



City Council Meeting Agenda

LongviewTexas.gov/Tele
5:30 pm.
May 14, 2020

This meeting will be conducted utilizing a videoconferencing tool. City Council members, staff, and citizens will participate via audio only. Instructions and direct links to view the meeting or speak during citizen comment can be found at LongviewTexas.gov/Tele.

To participate in citizen comment, please plan to arrive early to give yourself time to register to the videoconference tool. After registering, you will receive a confirmation email containing information about joining the webinar. The virtual conference meeting room will open at 5:15 p.m., and the meeting will begin at 5:30 p.m.

For assistance or questions related to participating in the meeting, please contact the City Secretary's Office at 903-237-1080.

I. Call to Order

II. Roll Call

III. Citizen Comment

IV. Presentation Item

Presentation of a proclamation designating May 17th-23th as National Emergency Medical Services Week - Mayor Andy Mack.

V. Election Item

Presentation of Oath of Office to Council Member Elect of District No. 4 – Angie Shepard, City Secretary.

VI. Consent Items

- A.** Consider a Resolution accepting the Grace Creek Wastewater Treatment Plant Thickener Gear Drive Replacement for final payment in the amount of \$7,300.00 to Environmental Improvements, Inc., of Lewisville, Texas. - Rolin McPhee, P.E., Director of Public Works. Pages 4-7
- B.** Consider an Ordinance authorizing the sale of real property described as 0.948 acres located on the west side of Holland Street, west of High Street in the A.R. Johnson Survey, A-2, City of Longview, Gregg County, Texas (Account #35028) Komatsu Mining Corporation and Letourneau Federal Credit Union - Angela Choy, AICP, City Planner. Pages 8-63
- C.** Consider approval of the following minutes: March 12, 2020, March 23, 2020 and April 9, 2020 – Angie Shepard, City Secretary. Page 64

VII. Budget Item

Consider a Resolution directing the Finance Director to calculate the 2020 voter-approval tax rate of the City of Longview in the manner provided for a special taxing unit – Angela Coen, Director of Finance. Pages 65-69

VIII. Action Items

- A.** Consider an Ordinance authorizing city staff to acquire certain properties located at 1238 & 1240 Eden Drive described as Lot 4 & Lot 5 (NCB 974A), East Eden Addition, City of Longview, Gregg County, Texas, designated as parcels 2020-P-002 and 2020-P-003, according to the City's numbering system, in fee simple along with settlement for the release of deed restrictions and covenants by East Eden HOA and for future dues and maintenance owed to said HOA, all for the aggregate amount of \$250,500.00 as part of the City's Master Drainage Plan and Capital Improvements Program for repetitive home flooding properties - Rolin McPhee, P.E., Director of Public Works. Pages 70-74
- B.** Consider a Resolution awarding a contract to and authorizing and directing the City Manager or the City Manager's designee to execute any necessary documents with and Casey Slone Construction, LLC of Marshall, Texas in the amount of \$358,000 for the construction of Phase 2 of the Longview Arboretum– Scott Caron, Director of Park and Recreation. Pages 75-78
- C.** Consider a Resolution rejecting all bids for the 2020 Chip Seal Project - Rolin McPhee, P.E., Director of Public Works. Pages 79-81

IX. Update on COVID 19

X. Adjourn

Any final action, decision, or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government Code, Chapter 551. The City Council reserves the right to adjourn into a closed meeting or executive session as authorized by Texas Government Code, Sections 551.001, et seq. (the Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.088 of the Texas Open Meetings Act. In addition, the City Council may consider a vote to excuse the absence of any City Council Member for absence from this meeting or for absence from any previous City Council meeting.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact the City Secretary's Office at 903.237.1080 at least two days before this meeting so that appropriate arrangements can be made.

Para ayuda en español, por favor llame al 903.237.1000.

GRACE CREEK WASTEWATER TREATMENT PLANT THICKENER GEAR DRIVE REPLACEMENT

DESCRIPTION:	<p>Consider a resolution accepting the Grace Creek Wastewater Treatment Plant Thickener Gear Drive Replacement and authorizing final payment in the amount of \$7,300.00 to Environmental Improvements, Inc., of Lewisville, TX. Approval of final payment will begin the contractor's one-year warranty period.</p> <p>The City Council awarded a contract to Environmental Improvements, Inc., on October 24, 2019 in the amount of \$93,000.00. The final construction cost is \$77,851.40.</p> <p>The scope of work included the replacement of the existing wastewater treatment plant thickener gear drive assembly. Replacement of the drive assembly included all material and labor necessary to remove the existing gear drive, reinstall and rewire the electrical controls.</p> <p>The project has been completed in accordance with the contract. City staff recommends acceptance of the project and approval of the final payment.</p>
RECOMMENDED ACTION:	Passage of the resolution.
SOURCE OF FUNDS:	Funding is available from the Utility CIP Fund.
STAFF CONTACT:	Rolin McPhee, P.E., Director of Public Works 903-237-1336 rmcphee@longviewtexas.gov
COUNCIL DATE:	May 14, 2020

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, ACCEPTING THE PROJECT ENTITLED "GRACE CREEK WASTEWATER TREATMENT PLANT THICKENER GEAR DRIVE REPLACEMENT"; AUTHORIZING AND APPROVING FINAL PAYMENT TO ENVIRONMENTAL IMPROVEMENTS, INC., OF LEWISVILLE, TEXAS FOR THE COMPLETION OF SAID PROJECT; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS PASSED WAS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, on October 24, 2019, the City Council awarded a contract to Environmental Improvements, Inc., of Lewisville, Texas in the amount of \$93,000.00 for the project known as "Grace Creek Wastewater Treatment Plant Thickener Gear Drive Replacement"; and,

WHEREAS, this project provided the replacement of the existing wastewater treatment plant thickener clarifier gear drive assembly including all material and labor necessary to remove the existing gear drive, reinstall and re-wire the electrical; and,

WHEREAS, the final construction cost for said project was \$77,851.40; and,

WHEREAS, the project has been completed and the contractor, Environmental Improvements, Inc., of Lewisville, Texas has requested final payment in the amount of \$7,300.00; and,

WHEREAS, the final amount of \$7,300.00 is due to the contractor as final payment; and,

WHEREAS, the acceptance of the work by Environmental Improvements, Inc., of Lewisville, Texas on the aforementioned contract and the approval of final payment therefore will begin the one-year warranty period for said work; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS:

Section 1. That the findings set out in the preamble to this resolution are hereby in all things approved and adopted.

Section 2. That the work performed by Environmental Improvements, Inc., of Lewisville, Texas on the project known as “Grace Creek Wastewater Treatment Plant Thickener Gear Drive Replacement” is hereby accepted as complete and that final payment of \$7,300.00 for the completion of said project is hereby approved.

Section 3. That the meeting at which this resolution was passed was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

Section 4. That this resolution shall become effective from and after its passage.

PASSED AND APPROVED this 14th day of May, 2020.

Dr. Andy Mack
Mayor

ATTEST:

Angie Shepard
City Secretary

APPROVED AS TO FORM:

Jim Finley
City Attorney

R PW FINAL PAY GRACE CREEK THICKENER GEAR REPLACE 5-14-20

STAFF REPORT
May 14, 2020

APPLICANT: Komatsu Mining Corporation
LOCATION: West side of Holland Street, west of High Street
REQUEST: Authorizing the sale of real property described as 0.948 acres located on the west side of Holland Street, west of High Street in the A.R. Johnson Survey, A-2, City of Longview, Gregg County, Texas (Account #35028)

COUNCIL DISTRICT:

District 2 – Council Member Nona Snoddy

STAFF COMMENTS:

Komatsu is requesting to purchase property owned by the City of Longview that is directly adjacent to their facility. They are wanting this property to better secure their site. City staff, including the City Engineer, has evaluated the property and has determined that the sale would not be detrimental to the City. The City will obtain easements for all city utilities that are located on this property.

This property is located in a floodplain, there are several sewer lines traversing the property and there is lack of direct access to a public road that makes it unbuildable. Due to these factors, the Local Government Code 272.001 allows for the sale of property to the abutting property owners.

All public utility companies and city staff have reviewed and have signed off on the proposed sale.

The City Manager will be authorized to execute the deed and any and all documents necessary to convey property to Komatsu Mining Corporation and Letourneau Federal Credit Union.

STAFF RECOMMENDATION:

Staff recommends approval of this request.

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, AUTHORIZING THE SALE TO KOMATSU MINING CORPORATION AND LETOURNEAU FEDERAL CREDIT UNION OF CITY OWNED LAND COMPRISED OF 0.948 ACRES, MORE OR LESS, LOCATED IMMEDIATELY WEST OF HOLLAND STREET WITHIN THE CITY OF LONGVIEW; DIVIDING SAID TRACT OF LAND BETWEEN SAID ABUTTING PROPERTY OWNERS IN AN EQUITABLE MANNER IN PROPORTION TO THEIR ABUTTING OWNERSHIP; SETTING THE PRICE OF SALE; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE WAS APPROVED COMPLIED WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, there is a certain tract of land that, because of its shape, lack of access to public roads, or small area, cannot be used independently under its current zoning or under applicable subdivision or other development control ordinances; and,

WHEREAS, said tract of land is known as 0.948 acres located immediately west of Holland Street within the city limits, said property being described more fully in Exhibit A and shown in Exhibit B attached hereto and made a part of hereof for all purposes; and,

WHEREAS, said land is owned by the City of Longview, Texas, and is currently vacant; and,

WHEREAS, sewer lines are currently located on this property and easements will be secured for all lines located on this property; and,

WHEREAS, Komatsu Mining Corporation and Letourneau Federal Credit Union are the abutting property owners; and,

WHEREAS, Komatsu Mining Corporation has indicated that the aforesaid tract of land would benefit the company's manufacturing facility in terms of security; and,

WHEREAS, based on a professional appraisal of said property, which appraisal is marked Exhibit C and is hereby attached hereto and made a part hereof for all purposes, the city Council finds and determines that the total fair market value of said property is \$610.00; and,

WHEREAS, Sections 272.001 (b)(1) of the Texas Local Government Code, in conjunction with Sections 272.001(b) and 272.001(c) of said code, authorize the conveyance of narrow strips of land, or land that because of its shape, lack of access to public roads, or small area cannot be used independently under its current zoning or under applicable subdivision or other development control ordinances for fair market value to abutting property owners in proportion to their abutting ownership, and the division between owners must be made in an equitable manner; and,

WHEREAS, it is to the benefit of all the taxing entities involved that the property be returned to their respective tax rolls; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS:

Section 1. That the findings set forth in the preamble to this ordinance are hereby in all things approved and adopted

Section 2. That, subject to the conditions set forth in this resolution, the City Manager or the City Manager's designee is hereby authorized to undertake all necessary negotiations, including the negotiation of all necessary sales contracts, deeds, easements, and other related documents, for the sale of the approximately

0.948 acre property located immediately west of Holland Street within the city limits of the City of Longview, said property being described more fully in Exhibit A and shown in Exhibit B, said exhibits attached hereto and made a part hereof for all purposes.

Section 3. That said property shall be divided into the 0.855 acre tract and the 0.093 acre tract described in Exhibit C (said exhibit attached hereto and made a part hereof for all purposes), and said 0.855 acre tract shall be sold to Komatsu Mining Corporation for \$550.00 and said 0.093 acre tract shall be sold to Letourneau Federal Credit Union for \$60.00.

Section 4. That the City Council hereby finds and determines that each sale price authorized herein is the fair market value of the tract to which it applies.

Section 5. That the City Council hereby finds and determines that the division and sale of property authorized herein is to the abutting property owners, Komatsu Mining Corporation and Letourneau Federal Credit Union, in proportion to their abutting ownership and has been made in an equitable manner.

Section 6. That the City Manager, the City Manager's designee, and any other officials of the City as may be necessary or convenient, are hereby authorized and directed to execute any and all documents incident to the sale and conveyance of property authorized herein, provided, however, that such documents are in a form acceptable to the City Attorney or the City Attorney's designee.

Section 7. That the meeting at which this ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

Section 8. That this ordinance shall become effective immediately from and after its passage.

PASSED AND APPROVED this 14th day of May, 2020.

Dr. Andy Mack
Mayor

ATTEST:

Angie Shepard
City Secretary

APPROVED AS TO FORM:

Jim Finley
City Attorney

O P&Z SALE OF HOLLAND STREET 5-14-20

Exhibit A

METES AND BOUNDS DESCRIPTION 0.948 ACRE

All that certain tract or parcel containing 0.948 acre of land in the A.R. Johnson Survey, A-2, Gregg County, Texas, being a portion of a tract which was conveyed from Viola Bowen to City of Longview, Texas, by an instrument of record in Volume 269, Page 352, of the Gregg County Deed Records, (GCDR) and a portion of a tract which was called 282.8 acres and conveyed from Marathon Le Tourneau Company to Le Tourneau, Inc., by an instrument of record in Volume 2628, Page 367, of the Gregg County Public Official Records, (GCPOR), said 0.948 acre being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, (NAD 83) North Central Zone, to wit:

BEGINNING at a 4" iron pipe found with "LeT" top plate for northwest corner, being the most northerly northeast corner of said 282.8 acre tract and northwest corner of said City of Longview Tract, lying in the south line of Lot 19, Pinewood Park, a subdivision of record in Volume 331, Page 430, GCDR;

THENCE N88°31'03"E, 420.04 feet along the common line of said City of Longview tract, Pinewood Park, and a tract which was called 2.071 acres and conveyed from R.G. LeTourneau, Inc. to Marathon-LeTourneau Federal Credit Union, by an instrument of record in Clerk's File #197105775, GCDR, to a 5/8" iron rod set for northeast corner;

THENCE S01°46'49"E, 40.00 feet crossing said City of Longview tract to a 5/8" iron rod set for most easterly southeast corner, being a northeast corner of said 282.8 acre tract and northwest corner of Lot 5, Block 5, Bowen Addition, a subdivision of record in Volume 304, Page 561, GCDR, from which a 3/4" iron rod found for reference bears: N35°25'14"W, 3.91 feet;

THENCE S88°31'03"W, 170.27 feet along the common line of said City of Longview tract and said 282.8 acre tract to a 5/8" iron rod set for interior corner, being an interior corner of said City of Longview tract;

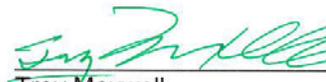
THENCE S01°28'57"E, 20.00 feet crossing said 282.8 acre tract and along an east line of said City of Longview tract to a 5/8" iron rod set for southeast corner;

THENCE S88°31'03"W, 100.00 feet continuing across said 282.8 acre tract and along a south line of said City of Longview tract to a 5/8" iron rod set for interior corner, being an interior corner of said City of Longview tract;

THENCE S01°28'57"E, 130.00 feet along an east line of said City of Longview tract and crossing said 282.8 acre tract to a 5/8" iron rod set for most southerly southeast corner;

THENCE S88°31'03"W, 150.00 feet continuing across said 282.8 acre tract and along the south line of said City of Longview tract to a 5/8" iron rod set for southwest corner;

THENCE N01°28'36"W, 190.00 feet continuing across said 282.8 acre tract and along the common line of said 282.8 acre tract and said City of Longview tract to the PLACE OF BEGINNING, containing 0.948 acre of land, more or less. As a part of this professional service, a certified plat has been prepared by Johnson & Pace Incorporated under Job # 4285-013;


Troy Maxwell
Professional Land Surveyor
Texas Registration No. 5585



Compiled By:
Johnson & Pace Incorporated
1201 NW Loop 281 • Suite 100
Longview, Texas 75604
TBPLS #10025400

Engineering • Architecture • Surveying
Job No. 4285-013
Date: April 14, 2020

PAGE 2 OF 2

Exhibit C

Michael D. Reader, Appraiser
P.O. Box 9754
Longview, TX 75608
903-759-8210

03/06/2020

Ms. Jennifer Malone, City of Longview
P.O. Box 1952, Longview, TX 75606

Re: Property: Off Holland St / LeTourneau
Longview, TX 75601
Borrower: N/A
File No.: 200303

Opinion of Value: \$ 60.00
Effective Date: 02/07/2020

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, in unencumbered fee simple title of ownership for an asset valuation.

This report is based on a physical analysis of the site, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me if I can be of additional service to you.

Sincerely,



Michael D. Reader
License or Certification #: TX1321082G
State: TX Expires: 06/30/2021
mdreader2@gmail.com

APPRAISAL OF REAL PROPERTY

City of Longview / LeTourneau



LOCATED AT

Off Holland St
Longview, TX 75601

0.093 acres being a part Lot 22, NCB 722, Longview Johnson Acreage

FOR

Ms. Jennifer Malone, City of Longview
P.O. Box 1952, Longview, TX 75606

OPINION OF VALUE

\$60.00

AS OF

02/07/2020

BY

Michael D. Reader

P.O. Box 9754
Longview, TX 75608
903-759-8210
mdreader2@gmail.com

Appraisal Report

LAND APPRAISAL REPORT

The purpose of this summary appraisal report is to provide the lender/client with an accurate and adequately supported opinion of the market value of the subject property.

CLIENT AND PROPERTY IDENTIFICATION

Property Address: Off Holland St City: Longview State: TX ZIP: 75601
Borrower: N/A Owner of Public Record: City of Longview County: Gregg
Legal Description: 0.093 acres being a part Lot 22, NCB 722, Longview Johnson Acreage
Assessor's Parcel #: Part of R-35028 Tax Year: 2019 R.E. Taxes: \$1.50
Neighborhood Name: Southern Longview Map Reference: 30980 Census Tract: 0014.00
Special Assessments: 0 PUD: Yes No HOA \$ Per Year Per Month
Property Rights Appraised: Fee Simple Leasehold Other (describe): asset valuation
Assignment Type: Purchase Transaction Refinance Transaction Other (describe):
Lender/Client: Ms. Jennifer Malone, City of Longview Address: P.O. Box 1952, Longview, TX 75606

CONTRACT ANALYSIS

I did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract Price \$ Date of Contract to the property seller the owner of public record? Yes No Data Sources
Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
If Yes, report the total dollar amount and describe the items to be paid. \$

NEIGHBORHOOD DESCRIPTION

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood Characteristics: Location Urban Suburban Rural Property Values Increasing Stable Declining
One-Unit Housing Trends: Demand/Supply Shortage In Balance Over Supply
One-Unit Housing: PRICE AGE One-Unit 75%
Present Land Use %: 2-4 Unit 2% Multi-Family 1% Commercial 10% Other 12%
Neighborhood Boundaries: Marshall Ave to the north, Gregg/Harrison County line to east, Marshall Ave to the north and Longview city limits to the west (southern Longview - MLS Section 113)
Neighborhood Description: See attached addendum for comments.

Market Conditions (including support for the above conclusions): It appears that properties in the southern portion of Longview city limits have remained relatively stable with adequate sources of mortgage money available with conventional loans for single family homes ranging from 3.5% to 8% depending on terms.

SITE DESCRIPTION

Dimensions: see comments & survey plat Area: 4,059 Acres Sq Ft Shape: rectangular View: limited-dead end of street
Zoning Classification: C Zoning Description: Commercial
Zoning Compliance: Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
Uses permitted under current zoning regulations: Commercial, retail and/or office
Highest & Best Use: additional land for adjacent property owner
Describe any improvements: No improvements
Do present improvements conform to zoning? Yes No No improvements If No, explain:
Present use of subject site: vacant Current or proposed ground rent? Yes No If Yes, \$
Topography: sloping to low Size: much smaller than typical Drainage: poor - flood zone
Corner Lot: Yes No Underground Utilities: Yes No Fenced: Yes No If Yes, type:
Special Flood Hazard Area: Yes No FEMA Flood Zone: X FEMA Map #: 48183C0178F FEMA Map Date: 09/03/2014
Utilities: Public Other Provider or Description Off-site Improvements Type/Description Public Other
Electricity Available Street Surface off of an asphalt street
Gas Available Street Type/Influence off of a 2 lane dead end street
Water Available Curbs/Gutter none
Sanitary Sewer Available Sidewalk none
Other Street Lights (type) none
Alley none
Are the utilities and off-site improvements typical for the market? Yes No If No, describe:
Are there any adverse site conditions or external factors (assessments, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe:
The entire property is located in flood zone A.

Site Comments: See attached addendum for comments.

LAND APPRAISAL REPORT

Main File No. 200303 Page # 4
 File No.: 200303
 Loan No.:

There are 8 comparable sites currently offered for sale in the subject neighborhood ranging in price from \$ 5,800 to \$ 475,000
 There were 5 comparable sites sold in the past 12 months in the subject neighborhood ranging in sale price from \$ 4,000 to \$ 35,000

		COMPARABLE SALES		
FEATURE	SUBJECT	COMPARABLE # 1	COMPARABLE # 2	COMPARABLE # 3
Address	Off Holland St	1109-1111 Millie St	907 E. Melton St	210 Hoskins St
City/State	Longview, TX 75601	Longview, TX 75602	Longview, TX 75602	Longview, TX 75601
Proximity to Subject		1.11 miles E	2.00 miles NE	1.98 miles N
Data Sources	Aerial Photo	State RE / GCAD	State RE / GCAD	Lenhart RE / GCAD
Verification Sources	GCAD, survey	LAARMLS #20194113	LAARMLS #20182262	LAARMLS #20190203
Sale Price		\$ 4,500	\$ 6,000	\$ 2,700
Price/ sq ft		\$ 0.29	\$ 0.30	\$ 0.38
Date of Sale (MO/DAY/YR)		10/14/2019	06/01/2018	02/17/2019
Days on Market		23	25	15
Financing Type	n/a	cash sale	cash sale	cash sale
Concessions	none	none	none	none
Location	urban	urban	urban	urban
Property Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site Size Square Feet	4,059	15,681	20,000	7,038
View	limited-dead end	average	average	average
Topography	low-flood	generally level	generally level	generally level
Available Utilities	all city	all city	all city	all city
Street Frontage	20 feet at dead end	89+/- FF Millie St	100+/- FF Melton	85+/- FF Hoskins
Street Type	off of a 2 lane dead end	2 lane residential	2 lane residential	2 lane residential
Water Influence	n/a	n/a	n/a	n/a
Fencing	none	none	none	none
Improvements	none	none	none	none
Zoning	Commercial	SF-3	SF-4	Commercial
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -4,391	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -5,800	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -2,534
Adjusted sales price of the		Net Adj: 97.6% (\$ -0.29 /sq ft)	Net Adj: 96.7% (\$ -0.29 /sq ft)	Net Adj: 93.9% (\$ -0.36 /sq ft)
Comparable Sales (in \$ / sq ft)		Gross Adj: 97.6% \$ 0.01	Gross Adj: 96.7% \$ 0.01	Gross Adj: 93.8% \$ 0.02

The Appraiser has researched the transfer history of the subject property for the past 3 years and the listing history of the subject for the past 12 months prior to the effective date of this appraisal. The appraiser has also researched the transfer and listing history of the comparable sales for the past 12 months.

The appraiser's research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of the appraisal.

Data Sources: GCAD

The appraiser's research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Sources: GCAD

The appraiser's research did did not reveal any prior listings of the subject property or comparable sales for the year prior to the effective date of the appraisal.

Data Sources: MLS

Listing/Transfer History (if more than two, use comments section or an addendum.)	Transfer/Sale (ONLY) of the Subject in past 36 months:	Listing and Transfer history of Comp 1 in past 12 months:	Listing and Transfer history of Comp 2 in past 12 months:	Listing and Transfer history of Comp 3 in past 12 months:
\$	\$ 7,500	04/23/2018	\$ 7,000	07/29/2019
\$	\$	\$	\$ \$3,000	01/14/2019

Subject property is currently listed for sale? Yes No Data Source: MLS

Current Listing History

List Date	List Price	Days on Market	Data Source
	\$		

Subject property has been listed within the last 12 months? Yes No Data Source: MLS

12 Month Listing History

List Date	List Price	Days on Market	Data Source
	\$		

Comments on Prior Sales/Transfers and Current and Prior Listings: According to GCAD the subject tract has been in the City of Longview name for an extended period. Sale #1 was listed for \$7,500.00, sold for \$6,000.00 after 23+/- days on the market, sale #2 was listed for \$7,000.00, sold for \$4,500.00 after 77 days on market and sale #3 was listed for \$3,000.00, sold for \$2,700.00 after 15 days on the market.

Summary of the Sales Comparison Approach: See attached addendum for comments

Reconciliation Comments: See attached addendum for comments. The appraiser has not completed any prior services on this property.

This appraisal is made "as is", or subject to the following conditions or inspections: See attached addendum for comments. This report is for the express use of the City of Longview and/or assigns for an asset valuation. No additional users have been identified.

Based on a complete visual inspection of the subject site and those improvements upon said site, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of market value, as defined, of the real property that is the subject of this report is:

Opinion of Market Value: \$ 60,00 , as of: 02/07/2020 , which is the date of inspection and the effective date of this appraisal.

Supplemental addendum

File No. 200303

Borrower	N/A				
Property Address	Off Holland St				
City	Longview	County	Gregg	State	TX Zip Code 75601
Lender/Client	Ms. Jennifer Malone, City of Longview				

1 Land: Scope of Work

2 The scope of work for this appraisal was defined by the complexity of this appraisal assignment and the reporting requirements
3 of this appraisal report form, including the definition of market value, statement of assumptions, limiting conditions and
4 certification of the appraiser. I performed a visual observation of the overall 0.093 acre tract from the street; reviewed Gregg
5 County Appraisal District info, reviewed Longview zoning maps, reviewed FEMA flood maps, observed the neighborhood;
6 researched, verified and analyzed data from reliable public and/or private sources; and reported my analysis, opinions and
7 conclusions in this report.

9 Land: Real Estate Taxes

10 The appraiser has estimated the Real Estate taxes based on the appraised value of the site using 2019 tax rates.

12 Land: Neighborhood Comments

13 An established neighborhood located in the southern section of Longview city limits. Eastman Road (US Hwy 259), Moberly
14 Avenue, MLK Blvd and High Street are main north-south traffic arteries through the neighborhood. Cotton Street, Young Street
15 and Birdsong Street are moderately traveled east-west streets connecting the above north-south streets. I-20 crosses the far
16 southern portion of city. These streets allow easy access to schools, employment and shopping. Commercial use is generally
17 along main streets. 2-4 family use is scattered throughout the area, some older apartment complexes in the neighborhood,
18 some newer financial assisted apartment complexes in far southern portion of city. There is some specialty retail and
19 commercial zoned property in the area with majority along main streets such as Moberly Avenue or High Street. Other use is
20 typically vacant lots (majority due to former improvements removed) or land in and/near flood areas. There is a large industrial
21 plant in the southern portion of neighborhood on the west ROW of Estes Parkway and North ROW of Loop 281. According to
22 MLS residential sales in the past 12 months in the southern portion of town (MLS section 113) ranged from \$11,000.00 to
23 \$210,000.00.

25 Land: Comments on Site

26 According to survey provided to the appraiser, the subject site contains 0.093 acres (4,059+/- sq ft), site is located at the dead
27 end of Holland Street. This 0.093 acre tract only has 20 feet frontage on the dead end of the road, the tract is 202.99+/- feet
28 deep (see attached survey). The entire 0.093 acres is located within a flood zone. Due to the size/shape of the tract and location
29 in a flood zone the tract cannot be considered a self sustaining economic unit (can not be used without adjoining property).

30 **ZONING:** According to the Longview zoning map, the 0.093 acres appears to be within a commercial zoning district. Longview
31 has a pyramid zoning system with commercial, retail and office being considered conforming uses (see attached zoning map).
32 It is recommended that the reader of this report consults with the City of Longview zoning department for an exact determination
33 of the zoning district that would apply to this particular tract.

34 **HIGHEST AND BEST USE:** The subject 0.093 acres is located in the southern portion of Longview city limits, in an area of
35 mostly vacant land and/or flood land. The property is zoned commercial. Due to the limited access, extremely small site and
36 being located within a flood zone it would seem reasonable that the strip of land would need to be combined with additional land
37 for park or greenbelt use.

38 **FLOOD ZONE:** According to FEMA flood map, Longview panel 48183C0178F, dated 09/03/2014 the entire 0.093 acre site is
39 located within a flood zone A.

44 Land Appraisal Report: Summary of the Sales Comparison Approach

45 An extensive search for comparable sales was completed, no sales of lots within flood zones were located, the appraiser was
46 required to utilize sales of lots not in flood zones and fronting public access. The subject site contains 4,059+/- sq ft (0.093 ac),
47 sale #1 site contained 15,681 sq ft, sale #2 site contained 20,000 sq ft and sale #3 site contained 7,038 sq ft all of which were
48 larger in size but considered similar to the subject due to subject site not being usable for anything but green belt or additional
49 land to adjacent property owners, no adjustments were deemed necessary. All sales were somewhat generally level with slight
50 slopes which were considered superior in topo to the subject, a negative 75% adjustment was made to each sale for the subject
51 being entirely located in a flood zone. The subject site only has 20 feet frontage on a public street, all sales had more frontage
52 (85+/- FF to 100+/- FF) on public streets, a negative 20% adjustment was made to each sale for superior frontage. No
53 adjustments were made for zoning since the subject is located within a flood zone and any use other than greenbelt or park
54 would not be allowed.

56 Land: Final Reconciliation

57 An extensive search for comparable sales was completed with those used considered best suited. No sales of lots located
58 within a flood zone were located, the appraiser was required to use sales that exceed some normal guidelines, but it was
59 unavoidable. The adjusted range of value was \$0.01 to \$0.02 per square foot or \$40.59 to \$81.18 for the subject 4,059+/-
60 square feet. The appraiser feels 2 of the 3 adjusted sales are most representative of the market, but all sales were given some
61 consideration in the indication of estimated market value.

62 Say: \$0.015 per square foot X 4,059 sq ft = \$60.89

63 **Rounded To: \$ 60.00**

64
65 If any information provided to the appraiser that contradicts any assumption within this report, the appraiser reserves the right to
66 revisit this report and amend, if deemed necessary.

LAND APPRAISAL REPORT

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s): Detached: Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project: _____

Total number of phases: _____ Total number of units: _____ Total number of units sold: _____

Total number of units rented: _____ Total number of units for sale: _____ Data sources: _____

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion: _____

Does the project contain any multi-dwelling units? Yes No Data Source: _____

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion: _____

Describe common elements and recreational facilities: _____

CERTIFICATIONS AND LIMITING CONDITIONS

This report form is designed to report an appraisal of a parcel of land which may have some minor improvements but is not considered to be an "improved site". All improvements are considered to be of relatively minor value impact on the overall value of the site. This report form is not designed to report on an "improved site" where significant value is derived from the improvements. This appraisal report form may be used for single family, multi-family sites and may be included within a PUD development.

This appraisal report is subject to the following scope of work, intended use, definition of market value, statement of assumptions and limiting conditions and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject site and any limited improvements, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this report is the lender/client identified within the appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of the title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated, (2) both parties are well informed or well advised, and each acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: OCC, OTS, FRB, & FDIC joint regulations published June 7, 1994)

*Adjustments to the comparables must be made for special or creative concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area. These costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparison to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- The appraiser will not be responsible for matters of a legal nature that affect the subject property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantee, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the subject property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantee or warranties express or implied. The appraiser will not be responsible for any such conditions that do exist or for the engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- I performed a complete visual inspection of the subject site and any limited improvements. I have reported the information in factual and specific terms. I identified and reported the deficiencies of the subject site that could affect the utility of the site and its usefulness as a building lot(s).
- I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them unless indicated elsewhere within this report as there are no or very limited improvements and these approaches to value are not deemed necessary for credible results and/or reliable indicators of value for this appraisal assignment.
- I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of the sale of the comparable sale, unless otherwise indicated in this report.
- I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- I have not used comparable sales that were the result of combining multiple transactions into one reported sale.
- I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- I have verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- I have knowledge and experience in appraising this type of property in this market area.
- I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

LAND APPRAISAL REPORT

CERTIFICATIONS AND LIMITING CONDITIONS (continued)

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SIGNATURES

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature: 	Signature: _____
Name: <u>Michael D. Reader</u>	Name: _____
Company Name: <u>MDR Services, Inc.</u>	Company Name: _____
Company Address: <u>P.O. Box 9754</u>	Company Address: _____
<u>Longview, TX 75608</u>	
Telephone Number: <u>903-759-8210</u>	Telephone Number: _____
Email Address: <u>mdreader2@gmail.com</u>	Email Address: _____
Date of Signature and Report: <u>03/06/2020</u>	Date of Signature: _____
Effective Date of Appraisal: <u>02/07/2020</u>	State Certification #: _____
State Certification #: <u>TX1321082G</u>	or State License #: _____
or State License #: _____	State: _____
or Other (describe): _____ State #: _____	Expiration Date of Certification or License: _____
State: <u>TX</u>	
Expiration Date of Certification or License: <u>06/30/2021</u>	
ADDRESS OF PROPERTY APPRAISED	
<u>Off Holland St</u>	
<u>Longview, TX 75601</u>	
APPRAISED VALUE OF SUBJECT PROPERTY \$ <u>60.00</u>	
LENDER/CLIENT	
Name: _____	
Company Name: <u>Ms. Jennifer Malone, City of Longview</u>	
Company Address: <u>P.O. Box 1952, Longview, TX 75608</u>	
Email Address: _____	
	SUBJECT PROPERTY
	<input type="checkbox"/> Did not inspect subject property
	<input type="checkbox"/> Did inspect exterior of subject property from at least the street
	Date of Inspection: _____
	COMPARABLE SALES
	<input type="checkbox"/> Did not inspect exterior of comparable sales from street
	<input type="checkbox"/> Did inspect exterior of comparable sales from street
	Date of Inspection: _____

FIRREA / USPAP ADDENDUM	
Borrower	N/A
Property Address	Off Holland St
City	Longview County Gregg State TX Zip Code 75601
Lender/Client	Ms. Jennifer Malone, City of Longview
Purpose	The purpose of this appraisal is to estimate the market value of the subject property for an asset valuation.
Scope	1) observed the property from near street; 2) gathered information from various public authorities regarding the specifics of the property; 3) gathered information on comparable sales; 4) analyzed the data to arrive at conclusions of value; 5) reconciled the results into a probable range of market data and finally, a final value estimate.
Intended Use / Intended User	This report is for the express use of the City of Longview and/or assigns for an asset valuation. This report was not prepared for mortgage lending purposes.
History of Property	Current listing information: The no known listing is in existence.
Prior sale	According to GCAD, there are no transfers of title shown which would indicate long term ownership.
Exposure Time / Marketing Time	Based on size of site and location in a flood zone the appraiser has estimated an exposure time of up to 60 months.
Personal (non-realty) Transfers	N/A
Additional Comments	
Certification Supplement	1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan. 2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.
Appraiser(s):	 Michael D. Reader
Supervisory Appraiser(s):	
Effective date / Report date:	02/07/2020
Effective date / Report date:	

**MULTI-PURPOSE SUPPLEMENTAL ADDENDUM
FOR FEDERALLY RELATED TRANSACTIONS**

Michael D. Reader (903) 759-8210

Borrower	N/A			
Property Address	Off Holland St			
City	Longview	County	Gregg	State TX Zip Code 75601
Lender/Client	Ms. Jennifer Malone, City of Longview			

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), the Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

PURPOSE & FUNCTION OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a Federally related transaction.

EXTENT OF APPRAISAL PROCESS

The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.

- The Reproduction Cost is based on _____ supplemented by the appraiser's knowledge of the local market.
- Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

SUBJECT PROPERTY OFFERING INFORMATION

According to MLS the subject property:

- has not been offered for sale in the past 30 days.
- is currently offered for sale for \$ _____.
- was offered for sale within the past 30 days for \$ _____.
- Offering information was considered in the final reconciliation of value.
- Offering information was not considered in the final reconciliation of value.
- Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

SALES HISTORY OF SUBJECT PROPERTY

According to Gregg County Appraisal District the subject property:

- has not transferred in the past twelve months.
- has transferred in the past twelve months.
- has not transferred in the past thirty-six months.
- has transferred in the past thirty-six months.
- All prior sales which have occurred in the past twelve months are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer

FEMA FLOOD HAZARD DATA

- Subject property is not located in a FEMA Special Flood Hazard Area.
- Subject property is located in a FEMA Special Flood Hazard Area.

Zone	FEMA Map/Facet #	Map Date	Name of Community
X	48183C0178F	09/03/2014	Longview

- The community does not participate in the National Flood Insurance Program.
- The community does participate in the National Flood Insurance Program.
- It is covered by a regular program.
- It is covered by an emergency program.

CURRENT SALES CONTRACT

The subject property is currently not under contract.
 The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section.

The contract and/or escrow instructions were reviewed. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller
			City of Longview

The contract indicated that personal property was not included in the sale.
 The contract indicated that personal property was included. It consisted of _____ Estimated contributory value is \$ _____

Personal property was not included in the final value estimate.
 Personal property was included in the final value estimate.
 The contract indicated no financing concessions or other incentives.
 The contract indicated the following concessions or incentives: _____

If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

MARKET OVERVIEW Include an explanation of current market conditions and trends.

up to 60 months is considered a reasonable marketing period for the subject property based on small size of site, location in a flood zone
with very limited street frontage.

ADDITIONAL CERTIFICATION

The Appraiser certifies and agrees that:

- The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply.
- Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

ADDITIONAL COMMENTS

APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Appraiser's Signature  Effective Date 02/07/2020 Date Prepared 03/06/2020
 Appraiser's Name (print) Michael D. Reader Phone # (903) 759-8210
 State TX License Certification # TX1321082G Tax ID # _____

CO-SIGNING APPRAISER'S CERTIFICATION

The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.

The co-signing appraiser has not personally inspected the interior of the subject property and:
 has not inspected the exterior of the subject property and all comparable sales listed in the report.
 has inspected the exterior of the subject property and all comparable sales listed in the report.

The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.

The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.

CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Co-Signing Appraiser's Signature _____ Effective Date _____ Date Prepared _____
 Co-Signing Appraiser's Name (print) _____ Phone # () _____
 State _____ License Certification # _____ Tax ID # _____

Subject Photo Page

Borrower	N/A				
Property Address	Off Holland St				
City	Longview	County	Gregg	State	TX Zip Code 75601
Lender/Client	Ms. Jennifer Malone, City of Longview				



Typical View of 0.093 Acres

Off Holland St
 Sales price
 Gross living area
 Total rooms
 Total bedrooms
 Total bathrooms
 Location urban
 View limited-dead end
 Site 4,059
 Quality
 Age



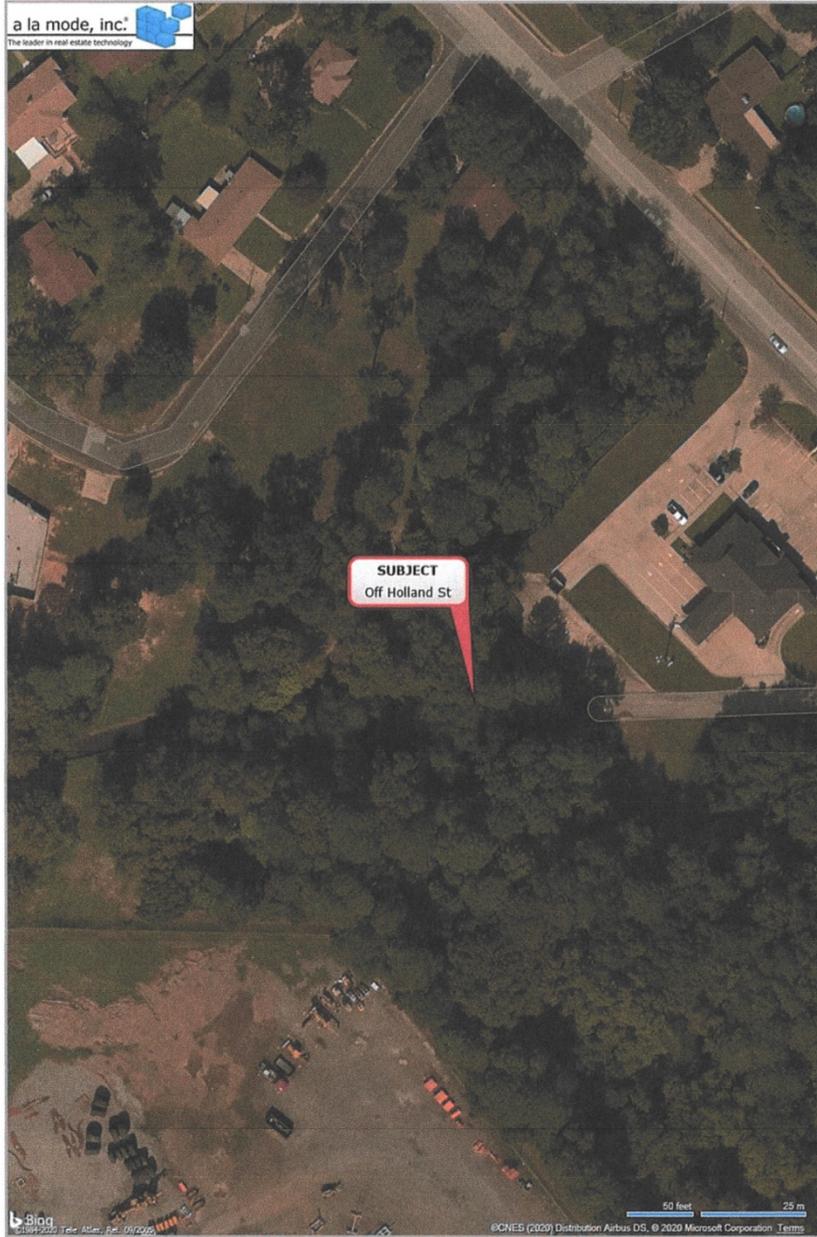
Typical View of 0.093 Acres



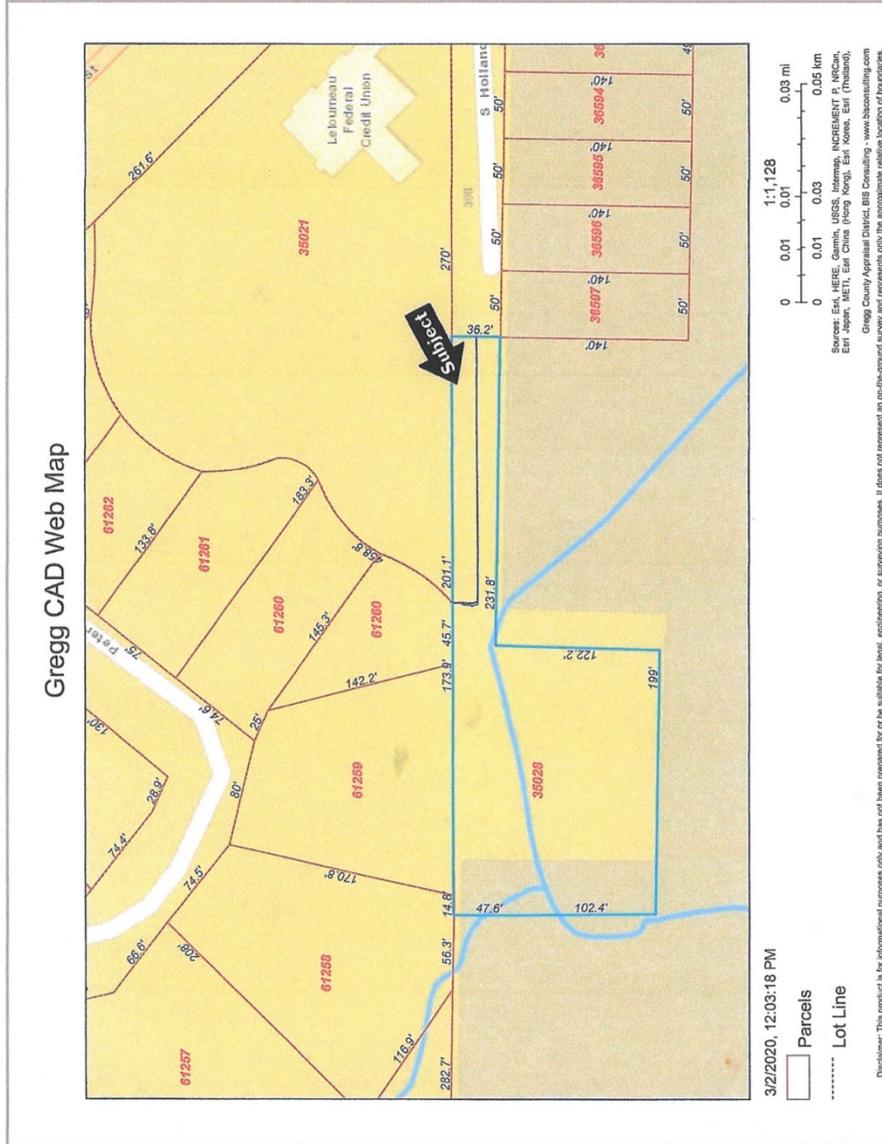
Street Scene-Holland St

Aerial Location Map

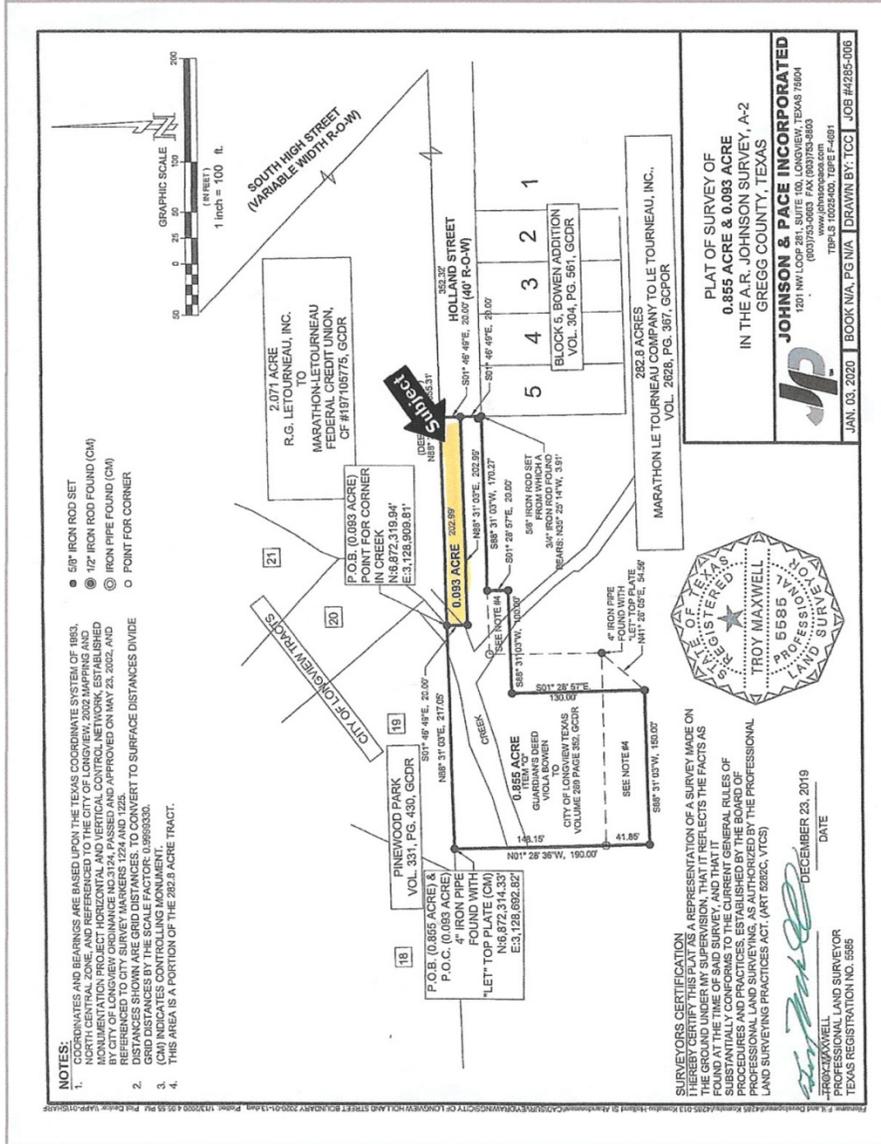
Borrower	N/A						
Property Address	Off Holland St						
City	Longview	County	Gregg	State	TX	Zip Code	75601
Lender/Client	Ms. Jennifer Malone, City of Longview						



Plat from GCAD



Survey



Legal Description

METES AND BOUNDS DESCRIPTION
0.093 ACRE

All that certain tract or parcel containing 0.093 acre of land in the A.R. Johnson Survey, A-2, Gregg County, Texas, being a portion of a tract which was conveyed from Viola Bowen to City of Longview, Texas, by an instrument of record in Volume 269, Page 352, of the Gregg County Deed Records, (GCDR), said 0.093 acre being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, (NAD 83) North Central Zone, to wit:

COMMENCING FOR REFERENCE from at a 4" iron pipe found with "LeT" top plate for northwest corner, being the most northerly northeast corner of said 282.8 acre tract, northwest corner of said City of Longview Tract, lying in the south line of Lot 19, Pinewood Park, a subdivision of record in Volume 331, Page 430, GCDR;

THENCE N88°31'03"E, 217.05 feet along the common line of said City of Longview tract and Pinewood Park to a point in the approximate centerline of a creek for northwest corner, being the southwest corner of a tract which was called 2.071 acres and conveyed from R.G. LeTourneau, Inc. to Marathon-LeTourneau Federal Credit Union, by an instrument of record in Clerk's File #197105775, GCDR and PLACE OF BEGINNING of the tract described herein;

THENCE N88°31'03"E, 202.99 feet along the common line of said City of Longview tract and said 2.071 acre tract to 5/8" iron rod set for northeast corner;

THENCE S01°46'49"E, 20.00 feet crossing said City of Longview tract to a 5/8" iron rod set for southeast corner;

THENCE S88°31'03"W, 202.99 feet continuing across said City of Longview tract to a 5/8" iron rod set for southwest corner;

THENCE N01°46'49"W, 20.00 feet continuing across said City of Longview tract to the PLACE OF BEGINNING, containing 0.093 acre of land, more or less. As a part of this professional service, a certified plat has been prepared by Johnson & Pace Incorporated under Job # 4285-013;

Troy Maxwell
Professional Land Surveyor
Texas Registration No. 5585



Compiled By:
Johnson & Pace Incorporated
1201 NW Loop 281 • Suite 100
Longview, Texas 75604
TBPLS #10025400

Engineering • Architecture • Surveying
Job No. 4285-013
Date: January 13, 2020

City of Longview Flood Map

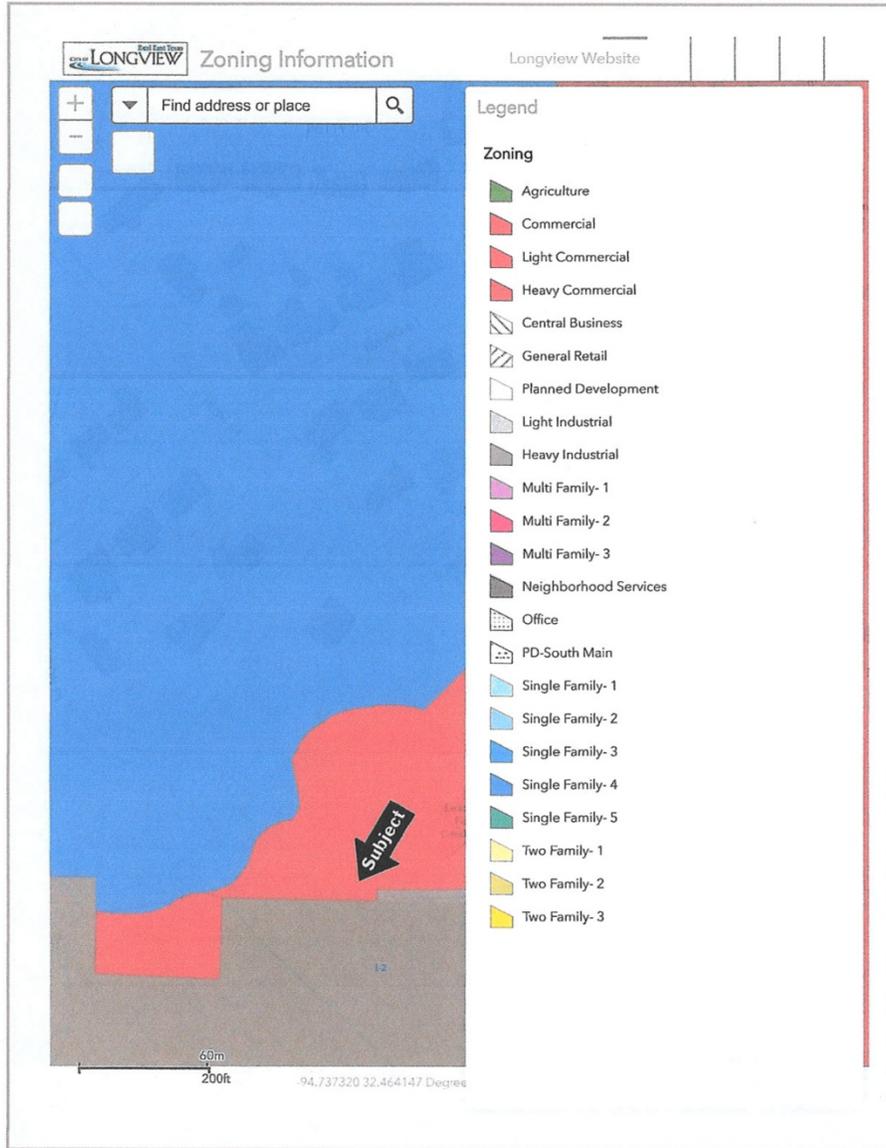


Flood Map

Borrower	N/A				
Property Address	Off Holland St				
City	Longview	County	Gregg	State	TX
Zip Code	75601				
Lender/Client	Ms. Jennifer Malone, City of Longview				

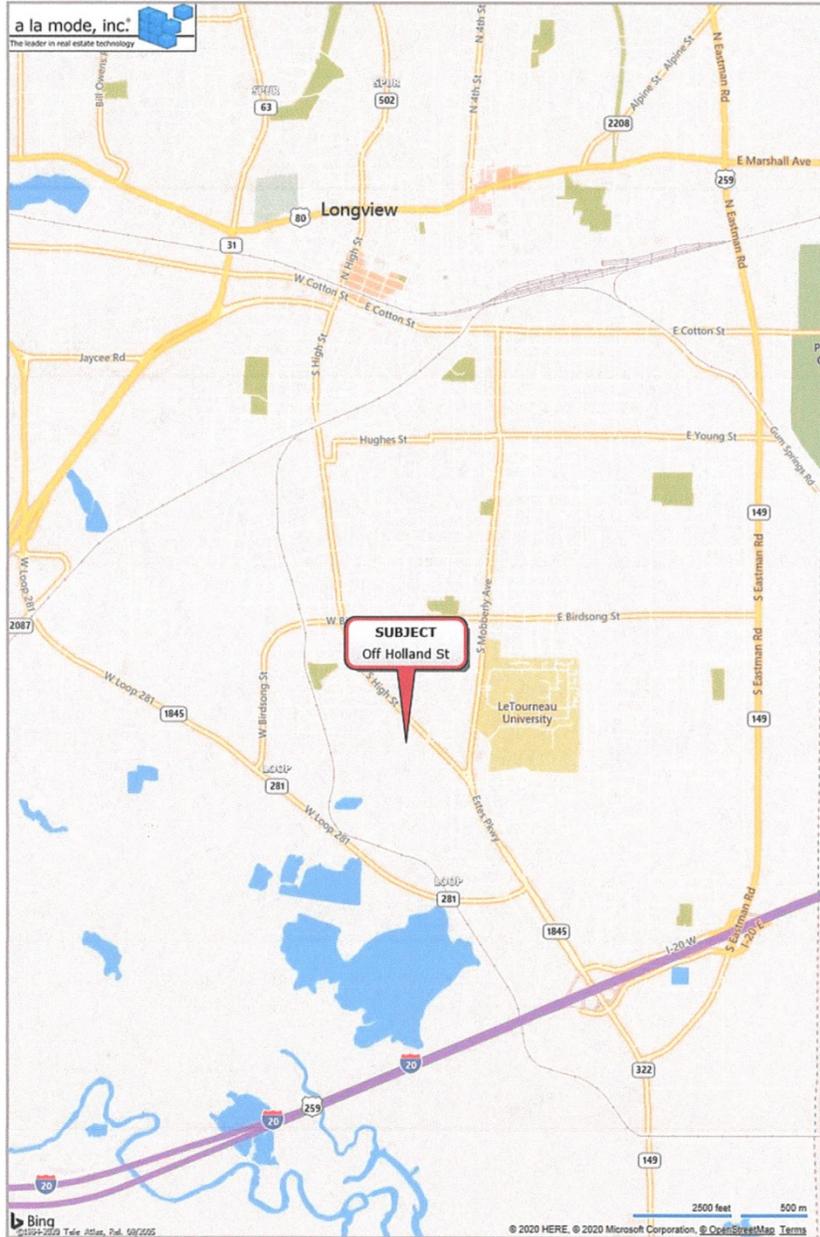


Zoning Map



Location Map

Borrower	N/A				
Property Address	Off Holland St				
City	Longview	County	Gregg	State	TX
Zip Code	75601				
Lender/Client	Ms. Jennifer Malone, City of Longview				



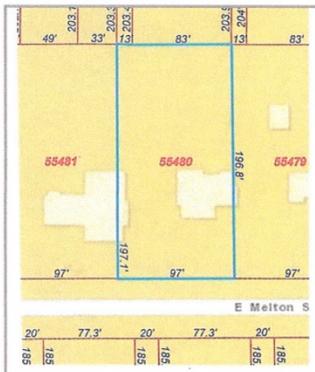
Comparable Photo Page

Borrower	N/A				
Property Address	Off Holland St				
City	Longview	County	Gregg	State	TX Zip Code 75601
Lender/Client	Ms. Jennifer Malone, City of Longview				



Comparable 1

1109-1111 Millie St
 Prox. to Subject 1.11 miles E
 Sale Price 4,500
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location urban
 View average
 Site 15,681
 Quality
 Age



Comparable 2

907 E. Melton St
 Prox. to Subject 2.00 miles NE
 Sale Price 6,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location urban
 View average
 Site 20,000
 Quality
 Age

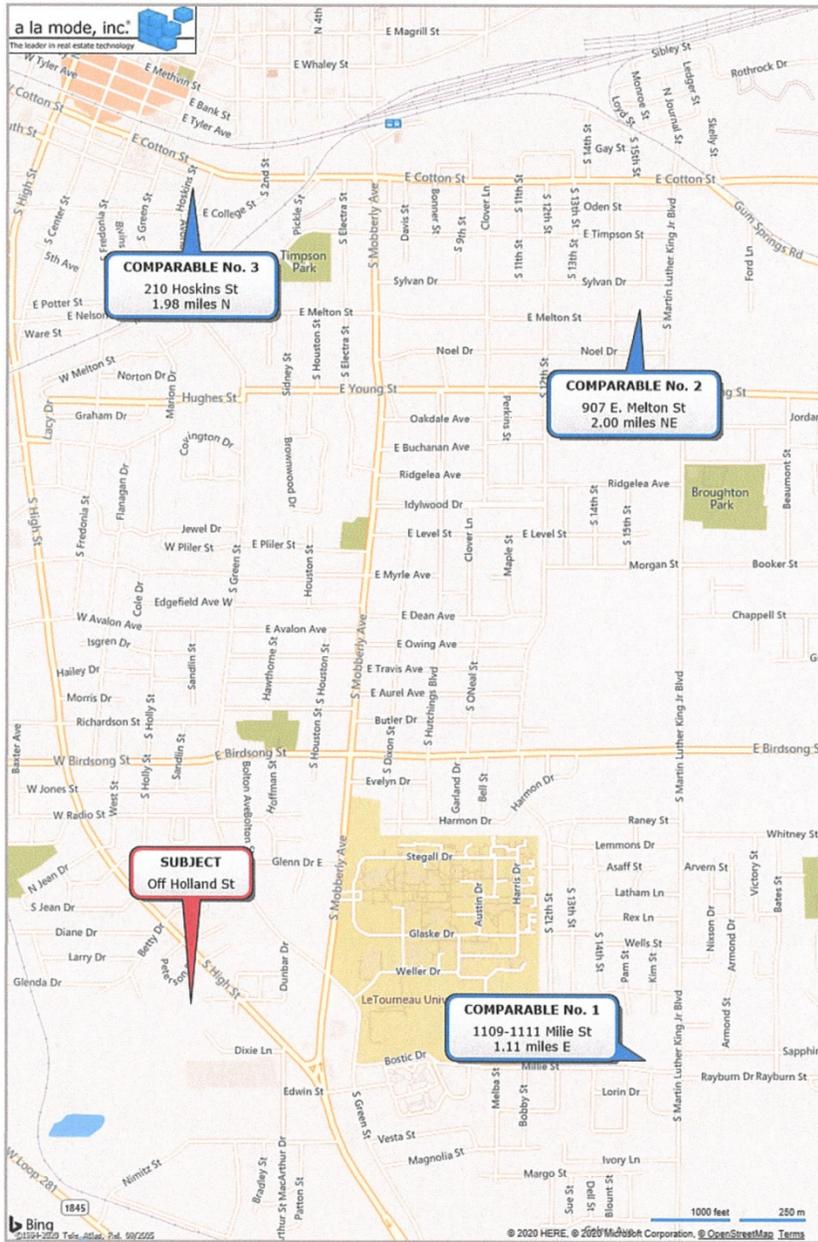


Comparable 3

210 Hoskins St
 Prox. to Subject 1.98 miles N
 Sale Price 2,700
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location urban
 View average
 Site 7,038
 Quality
 Age

Comparable Sales Map

Borrower	N/A				
Property Address	Off Holland St				
City	Longview	County	Gregg	State	TX
Zip Code	75601				
Lender/Client	Ms. Jennifer Malone, City of Longview				



Form MAP.LOC - TOTAL* appraisal software by a la mode, Inc. - 1-800-ALAMODE

Qualifications of the Appraiser

QUALIFICATIONS OF THE APPRAISER

Name: Michael D. Reader (Mike)

Licenses Held: State of Texas - Real Estate Broker
License No. 219030-35

State of Texas - State Certified
General Real Estate Appraiser
Certification No. TX-1321082-G

Education: Graduate Longview High School
Graduate Kilgore Jr. College
(Associates Degree in Business Management)
Kilgore Jr. College, completed requirements
for Associates Degree in Real Estate
Graduate Realtors Institute of Texas,
GRI designation
Appraisal Courses, Kilgore Jr. College
Appraisal Courses, Appraisal Institute
Appraisal Courses, National Association
of Independent Fee Appraisers
Various seminars, AI, NAIFA and others

Experience: Received salesman license in 1976
Received brokers license in 1978
Engaged in commercial sales 1976-1980
Development of commercial real estate 1979-1983
Actively appraising properties in Northeast
Texas since 1978

Professional
Membership: National Association of Realtors
Texas Association of Realtors
Longview Area Board of Realtors
Longview Area MLS

Current on Continuing Education Requirements of State of Texas
through June 30, 2021.

Appraisal Certification

MICHAEL DENNIS READER
PO BOX 9754
LONGVIEW, TX 75608

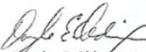


**Certified General
Real Estate Appraiser**

Appraiser: **Michael Dennis Reader**
License #: **TX 1321082 G** License Expires: **06/30/2021**

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

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



Douglas E. Oldmixon
Commissioner



Michael D. Reader, Appraiser
P.O. Box 9754
Longview, TX 75608
903-759-8210

03/05/2020

Ms. Jennifer Malone, City of Longview
P.O. Box 1952, Longview, TX 75606

Re: Property: Off Holland St / Komatsu
Longview, TX 75602
Borrower: N/A
File No.: 200302

Opinion of Value: \$ 550.00
Effective Date: 02/07/2020

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, in unencumbered fee simple title of ownership for an asset valuation.

This report is based on a physical analysis of the site, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me if I can be of additional service to you.

Sincerely,



Michael D. Reader
License or Certification #: TX1321082G
State: TX Expires: 06/30/2021
mdreader2@gmail.com

APPRAISAL OF REAL PROPERTY

City of Longview / Komatsu



LOCATED AT

Off Holland St
Longview, TX 75602

0.855 acres being a part Lot 22, NCB 722, Longview Johnson Acreage

FOR

Ms. Jennifer Malone, City of Longview
P.O. Box 1952, Longview, TX 75606

OPINION OF VALUE

\$550.00

AS OF

02/07/2020

BY

Michael D. Reader

P.O. Box 9754
Longview, TX 75608
903-759-8210
mdreader2@gmail.com

Appraisal Report

LAND APPRAISAL REPORT

The purpose of this summary appraisal report is to provide the lender/client with an accurate and adequately supported opinion of the market value of the subject property.

CLIENT AND PROPERTY IDENTIFICATION

Property Address: **Off Holland St** City: **Longview** State: **TX** ZIP: **75602**
 Borrower: **N/A** Owner of Public Record: **City of Longview** County: **Gregg**
 Legal Description: **0.855 acres being a part Lot 22, NCB 722, Longview Johnson Acreage**
 Assessor's Parcel #: **Part of R-35028** Tax Year: **2019** R.E. Taxes: **\$13.00**
 Neighborhood Name: **Southern Longview** Map Reference: **30980** Census Tract: **0014.00**
 Special Assessments: **0** PUD Yes No HOA \$ _____ Per Year Per Month
 Property Rights Appraised: Fee Simple Leasehold Other (describe) _____
 Assignment Type: Purchase Transaction Refinance Transaction Other (describe) **asset valuation**
 Lender/Client: **Ms. Jennifer Malone, City of Longview** Address: **P.O. Box 1952, Longview, TX 75606**

CONTRACT ANALYSIS

did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ _____ Date of Contract: _____ Is the property seller the owner of public record? Yes No Data Sources _____
 Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. \$ _____

NEIGHBORHOOD DESCRIPTION

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %			
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	75 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	2 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	11	Low	Multi-Family	1 %	
Neighborhood Boundaries:	Marshall Ave to the north, Gregg/Harrison County line to east, Marshall Ave to the north and Longview city limits to the west (Southern Longview - MLS Section 113)						210	High	90	Commercial	10 %	
								815	Prd.	50	Other	12 %
	Good	Average	Fair	Poor				Good	Average	Fair	Poor	
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Convenience to Primary Education	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Police/Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Convenience to Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overall Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Neighborhood Description: **See attached addendum for comments.**

Market Conditions (including support for the above conclusions): **It appears that properties in the southern portion of Longview city limits have remained relatively stable with adequate sources of mortgage money available with conventional loans for single family homes ranging from 3.5% to 8% depending on terms.**

SITE DESCRIPTION

Dimensions: **see comments & survey plat** Area: **37,243 sf** Acres Sq Ft Shape: **irregular** View: **limited-dead end of street**
 Zoning Classification: **C-1, SF-4** Zoning Description: **Commercial, Industrial & Single Family-4**
 Zoning Compliance: Legal Legal Nonconforming (Stratified/used Use) No Zoning Illegal (describe) _____
 Uses permitted under current zoning regulations: **Commercial, retail and/or office, residential, only very small part zoned industrial**
 Highest & Best Use: **greenbelt and/or park area**
 Describe any improvements: **No improvements**
 Do present improvements conform to zoning? Yes No No improvements If No, explain: _____

Present use of subject site: **vacant** Current or proposed ground rent? Yes No If Yes, \$ _____
 Topography: **sloping to low, creek severs tract** Slope: **typical** Drainage: **poor - flood zone**
 Corner Lot: Yes No Underground Utilities: Yes No Fenced: Yes No If Yes, type: _____
 Special Flood Hazard Area: Yes No FEMA Flood Zone: **A** FEMA Map #: **48183C0178F** FEMA Map Date: **9/3/2014**

Utilities	Public	Other	Provider or Description	Off-site Improvements	Type/Description	Public	Other
Electricity	<input type="checkbox"/>	<input type="checkbox"/>	Available	Street Surface	off of an asphalt street	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	Available	Street Type/Influence	off of a 2 lane dead end street	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input type="checkbox"/>	Available	Curbs/Outer	none	<input type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer	<input type="checkbox"/>	<input type="checkbox"/>	Available	Sidewalk	none	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Street Lights (type)	none	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Alley	none	<input type="checkbox"/>	<input type="checkbox"/>

Are the utilities and off-site improvements typical for the market? Yes No If No, describe: _____
 Are there any adverse site conditions or external factors (assessments, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe: _____

The entire property is located in flood zone A.

Site Comments: **See attached addendum for comments.**

LAND APPRAISAL REPORT

Main File No. 200302 Page # 4
File No.: 200302
Loan No.:

There are <u>8</u> comparable sites currently offered for sale in the subject neighborhood ranging in price from \$ <u>5,800</u> to \$ <u>475,000</u>				
There were <u>5</u> comparable sites sold in the past 12 months in the subject neighborhood ranging in sale price from \$ <u>4,000</u> to \$ <u>35,000</u>				
COMPARABLE SALES				
FEATURE	SUBJECT	COMPARABLE # 1	COMPARABLE # 2	COMPARABLE # 3
Address	Off Holland St Longview, TX 75602	1109-1111 Millie St Longview, TX 75602	907 E. Melton St Longview, TX 75602	210 Hoskins St Longview, TX 75601
Proximity to Subject		1.11 miles E	2.00 miles NE	1.98 miles N
Data Sources	Aerial Photo	State RE / GCAD	State RE / GCAD	Lenhart RE / GCAD
Verification Sources	GCAD, survey	LAARMLS #20194113	LAARMLS #20182262	LAARMLS #20190203
Sale Price	\$	\$ 4,500	\$ 6,000	\$ 2,700
Price / sq ft	\$	\$ 0.29	\$ 0.30	\$ 0.38
Date of Sale (MO/DA/YR)		10/14/2019	06/01/2018	02/17/2019
Days on Market		23	25	15
Financing Type	n/a	cash sale	cash sale	cash sale
Concessions	none	none	none	none
Location	urban	urban	urban	urban
Property Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site Size Square Feet	37,243	15,681	20,000	7,038
View	limited-dead end	average	average	average
Topography	low, creek severs-flood	generally level	-0.22 generally level	-0.23 generally level
Available Utilities	all city	all city	all city	all city
Street Frontage	20 feet at dead end	89+/- FF Millie St	-0.06 100+/- FF Melton	-0.06 85+/- FF Hoskins
Street Type	off of a 2 lane dead end	2 lane residential	2 lane residential	2 lane residential
Water Influence	n/a	n/a	n/a	n/a
Fencing	none	none	none	none
Improvements	none	none	none	none
Zoning	Commercial, Industrial, SF-4	SF-3	SF-4	Commercial
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -4,391	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -5,800	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -2,534
Adjusted sales price of the		Net Adj. 97.6% (\$ -0.29 /sq ft)	Net Adj. 96.7% (\$ -0.29 /sq ft)	Net Adj. 93.9% (\$ -0.36 /sq ft)
Comparable Sales (in \$ / sq ft)		Gross Adj. 97.6% \$ 0.01	Gross Adj. 96.7% \$ 0.01	Gross Adj. 93.8% \$ 0.02
The appraiser has researched the transfer history of the subject property for the past 3 years and the listing history of the subject for the past 12 months prior to the effective date of this appraisal. The appraiser has also researched the transfer and listing history of the comparable sales for the past 12 months.				
The appraiser's research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of the appraisal.				
Data Sources: GCAD				
The appraiser's research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.				
Data Sources: GCAD				
The appraiser's research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior listings of the subject property or comparable sales for the year prior to the effective date of the appraisal.				
Data Sources: MLS				
Listing/Transfer History (if more than two, use comments section or an addendum.)	Transfer/Sale (ONLY) of the Subject in past 36 months:	Listing and Transfer history of Comp 1 in past 12 months:	Listing and Transfer history of Comp 2 in past 12 months:	Listing and Transfer history of Comp 3 in past 12 months:
	\$ 7,500 04/23/2018	\$ 7,000 07/29/2019	\$ 3,000 01/14/2019	
Subject property is currently listed for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Data Source: MLS				
Current Listing History				
Subject property has been listed within the last 12 months? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Data Source: MLS				
12 Month Listing History				
Comments on Prior Sales/Transfers and Current and Prior Listings: According to GCAD the subject tract has been in the City of Longview name for an extended period. Sale #1 was listed for \$7,500.00, sold for \$6,000.00 after 23+/-days on the market, sale #2 was listed for \$7,000.00, sold for \$4,500.00 after 77 days on market and sale #3 was listed for \$3,000.00, sold for \$2,700.00 after 15 days on the market.				
Summary of the Sales Comparison Approach: See attached addendum for comments				
Reconciliation Comments: See attached addendum for comments. The appraiser has not completed any prior services on this property.				
This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions or inspections: See attached addendum for comments. This report is for the express use of the City of Longview and/or assigns for an asset valuation. No additional users have been identified.				
Based on a complete visual inspection of the subject site and those improvements upon said site, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of market value, as defined, of the real property that is the subject of this report is:				
Opinion of Market Value: \$ 550.00 as of: 02/07/2020, which is the date of inspection and the effective date of this appraisal.				

Supplemental addendum

File No. 200302

Owner	City of Longview				
Property Address	Off Holland St				
City	Longview	County	Gregg	State	TX Zip Code 75602
Lender/Client	Ms. Jennifer Malone, City of Longview				

1 **Land: Scope of Work**

2 The scope of work for this appraisal was defined by the complexity of this appraisal assignment and the reporting requirements
3 of this appraisal report form, including the definition of market value, statement of assumptions, limiting conditions and
4 certification of the appraiser. I performed a visual observation of the overall 0.855 acre tract from the street; reviewed Gregg
5 County Appraisal District info, reviewed Longview zoning maps, reviewed FEMA flood maps, observed the neighborhood;
6 researched, verified and analyzed data from reliable public and/or private sources; and reported my analysis, opinions and
7 conclusions in this report.

8
9 **Land: Real Estate Taxes**

10 The appraiser has estimated the Real Estate taxes based on the appraised value of the site using 2019 tax rates.

11
12 **Land: Neighborhood Comments**

13 An established neighborhood located in the southern section of Longview city limits. Eastman Road (US Hwy 259), Moberly
14 Avenue, MLK Blvd and High Street are main north-south traffic arteries through the neighborhood. Cotton Street, Young Street
15 and Birdsong Street are moderately traveled east-west streets connecting the above north-south streets. I-20 crosses the far
16 southern portion of city. These streets allow easy access to schools, employment and shopping. Commercial use is generally
17 along main streets. 2-4 family use is scattered throughout the area, some older apartment complexes in the neighborhood,
18 some newer financial assisted apartment complexes in far southern portion of city. There is some specialty retail and
19 commercial zoned property in the area with majority along main streets such as Moberly Avenue or High Street. Other use is
20 typically vacant lots (majority due to former improvements removed) or land in and/near flood areas. There is a large industrial
21 plant in the southern portion of neighborhood on the west ROW of Estes Parkway and North ROW of Loop 281. According to
22 MLS residential sales in the past 12 months in the southern portion of town (MLS section 113) ranged from \$11,000.00 to
23 \$210,000.00.

24
25 **Land: Comments on Site**

26 According to survey provided to the appraiser, the subject site contains 0.855 acres (37,243+/- sq ft), site is located at the dead
27 end of Holland Street. This 0.855 acre tract only has 20 feet frontage on the dead end of the road, the tract is 420+/- feet deep
28 widening out approximately 170 feet from the dead end of the street. There is a creek that severs the western portion of the tract
29 (see attached survey). The entire 0.855 acres is located within a flood zone. Due to the size/shape of the tract and location in a
30 flood zone the tract cannot be considered a self sustaining economic unit (can not be used without adjoining property).

31
32 **ZONING:** According to the Longview zoning map, the 0.855 acres appears to be within 3 different zoning districts with
33 commercial (C) being the largest portion, single family-4 (SF-4) zoning along the northern part and a small section appears to
34 be zoned heavy industrial (I-2), see attached zoning map. It is recommended that the reader of this report consults with the City
35 of Longview zoning department for an exact determination of the zoning district that would apply to this particular tract.

36
37 **HIGHEST AND BEST USE:** The subject 0.855 acres is located in the southern portion of Longview city limits, in an area of
38 mostly vacant land and/or flood land. The property is zoned commercial, single family and industrial. Due to the limited access
39 and being located within a flood zone it would seem reasonable that the site would need to be combined with additional land for
40 park or greenbelt use.

41
42 **FLOOD ZONE:** According to FEMA flood map, Longview panel 48183C0178F, dated 09/03/2014 the entire 0.855 acre site is
43 located within a flood zone A.

44
45 **Land Appraisal Report: Summary of the Sales Comparison Approach**

46 An extensive search for comparable sales was completed, no sales of lots within flood zones were located, the appraiser was
47 required to utilize sales of lots not in flood zones and fronting public access. The subject site contains 37,243 sq ft (0.855 ac),
48 sale #1 site contained 15,681 sq ft, sale #2 site contained 20,000 sq ft and sale #3 site contained 7,038 sq ft all of which were
49 smaller in size but considered similar to the subject due to subject site not being usable for anything but green belt or park with
50 no adjustments deemed necessary. All sales were somewhat generally level with slight slopes which were considered superior
51 in topo to the subject, a negative 75% adjustment was made to each sale for the subject being entirely located in a flood zone.
52 The subject site only has 20 feet frontage on a public street, all sales had more frontage (85+/- FF to 100+/- FF) on public
53 streets, a negative 20% adjustment was made to each sale for superior frontage. No adjustments were made for zoning since
54 the subject is located within a flood zone and any use other than greenbelt or park would not be allowed.

55
56 **Land: Final Reconciliation**

57 An extensive search for comparable sales was completed with those used considered best suited. No sales of lots located
58 within a flood zone were located, the appraiser was required to use sales that exceed some normal guidelines, but it was
59 unavoidable. The adjusted range of value was \$0.01 to \$0.02 per square foot or \$372.43 to \$744.86 for the subject 37,243
60 square feet. The appraiser feels 2 of the 3 adjusted sales are most representative of the market, but all sales were given some
61 consideration in the indication of estimated market value.

62
63 Say: \$0.015 per square foot X 37,243 sq ft = \$558.30

64
65 **Rounded To: \$550.00**

66
67 If any information provided to the appraiser that contradicts any assumption within this report, the appraiser reserves the right to
68 revisit this report and amend, if deemed necessary.

LAND APPRAISAL REPORT

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s): Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project: _____ Total number of units: _____ Total number of units sold: _____

Total number of phases: _____ Total number of units for sale: _____ Date sources: _____

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion: _____

Does the project contain any multi-dwelling units? Yes No Data Source: _____

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion: _____

Describe common elements and recreational facilities: _____

CERTIFICATIONS AND LIMITING CONDITIONS

This report form is designed to report an appraisal of a parcel of land which may have some minor improvements but is not considered to be an "improved site". All improvements are considered to be of relatively minor value impact on the overall value of the site. This report form is not designed to report on an "improved site" where significant value is derived from the improvements. This appraisal report form may be used for single family, multi-family sites and may be included within a PUD development.

This appraisal report is subject to the following scope of work, intended use, definition of market value, statement of assumptions and limiting conditions and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject site and any limited improvements, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this report is the lender/client identified within the appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of the title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated, (2) both parties are well informed or well advised, and each acting in what they consider their own best interest, (3) a reasonable time is allowed for exposure in the open market, (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto, and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: OCC, OTS, FRS, & FDIC joint regulations published June 7, 1994)

*Adjustments to the comparables must be made for special or creative concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; those costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparison to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- The appraiser will not be responsible for matters of a legal nature that affect the subject property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantee, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the subject property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantee or warranties express or implied. The appraiser will not be responsible for any such conditions that do exist or for the engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- I performed a complete visual inspection of the subject site and any limited improvements. I have reported the information in factual and specific terms. I identified and reported the deficiencies of the subject site that could affect the utility of the site and its usefulness as a building lot(s).
- I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them unless indicated elsewhere within this report as there are no or very limited improvements and these approaches to value are not deemed necessary for credible results and/or reliable indicators of value for this appraisal assignment.
- I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of the sale of the comparable sale, unless otherwise indicated in this report.
- I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- I have not used comparable sales that were the result of combining multiple transactions into one reported sale.
- I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- I have verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- I have knowledge and experience in appraising this type of property in this market area.
- I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

LAND APPRAISAL REPORT

Main File No. 200302 Page # 7
 File No: 200302
 Loan No:

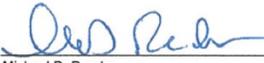
CERTIFICATIONS AND LIMITING CONDITIONS (continued)

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report, therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions, without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (including audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (including audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SIGNATURES

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature:  Name: <u>Michael D. Reader</u> Company Name: <u>MDR Services, Inc.</u> Company Address: <u>P.O. Box 9754</u> <u>Longview, TX 75608</u> Telephone Number: <u>903-759-8210</u> Email Address: <u>mdreader2@gmail.com</u> Date of Signature and Report: <u>03/05/2020</u> Effective Date of Appraisal: <u>02/07/2020</u> State Certification #: <u>TX1321082G</u> or State License #: _____ State #: _____ or Other (describe): _____ State #: _____ State: <u>TX</u> Expiration Date of Certification or License: <u>06/30/2021</u> ADDRESS OF PROPERTY APPRAISED <u>Off Holland St</u> <u>Longview, TX 75602</u> APPRAISED VALUE OF SUBJECT PROPERTY \$ <u>550.00</u> LENDER/CLIENT Name: _____ Company Name: <u>Ms. Jennifer Malone, City of Longview</u> Company Address: <u>P.O. Box 1952, Longview, TX 75608</u> Email Address: _____	Signature: _____ Name: _____ Company Name: _____ Company Address: _____ Telephone Number: _____ Email Address: _____ Date of Signature: _____ State Certification #: _____ or State License #: _____ State: _____ Expiration Date of Certification or License: _____ SUBJECT PROPERTY <input type="checkbox"/> Did not inspect subject property <input type="checkbox"/> Did inspect exterior of subject property from at least the street Date of Inspection: _____ COMPARABLE SALES <input type="checkbox"/> Did not inspect exterior of comparable sales from street <input type="checkbox"/> Did inspect exterior of comparable sales from street Date of Inspection: _____

**MULTI-PURPOSE SUPPLEMENTAL ADDENDUM
FOR FEDERALLY RELATED TRANSACTIONS**

Michael D. Reader (903) 759-8210

Owner	City of Longview		
Property Address	Off Holland St		
City	Longview	County	Gregg
		State	TX
		Zip Code	75602
Lender/Client	Ms. Jennifer Malone, City of Longview		

This Multi Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), the Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only these statements which have been checked by the appraiser apply to the property being appraised.

PURPOSE & FUNCTION OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a Federally related transaction.

EXTENT OF APPRAISAL PROCESS

The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.

- The Reproduction Cost is based on _____ supplemented by the appraiser's knowledge of the local market.
- Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

SUBJECT PROPERTY OFFERING INFORMATION

- According to MLS _____ the subject property.
- has not been offered for sale in the past 30 days.
 - is currently offered for sale for \$ _____.
 - was offered for sale within the past 30 days for \$ _____.
 - Offering information was considered in the final reconciliation of value.
 - Offering information was not considered in the final reconciliation of value.
 - Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

SALES HISTORY OF SUBJECT PROPERTY

- According to Gregg County Appraisal District _____ the subject property.
- has not transferred in the past twelve months.
 - has transferred in the past twelve months.
 - has not transferred in the past thirty-six months.
 - has transferred in the past thirty-six months.
 - All prior sales which have occurred in the past twelve months are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer

FEMA FLOOD HAZARD DATA

- Subject property is not located in a FEMA Special Flood Hazard Area.
- Subject property is located in a FEMA Special Flood Hazard Area.

Zone	FEMA Map/Panel #	Map Date	Name of Community
A	48183C0178F	9/3/2014	Longview

- The community does not participate in the National Flood Insurance Program.
- The community does participate in the National Flood Insurance Program.
- It is covered by a regular program.
- It is covered by an emergency program.

<input checked="" type="checkbox"/> CURRENT SALES CONTRACT									
<input checked="" type="checkbox"/> The subject property is <u>currently not under contract</u> . <input type="checkbox"/> The contract and/or escrow instructions <u>were not available for review</u> . The unavailability of the contract is explained later in the addenda section. <input type="checkbox"/> The contract and/or escrow instructions <u>were reviewed</u> . The following summarizes the contract: <table border="1" style="width: 100%; margin-top: 5px;"> <thead> <tr> <th style="width: 20%;">Contract Date</th> <th style="width: 20%;">Amendment Date</th> <th style="width: 20%;">Contract Price</th> <th style="width: 40%;">Seller</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;">City of Longview</td> </tr> </tbody> </table>		Contract Date	Amendment Date	Contract Price	Seller	City of Longview			
Contract Date	Amendment Date	Contract Price	Seller						
City of Longview									
<input type="checkbox"/> The contract indicated that personal property <u>was not included</u> in the sale. <input type="checkbox"/> The contract indicated that personal property <u>was included</u> . It consisted of _____ Estimated contributory value is \$ _____ <input type="checkbox"/> Personal property <u>was not included</u> in the final value estimate. <input type="checkbox"/> Personal property <u>was included</u> in the final value estimate. <input type="checkbox"/> The contract indicated <u>no financing concessions</u> or other incentives. <input type="checkbox"/> The contract indicated <u>the following concessions</u> or incentives: _____ <input type="checkbox"/> If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.									
<input checked="" type="checkbox"/> MARKET OVERVIEW Include an explanation of current market conditions and trends.									
up to <u>60</u> months is considered a reasonable marketing period for the subject property based on _____ location in a <u>flood zone with very limited</u> street frontage.									
<input checked="" type="checkbox"/> ADDITIONAL CERTIFICATION									
The Appraiser certifies and agrees that: (1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply. (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.									
<input checked="" type="checkbox"/> ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS									
The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.									
<input type="checkbox"/> ADDITIONAL COMMENTS									
<input checked="" type="checkbox"/> APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION									
Appraiser's Signature: Effective Date: <u>02/07/2020</u> Date Prepared: <u>03/05/2020</u> Appraiser's Name (print): <u>Michael D. Reader</u> Phone #: <u>(903) 759-8210</u> State: <u>TX</u> License: <input type="checkbox"/> Certification #: <input checked="" type="checkbox"/> <u>TX1321082G</u> Tax ID #: _____									
<input type="checkbox"/> CO-SIGNING APPRAISER'S CERTIFICATION									
<input type="checkbox"/> The co-signing appraiser <u>has personally inspected</u> the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser. <input type="checkbox"/> The co-signing appraiser <u>has not personally inspected</u> the interior of the subject property and: <input type="checkbox"/> <u>has not inspected</u> the exterior of the subject property and all comparable sales listed in the report. <input type="checkbox"/> <u>has inspected</u> the exterior of the subject property and all comparable sales listed in the report. <input type="checkbox"/> The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser. <input type="checkbox"/> The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.									
<input type="checkbox"/> CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION									
Co-Signing Appraiser's Signature: _____ Effective Date: _____ Date Prepared: _____ Co-Signing Appraiser's Name (print): _____ Phone #: () _____ State: _____ License: <input type="checkbox"/> Certification #: _____ Tax ID #: _____									

Subject Photo Page

Owner	City of Longview						
Property Address	Off Holland St						
City	Longview	County	Gregg	State	TX	Zip Code	75602
Lender/Client	Ms. Jennifer Malone, City of Longview						

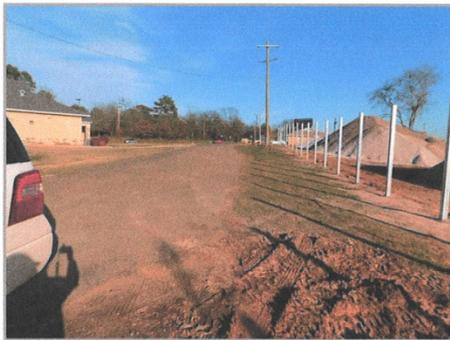


Typical View of 0.855 Acres

Off Holland St
 Sales price
 Gross living area
 Total rooms
 Total bedrooms
 Total bathrooms
 Location urban
 View limited-dead end
 Site 37,243
 Quality
 Age



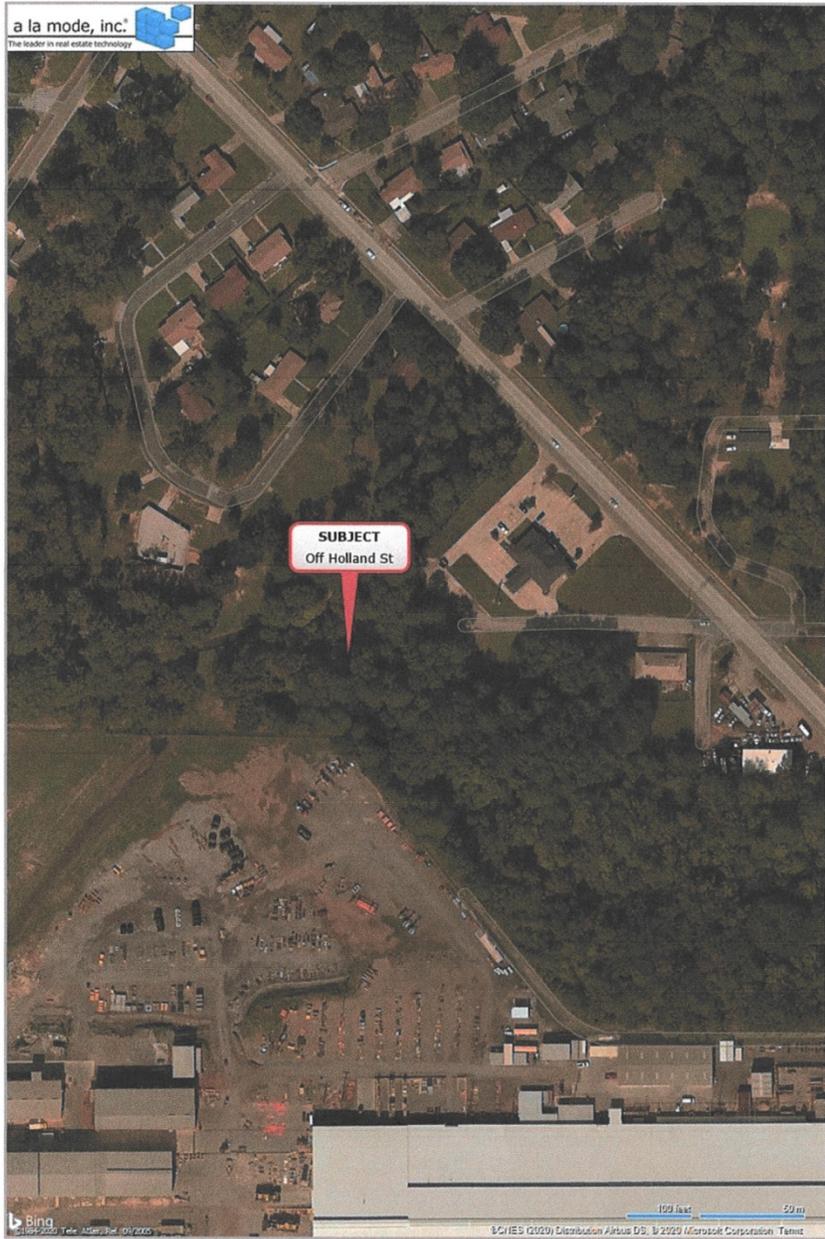
Typical View of 0.855 Acres



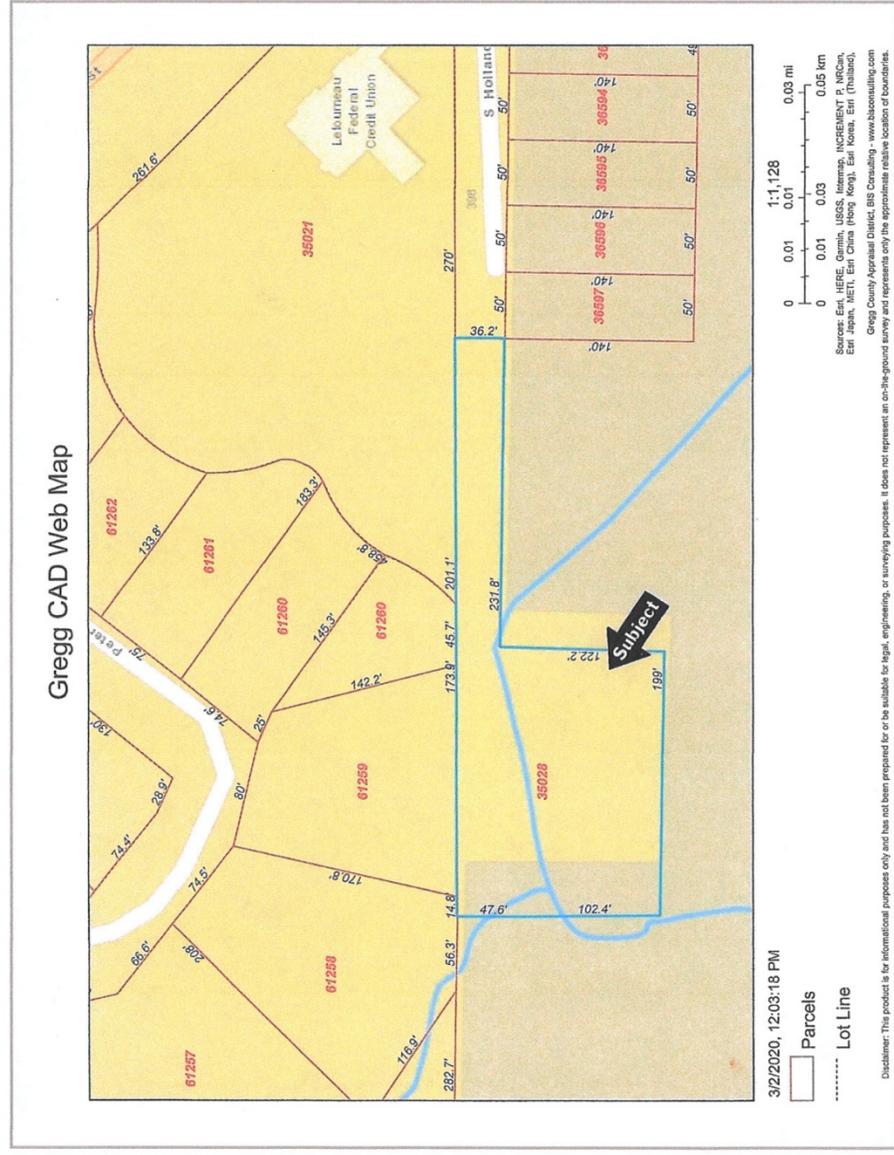
Street Scene-Holland St

Aerial Location Map

Owner	City of Longview				
Property Address	Off Holland St				
City	Longview	County	Gregg	State	TX Zip Code 75602
Lender/Client	Ms. Jennifer Malone, City of Longview				



Plat from GCAD



Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Legal Description

METES AND BOUNDS DESCRIPTION
0.855 ACRE

All that certain tract or parcel containing 0.855 acre of land in the A.R. Johnson Survey, A-2, Gregg County, Texas, being a portion of a tract which was conveyed from Viola Bowen to City of Longview, Texas, by an instrument of record in Volume 269, Page 352, of the Gregg County Deed Records, (GCDR), said 0.855 acre being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, (NAD 83) North Central Zone, to wit:

BEGINNING at a 4" iron pipe found with "LeT" top plate for northwest corner, being the most northerly northeast corner of a tract which was called 282.8 acres and conveyed from Marathon Le Tourneau Company to Le Tourneau, Inc., by an instrument of record in Volume 2628, Page 367, of the Gregg County Public Official Records, (GCPOR), northwest corner of said City of Longview Tract, lying in the south line of Lot 19, Pinewood Park, a subdivision of record in Volume 331, Page 430, GCDR;

THENCE N88°31'03"E, 217.05 feet along the common line of said City of Longview tract and Pinewood Park to a point in the approximate centerline of a creek for most northerly northeast corner, being the southwest corner of a tract which was called 2.071 acres and conveyed from R.G. LeTourneau, Inc. to Marathon-LeTourneau Federal Credit Union, by an instrument of record in Clerk's File #197105775, GCDR;

THENCE S01°46'49"E, 20.00 feet crossing said City of Longview tract to a 5/8" iron rod set for interior corner;

THENCE N88°31'03"E, 202.99 feet continuing across said City of Longview tract to a 5/8" iron rod set for northeast corner;

THENCE S01°46'49"E, 20.00 feet continuing across said City of Longview tract to a 5/8" iron rod set for most easterly southeast corner, being a northeast corner of said 282.8 acre tract and northwest corner of Lot 5, Block 5, Bowen Addition, a subdivision of record in Volume 304, Page 561, GCDR;

THENCE S88°31'03"W, 170.27 feet along the common line of said City of Longview tract and said 282.8 acre tract to a 5/8" iron rod set for interior corner, being an interior corner of said City of Longview tract;

THENCE S01°28'57"E, 20.00 feet crossing said 282.8 acre tract to a 5/8" iron rod set for southeast corner;

THENCE S88°31'03"W, 100.00 feet continuing across said 282.8 acre tract to a 5/8" iron rod set for interior corner, being an interior corner of said City of Longview tract;

THENCE S01°28'57"E, 130.00 feet along the east line of said City of Longview tract to a 5/8" iron rod set for most southerly southeast corner;

THENCE S88°31'03"W, 150.00 feet continuing across said 282.8 acre tract and along the south line of said City of Longview tract to a 5/8" iron rod set for southwest corner;

THENCE N01°28'36"W, 190.00 feet along the common line of said 282.8 acre tract and said City of Longview tract to the PLACE OF BEGINNING, containing 0.855 acres of land, more or less. As a part of this professional service, a certified plat has been prepared by Johnson & Pace Incorporated under Job # 4285-013;


Troy Maxwell
Professional Land Surveyor
Texas Registration No. 5585



Compiled By:
Johnson & Pace Incorporated
1201 NW Loop 281 • Suite 100
Longview, Texas 75804
TBPLS #10025400

Engineering • Architecture • Surveying
Job No. 4285-013
Date: January 13, 2020

City of Longview Flood Map



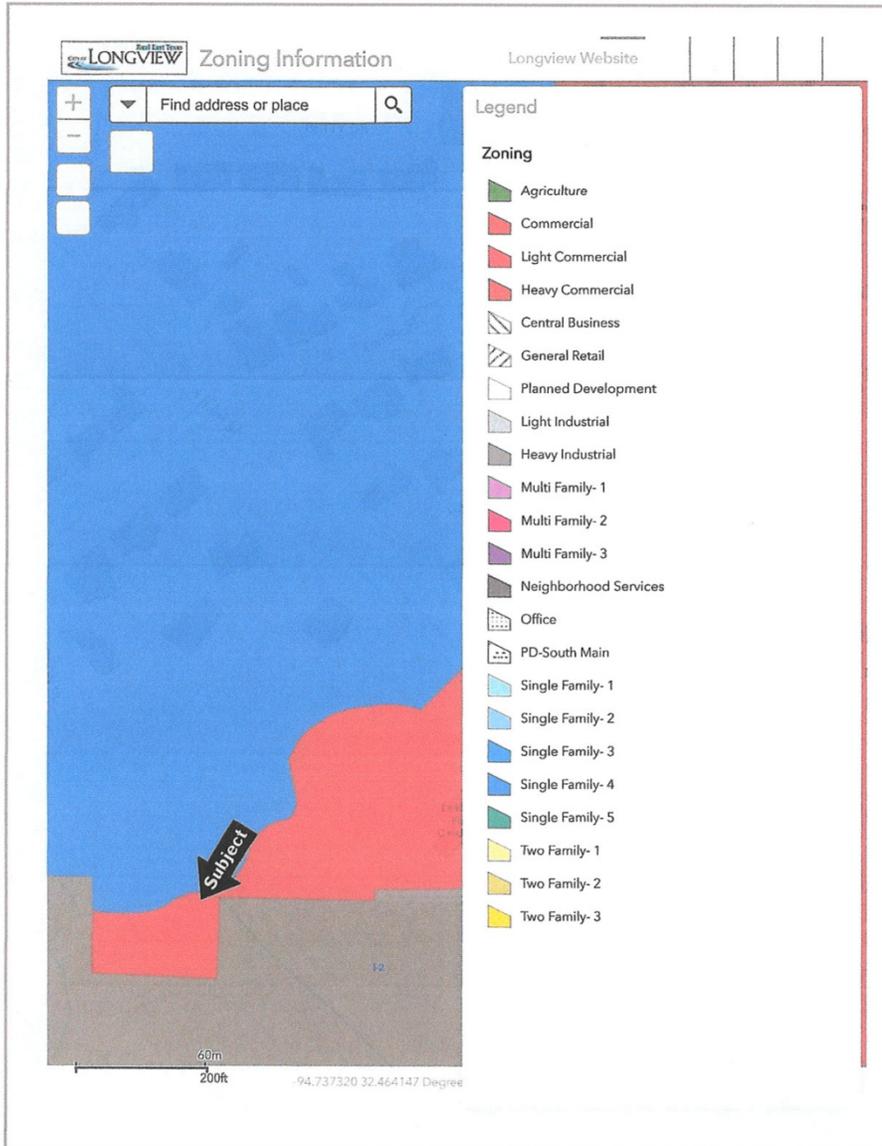
Flood Map

Owner	City of Longview				
Property Address	Off Holland St				
City	Longview	County	Gregg	State	TX
Zip Code	75602				
Lender/Client	Ms. Jennifer Malone, City of Longview				



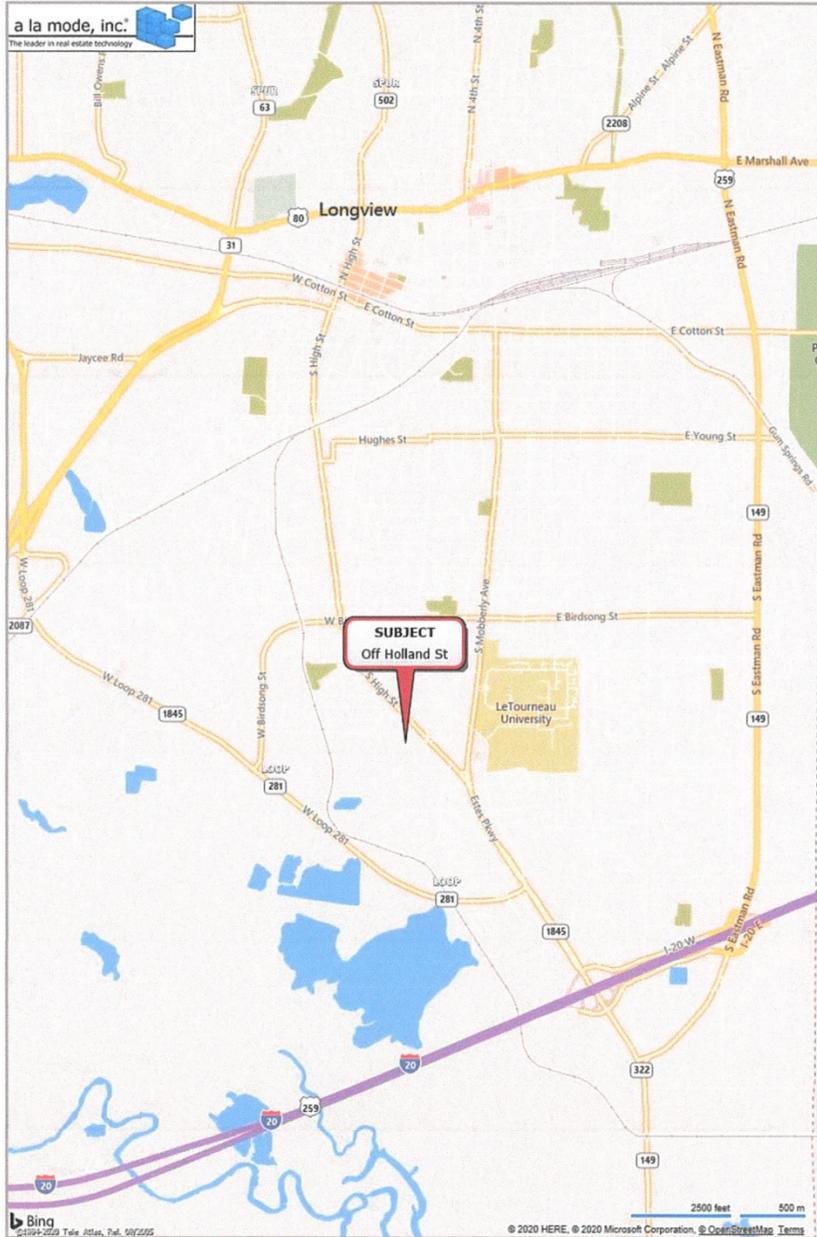
Form MAP.FLOOD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Zoning Map



Location Map

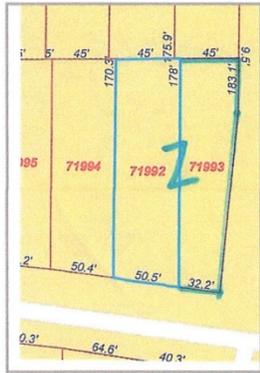
Owner	City of Longview				
Property Address	Off Holland St				
City	Longview	County	Gregg	State	TX
Zip Code	75602				
Lender/Client	Ms. Jennifer Malone, City of Longview				



Form MAP.LOC - *TOTAL* appraisal software by a la mode, inc. - 1-800-ALAMODE

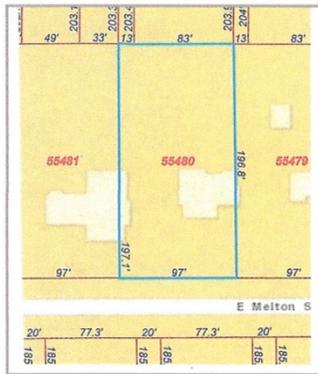
Comparable Photo Page

Owner	City of Longview				
Property Address	Off Holland St				
City	Longview	County	Gregg	State	TX
Zip Code	75602				
Lender/Client	Ms. Jennifer Malone, City of Longview				



Comparable 1

1109-1111 Millie St
 Prox. to Subject 1.11 miles E
 Sale Price 4,500
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location urban
 View average
 Site 15,681
 Quality
 Age



Comparable 2

907 E. Melton St
 Prox. to Subject 2.00 miles NE
 Sale Price 6,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location urban
 View average
 Site 20,000
 Quality
 Age

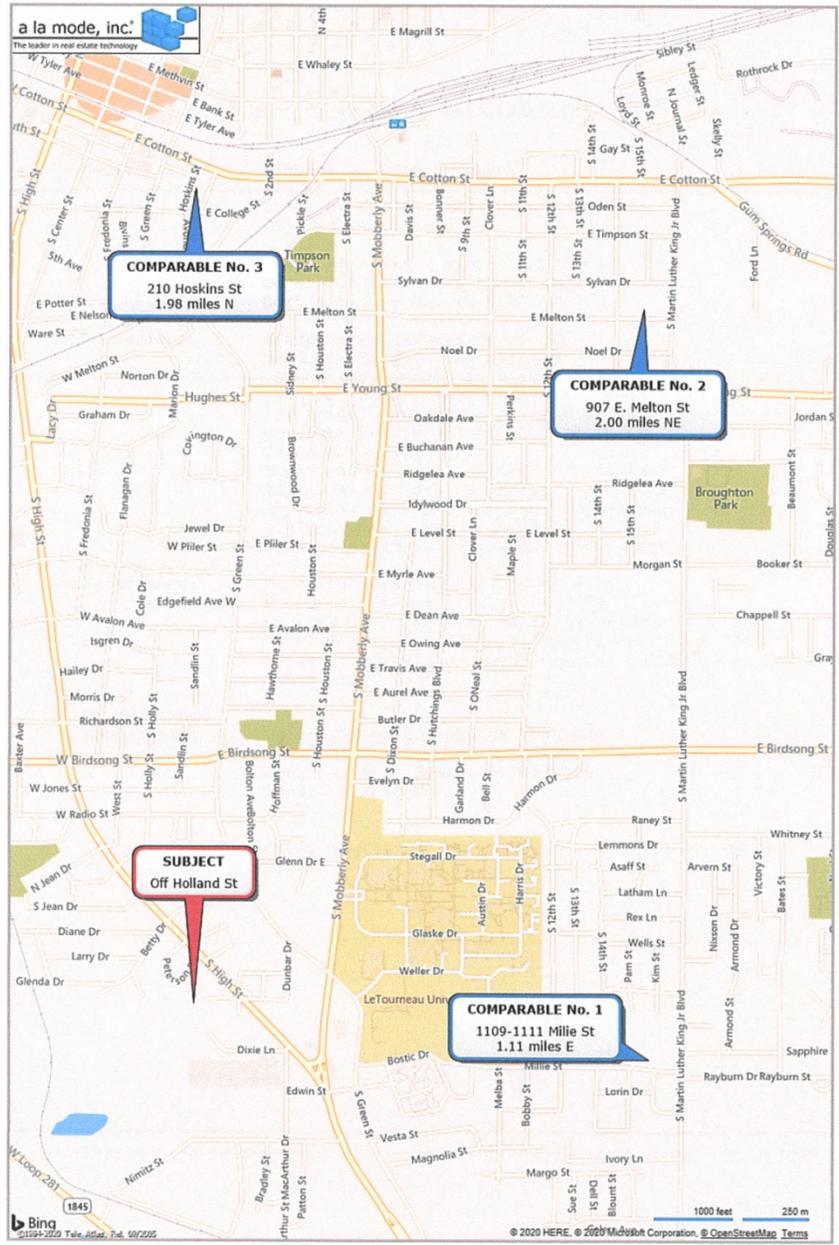


Comparable 3

210 Hoskins St
 Prox. to Subject 1.98 miles N
 Sale Price 2,700
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location urban
 View average
 Site 7,038
 Quality
 Age

Comparable Sales Map

Owner	City of Longview				
Property Address	Off Holland St				
City	Longview	County	Gregg	State	TX
Lender/Client	Ms. Jennifer Malone, City of Longview				
				Zip Code	75602



Form MAP.LOC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Appraisal Certification

MICHAEL DENNIS READER
PO BOX 9754
LONGVIEW, TX 75608



**Certified General
Real Estate Appraiser**

Appraiser: **Michael Dennis Reader**
License #: **TX 1321082 G** License Expires: **06/30/2021**

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

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



Douglas E. Oldmixon
Commissioner



CONSIDER APPROVAL OF THE FOLLOWING MINUTES
March 12, March 23 and April 9, 2020.

TAX RATE EMERGENCY CALCULATION

DESCRIPTION:	<p>Senate Bill 2 (S.B. 2), the Texas Property Tax Reform and Transparency Act of 2019, lowered the amount an adopted tax rate can increase.</p> <p>Prior to this tax bill, any rate adopted that exceeded an 8 percent increase over the prior year's rate, would trigger the ability of the citizens to petition for an election to "roll back" the tax rate. S.B. 2 has lowered this triggered rate from 8 percent to 3.5 percent and requires a city to hold an automatic election. (TEX TAX CODE 26.07)</p> <p>An exception to the lowered 3.5 percent voter-approval rate and the automatic election is offered when the city is located in an area declared a disaster area during the current tax year by the Governor or by the President of the United States. (TEX TAX CODE 26.04(c-1). If directed by the City Council, the City will calculate the voter-approval rate in the manner provided for a special taxing unit, which returns the increase potential to the 8 percent.</p> <p>Further, the designated officer may continue calculating the voter-approval tax rate for the City of Longview in the manner provided by this subsection until the earlier (1) of the second tax year in which the total taxable value of the taxable property as shown on the appraisal roll for the City of Longview exceeds the total taxable value of the taxable property on January 1 of the tax year in which the disaster occurred; or (2) the third tax year after the tax year in which the disaster occurred.</p>
RECOMMENDED ACTION:	Adoption of Resolution
SOURCE OF FUNDS:	N/A
STAFF CONTACT:	Angela Coen, Director of Finance 903-239-5521 acoen@longviewtexas.gov
COUNCIL DATE:	May 14, 2020

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, DIRECTING THE FINANCE DIRECTOR OF THE CITY OF LONGVIEW TO CALCULATE THE VOTER-APPROVAL TAX RATE OF THE CITY OF LONGVIEW IN THE MANNER PROVIDED FOR A SPECIAL TAXING UNIT; DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, on March 13, 2020, the President of the United States issued a proclamation declaring that the COVID-19 outbreak in the United States constitutes a national emergency; and,

WHEREAS, on March 13, 2020, the Governor of the State of Texas declared a disaster in every Texas county due to the COVID-19 outbreak; and,

WHEREAS, the aforesaid COVID-19 outbreak has impacted the City of Longview, and the City Council foresees that an increased expenditure of money by the City of Longview will be necessary to respond to said disaster; and,

WHEREAS, as a result of the foregoing, an election is not required under Section 26.07 of the Texas Tax Code to approve the tax rate adopted by the Longview City Council for the year following the year in which the aforesaid disaster occurred; and,

WHEREAS, the City of Longview imposes the “additional sales and use tax” to which Section 26.041 of the Texas Tax Code refers; and,

WHEREAS, as a result of the foregoing, Section 26.041(c-1) of the Texas Tax Code authorizes the City Council of the City of Longview to direct the designated officer or employee to calculate the voter-approval tax rate of the City of Longview in the manner provided for a special taxing unit; and,

WHEREAS, Section 26.041(c-1) of the Texas Tax Code provides that said officer or employee shall continue calculating the voter-approval tax rate in the aforesaid manner until the earlier of (1) the second tax year in which the total taxable value of property taxable by the City of Longview as shown on the appraisal roll for the City of Longview submitted by the assessor for the City of Longview to the Longview City Council exceeds the total taxable value of property taxable by the City of Longview on January 1 of the tax year in which the disaster occurred; or (2) the third tax year after the tax year in which the disaster occurred; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS:

Section 1. That the findings set forth in the preamble to this resolution are hereby in all things approved and adopted.

Section 2. That the Finance Director of the City of Longview is hereby directed to calculate the voter-approval tax rate of the City of Longview in the manner provided for a special taxing unit as provided in Chapter 26 of the Texas Tax Code.

Section 3. That the Finance Director of the City of Longview shall continue calculating the voter-approval tax rate in the manner provided by this resolution until the earlier of:

- (1) the second tax year in which the total taxable value of property taxable by the City of Longview as shown on the appraisal roll for the City of Longview submitted by the assessor for the City of Longview to the Longview City Council exceeds the total taxable value of property taxable by the City of Longview on January 1 of the current tax year;
or
- (2) the third tax year after the current tax year.

Section 4. That the meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

Section 5. That this resolution shall become effective immediately from and after its passage.

PASSED AND APPROVED this 14th day of May, 2020.

Dr. Andy Mack
Mayor

ATTEST:

Angie Shepard
City Secretary

APPROVED AS TO FORM:

Jim Finley
City Attorney

R BUDGET TAX RATE EMERGENCY CALCULATION 5-14-20

PROPERTY ACQUISITION ON EDEN DRIVE

DESCRIPTION:	Consider an Ordinance authorizing city staff to acquire certain properties located at 1238 & 1240 Eden Drive described as Lot 4 & Lot 5 (NCB 974A), East Eden Addition, City of Longview, Gregg County, Texas, designated as parcels 2020-P-002 and 2020-P-003, according to the City's numbering system, in fee simple along with settlement for the release of covenants by East Eden HOA and for future dues and maintenance owed to said HOA, all for the aggregate amount of \$250,500.00 as part of the City's Master Drainage Plan and Capital Improvement Program for repetitive home flooding properties.
RECOMMENDED ACTION:	Passage of Ordinance.
SOURCE OF FUNDS:	Drainage CIP Fund.
STAFF CONTACT:	Rolin McPhee, P.E., Director of Public Works, 903--237-1336 rmcphee@longviewtexas.gov
COUNCIL DATE:	May 14, 2020

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, APPROVING THE ACQUISITION OF CERTAIN PROPERTIES LOCATED AT 1238 & 1240 EDEN DRIVE DESCRIBED AS LOT 4 & LOT 5 (RESPECTIVELY), NCB 974A, EAST EDEN ADDITION, CITY OF LONGVIEW, GREGG COUNTY, TEXAS, DESIGNATED AS PARCEL NUMBERS 2020-P-002 AND 2020-P-003, ACCORDING TO THE CITY'S NUMBERING SYSTEM; AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO ACCEPT FORMAL DEEDS AND NEGOTIATE AND EXECUTE CONTRACTS AND OTHER DOCUMENTS INCIDENT TO SAID ACQUISITION ON BEHALF OF THE CITY; PROVIDING FOR CONSIDERATION; PROVIDING FOR FILING; PROVIDING FOR PAYMENT OF CLOSING AND OTHER INCIDENTAL COSTS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Longview (the "City") is eligible for participation in the Hazard Mitigation Grant Program as provided by the Federal Emergency Management Agency, which allows the City to acquire and demolish properties subject to repetitive flooding; and,

WHEREAS, certain parcels with the legal description of Lot 4 & Lot 5, (NCB 974A), East Eden Addition, City of Longview, Gregg County, Texas, and the street addresses of 1238 & 1240 Eden Drive are properties prone to repetitive flooding; and,

WHEREAS, said parcels are subject to certain deed restrictions which may restrict the City's ability to demolish the houses located on the subject properties and to use said properties for drainage and flood storage purposes; and,

WHEREAS, the City has requested that the relevant homeowners' association waive and release any deed restrictions that would prevent the City from using the said properties for drainage and/or flood storage purposes and any deed restrictions that would require the City to pay any portion of the association fees in the future; and,

WHEREAS, the City of Longview has designated the aforesaid parcels with the unique numbers 2020-P-002 and 2020-P-003, in accordance with the City's system for identifying specific parcels; and,

WHEREAS, as a result of the foregoing, the City Council hereby finds and determines that the acquisition of the aforesaid parcels is in the best interest of the City and will benefit the public welfare of the citizens of Longview; and,

WHEREAS, said purchase is an arms-length transaction negotiated between a willing buyer and a willing seller; and,

WHEREAS, funding for the acquisition authorized herein will be from the FEMA Hazard Mitigation Grant Program funds; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS:

Section 1. That the findings set out in the preamble to this ordinance are hereby in all things approved and adopted.

Section 2. That the City Council hereby approves the acquisition of the property described as Lot 4 & Lot 5 (NCB 974A), East Eden Addition, City of Longview, Gregg County, Texas, designated with the unique parcel numbers 2020-P-002 and 2020-P-003.

Section 3. That the City Manager or the City Manager's designee is hereby authorized and directed to acquire such property by formal written deeds or other appropriate documents, conditioned upon the approval of same by the City Attorney.

Section 4. That the City Manager or the City Manager's designee is hereby authorized to place for filing in the property records of the County Clerk wherein said property is located all instruments incident to the acquisition approved herein.

Section 5. That the total consideration to be paid by the City of Longview to the sellers and homeowners' association for all of the property and waivers described herein shall not exceed two hundred fifty thousand five hundred dollars (\$250,500.00).

Section 6. That the City Manager or the City Manager's designee is authorized to pay all reasonable closing costs and other incidental costs associated with the acquisition of the property described herein.

Section 7. That the meeting at which this ordinance was approved was conducted in strict compliance with the Texas Open Meetings Act (Texas Government Code Chapter 551).

Section 8. That this ordinance shall be effective immediately from and after its date of passage.

PASSED and APPROVED this 14th day of May, 2020.

Dr. Andy Mack
Mayor

ATTEST:

Angie Shepard
City Secretary

APPROVED AS TO FORM:

Jim Finley
City Attorney

O PW PURCHASE OF 1238 & 1240 EDEN DR 5-14-20

LONGVIEW ARBORETUM & NATURE CENTER PHASE II

DESCRIPTION: Consider a resolution awarding a contract in the amount of \$358,000 to Casey Slone Construction, LLC of Marshall, Texas for the construction of Phase II of the Longview Arboretum and Nature Center.

The following bid was opened on April 23, 2020:

Bidder

Casey Slone Construction, LLC - \$358,000.00

C.E. Marler & Associates, Inc. - \$435,807.00

Watson Commercial Construction, LTD - \$440,914.44

D&D Pipeline Consultants, LLC - \$446,100.00

Hugman Construction, Inc. - \$455,682.00

Leland Bradlee Construction, Inc. - \$653,252.00

This is Phase II of the master-planned, multi-use arboretum. Phase 1, with a construction cost of \$2,521,476.43, opened with substantial completion in November 2019.

MHS Planning and Design, LLC has examined the bids and the qualifications of the low bidder, and recommends award of the contract to Casey Slone Construction, LLC of Marshall, Texas in the amount of \$358,000.00. Staff concurs with their recommendation.

RECOMMENDED ACTION:

SOURCE OF FUNDS: Funding is available from the 2019 Bond Issue.

STAFF CONTACTS: Scott Caron, Director of Parks and Recreation
903-237-1231
scaron@longviewtexas.gov

COUNCIL DATE: May 14, 2020

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, ACCEPTING THE BID OF CASEY SLONE CONSTRUCTION, LLC, OF MARSHALL, TEXAS, FOR CONSTRUCTION OF THE PROJECT ENTITLED "THE LONGVIEW ARBORETUM PHASE 2"; AUTHORIZING AND DIRECTING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ANY DOCUMENTS NECESSARY BETWEEN THE CITY OF LONGVIEW AND CASEY SLONE CONSTRUCTION, LLC, FOR THE ABOVE REFERENCED PROJECT; DETERMINING THAT THE CITY COMPLIED WITH ALL APPLICABLE COMPETITIVE PURCHASING REQUIREMENTS IN SOLICITING, RECEIVING AND ACCEPTING THE AFORESAID BID; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Longview desires to begin construction of the project known as "Longview Arboretum and Nature Center Phase II"; and,

WHEREAS, the scope of work includes the construction of a city park with additional parking, site lighting, an entry kiosk, pergolas, and related work on 26 acres at 10 Grand Boulevard located between Grace Creek and Maude Cobb Convention & Activity Complex; and,

WHEREAS, funding for this project is provided from the 2019 Bond Issue;
NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS:

Section 1. That the findings set out in the preamble to this resolution are

hereby in all things approved and adopted.

Section 2. That the bid submitted by Casey Slone Construction, LLC, of Marshall, Texas in the amount of \$358,000 for construction of the project known as “Longview Arboretum and Nature Center Phase II” is the lowest bid submitted to the City of Longview for construction of said project.

Section 3. That the City of Longview hereby accepts the aforementioned bid by Casey Slone Construction, LLC of Marshall, Texas in the amount of \$358,000.

Section 4. That the City Manager, his designee or other official of the City as shall be required, are hereby authorized and directed to execute any and all contracts and other documents, as approved by the City Attorney’s Office, incident to the acceptance on behalf of the City of Longview of a bid by Casey Slone Construction, LLC, of Marshall, Texas for the project known as “The Longview Arboretum and Nature Center Phase II”.

Section 5. That the process by which the aforementioned bid was solicited, received and accepted in all things complied with the applicable purchasing requirements of state and federal law, including but not limited to the requirements of Chapter 252 of the Texas Local Government Code.

Section 6. That the meeting at which the aforesaid bid was accepted was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

Section 7. That this resolution shall become effective immediately from and after its passage.

PASSED AND APPROVED this 14th day of May, 2020.

Dr. Andy Mack
Mayor

ATTEST:

Angie Shepard
City Secretary

APPROVED AS TO FORM:

Jim Finley
City Attorney

R PARKS BID ARBORETUM PHASE 2 5-14-20

2020 CHIP SEAL

DESCRIPTION: Consider a resolution rejecting all bids for the 2020 Chip Seal Project. The following bids were opened on March 17, 2020:

<u>Bidders</u>	<u>Proposed Amount</u>
Lone Star Equipment Company Henderson, TX	\$ 1,199,353.00
Reynolds & Kay, LTD Tyler, TX	\$ 1,346,838.00
Fuquay, Inc. New Braunfels, TX	\$ 1,791,465.50

This is a part of our annual street maintenance that consists of the asphalt seal coating. Budgeted funds are required to be reallocated due to recent financial constraints and projected shortfalls.

Public Works has examined all of the bids which exceed the available funds for this project. Staff recommends the rejection of all bids for the subject project.

RECOMMENDED ACTION: Passage of resolution.

SOURCE OF FUNDS: N/A.

STAFF CONTACT: Rolin McPhee, P.E., Director of Public Works
903-237-1336
rmcphee@longviewtexas.gov

COUNCIL DATE: May 14, 2020

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, REJECTING ALL BIDS FOR CONSTRUCTION OF THE PROJECT ENTITLED “2020 CHIP SEAL”; DETERMINING THAT THE CITY COMPLIED WITH ALL APPLICABLE BIDDING REQUIREMENTS IN SOLICITING, RECEIVING AND REJECTING SAID BIDS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City asphalt seal coats various street as part of our annual street maintenance; and,

WHEREAS, budgeted funds are required to be reallocated due to recent financial constraints and projected shortfalls because of the Covid-19 pandemic; and,

WHEREAS, the City of Longview desires to reject all bids for the construction of the 2020 Chip Seal Project because all bids exceed available funding for the project; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS:

Section 1. That the findings set out in the preamble to this resolution are hereby in all things approved and adopted.

Section 2. That all bids for construction of the 2020 Chip Seal Project are hereby rejected.

Section 3. That the process by which the aforementioned bids were solicited, received and rejected in all things complied with the applicable purchasing

requirements of state and federal law, including but not limited to the requirements of Chapter 252 of the Texas Local Government Code.

Section 4. That the meeting at which the aforesaid bids were rejected was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

Section 5. That this resolution shall become effective immediately from and after its passage.

PASSED AND APPROVED this 14th day of May, 2020.

Dr. Andy Mack
Mayor

ATTEST:

Angie Shepard
City Secretary

APPROVED AS TO FORM:

Jim Finley
City Attorney

R PW REJECT BIDS 2020 CHIP SEAL 5-14-20