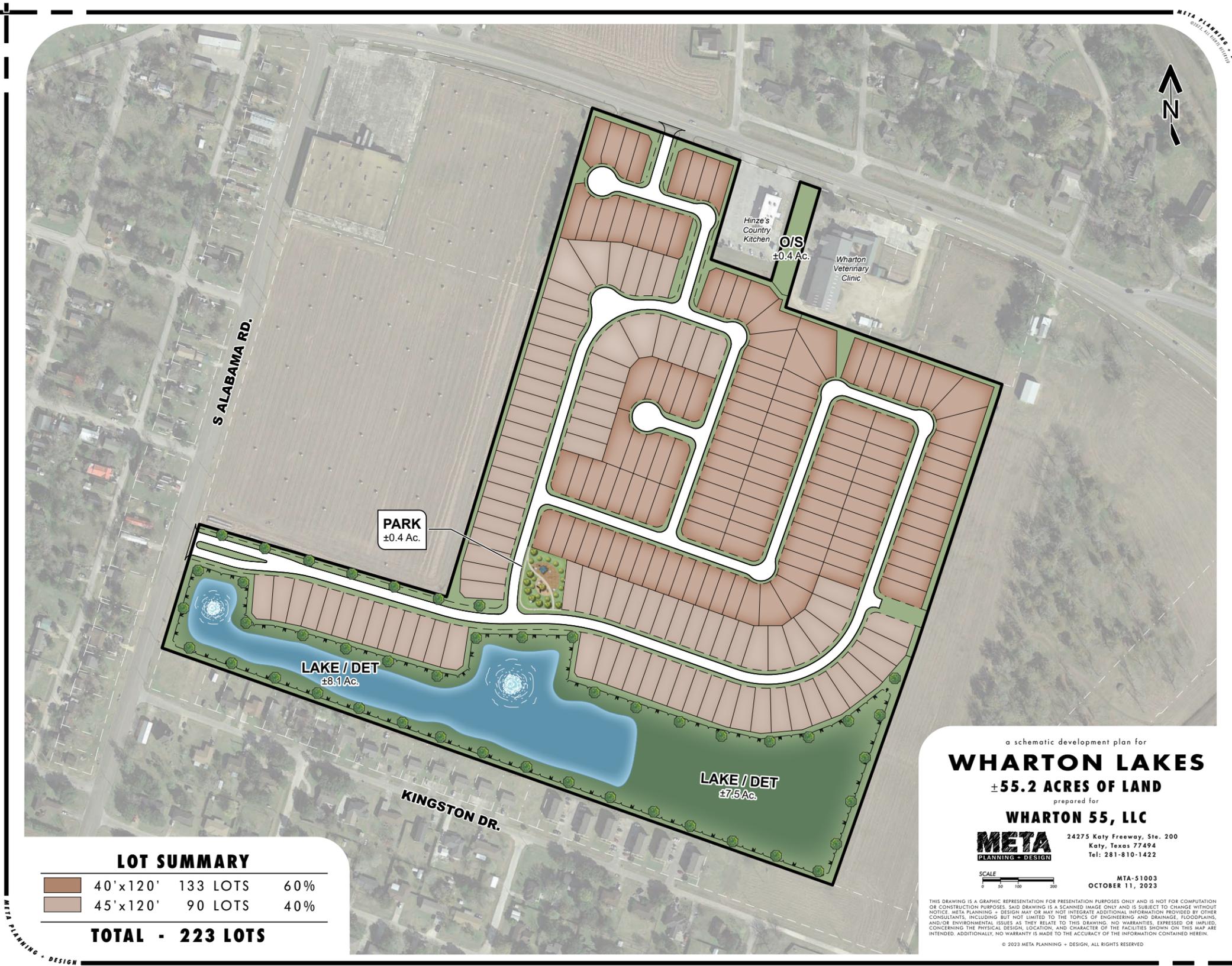
Zoning

The City of Wharton does not regulate zoning. It is not anticipated there will be any changes to the City of Wharton master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.

Anticipated Development

The land within the zone is vacant land well positioned for future development. Based on existing and expected future market demand for housing, and known development plans shared by the developer, DPED projects that single family residential development will be developed during the term of the TIRZ. The table below provides an overview of the scope and timing of potential development that DPED projects could occur during the life of the TIRZ, based on market trends and input from the Development community and City leadership. It is anticipated that the development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.

	Units	Projected Completion Date	Taxable Value Unit	Incremental Value
TIRZ #1				
Single Family 1	223	2025	\$275,000	\$61,325,000
Total				\$61,325,000



LOT SUMMARY

	40'x120'	133 LOTS	60%
	45'x120'	90 LOTS	40%
TOTAL - 223 LOTS			

a schematic development plan for
WHARTON LAKES
 ± 55.2 ACRES OF LAND
 prepared for
WHARTON 55, LLC
 24275 Katy Freeway, Ste. 200
 Katy, Texas 77494
 Tel: 281-810-1422
 SCALE 0 50 100 200
 MTA-51003
 OCTOBER 11, 2023

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Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #1 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs - TIRZ #1		
Water Facilities and Improvements	\$ 1,554,241	18.0%
Sanitary Sewer Facilities and Improvements	\$ 1,554,241	18.0%
Storm Water Facilities and Improvements	\$ 1,554,241	18.0%
Transit/Parking Improvements	\$ 431,734	5.0%
Street and Intersection Improvements	\$ 1,726,934	20.0%
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 863,467	10.0%
Economic Development Grants	\$ 863,467	10.0%
Administrative Costs	\$ 86,347	1.0%
Total	\$ 8,634,672	100.0%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$8,634,672 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and simulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Method of Financing

To fund the public improvements outlined on the previous page, it is proposed that the City of Wharton will contribute 50% of the real property increment within the Zone.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the following pages.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax - 2023 Tax Rates		Participation	
CITY OF WHARTON	0.45386000	50%	0.2269300
WHARTON COUNTY	0.32636000	0%	0.0000000
COUNTY JR. COLLEGE	0.12770000	0%	0.0000000
FM &LR	0.03782000	0%	0.0000000
ESD#1	0.04849000	0%	0.0000000
CONS GROUNDWATER	0.00615000	0%	0.0000000
ESD#3	0.08689000	0%	0.0000000
WHARTON ISD	1.08440000	0%	0.0000000
	2.17167000		0.2269300

Personal Property Tax		Participation	
CITY OF WHARTON	0.45386000	0%	0.0000000
WHARTON COUNTY	0.32636000	0%	0.0000000
COUNTY JR. COLLEGE	0.12770000	0%	0.0000000
FM &LR	0.03782000	0%	0.0000000
ESD#1	0.04849000	0%	0.0000000
CONS GROUNDWATER	0.00615000	0%	0.0000000
ESD#3	0.08689000	0%	0.0000000
WHARTON ISD	1.08440000	0%	0.0000000
	2.17167000		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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INFLATION RATE	3.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF WHARTON	0.45386000	50%	0.22693000
WHARTON COUNTY	0.32636000	0%	0.00000000
COUNTY JR. COLLEGE	0.12770000	0%	0.00000000
FM &LR	0.03782000	0%	0.00000000
ESD#1	0.04849000	0%	0.00000000
CONS GROUNDWATER	0.00615000	0%	0.00000000
ESD#3	0.08689000	0%	0.00000000
WHARTON ISD	1.08440000	0%	0.00000000
	2.17167000		0.22693000

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF WHARTON	0.45386000	0%	0.00000000
WHARTON COUNTY	0.32636000	0%	0.00000000
COUNTY JR. COLLEGE	0.12770000	0%	0.00000000
FM &LR	0.03782000	0%	0.00000000
ESD#1	0.04849000	0%	0.00000000
CONS GROUNDWATER	0.00615000	0%	0.00000000
ESD#3	0.08689000	0%	0.00000000
WHARTON ISD	1.08440000	0%	0.00000000
	2.17167000		0.00000000

Sales Tax Rate	0.02000000	0.00%	0.00000000
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TIRZ #1	Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
F	2025	223	\$ 275,000.00	\$ 61,325,000	\$ -	\$ -	\$ -	#REF!
	TOTAL			61,325,000		-		#REF!

► OUTPUT

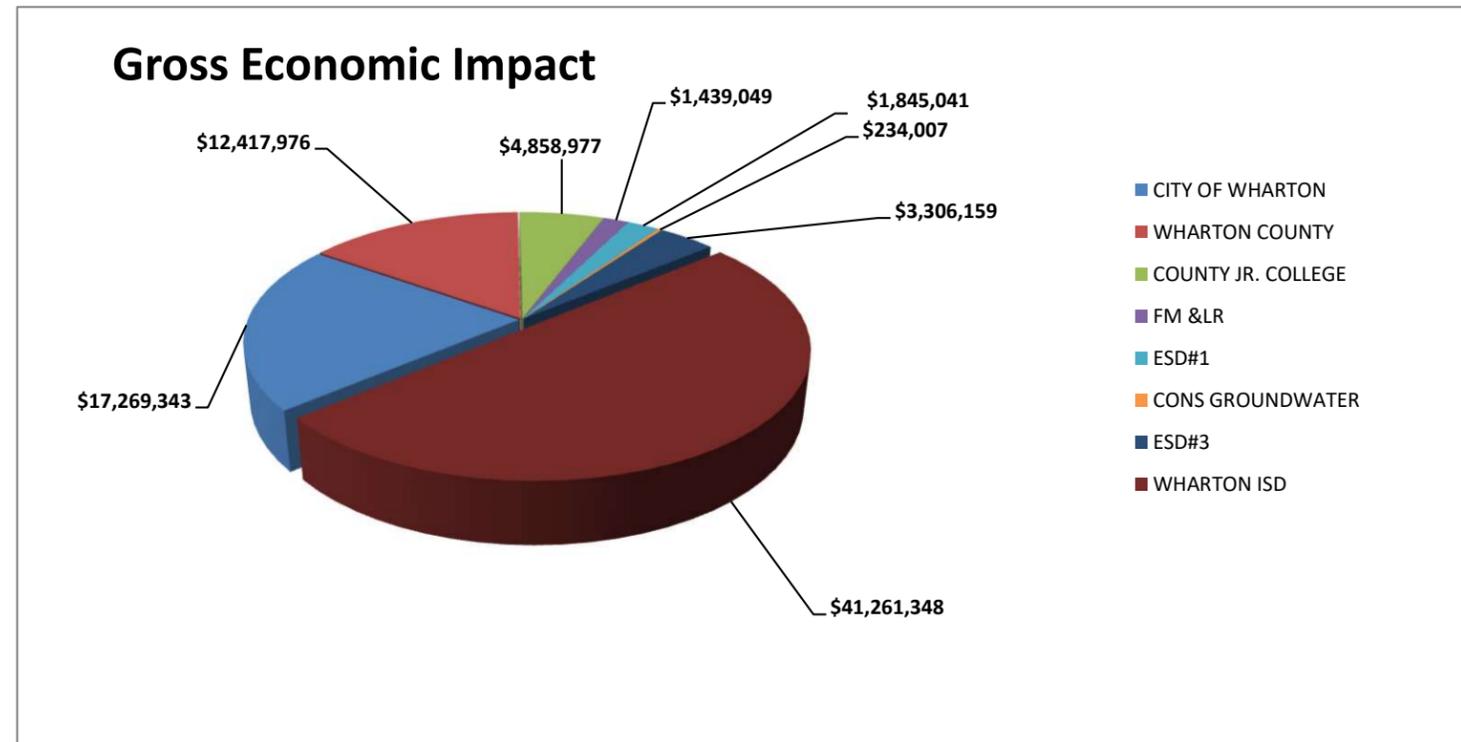
TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF WHARTON	20.9%	\$ 17,267,971	= \$ 17,267,971	+ \$ -	+ \$ 0
WHARTON COUNTY	15.0%	\$ 12,416,990	= \$ 12,416,990	+ \$ -	+ \$ -
COUNTY JR. COLLEGE	5.9%	\$ 4,858,590	= \$ 4,858,590	+ \$ -	+ \$ -
FM &LR	1.7%	\$ 1,438,934	= \$ 1,438,934	+ \$ -	+ \$ -
ESD#1	2.2%	\$ 1,844,895	= \$ 1,844,895	+ \$ -	+ \$ -
CONS GROUNDWATER	0.3%	\$ 233,988	= \$ 233,988	+ \$ -	+ \$ -
ESD#3	4.0%	\$ 3,305,896	= \$ 3,305,896	+ \$ -	+ \$ -
WHARTON ISD	49.9%	\$ 41,258,069	= \$ 41,258,069	+ \$ -	+ \$ -
	100.0%	\$ 82,625,333	\$ 82,625,333	\$ -	\$ 0
		100.0%	100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF WHARTON	100.0%	\$ 8,633,985	= \$ 8,633,985	+ \$ -	+ \$ -
WHARTON COUNTY	100.0%	\$ -	= \$ -	+ \$ -	+ \$ -
COUNTY JR. COLLEGE	100.0%	\$ -	= \$ -	+ \$ -	+ \$ -
FM &LR	100.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ESD#1	100.0%	\$ -	= \$ -	+ \$ -	+ \$ -
CONS GROUNDWATER	100.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ESD#3	100.0%	\$ -	= \$ -	+ \$ -	+ \$ -
WHARTON ISD	100.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 8,633,985	\$ 8,633,985	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF WHARTON	11.7%	\$ 8,633,985	= \$ 8,633,985	+ \$ -	+ \$ 0
WHARTON COUNTY	16.8%	\$ 12,416,990	= \$ 12,416,990	+ \$ -	+ \$ -
COUNTY JR. COLLEGE	6.6%	\$ 4,858,590	= \$ 4,858,590	+ \$ -	+ \$ -
FM &LR	1.9%	\$ 1,438,934	= \$ 1,438,934	+ \$ -	+ \$ -
ESD#1	2.5%	\$ 1,844,895	= \$ 1,844,895	+ \$ -	+ \$ -
CONS GROUNDWATER	0.3%	\$ 233,988	= \$ 233,988	+ \$ -	+ \$ -
ESD#3	4.5%	\$ 3,305,896	= \$ 3,305,896	+ \$ -	+ \$ -
WHARTON ISD	55.8%	\$ 41,258,069	= \$ 41,258,069	+ \$ -	+ \$ -
	100.0%	\$ 73,991,348	\$ 73,991,348	\$ -	\$ 0
		100.0%	100.0%	0.0%	0.0%

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF WHARTON	\$17,269,343	\$8,634,672	\$8,634,672
WHARTON COUNTY	\$12,417,976	\$0	\$12,417,976
COUNTY JR. COLLEGE	\$4,858,977	\$0	\$4,858,977
FM &LR	\$1,439,049	\$0	\$1,439,049
ESD#1	\$1,845,041	\$0	\$1,845,041
CONS GROUNDWATER	\$234,007	\$0	\$234,007
ESD#3	\$3,306,159	\$0	\$3,306,159
WHARTON ISD	\$41,261,348	\$0	\$41,261,348
Total	\$82,631,900	\$8,634,672	\$73,997,229





Length of TIRZ #1 in Years:

The TIRZ has a 35 year term and is scheduled to end on December 31, 2058 (with the final year's tax increment to be collected by September 1, 2059).

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone's project and financing plan.

Property ID	Owner Name	Address	Legal	Acres	2023 Taxable Value
31753	WHARTON 55 LLC	1201 E MILAM	A20036 ABST.36 TRACT 24C	3.81	\$ 613
55729	WHARTON 55 LLC	S ALABAMA RD	A20036 ABST.36 TRACT 24-1,24-2,24-3,24-4,24-5,24-6	51.421	\$ 8,279
Total					\$ 8,892

****2023 Base Value to be verified by Wharton Central Appraisal District***

City of Wharton
120 E. Caney Street
Wharton, TX 77488

FINANCE COMMITTEE

Meeting Date:	11/27/2023	Agenda Item:	Resolution: A resolution of the Wharton City Council authorizing the Mayor of the City of Wharton to enter into a lease agreement with Enterprise Fleet Management, Inc. for the Public Works Department, Code Enforcement Department, and Police Department and authorizing the Mayor to execute all documents related to said lease.
<p>The City Staff has been working with Alec Becker with Enterprise Fleet Management, Inc. to lease the following vehicles:</p> <ol style="list-style-type: none"> 1. Ford Escape – Code Enforcement Department 2. 2 --RAM 2500 4x2 Crew Cab – Public Works Department 3. Ford Expedition –Police Department 4. 2—Chevrolet Tahoe—Police Department <p>The attached quotes are provided for your review.</p> <p>Mr. Alec Becker with Enterprise Fleet Management will be present to answer any questions.</p>			
City Manager: Joseph R. Pace		Date: Tuesday, November 21, 2023	
Approval: 			
Mayor: Tim Barker			



**City of Wharton
Menu Pricing**

Lease Cost Year 1	\$89,131.08
Maint Cost Year 1	\$2,771.88
Total Year 1 Cost	\$91,902.96
Up Front Capitalized Price Reduction	\$74,429.21
Owned Vehicle Equity	\$76,467.50
Net Year One Cash Outlay	\$89,864.67

Equity Lease Menu Pricing

Quote #	Vehicle Type	Year	Make	Model	Trim Level	Year 1 Qty	Term	Annual Mileage	Monthly Cost (Lease Rate)*	Full Maintenance**	Annual Cost Including Maintenance	Lease Cost Year 1	Maint Cost Year 1	Cost of Aftermarket***	Capitalized Price Reduction****
7607044	SUV	2023	Ford	Escape	ST 4dr FWD	1	60	15000	\$584.68	\$ 78.95	\$ 7,963.56	\$ 7,016.16	\$ 947.40	\$ -	\$ 3,232.77
7349128	3/4 Ton Pickup 4x2	2024	Dodge	RAM 2500	Tradesman - Road and Bridge	1	60	15000	\$1,105.24	\$ 76.02	\$ 14,175.12	\$ 13,262.88	\$ 912.24	\$ 3,500.00	\$ 6,137.80
7349129	3/4 Ton Pickup 4x2	2024	Dodge	RAM 2500	Tradesman - Service Body	1	60	15000	\$1,144.83	\$ 76.02	\$ 14,650.20	\$ 13,737.96	\$ 912.24	\$ 12,000.00	\$ 12,987.80
7349131	Police SUV - CID	2023	Ford	Expedition Max	XL 4dr 4x4	1	48	20000	\$1,374.50		\$ 16,494.00	\$ 16,494.00	\$ -	\$ 10,955.00	\$ 11,502.60
7349130	Police SUV - ERV	2024	Chevy	Tahoe	Police Vehicle 4x2	2	48	20000	\$1,609.17		\$ 19,310.04	\$ 38,620.08	\$ -	\$ 24,315.59	\$ 40,568.24

*Lease rates are based upon factory order pricing and miles per year
 **Maintenance for ERV is pay as you go
 ***Half cost of aftermarket capitalized in lease if over \$10k, rest is included in Capitalized Price Reduction
 ****CPR = Down Payment

Item-3.

Prepared For: City of Wharton, Texas

Date 11/09/2023
AE/AM A3B

Unit #

Year 2024 **Make** RAM **Model** 2500

Series Tradesman 4x2 Crew Cab 8 ft. box 169 in. WB

Vehicle Order Type In-Stock **Term** 60 **State** TX **Customer#** 575241

\$ 69,458.00	Capitalized Price of Vehicle ¹
\$ 0.00 *	License and Certain Other Charges State TX
\$ 158.50 *	Initial License Fee
\$ 0.00 *	Registration Fee
\$ 420.00	Other: (See Page 2)
\$ 12,987.80 *	Capitalized Price Reduction
\$ 0.00 *	Tax on Capitalized Price Reduction
\$ 0.00	Gain Applied From Prior Unit
\$ 0.00 *	Tax on Gain On Prior
\$ 0.00 *	Security Deposit
\$ 0.00 *	Tax on Incentive (Taxable Incentive Total : \$0.00)

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	
Exterior Color (0 P) Bright White Clearcoat	
Interior Color (0 I) Diesel Gray/Black w/Heavy Duty Vinyl 40	
Lic. Plate Type Unknown	
GVWR 0	

\$ 56,890.20	Total Capitalized Amount (Delivered Price)
\$ 853.35	Depreciation Reserve @ <u>1.5000%</u>
\$ 291.48	Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) ²
\$ 1,144.83	Total Monthly Rental Excluding Additional Services

Additional Fleet Management

\$ 0.00	Master Policy Enrollment Fees
\$ 0.00	Commercial Automobile Liability Enrollment
	Liability Limit <u>\$0.00</u>

\$ 0.00 Physical Damage Management

Comp/Coll Deductible 0 / 0

\$ 76.02 Full Maintenance Program³ Contract Miles 75,000
Incl: # Brake Sets (1 set = 1 Axle) 0

OverMileage Charge \$ 0.0600 Per Mile

Tires 0 Loaner Vehicle Not Included

\$ 76.02 Additional Services SubTotal

\$ 0.00 Use Tax 0.0000% **State**

\$ 1,220.85 Total Monthly Rental Including Additional Services

\$ 5,689.20 Reduced Book Value at 60 Months

\$ 400.00 Service Charge Due at Lease Termination

Quote based on estimated annual mileage of 15,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)

Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a \$500 disposal fee, interest incurred, and loss of value.

LESSEE City of Wharton, Texas

BY _____ **TITLE** _____ **DATE** _____

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

¹ Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

² Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Aftermarket Equipment Total

Description	(B)illed or (C)apped	Price
Service/Utility	C	\$ 12,000.00
Total Aftermarket Equipment Billed		\$ 0.00
Total Aftermarket Equipment Capitalized		\$ 12,000.00
Aftermarket Equipment Total		\$ 12,000.00

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	C	\$ 170.00
Pricing Plan Delivery Charge	C	\$ 250.00
Courtesy Delivery Fee	C	\$ 0.00
Total Other Charges Billed		\$ 0.00
Total Other Charges Capitalized		\$ 420.00
Other Charges Total		\$ 420.00

VEHICLE INFORMATION:

2024 RAM 2500 Tradesman 4x2 Crew Cab 8 ft. box 169 in. WB - US

Series ID: DJ2L92

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$47,755	\$50,560.00
Total Options	\$2,648.00	\$2,875.00
Destination Charge	\$1,995.00	\$1,995.00
Total Price	\$52,398.00	\$55,430.00

SELECTED COLOR:

Exterior: PW7-(0 P) Bright White Clearcoat
 Interior: X8-(0 I) Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40 Split Bench Seat

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
2GA	Quick Order Package 2GA Tradesman	NC	NC
A61	Tradesman Level 1 Equipment Group	\$180.00	\$195.00
ANT	Bed Utility Group	\$777.00	\$845.00
APA	Monotone Paint	STD	STD
CBE	40/20/40 Split Bench Seat	Included	Included
CDP	4 Way Front Headrests	Included	Included
CDR	Front Armrest w/Cupholders	Included	Included
CFM	Rear Folding Seat	Included	Included
CSJ	2 Way Rear Headrest Seat	Included	Included
CUY	Storage Tray	Included	Included
DFX	Transmission: 8-Speed Auto (8HP75-LCV)	STD	STD
DME	3.73 Axle Ratio	STD	STD
DSA	Anti-Spin Differential Rear Axle	\$456.00	\$495.00
ESB	Engine: 6.4L V8 Heavy Duty HEMI MDS	STD	STD
GT2	Power Heated Folding Telescope Mirrors	Included	Included
JJ1	Trailer Light Check	Included	Included
JKV	115V Auxiliary Front Power Outlet	\$235.00	\$255.00
JVA	Manual Adjust 4-Way Driver Seat	Included	Included
JWA	Manual Adjust 4-Way Front Passenger Seat	Included	Included
LE4	Black Exterior Mirrors	Included	Included
LEB	Exterior Mirrors w/Supplemental Signals	Included	Included
LEC	Exterior Mirrors Courtesy Lamps	Included	Included
LF2	Power Adjust Mirrors	Included	Included
LF3	Manual Telescoping Mirrors	Included	Included
LFD	Manual Folding Exterior Mirrors	Included	Included
LFX	Power Adjustable Convex Aux Mirrors	Included	Included
LNJ	Front Fog Lamps (Fleet)	\$180.00	\$195.00
LNJ	Mirror Running Lights	Included	Included
LPL	LED Bed Lighting	Included	Included
MDN	MOPAR Deployable Bed Step	Included	Included
NAS	50 State Emissions	NC	NC
NHJ	Exterior Mirrors w/Heating Element	Included	Included
PW7_01	(0 P) Bright White Clearcoat	NC	NC

Item-3.

CODE	DESCRIPTION	INVOICE	MSRP
TWD	Tires: LT245/70R17E BSW AS	STD	STD
TX	Heavy Duty Vinyl 40/20/40 Split Bench Seat	STD	STD
UAA	Radio: Uconnect 3 w/5" Display	STD	STD
WARANT	FCA 5 yr/100,000 Mile Powertrain Limited Warranty	NC	NC
WDA	Wheels: 17" x 7.5" Steel Styled	STD	STD
X8_01	(0 I) Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40 Split Bench Seat	NC	NC
XAG	ParkSense Front/Rear Park Assist System (Fleet)	\$364.00	\$395.00
XBE	Exterior 115V AC Outlet	Included	Included
XEA	Tow Hooks	\$92.00	\$100.00
XHC	Trailer Brake Control	\$364.00	\$395.00
XHR	400W Inverter	Included	Included
XMF	MOPAR Spray In Bedliner	Included	Included
Z2D	GVWR: 10,000 lbs	STD	STD

CONFIGURED FEATURES:

Item-3.

Body Exterior Features:

Number Of Doors: 4
Rear Cargo Door Type: tailgate
Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors with turn signal indicator
Convex Driver Mirror: convex driver and passenger mirror
Mirror Type: manual extendable trailer mirrors
Door Handles: black
Front And Rear Bumpers: black front and rear bumpers
Rear Step Bumper: rear step bumper
Front Tow Hooks: 2 front tow hooks
Bed Liner: bed liner
Box Style: regular
Body Material: galvanized steel/aluminum body material
: class V trailering with harness, hitch, brake controller
Grille: black grille

Convenience Features:

Air Conditioning: manual air conditioning
Air Filter: air filter
Console Ducts: console ducts
Cruise Control: cruise control with steering wheel controls
Power Windows: power windows with driver and passenger 1-touch down
Illuminated Entry: illuminated entry
Auto Locking: auto-locking doors
Passive Entry: Keyless Go proximity key
Steering Wheel: steering wheel with manual tilting
Day-Night Rearview Mirror: day-night rearview mirror
Emergency SOS: SiriusXM Guardian emergency communication system
Front Cupholder: front and rear cupholders
Overhead Console: mini overhead console
Glove Box: glove box
Driver Door Bin: driver and passenger door bins
Rear Door Bins: rear door bins
Dashboard Storage: dashboard storage
IP Storage: bin instrument-panel storage
Rear Underseat Storage Tray: rear underseat storage tray
Retained Accessory Power: retained accessory power
Power Accessory Outlet: 2 12V DC power outlets
AC Power Outlet: 2 120V AC power outlet

Entertainment Features:

radio: AM/FM/Satellite-prep with seek-scan
Radio Data System: radio data system
Voice Activated Radio: voice activated radio
Speakers: 6 speakers
1st Row LCD: 2 1st row LCD monitor
Wireless Connectivity: wireless phone connectivity
Antenna: integrated roof antenna

Lighting, Visibility and Instrumentation Features:

Headlamp Type: delay-off aero-composite halogen headlamps
Front Fog Lights: front fog lights
Cab Clearance Lights: cargo bed light
Front Wipers: variable intermittent wipers
Tinted Windows: deep-tinted windows
Dome Light: dome light with fade
Front Reading Lights: front reading lights
Variable IP Lighting: variable instrument panel lighting
Display Type: analog appearance

- Page 48 -

Tachometer: tachometer
 Voltmeter: voltmeter
 Compass: compass
 Exterior Temp: outside-temperature display
 Low Tire Pressure Warning: tire specific low-tire-pressure warning
 Park Distance Control: front and rear parking sensors
 Trip Odometer: trip odometer
 Oil Pressure Gauge: oil pressure gauge
 Water Temp Gauge: water temp. gauge
 Oil Temp Gauge: oil temperature gauge
 Transmission Oil Temp Gauge: transmission oil temp. gauge
 Engine Hour Meter: engine hour meter
 Clock: in-radio display clock
 Systems Monitor: driver information centre
 Rear Vision Camera: rear vision camera
 Water Temp Warning: water-temp. warning
 Lights On Warning: lights-on warning
 Key in Ignition Warning: key-in-ignition warning
 Low Fuel Warning: low-fuel warning
 Low Washer Fluid Warning: low-washer-fluid warning
 Bulb Failure Warning: bulb-failure warning
 Door Ajar Warning: door-ajar warning
 Trunk Ajar Warning: trunk-ajar warning
 Brake Fluid Warning: brake-fluid warning
 Transmission Fluid Temperature Warning: transmission-fluid-temperature warning

Safety And Security:

ABS four-wheel ABS brakes
 Number of ABS Channels: 4 ABS channels
 Brake Assistance: brake assist
 Brake Type: four-wheel disc brakes
 Vented Disc Brakes: front and rear ventilated disc brakes
 Daytime Running Lights: daytime running lights
 Spare Tire Type: full-size spare tire
 Spare Tire Mount: underbody mounted spare tire w/crankdown
 Driver Front Impact Airbag: driver and passenger front-impact airbags
 Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
 Overhead Airbag: curtain 1st and 2nd row overhead airbag
 Occupancy Sensor: front passenger airbag occupancy sensor
 Height Adjustable Seatbelts: height adjustable front seatbelts
 Seatbelt Pretensioners: front seatbelt pre-tensioners
 3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
 Side Impact Bars: side-impact bars
 Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
 Tailgate/Rear Door Lock Type: manual tailgate/rear door lock
 Rear Child Safety Locks: rear child safety locks
 Ignition Disable: Sentry Key immobilizer
 Electronic Stability: electronic stability stability control with anti-roll
 Traction Control: ABS and driveline traction control
 Front and Rear Headrests: manual adjustable front head restraints with tilt
 Rear Headrest Control: 3 rear head restraints

Seats And Trim:

Seating Capacity max. seating capacity of 6
 Front Bucket Seats: front split-bench 40-20-40 seats
 Number of Driver Seat Adjustments: 4-way driver and passenger seat adjustments
 Reclining Driver Seat: manual reclining driver and passenger seats
 Driver Fore/Aft: manual driver and passenger fore/aft adjustment
 Front Centre Armrest Storage: front centre armrest with storage
 Rear Seat Type: rear full bench seat
 Rear Folding Position: rear seat fold-up cushion

Leather Upholstery: vinyl front and rear seat upholstery

Headliner Material: full cloth headliner

Floor Covering: full vinyl/rubber floor covering

Dashboard Console Insert, Door Panel Insert Combination: metal-look instrument panel insert, door panel insert, console insert

Shift Knob Trim: urethane shift knob

Interior Accents: chrome/metal-look interior accents

Standard Engine:

Engine 410-hp, 6.4-liter V-8 (regular gas)

Standard Transmission:

Transmission 8-speed automatic w/ OD and auto-manual

Item-3.

Item-3.

Prepared For: City of Wharton, Texas

Date 11/09/2023
AE/AM A3B

Unit #

Year 2024 **Make** RAM **Model** 2500

Series Tradesman 4x2 Crew Cab 8 ft. box 169 in. WB

Vehicle Order Type In-Stock **Term** 60 **State** TX **Customer#** 575241

\$ 60,958.00	Capitalized Price of Vehicle ¹
\$ 0.00 *	License and Certain Other Charges State TX
\$ 158.50 *	Initial License Fee
\$ 0.00 *	Registration Fee
\$ 420.00	Other: (See Page 2)
\$ 6,137.80 *	Capitalized Price Reduction
\$ 0.00 *	Tax on Capitalized Price Reduction
\$ 0.00	Gain Applied From Prior Unit
\$ 0.00 *	Tax on Gain On Prior
\$ 0.00 *	Security Deposit
\$ 0.00 *	Tax on Incentive (Taxable Incentive Total : \$0.00)

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	
Exterior Color (0 P) Bright White Clearcoat	
Interior Color (0 I) Diesel Gray/Black w/Heavy Duty Vinyl 40	
Lic. Plate Type Unknown	
GVWR 0	

\$ 55,240.20	Total Capitalized Amount (Delivered Price)
\$ 828.60	Depreciation Reserve @ <u>1.5000%</u>
\$ 276.64	Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) ²
\$ 1,105.24	Total Monthly Rental Excluding Additional Services

Additional Fleet Management

Master Policy Enrollment Fees
Commercial Automobile Liability Enrollment
Liability Limit \$0.00

\$ 0.00	Physical Damage Management	Comp/Coll Deductible	<u>0 / 0</u>
\$ 76.02	Full Maintenance Program ³ Contract Miles <u>75,000</u>	OverMileage Charge	<u>\$ 0.0600</u> Per Mile
	Incl: # Brake Sets (1 set = 1 Axle) <u>0</u>	# Tires <u>0</u>	Loaner Vehicle Not Included

\$ 76.02 Additional Services SubTotal

\$ 0.00 Use Tax 0.0000% **State**

\$ 1,181.26 Total Monthly Rental Including Additional Services

\$ 5,524.20	Reduced Book Value at <u>60</u> Months
\$ 400.00	Service Charge Due at Lease Termination

Quote based on estimated annual mileage of 15,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)

Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a \$500 disposal fee, interest incurred, and loss of value.

LESSEE City of Wharton, Texas

BY _____ **TITLE** _____ **DATE** _____

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

¹ Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

² Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Aftermarket Equipment Total

Description	(B)illed or (C)apped	Price
Tool Box - Pack Rat and Tool Box	C	\$ 3,500.00
Total Aftermarket Equipment Billed		\$ 0.00
Total Aftermarket Equipment Capitalized		\$ 3,500.00
Aftermarket Equipment Total		\$ 3,500.00

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	C	\$ 170.00
Pricing Plan Delivery Charge	C	\$ 250.00
Courtesy Delivery Fee	C	\$ 0.00
Total Other Charges Billed		\$ 0.00
Total Other Charges Capitalized		\$ 420.00
Other Charges Total		\$ 420.00

Item-3.

VEHICLE INFORMATION:

2024 RAM 2500 Tradesman 4x2 Crew Cab 8 ft. box 169 in. WB - US

Series ID: DJ2L92

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$47,755	\$50,560.00
Total Options	\$2,648.00	\$2,875.00
Destination Charge	\$1,995.00	\$1,995.00
Total Price	\$52,398.00	\$55,430.00

SELECTED COLOR:

Exterior: PW7-(0 P) Bright White Clearcoat
 Interior: X8-(0 I) Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40 Split Bench Seat

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
2GA	Quick Order Package 2GA Tradesman	NC	NC
A61	Tradesman Level 1 Equipment Group	\$180.00	\$195.00
ANT	Bed Utility Group	\$777.00	\$845.00
APA	Monotone Paint	STD	STD
CBE	40/20/40 Split Bench Seat	Included	Included
CDP	4 Way Front Headrests	Included	Included
CDR	Front Armrest w/Cupholders	Included	Included
CFM	Rear Folding Seat	Included	Included
CSJ	2 Way Rear Headrest Seat	Included	Included
CUY	Storage Tray	Included	Included
DFX	Transmission: 8-Speed Auto (8HP75-LCV)	STD	STD
DME	3.73 Axle Ratio	STD	STD
DSA	Anti-Spin Differential Rear Axle	\$456.00	\$495.00
ESB	Engine: 6.4L V8 Heavy Duty HEMI MDS	STD	STD
GT2	Power Heated Folding Telescope Mirrors	Included	Included
JJ1	Trailer Light Check	Included	Included
JKV	115V Auxiliary Front Power Outlet	\$235.00	\$255.00
JVA	Manual Adjust 4-Way Driver Seat	Included	Included
JWA	Manual Adjust 4-Way Front Passenger Seat	Included	Included
LE4	Black Exterior Mirrors	Included	Included
LEB	Exterior Mirrors w/Supplemental Signals	Included	Included
LEC	Exterior Mirrors Courtesy Lamps	Included	Included
LF2	Power Adjust Mirrors	Included	Included
LF3	Manual Telescoping Mirrors	Included	Included
LFD	Manual Folding Exterior Mirrors	Included	Included
LFX	Power Adjustable Convex Aux Mirrors	Included	Included
LNJ	Front Fog Lamps (Fleet)	\$180.00	\$195.00
LNJ	Mirror Running Lights	Included	Included
LPL	LED Bed Lighting	Included	Included
MDN	MOPAR Deployable Bed Step	Included	Included
NAS	50 State Emissions	NC	NC
NHJ	Exterior Mirrors w/Heating Element	Included	Included
PW7_01	(0 P) Bright White Clearcoat	NC	NC

Item-3.

CODE	DESCRIPTION	INVOICE	MSRP
TWD	Tires: LT245/70R17E BSW AS	STD	STD
TX	Heavy Duty Vinyl 40/20/40 Split Bench Seat	STD	STD
UAA	Radio: Uconnect 3 w/5" Display	STD	STD
WARANT	FCA 5 yr/100,000 Mile Powertrain Limited Warranty	NC	NC
WDA	Wheels: 17" x 7.5" Steel Styled	STD	STD
X8_01	(0 I) Diesel Gray/Black w/Heavy Duty Vinyl 40/20/40 Split Bench Seat	NC	NC
XAG	ParkSense Front/Rear Park Assist System (Fleet)	\$364.00	\$395.00
XBE	Exterior 115V AC Outlet	Included	Included
XEA	Tow Hooks	\$92.00	\$100.00
XHC	Trailer Brake Control	\$364.00	\$395.00
XHR	400W Inverter	Included	Included
XMF	MOPAR Spray In Bedliner	Included	Included
Z2D	GVWR: 10,000 lbs	STD	STD

CONFIGURED FEATURES:

Item-3.

Body Exterior Features:

Number Of Doors: 4
Rear Cargo Door Type: tailgate
Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors with turn signal indicator
Convex Driver Mirror: convex driver and passenger mirror
Mirror Type: manual extendable trailer mirrors
Door Handles: black
Front And Rear Bumpers: black front and rear bumpers
Rear Step Bumper: rear step bumper
Front Tow Hooks: 2 front tow hooks
Bed Liner: bed liner
Box Style: regular
Body Material: galvanized steel/aluminum body material
: class V trairling with harness, hitch, brake controller
Grille: black grille

Convenience Features:

Air Conditioning: manual air conditioning
Air Filter: air filter
Console Ducts: console ducts
Cruise Control: cruise control with steering wheel controls
Power Windows: power windows with driver and passenger 1-touch down
Illuminated Entry: illuminated entry
Auto Locking: auto-locking doors
Passive Entry: Keyless Go proximity key
Steering Wheel: steering wheel with manual tilting
Day-Night Rearview Mirror: day-night rearview mirror
Emergency SOS: SiriusXM Guardian emergency communication system
Front Cupholder: front and rear cupholders
Overhead Console: mini overhead console
Glove Box: glove box
Driver Door Bin: driver and passenger door bins
Rear Door Bins: rear door bins
Dashboard Storage: dashboard storage
IP Storage: bin instrument-panel storage
Rear Underseat Storage Tray: rear underseat storage tray
Retained Accessory Power: retained accessory power
Power Accessory Outlet: 2 12V DC power outlets
AC Power Outlet: 2 120V AC power outlet

Entertainment Features:

radio: AM/FM/Satellite-prep with seek-scan
Radio Data System: radio data system
Voice Activated Radio: voice activated radio
Speakers: 6 speakers
1st Row LCD: 2 1st row LCD monitor
Wireless Connectivity: wireless phone connectivity
Antenna: integrated roof antenna

Lighting, Visibility and Instrumentation Features:

Headlamp Type: delay-off aero-composite halogen headlamps
Front Fog Lights: front fog lights
Cab Clearance Lights: cargo bed light
Front Wipers: variable intermittent wipers
Tinted Windows: deep-tinted windows
Dome Light: dome light with fade
Front Reading Lights: front reading lights
Variable IP Lighting: variable instrument panel lighting
Display Type: analog appearance

- Page 55 -

Tachometer: tachometer
 Voltmeter: voltmeter
 Compass: compass
 Exterior Temp: outside-temperature display
 Low Tire Pressure Warning: tire specific low-tire-pressure warning
 Park Distance Control: front and rear parking sensors
 Trip Odometer: trip odometer
 Oil Pressure Gauge: oil pressure gauge
 Water Temp Gauge: water temp. gauge
 Oil Temp Gauge: oil temperature gauge
 Transmission Oil Temp Gauge: transmission oil temp. gauge
 Engine Hour Meter: engine hour meter
 Clock: in-radio display clock
 Systems Monitor: driver information centre
 Rear Vision Camera: rear vision camera
 Water Temp Warning: water-temp. warning
 Lights On Warning: lights-on warning
 Key in Ignition Warning: key-in-ignition warning
 Low Fuel Warning: low-fuel warning
 Low Washer Fluid Warning: low-washer-fluid warning
 Bulb Failure Warning: bulb-failure warning
 Door Ajar Warning: door-ajar warning
 Trunk Ajar Warning: trunk-ajar warning
 Brake Fluid Warning: brake-fluid warning
 Transmission Fluid Temperature Warning: transmission-fluid-temperature warning

Safety And Security:

ABS four-wheel ABS brakes
 Number of ABS Channels: 4 ABS channels
 Brake Assistance: brake assist
 Brake Type: four-wheel disc brakes
 Vented Disc Brakes: front and rear ventilated disc brakes
 Daytime Running Lights: daytime running lights
 Spare Tire Type: full-size spare tire
 Spare Tire Mount: underbody mounted spare tire w/crankdown
 Driver Front Impact Airbag: driver and passenger front-impact airbags
 Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
 Overhead Airbag: curtain 1st and 2nd row overhead airbag
 Occupancy Sensor: front passenger airbag occupancy sensor
 Height Adjustable Seatbelts: height adjustable front seatbelts
 Seatbelt Pretensioners: front seatbelt pre-tensioners
 3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
 Side Impact Bars: side-impact bars
 Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
 Tailgate/Rear Door Lock Type: manual tailgate/rear door lock
 Rear Child Safety Locks: rear child safety locks
 Ignition Disable: Sentry Key immobilizer
 Electronic Stability: electronic stability stability control with anti-roll
 Traction Control: ABS and driveline traction control
 Front and Rear Headrests: manual adjustable front head restraints with tilt
 Rear Headrest Control: 3 rear head restraints

Seats And Trim:

Seating Capacity max. seating capacity of 6
 Front Bucket Seats: front split-bench 40-20-40 seats
 Number of Driver Seat Adjustments: 4-way driver and passenger seat adjustments
 Reclining Driver Seat: manual reclining driver and passenger seats
 Driver Fore/Aft: manual driver and passenger fore/aft adjustment
 Front Centre Armrest Storage: front centre armrest with storage
 Rear Seat Type: rear full bench seat
 Rear Folding Position: rear seat fold-up cushion

Leather Upholstery: vinyl front and rear seat upholstery

Headliner Material: full cloth headliner

Floor Covering: full vinyl/rubber floor covering

Dashboard Console Insert, Door Panel Insert Combination: metal-look instrument panel insert, door panel insert, console insert

Shift Knob Trim: urethane shift knob

Interior Accents: chrome/metal-look interior accents

Standard Engine:

Engine 410-hp, 6.4-liter V-8 (regular gas)

Standard Transmission:

Transmission 8-speed automatic w/ OD and auto-manual

Item-3.

Item-3.

Prepared For: City of Wharton, Texas

Date 11/03/2023
AE/AM A3B

Unit #

Year 2023 **Make** Ford **Model** Escape

Series ST-Line 4dr Front-Wheel Drive

Vehicle Order Type In-Stock **Term** 60 **State** TX **Customer#** 575241

\$ 31,907.67	Capitalized Price of Vehicle ¹
\$ 0.00 *	License and Certain Other Charges State TX
\$ 158.50 *	Initial License Fee
\$ 0.00 *	Registration Fee
\$ 420.00	Other: (See Page 2)
\$ 3,232.77 *	Capitalized Price Reduction
\$ 0.00 *	Tax on Capitalized Price Reduction
\$ 0.00	Gain Applied From Prior Unit
\$ 0.00 *	Tax on Gain On Prior
\$ 0.00 *	Security Deposit
\$ 0.00 *	Tax on Incentive (Taxable Incentive Total : \$0.00)

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	
Exterior Color (0 P) Agate Black Metallic	
Interior Color (0 I) Ebony w/Vinyl/Cloth Front Sport Contour	
Lic. Plate Type Unknown	
GVWR 0	

\$ 29,094.90	Total Capitalized Amount (Delivered Price)
\$ 436.42	Depreciation Reserve @ <u>1.5000%</u>
\$ 148.26	Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) ²
\$ 584.68	Total Monthly Rental Excluding Additional Services

Additional Fleet Management

\$ 0.00	Master Policy Enrollment Fees
\$ 0.00	Commercial Automobile Liability Enrollment
	Liability Limit <u>\$0.00</u>

\$ 0.00 Physical Damage Management

Comp/Coll Deductible 0 / 0

\$ 0.00 Full Maintenance Program³ Contract Miles 0
Incl: # Brake Sets (1 set = 1 Axle) 0

OverMileage Charge \$ 0.00 Per Mile

Tires 0

Loaner Vehicle Not Included

\$ 0.00 Additional Services SubTotal

\$ 0.00 Use Tax 0.0000% **State**

\$ 584.68 Total Monthly Rental Including Additional Services

\$ 2,909.70 Reduced Book Value at 60 Months

\$ 400.00 Service Charge Due at Lease Termination

Quote based on estimated annual mileage of 15,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)

Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a \$500 disposal fee, interest incurred, and loss of value.

LESSEE City of Wharton, Texas

BY **TITLE** **DATE**

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

¹ Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

² Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	C	\$ 170.00
Pricing Plan Delivery Charge	C	\$ 250.00
Courtesy Delivery Fee	C	\$ 0.00
Total Other Charges Billed		\$ 0.00
Total Other Charges Capitalized		\$ 420.00
Other Charges Total		\$ 420.00

Item-3.

VEHICLE INFORMATION:

2023 Ford Escape ST-Line 4dr Front-Wheel Drive - US

Series ID: U0M

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$29,127	\$30,340.00
Total Options	\$935.00	\$995.00
Destination Charge	\$1,495.00	\$1,495.00
Total Price	\$31,557.00	\$32,830.00

SELECTED COLOR:

Exterior: UM-(0 P) Agate Black Metallic
 Interior: HM-(0 I) Ebony w/Vinyl/Cloth Front Sport Contour Bucket Seats

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
106WB	106" Wheelbase	STD	STD
153	Front License Plate Bracket	NC	NC
300A	Equipment Group 300A	NC	NC
425	50-State Emissions System	STD	STD
448	Transmission: 8-Speed Automatic	Included	Included
60S	Rear Parking Sensor	Included	Included
68B	Tech Pack #1	\$935.00	\$995.00
99N	Engine: 1.5L EcoBoost	Included	Included
CRUISE	Intelligent Adaptive Cruise Control w/Stop-and-Go	Included	Included
ESA	Evasive Steering Assist	Included	Included
FPASS	FordPass Connect	Included	Included
H	Vinyl/Cloth Front Sport Contour Bucket Seats	Included	Included
HM_01	(0 I) Ebony w/Vinyl/Cloth Front Sport Contour Bucket Seats	NC	NC
NAVI	Connected Built-In Navigation	Included	Included
PAINT	Monotone Paint Application	STD	STD
PILOT1	Ford Co-Pilot360 Assist+	Included	Included
RCAM	Rear View Camera	Included	Included
SSR	Speed Sign Recognition	Included	Included
STDAX	3.81 Axle Ratio	Included	Included
STDGV	GVWR: TBD	Included	Included
STDRD	Radio: AM/FM Stereo	Included	Included
STDTR	Tires: 18"	Included	Included
STDWL	Wheels: 18" Rock Metallic Painted Aluminum	Included	Included
SYNC4	SYNC 4 w/Enhanced Voice Recognition	Included	Included
UM_03	(0 P) Agate Black Metallic	NC	NC

CONFIGURED FEATURES:

Item-3.

Body Exterior Features:

Number Of Doors: 4
Driver And Passenger Mirror: power remote manual folding side-view door mirrors
Spoiler: rear wing spoiler
Door Handles: body-coloured
Front And Rear Bumpers: body-coloured front and rear bumpers with metal-look rub strip
Front Bumper Insert: body-coloured front bumper insert
Front License Plate Bracket: front license plate bracket
Body Material: fully galvanized steel body material
Roof Rack: rails only
Body Side Cladding: body-coloured bodyside cladding
Grille: black grille
Exhaust Tip: chrome tip exhaust

Convenience Features:

Air Conditioning: automatic dual-zone front air conditioning
Air Filter: air filter
Console Ducts: console ducts
Voice Activated A/C: voice activated air conditioning
Cruise Control: cruise control with steering wheel controls, Adaptive Cruise Control with Stop-and-Go distance pacing
Trunk/Hatch/Door Remote Release: power cargo access remote release
Power Windows: power windows with driver 1-touch down
1/4 Vent Rear Windows: power rearmost windows
Remote Keyless Entry: keyfob (all doors) remote keyless entry
Illuminated Entry: illuminated entry
Integrated Key Remote: integrated key/remote
Auto Locking: auto-locking doors
Passive Entry: Intelligent Access proximity key
Valet Key: valet function
Trunk FOB Controls: keyfob trunk/hatch/door release
Remote Engine Start: remote start - smart device only (subscription required)
Steering Wheel: style steering wheel with manual tilting, manual telescoping
Day-Night Rearview Mirror: day-night rearview mirror
Driver and Passenger Vanity Mirror: illuminated auxiliary driver and passenger-side visor mirrors
Emergency SOS: SYNC 4 911 Assist emergency communication system
Navigation System: Connected Navigation navigation system with voice activation
Front Cupholder: front and rear cupholders
Floor Console: full floor console with covered box
Overhead Console: mini overhead console with storage
Glove Box: glove box
Driver Door Bin: driver and passenger door bins
Rear Door Bins: rear door bins
Seatback Storage Pockets: 1 seatback storage pockets
Driver Footrest: driver's footrest
Retained Accessory Power: retained accessory power
Power Accessory Outlet: 2 12V DC power outlets

Entertainment Features:

radio: SiriusXM AM/FM/Satellite with seek-scan
Radio Data System: radio data system
Voice Activated Radio: voice activated radio
Speed Sensitive Volume: speed-sensitive volume
Steering Wheel Radio Controls: steering-wheel mounted audio controls
Speakers: 6 speakers
Internet Access: FordPass Connect 4G internet access
1st Row LCD: 2 1st row LCD monitor
Wireless Connectivity: wireless phone connectivity
Antenna: integrated roof antenna

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Lighting, Visibility and Instrumentation Features:

Headlamp Type: delay-off aero-composite LED low/high beam headlamps
Auto-Dimming Headlights: Ford Co-Pilot360 - Auto High Beam auto high-beam headlights
Front Wipers: variable intermittent speed-sensitive wipers wipers
Rear Window wiper: fixed interval rear window wiper
Rear Window Defroster: rear window defroster
Tinted Windows: deep-tinted windows
Dome Light: dome light with fade
Front Reading Lights: front and rear reading lights
Ignition Switch: ignition switch light
Variable IP Lighting: variable instrument panel lighting
Display Type: digital appearance
Tachometer: tachometer
Compass: compass
Exterior Temp: outside-temperature display
Low Tire Pressure Warning: tire specific low-tire-pressure warning
Park Distance Control: rear parking sensors
Trip Computer: trip computer
Trip Odometer: trip odometer
Lane Departure Warning: lane departure
Blind Spot Sensor: blind spot
Front Pedestrian Braking: front pedestrian detection
Forward Collision Alert: forward collision
Water Temp Gauge: water temp. gauge
Clock: in-radio display clock
Systems Monitor: driver information centre
Check Control: redundant digital speedometer
Rear Vision Camera: rear vision camera
Oil Pressure Warning: oil-pressure warning
Water Temp Warning: water-temp. warning
Battery Warning: battery warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Low Washer Fluid Warning: low-washer-fluid warning
Bulb Failure Warning: bulb-failure warning
Door Ajar Warning: door-ajar warning
Trunk Ajar Warning: trunk-ajar warning
Brake Fluid Warning: brake-fluid warning

Safety And Security:

ABS: four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: compact spare tire
Spare Tire Mount: spare tire mounted inside under cargo
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: Safety Canopy System curtain 1st and 2nd row overhead airbag
Knee Airbag: knee airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks

Item-3.

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Rear Child Safety Locks: rear child safety locks
Ignition Disable: SecuriLock immobilizer
Panic Alarm: panic alarm
Tracker System: tracker system
Electronic Stability: AdvanceTrac w/Roll Stability Control electronic stability stability control with anti-roll
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints
Rear Headrest Control: 3 rear head restraints

Seats And Trim:

Seating Capacity max. seating capacity of 5
Front Bucket Seats: front sport bucket seats
Number of Driver Seat Adjustments: 6-way driver and passenger seat adjustments
Reclining Driver Seat: power reclining driver and manual reclining passenger seats
Driver Lumbar: power 2-way driver and passenger lumbar support
Driver Height Adjustment: power height-adjustable driver and passenger seats
Driver Fore/Aft: power driver and passenger fore/aft adjustment
Front Centre Armrest Storage: front centre armrest
Rear Seat Type: rear manual reclining 60-40 split-bench seat
Rear Seat Fore/Aft: manual rear seat fore/aft adjustment
Rear Folding Position: rear seat fold-forward seatback
Rear Seat Armrest: rear seat centre armrest
Headliner Material: full cloth headliner
Floor Covering: full carpet floor covering
Dashboard Console Insert, Door Panel Insert Combination: piano black/metal-look instrument panel insert, door panel insert, console insert
Shift Knob Trim: metal-look shift knob
LeatherSteeringWheel: leatherette steering wheel
Floor Mats: carpet front and rear floor mats
Interior Accents: metal-look interior accents
Cargo Space Trim: carpet cargo space
Trunk Lid: plastic trunk lid/rear cargo door
Cargo Tie Downs: cargo tie-downs
Cargo Light: cargo light
Concealed Cargo Storage: concealed cargo storage

Standard Engine:

Engine 180-hp, 1.5-liter I-3 (premium)

Standard Transmission:

Transmission 8-speed automatic w/ OD

Item-3.

Prepared For: City of Wharton, Texas

Date 11/09/2023
AE/AM A3B

Unit #

Year 2023 **Make** Chevrolet **Model** Tahoe

Series Police Vehicle 4x2

Vehicle Order Type Ordered **Term** 48 **State** TX **Customer#** 575241

\$ 82,572.23	Capitalized Price of Vehicle ¹
\$ 0.00 *	License and Certain Other Charges State TX
\$ 158.50 *	Initial License Fee
\$ 0.00 *	Registration Fee
\$ 269.00	Other: (See Page 2)
\$ 20,284.12 *	Capitalized Price Reduction
\$ 0.00 *	Tax on Capitalized Price Reduction
\$ 0.00	Gain Applied From Prior Unit
\$ 0.00 *	Tax on Gain On Prior
\$ 0.00 *	Security Deposit
\$ 0.00 *	Tax on Incentive (Taxable Incentive Total : \$0.00)

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	
Exterior Color (0 P) Summit White	
Interior Color (0 I) Jet Black w/Cloth Seat Trim	
Lic. Plate Type Unknown	
GVWR 0	

\$ 62,557.11	Total Capitalized Amount (Delivered Price)
\$ 1,303.25	Depreciation Reserve @ <u>2.0833%</u>
\$ 305.92	Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) ²
\$ 1,609.17	Total Monthly Rental Excluding Additional Services

Additional Fleet Management

\$ 0.00	Master Policy Enrollment Fees
\$ 0.00	Commercial Automobile Liability Enrollment
	Liability Limit <u>\$0.00</u>

\$ 0.00 Physical Damage Management

Comp/Coll Deductible 0 / 0

\$ 0.00 Full Maintenance Program³ Contract Miles 0
Incl: # Brake Sets (1 set = 1 Axle) 0

OverMileage Charge \$ 0.00 Per Mile

Tires 0

Loaner Vehicle Not Included

\$ 0.00 Additional Services SubTotal

\$ 0.00 Use Tax 0.0000% **State**

\$ 1,609.17 Total Monthly Rental Including Additional Services

\$ 1.11 Reduced Book Value at 48 Months

\$ 400.00 Service Charge Due at Lease Termination

Quote based on estimated annual mileage of 20,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)

Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a \$500 disposal fee, interest incurred, and loss of value.

LESSEE City of Wharton, Texas

BY _____ **TITLE**

DATE

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

¹ Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

² Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Item-3.

Aftermarket Equipment Total

Description	(B)illed or (C)apped	Price
Custom Equipment - Police Upfit Package	C	\$ 24,315.59
Total Aftermarket Equipment Billed		\$ 0.00
Total Aftermarket Equipment Capitalized		\$ 24,315.59
Aftermarket Equipment Total		\$ 24,315.59

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	C	\$ 170.00
Pricing Plan Delivery Charge	B	\$ 250.00
Courtesy Delivery Fee	C	\$ 99.00
Total Other Charges Billed		\$ 250.00
Total Other Charges Capitalized		\$ 269.00
Other Charges Total		\$ 519.00

Item-3.

VEHICLE INFORMATION:

2023 Chevrolet Tahoe Police Vehicle 4x2 - US

Series ID: CC10706

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$45,833.7	\$48,450.00
Total Options	\$5,467.94	\$5,534.00
Destination Charge	\$1,895.00	\$1,895.00
Total Price	\$53,196.64	\$55,879.00

SELECTED COLOR:

Exterior: GAZ-(0 P) Summit White
 Interior: H1T-(0 I) Jet Black w/Cloth Seat Trim

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
1FL	Preferred Equipment Group 1FL	NC	NC
5J3	Surveillance Mode Calibration Interior Lighting	Included	Included
6C7	SEO: Red & White Front Auxiliary Dome Lighting	\$154.70	\$170.00
6J3	SEO: Grille Lamps & Siren Speakers Wiring	\$83.72	\$92.00
6J4	SEO: Horn & Siren Circuit Wiring	\$50.05	\$55.00
6N5	SEO: Inoperative Rear Window Switches	\$51.87	\$57.00
9C1	Identifier for Police Package Vehicle	NC	NC
AMF	Remote Keyless Entry Package (SEO)	\$68.25	\$75.00
ATD	3rd Row Passenger Seat Delete	Included	Included
ATZ	2nd Row Seat Delete	\$-473.20	\$-520.00
AZ3	Front 40/20/40 Split-Bench Seat	STD	STD
BTV	Remote Start	\$273.00	\$300.00
C6C	GVWR: 7,400 lbs (3,357 kgs)	STD	STD
FE9	Federal Emissions Requirements	NC	NC
GAZ_01	(0 P) Summit White	NC	NC
GU5	3.23 Rear Axle Ratio	STD	STD
H1T_02	(0 I) Jet Black w/Cloth Seat Trim	NC	NC
IOR	Radio: Chevrolet Infotainment 3 System	STD	STD
K47	High-Capacity Air Cleaner	Included	Included
K6K	760 Cold-Cranking Amps Auxiliary Battery	Included	Included
KX4	250 Amps Alternator	Included	Included
L84	Engine: 5.3L EcoTec3 V8	STD	STD
MHU	Transmission: Electronic 10-Speed Automatic w/OD	STD	STD
MY24	MY24 Price Increase Estimate	\$4,800.00	\$4,800.00
PNTTBL01	Paint Table : Solid Paint	\$0.00	\$0.00
PQA	1FL Safety Package	\$359.45	\$395.00
PXT	Wheels: 20" x 9" Steel	Included	Included
R6J	Ship-Thru Verification Code	NC	NC
RAV	Spare P275/55R20 AS BW Tire	Included	Included
RC1	Front Skid Plate	Included	Included
STDTM	Cloth Seat Trim	STD	STD
UE4	Following Distance Indicator	Included	Included
UEU	Forward Collision Alert	Included	Included

Item-3.

CODE	DESCRIPTION	INVOICE	MSRP
UHX	Lane Keep Assist w/Lane Departure Warning	Included	Included
UHY	Automatic Emergency Braking	Included	Included
UKJ	Front Pedestrian Braking	Included	Included
UQF	6-Speaker Audio System Feature	Included	Included
UT7	SEO: Ground Wires	Included	Included
V53	Luggage Rack Side Rails Delete	Included	Included
V76	2 Front Frame-Mounted Black Recovery Hooks	\$45.50	\$50.00
VK3	License Plate Front Mounting Package	NC	NC
VPV	Ship-Thru: Kerr Industries	Included	Included
VXT	Incomplete Vehicle	Included	Included
WX7	SEO: Auxiliary Speaker Wiring	\$54.60	\$60.00
XCS	Tires: 275/55R20SL AS BW	Included	Included
Z56	Full Independent Suspension Package	Included	Included
ZY1	Solid Paint	STD	STD

CONFIGURED FEATURES:

Item-3.

Body Exterior Features:

Number Of Doors: 4
Rear Cargo Door Type: liftgate
Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors
Spoiler: rear lip spoiler
Skid Plates: skid plates
Side Steps: yes
Door Handles: body-coloured
Front And Rear Bumpers: body-coloured front and rear bumpers
Rear Step Bumper: rear step bumper
Front Tow Hooks: 2 front tow hooks
Front License Plate Bracket: front license plate bracket
Body Material: galvanized steel/aluminum body material
: class IV trailering with harness, hitch
Body Side Cladding: black bodyside cladding
Grille: grille with chrome bar

Convenience Features:

Air Conditioning: automatic dual-zone front air conditioning
Air Filter: air filter
Rear Air Conditioning: rear air conditioning with separate controls
Cruise Control: cruise control with steering wheel controls
Power Windows: power windows with front and rear 1-touch down
1/4 Vent Rear Windows: power rearmost windows
Remote Keyless Entry: keyfob (all doors) remote keyless entry
Illuminated Entry: illuminated entry
Integrated Key Remote: integrated key/remote
Auto Locking: auto-locking doors
Passive Entry: Keyless Open and Start proximity key
Trunk FOB Controls: keyfob trunk/hatch/door release
Remote Engine Start: remote start - keyfob
Steering Wheel: steering wheel with manual tilting, manual telescoping
Day-Night Rearview Mirror: day-night rearview mirror
Driver and Passenger Vanity Mirror: illuminated auxiliary driver and passenger-side visor mirrors
Emergency SOS: OnStar and Chevrolet connected services capable emergency communication system
Front Cupholder: front and rear cupholders
Overhead Console: mini overhead console
Glove Box: locking glove box
Driver Door Bin: driver and passenger door bins
Rear Door Bins: rear door bins
Seatback Storage Pockets: 2 seatback storage pockets
IP Storage: covered bin instrument-panel storage
Driver Footrest: driver's footrest
Retained Accessory Power: retained accessory power
Power Accessory Outlet: 1 12V DC power outlet
AC Power Outlet: 2 120V AC power outlet

Entertainment Features:

radio: AM/FM stereo with seek-scan
Voice Activated Radio: voice activated radio
Speed Sensitive Volume: speed-sensitive volume
Steering Wheel Radio Controls: steering-wheel mounted audio controls
Speakers: 6 speakers
Internet Access: Wi-Fi Hotspot capable internet access
TV Tuner: OnStar Turn-by-Turn Navigation turn-by-turn navigation directions
1st Row LCD: 2 1st row LCD monitor
Wireless Connectivity: wireless phone connectivity
Antenna: window grid antenna

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Lighting, Visibility and Instrumentation Features:

Headlamp Type: delay-off aero-composite LED low/high beam headlamps
Front Wipers: variable intermittent Rainsense rain detecting wipers wipers
Rear Window wiper: fixed interval rear window wiper
Rear Window Defroster: rear window defroster
Tinted Windows: deep-tinted windows
Front Reading Lights: front and rear reading lights
Ignition Switch: ignition switch light
Variable IP Lighting: variable instrument panel lighting
Display Type: analog appearance
Tachometer: tachometer
Voltmeter: voltmeter
Low Tire Pressure Warning: tire specific low-tire-pressure warning
Park Distance Control: Front and Rear Park Assist front and rear parking sensors
Trip Computer: trip computer
Trip Odometer: trip odometer
Lane Departure Warning: lane departure
Front Pedestrian Braking: front pedestrian detection
Following Distance Indicator: following distance alert
Forward Collision Alert: forward collision
Oil Pressure Gauge: oil pressure gauge
Water Temp Gauge: water temp. gauge
Engine Hour Meter: engine hour meter
Clock: in-radio display clock
Systems Monitor: driver information centre
Check Control: redundant digital speedometer
Rear Vision Camera: rear vision camera
Oil Pressure Warning: oil-pressure warning
Water Temp Warning: water-temp. warning
Battery Warning: battery warning
Low Oil Level Warning: low-oil-level warning
Low Coolant Warning: low-coolant warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Low Washer Fluid Warning: low-washer-fluid warning
Door Ajar Warning: door-ajar warning
Trunk Ajar Warning: trunk-ajar warning
Brake Fluid Warning: brake-fluid warning
Turn Signal On Warning: turn-signal-on warning
Transmission Fluid Temperature Warning: transmission-fluid-temperature warning

Safety And Security:

ABS: four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: full-size spare tire
Spare Tire Mount: underbody mounted spare tire w/crankdown
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: curtain 1st, 2nd and 3rd row overhead airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
Side Impact Bars: side-impact bars
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks

Item-3.

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Ignition Disable: PASS-Key III immobilizer
Security System: security system
Panic Alarm: panic alarm
Tracker System: tracker system
Electronic Stability: electronic stability
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints
Break Resistant Glass: break resistant glass

Item-3.

Seats And Trim:

Seating Capacity max. seating capacity of 2
Front Bucket Seats: front split-bench 40-20-40 seats
Number of Driver Seat Adjustments: 8-way driver and passenger seat adjustments
Reclining Driver Seat: power reclining driver and passenger seats
Driver Lumbar: power 2-way driver and passenger lumbar support
Driver Height Adjustment: power height-adjustable driver and passenger seats
Driver Fore/Aft: power driver and passenger fore/aft adjustment
Driver Cushion Tilt: power driver and passenger cushion tilt
Front Centre Armrest Storage: front centre armrest
Leather Upholstery: cloth front and rear seat upholstery
Headliner Material: full cloth headliner
Floor Covering: full vinyl/rubber floor covering
Interior Accents: chrome/metal-look interior accents
Cargo Space Trim: carpet cargo space
Trunk Lid: plastic trunk lid/rear cargo door
Cargo Light: cargo light
Concealed Cargo Storage: concealed cargo storage

Standard Engine:

Engine 355-hp, 5.3-liter V-8 (regular gas)

Standard Transmission:

Transmission 10-speed automatic w/ OD and auto-manual

Item-3.

Prepared For: City of Wharton, Texas

Date 11/09/2023
AE/AM A3B

Unit #

Year 2023 **Make** Ford **Model** Expedition Max

Series XL 4dr 4x4

Vehicle Order Type Ordered **Term** 48 **State** TX **Customer#** 575241

\$ 64,757.00	Capitalized Price of Vehicle ¹
\$ 0.00 *	License and Certain Other Charges State TX
\$ 158.50 *	Initial License Fee
\$ 0.00 *	Registration Fee
\$ 269.00	Other: (See Page 2)
\$ 11,502.60 *	Capitalized Price Reduction
\$ 0.00 *	Tax on Capitalized Price Reduction
\$ 0.00	Gain Applied From Prior Unit
\$ 0.00 *	Tax on Gain On Prior
\$ 0.00 *	Security Deposit
\$ 0.00 *	Tax on Incentive (Taxable Incentive Total : \$0.00)

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	
Exterior Color (0 P) Oxford White	
Interior Color (0 I) Black Onyx w/Cloth Front Captain's Chair	
Lic. Plate Type Unknown	
GVWR 0	

\$ 53,523.40	Total Capitalized Amount (Delivered Price)
\$ 1,115.05	Depreciation Reserve @ <u>2.0833%</u>
\$ 259.45	Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) ²
\$ 1,374.50	Total Monthly Rental Excluding Additional Services

Additional Fleet Management

\$ 0.00	Master Policy Enrollment Fees
\$ 0.00	Commercial Automobile Liability Enrollment
	Liability Limit <u>\$0.00</u>

\$ 0.00 Physical Damage Management

Comp/Coll Deductible 0 / 0

\$ 0.00 Full Maintenance Program³ Contract Miles 0
Incl: # Brake Sets (1 set = 1 Axle) 0

OverMileage Charge \$ 0.00 Per Mile

Tires 0 Loaner Vehicle Not Included

\$ 0.00 Additional Services SubTotal

\$ 0.00 Use Tax 0.0000% **State**

\$ 1,374.50 Total Monthly Rental Including Additional Services

\$ 1.00 Reduced Book Value at 48 Months

\$ 495.00 Service Charge Due at Lease Termination

Quote based on estimated annual mileage of 20,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)

Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a \$500 disposal fee, interest incurred, and loss of value.

LESSEE City of Wharton, Texas

BY _____ **TITLE** _____ **DATE** _____

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

¹ Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

² Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Aftermarket Equipment Total

Description	(B)illed or (C)apped	Price
Custom Equipment - CID Upfit	C	\$ 10,955.00
Total Aftermarket Equipment Billed		\$ 0.00
Total Aftermarket Equipment Capitalized		\$ 10,955.00
Aftermarket Equipment Total		\$ 10,955.00

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	C	\$ 170.00
Pricing Plan Delivery Charge	B	\$ 250.00
Courtesy Delivery Fee	C	\$ 99.00
Total Other Charges Billed		\$ 250.00
Total Other Charges Capitalized		\$ 269.00
Other Charges Total		\$ 519.00

Item-3.

VEHICLE INFORMATION:

2023 Ford Expedition Max XL 4dr 4x4 - US

Series ID: K1G

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$59,333	\$61,805.00
Total Options	\$-986.00	\$100.00
Destination Charge	\$1,895.00	\$1,895.00
Total Price	\$60,242.00	\$63,800.00

SELECTED COLOR:

Exterior: YZ-(0 P) Oxford White

Interior: LH-(0 I) Black Onyx w/Cloth Front Captain's Chairs

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
100A	Equipment Group 100A Standard Package	NC	NC
131WB	131" Wheelbase	STD	STD
153	Front License Plate Bracket	NA	NA
41K	Skid Plates	\$94.00	\$100.00
425	50 States Emissions System	STD	STD
44U	Transmission: 10-Speed Automatic w/SelectShift	Included	Included
998	Engine: 3.5L EcoBoost V6	Included	Included
FLADCR	Fleet Advertising Credit	\$-1,080.00	\$0.00
L	Cloth Front Captain's Chairs	Included	Included
LH_02	(0 I) Black Onyx w/Cloth Front Captain's Chairs	NC	NC
PAINT	Monotone Paint Application	STD	STD
STDGV	GVWR: 7,550 lbs	Included	Included
STDRD	Radio: AM/FM Stereo w/MP3 Capable	Included	Included
STDTR	Tires: P275/65R18 AT	Included	Included
STDWL	Wheels: 18" Machined-Face Aluminum	Included	Included
X15	3.31 Axle Ratio	Included	Included
YZ_01	(0 P) Oxford White	NC	NC

CONFIGURED FEATURES:

Item-3.

Body Exterior Features:

Number Of Doors: 4
Rear Cargo Door Type: liftgate
Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors
Spoiler: rear lip spoiler
Running Boards: running boards
Skid Plates: skid plates
Door Handles: body-coloured
Front And Rear Bumpers: body-coloured front and rear bumpers with grey rub strip
Rear Step Bumper: rear step bumper
Front License Plate Bracket: front license plate bracket
Body Material: galvanized steel/aluminum body material
Roof Rack: rails only
: class IV trailering with harness, hitch
Body Side Cladding: black bodyside cladding
Grille: black w/chrome surround grille

Convenience Features:

Air Conditioning: automatic dual-zone front air conditioning
Air Filter: air filter
Rear Air Conditioning: rear air conditioning with separate controls
Cruise Control: cruise control with steering wheel controls
Rear Window Remote Release: keyfob rear window remote release
Power Windows: power windows with driver and passenger 1-touch down
1/4 Vent Rear Windows: power rearmost windows
Remote Keyless Entry: keyfob (all doors) remote keyless entry
Illuminated Entry: illuminated entry
Integrated Key Remote: integrated key/remote
Auto Locking: auto-locking doors
Passive Entry: proximity key
Remote Engine Start: remote start - smart device only (subscription required)
Steering Wheel: steering wheel with manual tilting, manual telescoping
Day-Night Rearview Mirror: day-night rearview mirror
Driver and Passenger Vanity Mirror: illuminated auxiliary driver and passenger-side visor mirrors
Emergency SOS: SYNC 4 911 Assist emergency communication system
Navigation System: SYNC 4 Connected Navigation navigation system with voice activation
Front Cupholder: front and rear cupholders
Floor Console: full floor console with covered box
Overhead Console: mini overhead console with storage
Glove Box: illuminated locking glove box
Driver Door Bin: driver and passenger door bins
Rear Door Bins: rear door bins
Dashboard Storage: dashboard storage
Retained Accessory Power: retained accessory power
Power Accessory Outlet: 4 12V DC power outlets

Entertainment Features:

radio: AM/FM/Satellite-prep with seek-scan
Radio Data System: radio data system
Voice Activated Radio: voice activated radio
Speed Sensitive Volume: speed-sensitive volume
Steering Wheel Radio Controls: steering-wheel mounted audio controls
Speakers: 6 speakers
Internet Access: FordPass Connect 4G internet access
1st Row LCD: 2 1st row LCD monitor
Wireless Connectivity: wireless phone connectivity
Antenna: window grid antenna

Lighting, Visibility and Instrumentation Features:

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Headlamp Type: delay-off aero-composite LED low/high beam headlamps
 Auto-Dimming Headlights: Ford Co-Pilot360 - Auto High Beam auto high-beam headlights
 Front Wipers: variable intermittent speed-sensitive wipers wipers
 Rear Window wiper: fixed interval rear window wiper
 Rear Window Defroster: rear window defroster
 Rear Window: flip-up rear windshield
 Tinted Windows: deep-tinted windows
 Dome Light: dome light with fade
 Front Reading Lights: front and rear reading lights
 Variable IP Lighting: variable instrument panel lighting
 Display Type: digital/analog appearance
 Tachometer: tachometer
 Voltmeter: voltmeter
 Compass: compass
 Exterior Temp: outside-temperature display
 Low Tire Pressure Warning: tire specific low-tire-pressure warning
 Park Distance Control: Reverse Sensing System rear parking sensors
 Trip Computer: trip computer
 Trip Odometer: trip odometer
 Lane Departure Warning: lane departure
 Blind Spot Sensor: blind spot
 Front Pedestrian Braking: front pedestrian detection
 Following Distance Indicator: following distance alert
 Forward Collision Alert: forward collision
 Oil Pressure Gauge: oil pressure gauge
 Water Temp Gauge: water temp. gauge
 Clock: in-radio display clock
 Systems Monitor: driver information centre
 Rear Vision Camera: rear vision camera
 Oil Pressure Warning: oil-pressure warning
 Water Temp Warning: water-temp. warning
 Battery Warning: battery warning
 Lights On Warning: lights-on warning
 Key in Ignition Warning: key-in-ignition warning
 Low Fuel Warning: low-fuel warning
 Low Washer Fluid Warning: low-washer-fluid warning
 Door Ajar Warning: door-ajar warning
 Trunk Ajar Warning: trunk-ajar warning
 Brake Fluid Warning: brake-fluid warning

Safety And Security:

ABS: four-wheel ABS brakes
 Number of ABS Channels: 4 ABS channels
 Brake Assistance: brake assist
 Brake Type: four-wheel disc brakes
 Vented Disc Brakes: front and rear ventilated disc brakes
 Daytime Running Lights: daytime running lights
 Spare Tire Type: full-size spare tire
 Spare Tire Mount: underbody mounted spare tire w/crankdown
 Driver Front Impact Airbag: driver and passenger front-impact airbags
 Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
 Overhead Airbag: Safety Canopy System curtain 1st, 2nd and 3rd row overhead airbag
 Occupancy Sensor: front passenger airbag occupancy sensor
 Height Adjustable Seatbelts: height adjustable front seatbelts
 Seatbelt Pretensioners: front seatbelt pre-tensioners
 3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
 Side Impact Bars: side-impact bars
 Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
 Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
 Rear Child Safety Locks: rear child safety locks

Ignition Disable: SecuriLock immobilizer
Security System: security system
Panic Alarm: panic alarm
Tracker System: tracker system
Electronic Stability: electronic stability stability control with anti-roll
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints
Rear Headrest Control: 3 rear head restraints

Item-3.

Seats And Trim:

Seating Capacity max. seating capacity of 5
Front Bucket Seats: front bucket seats
Number of Driver Seat Adjustments: 8-way driver and passenger seat adjustments
Reclining Driver Seat: manual reclining driver and passenger seats
Driver Lumbar: power 2-way driver and passenger lumbar support
Driver Height Adjustment: power height-adjustable driver and passenger seats
Driver Fore/Aft: power driver and passenger fore/aft adjustment
Driver Cushion Tilt: power driver and passenger cushion tilt
Front Centre Armrest Storage: front centre armrest
Rear Seat Type: rear manual reclining 40-20-40 split-bench seat
Rear Seat Fore/Aft: manual rear seat fore/aft adjustment
Rear Folding Position: rear seat fold-forward seatback
Leather Upholstery: cloth front and rear seat upholstery
Door Trim Insert: vinyl door panel trim
Headliner Material: full cloth headliner
Floor Covering: full carpet floor covering
Shift Knob Trim: metal-look shift knob
LeatherSteeringWheel: leather steering wheel
Floor Mats: carpet front and rear floor mats
Interior Accents: metal-look interior accents
Cargo Space Trim: carpet cargo space
Trunk Lid: plastic trunk lid/rear cargo door
Cargo Light: cargo light
Concealed Cargo Storage: concealed cargo storage

Standard Engine:

Engine 380-hp, 3.5-liter V-6 (regular gas)

Standard Transmission:

Transmission 10-speed automatic w/ OD and PowerShift automatic

**CITY OF WHARTON
RESOLUTION NO. 2023-XX**

A RESOLUTION OF THE WHARTON CITY COUNCIL AUTHORIZING THE MAYOR OF THE CITY OF WHARTON TO ENTER INTO A LEASE AGREEMENT WITH ENTERPRISE FLEET MANAGEMENT, INC. FOR THE PUBLIC WORKS DEPARTMENT, CODE ENFORCEMENT DEPARTMENT, POLICE DEPARTMENT, AND AUTHORIZING THE MAYOR OF THE CITY OF WHARTON TO EXECUTE ALL DOCUMENTS RELATED TO SAID AGREEMENT.

WHEREAS, Quotes were received for lease of vehicles for the Public Works Department Code Enforcement Department, and Police Department; and,

WHEREAS, The Wharton City Council wishes to approve a lease agreement with Enterprise Fleet Management, Inc. for the lease of vehicles for the Public Works Department, Code Enforcement Department, and Police Department; and,

WHEREAS, The Wharton City Council wishes to authorize the Mayor of the City of Wharton to execute all documents related to said agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WHARTON, TEXAS as follows:

Section I. The Wharton City Council hereby authorizes the Mayor of the City of Wharton, Texas, to execute all documents related to the lease of vehicles for the Public Works Department, Code Enforcement Department, and Police Department; and,

Section II. That this resolution shall become effective immediately upon its passage.

Passed, Approved, and Adopted this 27th day of November 2023.

CITY OF WHARTON, TEXAS

By: _____
TIM BARKER
Mayor

ATTEST:

PAULA FAVORS
City Secretary