

*Notice of Meeting and Agenda and Minutes
December 22, 2014*

SPECIAL, 12/22/2014 10:00:00 AM

BE IT REMEMBERED that on December 22, 2014, there was begun and holden a SPECIAL session of the Commissioners Court of Jefferson County, Texas, with the following members and officers present and participating except those absent as indicated:

Honorable Jeff Branick, County Judge

Commissioner Eddie Arnold, Commissioner Pct. No. 1

Commissioner Brent Weaver, Commissioner Pct. No. 2

Commissioner Michael Sinegal, Commissioner Pct. No. 3

Commissioner Everette D. Alfred, Commissioner Pct. No. 4
(ABSENT)

Honorable G. Mitch Woods, Sheriff

Honorable Carolyn L. Guidry , County Clerk

When the following proceedings were had and orders made, to-wit:

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Jeff R. Branick, County Judge
Eddie Arnold, Commissioner, Precinct One
Brent A. Weaver, Commissioner, Precinct Two
Michael S. Sinegal, Commissioner, Precinct Three
Everette "Bo" Alfred, Commissioner, Precinct Four



**NOTICE OF MEETING AND AGENDA
OF COMMISSIONERS' COURT
OF JEFFERSON COUNTY, TEXAS**
December 22, 2014

Notice is hereby given that the Commissioners' Court of Jefferson County, Texas, will meet at **10:00 AM**, on the **22nd** day of **December 2014** at its regular meeting place in the Commissioner's Courtroom, 4th Floor, Jefferson County Courthouse, 1149 Pearl Street, Beaumont, Texas.

Said meeting will be a **Special** for the purpose of transacting the routine business of the County. Persons with disabilities requiring auxiliary aids for services who wish to attend this meeting should contact the County Judge's Office to arrange for assistance.

In addition to the routine business of the County, the subject of said meeting will be the following:

Please note Commissioners Court will start @ 10:00 a.m.

INVOCATION: Eddie Arnold, Commissioner, Precinct One

PLEDGE OF ALLEGIANCE: Brent A. Weaver, Commissioner, Precinct Two

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PURCHASING:

1. Consider and approve, execute, receive and file contract for (IFB 14-022/KJS), Term Contract for Lease of Hangar # 5 at Jack Brooks Regional Airport with KUSA Aviation, LLC.

SEE ATTACHED PAGES 139 -147

Motion by: Commissioner Arnold

Second by: Commissioner Weaver

In favor: County Judge Branick, Commissioner Arnold, Commissioner Weaver, Commissioner Sinegal

Action: APPROVED

2. Reject all bids for (IFB 14-049/KJS), Cheek Community Sewer Improvements GRINDER PUMPS Installation – Cheek Phase IV.

SEE ATTACHMENTS ON PAGES 12 - 12

Motion by: Commissioner Arnold

Second by: Commissioner Weaver

In favor: County Judge Branick, Commissioner Arnold, Commissioner Weaver, Commissioner Sinegal

Action: APPROVED

3. Consider and approve, execute, receive and file Change Order No. 2 for (IFB 14-018/KJS), Jefferson County New Health Clinic – (TDRA – Round I Disaster Project Now Funded by GLO) with N & T Construction for an increase of \$9,838.22 for addition of 100 Linear Feet of 6" waterline due to relocation requirements of the 6" water meter by the City of Port Arthur, bringing the contract total up to 1,986,898.79. This change order will not change the days of completion.

SEE ATTACHMENTS ON PAGES 13 - 17

Motion by: Commissioner Arnold

Second by: Commissioner Weaver

In favor: County Judge Branick, Commissioner Arnold, Commissioner Weaver, Commissioner Sinegal

Action: APPROVED

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4. Consider and possibly approve, execute, receive and file Teletrac Subscriber Agreement for GPS Software Service and Jefferson County Constable Precinct # 1 for a total purchase price of \$1,316.00 with a monthly subscription charge of \$140.00.

SEE ATTACHMENTS ON PAGES 18 - 20

Motion by: Commissioner Arnold

Second by: Commissioner Weaver

In favor: County Judge Branick, Commissioner Arnold, Commissioner Weaver, Commissioner Sinegal

Action: APPROVED

5. Consider and approve Amended Lease Purchase Agreement (11-011/KJS) with DeLage Landen Public Finance LLC in accordance with TX Buy Board Contract # 379-11 for upgrade or replacement equipment for the following departments: Criminal Court, County Clerk, Environmental Control, Constable Precinct # 1, Constable Precinct # 8, Sheriff Training and Health & Welfare 1.

SEE ATTACHMENTS ON PAGES 21 - 21

Motion by: Commissioner Arnold

Second by: Commissioner Weaver

In favor: County Judge Branick, Commissioner Arnold, Commissioner Weaver, Commissioner Sinegal

Action: APPROVED

6. Consider and possibly approve transfer of a 2005 Toyota Prius/VIN: JTDKB22U353085372 from the District Attorney to the Service Center Motor Poole and a 2008 Ford Crown Vic/VIN: 2FAFP71V48X158496 from Constable Precinct # 7 to the District Attorney.

SEE ATTACHMENTS ON PAGES 22 - 23

Motion by: Commissioner Arnold

Second by: Commissioner Weaver

In favor: County Judge Branick, Commissioner Arnold, Commissioner Weaver, Commissioner Sinegal

Action: APPROVED

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CONSTABLE PRECINCT 6:

7. Consider and possibly approve the hiring of Furtis Doffoney, Jr. as a Deputy Constable with Constable, Pct. 6 in accordance with Local Government Code (LGC) 86.011.

Motion by: Commissioner Sinegal

Second by: Commissioner Arnold

In favor: County Judge Branick, Commissioner Arnold, Commissioner Weaver, Commissioner Sinegal

Action: APPROVED

COUNTY AUDITOR:

8. Consider and approve FY 2014 year end budget amendment transfers out for additional funding for capital projects and internal service funds (see attached schedule).

SEE ATTACHMENTS ON PAGES 24 - 26

Motion by: Commissioner Sinegal

Second by: Commissioner Weaver

In favor: County Judge Branick, Commissioner Arnold, Commissioner Weaver, Commissioner Sinegal

Action: APPROVED

9. Consider and approve FY 2015 budget transfer - Constable, Precinct 1 - purchase of Teletrac subscription service.

120-3065-425-5077	CONTRACTUAL SERVICE	\$2,716.00	
120-3065-425-3084	MINOR EQUIPMENT		\$1,400.00
120-3065-425-1005	EXTRA HELP		\$1,316.00

SEE ATTACHMENTS ON PAGES 27 - 29

Motion by: Commissioner Sinegal

Second by: Commissioner Weaver

In favor: County Judge Branick, Commissioner Arnold, Commissioner Weaver, Commissioner Sinegal

Action: APPROVED

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10. Receive and file order for re-appointment of Patrick Swain as County Auditor for a two-year term beginning January 1, 2015 through December 31, 2016.

SEE ATTACHMENTS ON PAGES 30 - 35

Motion by: Commissioner Sinegal

Second by: Commissioner Weaver

In favor: County Judge Branick, Commissioner Arnold, Commissioner Weaver, Commissioner Sinegal

Action: APPROVED

11. Regular County Bills - check #401914 through check #402195.

SEE ATTACHMENTS ON PAGES 36 - 46

Motion by: Commissioner Sinegal

Second by: Commissioner Weaver

In favor: County Judge Branick, Commissioner Arnold, Commissioner Weaver, Commissioner Sinegal

Action: APPROVED

COUNTY COMMISSIONERS:

12. Consider, possibly approve and authorize the County Judge to execute a Master Agreement and Warranty, Support and License Agreement between Jefferson County and HartCivic,Inc. for purchase of the Hart Voting System.

SEE ATTACHMENTS ON PAGES 47 - 89

Motion by: Commissioner Weaver

Second by: Commissioner Sinegal

In favor: County Judge Branick, Commissioner Arnold, Commissioner Weaver, Commissioner Sinegal

Action: APPROVED

13. Consider and possibly approve an Order for the reappointments of Doug Harvill – and Mike Douget Commissioner Eddie Arnold appointments as Commissioners of Jefferson County Emergency Services District No. 3. (Places 1 and 3 to each serve 2 year terms)

SEE ATTACHMENTS ON PAGES 90 - 93

Motion by: Commissioner Arnold

Second by: Commissioner Sinegal

In favor: County Judge Branick, Commissioner Arnold, Commissioner Weaver, Commissioner Sinegal

Action: APPROVED

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14. Consider and possibly approve an Order for the reappointments of Charlie Reneau- Judge Jeff Branick appointment and Sandra Melton- Commissioner Brent Weaver's appointment as Commissioners of Jefferson County Emergency Services District No. 4. (Places 2 and 4 to each serve 2 year terms)

SEE ATTACHMENTS ON PAGES 94 - 97

Motion by: Commissioner Arnold

Second by: Commissioner Sinegal

In favor: County Judge Branick, Commissioner Arnold, Commissioner Weaver, Commissioner Sinegal

Action: APPROVED

15. Consider, possibly approve and authorized the County Judge to execute and Amended Operations and Management Agreement between Jefferson County and FMMS Holdings of Texas, LLC for the operation of the morgue.

SEE ATTACHMENTS ON PAGES 98 - 106

Motion by: Commissioner Arnold

Second by: Commissioner Sinegal

In favor: County Judge Branick, Commissioner Arnold, Commissioner Weaver, Commissioner Sinegal

Action: APPROVED

16. Receive and file executed GLO Contract 13-242-000-7440, CEPRA No. 1530, Amendment No. 1. (Texas Coastal Management Program).

SEE ATTACHMENTS ON PAGES 107 - 110

Motion by: Commissioner Arnold

Second by: Commissioner Sinegal

In favor: County Judge Branick, Commissioner Arnold, Commissioner Weaver, Commissioner Sinegal

Action: APPROVED

17. Receive and file executed Meter Pump Easement from Jefferson County, Texas to the City of Port Arthur, Texas for Walter Umphrey State Park, Mesquite Point.

SEE ATTACHMENTS ON PAGES 111 - 138

Motion by: Commissioner Arnold

Second by: Commissioner Sinegal

In favor: County Judge Branick, Commissioner Arnold, Commissioner Weaver, Commissioner Sinegal

Action: APPROVED

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18. Consider and possibly approve Jefferson County Tourism Committee Hotel Occupancy Tax allocation recommendations. League of Extraordinary Fighters Boxing Promotions Requested \$6083 Recommended \$3830

Motion by: Commissioner Arnold

Second by: Commissioner Sinegal

In favor: County Judge Branick, Commissioner Arnold, Commissioner Weaver, Commissioner Sinegal

Action: APPROVED

Other Business:

Receive reports from Elected Officials and staff on matters of community interest without taking action.

*****DISCUSSION ON ANY OTHER ITEM NOT ON AGENDA WITHOUT TAKING ACTION.**

Jeff R. Branick
County Judge

Year End Budget Amendment

Account		Description		Increase	Decrease
120	0	491	80	6 CAPITAL PROJECTS FND #311	\$ 3,500,000
120	1024	419	20	4 WORKERS COMPENSATION	800,000
111	102	431	10	28 LABORERS	\$ 31,336
111	102	431	30	1 ASPHALT	24,590
111	102	431	30	80 COVER STONE	11,504
113	302	431	10	28 LABORERS	29,212
113	309	431	60	11 ROAD MACHINERY	31,996
120	0	491	80	1 AIRPORT OPERATING	559,205
120	0	491	80	26 SETEC FUND 550	140,792
120	1011	415	10	2 ASSISTANTS & CLERKS	93,663
120	1011	415	20	1 F.I.C.A. EXPENSE	16,147
120	1011	415	20	2 EMPLOYEES' RETIREMENT	16,278
120	1011	415	20	3 EMPLOYEES' INSURANCE	44,304
120	1011	415	50	77 CONTRACTUAL SERVICE	16,717
120	1012	415	10	2 ASSISTANTS & CLERKS	22,181
120	1013	415	10	2 ASSISTANTS & CLERKS	21,698
120	1015	413	50	29 ATTORNEY	31,528
120	1015	413	50	77 CONTRACTUAL SERVICE	19,967
120	1024	419	10	96 VACATION PAY	13,277
120	1024	419	20	3 EMPLOYEES' INSURANCE	16,473
120	1024	419	20	5 UNEMPLOYMENT COMPENSATION	18,206
120	1025	415	10	2 ASSISTANTS & CLERKS	21,044
120	1034	414	50	77 CONTRACTUAL SERVICE	14,303
120	2030	412	10	2 ASSISTANTS & CLERKS	50,075
120	2030	412	10	5 EXTRA HELP	15,778
120	2030	412	10	24 ATTORNEY	25,755
120	2030	412	10	26 INVESTIGATOR	48,265
120	2030	412	20	1 F.I.C.A. EXPENSE	18,014
120	2030	412	20	3 EMPLOYEES' INSURANCE	45,751
120	2030	412	50	15 COURT COST	13,579
120	2031	414	10	2 ASSISTANTS & CLERKS	133,292
120	2031	414	20	1 F.I.C.A. EXPENSE	13,583
120	2031	414	20	2 EMPLOYEES' RETIREMENT	23,135
120	2031	414	20	3 EMPLOYEES' INSURANCE	13,342
120	2032	412	20	3 EMPLOYEES' INSURANCE	26,775
120	2032	412	50	72 PAUPER ATTORNEY FEES	28,841
120	2032	412	50	73 TRANSCRIPT TESTIMONY	17,410
120	2036	412	20	3 EMPLOYEES' INSURANCE	11,392
120	2037	412	50	72 PAUPER ATTORNEY FEES	20,744
120	2038	412	50	79 JUVENILE ATTORNEY FEES	16,485
120	2039	412	20	3 EMPLOYEES' INSURANCE	11,388
120	2043	412	10	2 ASSISTANTS & CLERKS	19,173
120	2043	412	20	3 EMPLOYEES' INSURANCE	15,744

Year End Budget Amendment

Account	Description			Increase	Decrease
120 2048	412 10	2 ASSISTANTS & CLERKS			26,773
120 2049	412 10	2 ASSISTANTS & CLERKS			16,913
120 2053	412 50	72 PAUPER ATTORNEY FEES			12,399
120 2060	412 10	1 DEPARTMENT HEAD			12,037
120 2060	412 20	3 EMPLOYEES' INSURANCE			24,949
120 3059	421 10	43 DEPUTIES			35,574
120 3059	421 10	50 CHIEF DEPUTY			17,473
120 3059	421 10	94 LONGEVITY PAY			19,168
120 3059	421 10	97 HOLIDAY PAY			14,991
120 3059	421 20	1 F.I.C.A. EXPENSE			45,414
120 3059	421 20	2 EMPLOYEES' RETIREMENT			48,788
120 3059	421 20	3 EMPLOYEES' INSURANCE			47,087
120 3059	421 30	2 AMMUNITION			14,256
120 3059	421 30	17 CLOTHING			14,722
120 3059	421 30	84 MINOR EQUIPMENT			23,711
120 3059	421 50	16 CRIMINAL INVESTIGATION			20,309
120 3059	421 50	77 CONTRACTUAL SERVICE			41,113
120 3059	421 60	18 POWER TOOLS & APPLIANCES			14,000
120 3060	421 10	2 ASSISTANTS & CLERKS			68,997
120 3060	421 20	2 EMPLOYEES' RETIREMENT			12,073
120 3062	423 10	44 DETENTION OFFICERS			273,285
120 3062	423 10	72 MAINTENANCE CREW			57,174
120 3062	423 10	94 LONGEVITY PAY			43,955
120 3062	423 10	95 EDUCATION PAY			28,987
120 3062	423 10	97 HOLIDAY PAY			118,600
120 3062	423 10	98 OVERTIME ALLOWANCE			29,550
120 3062	423 20	1 F.I.C.A. EXPENSE			76,258
120 3062	423 20	2 EMPLOYEES' RETIREMENT			53,052
120 3062	423 20	3 EMPLOYEES' INSURANCE			66,010
120 3062	423 50	77 CONTRACTUAL SERVICE			299,744
120 3063	424 10	2 ASSISTANTS & CLERKS			222,137
120 3063	424 20	1 F.I.C.A. EXPENSE			16,639
120 3063	424 20	2 EMPLOYEES' RETIREMENT			28,184
120 3063	424 50	14 MENTAL EXAMINATION			14,568
120 3063	424 50	81 RELIEF-BOARD & LODGING			28,576
120 3064	424 10	2 ASSISTANTS & CLERKS			128,735
120 3064	424 20	1 F.I.C.A. EXPENSE			14,614
120 3064	424 20	2 EMPLOYEES' RETIREMENT			26,369
120 3065	425 20	3 EMPLOYEES' INSURANCE			16,535
120 3071	425 20	3 EMPLOYEES' INSURANCE			11,395
120 5074	441 10	2 ASSISTANTS & CLERKS			32,784
120 5074	441 10	5 EXTRA HELP			10,272
120 5074	441 10	35 NURSE			26,188

Year End Budget Amendment

Account	Description			Increase	Decrease
120 5074	441	20	2 EMPLOYEES' RETIREMENT		13,189
120 5074	441	20	3 EMPLOYEES' INSURANCE		29,697
120 5075	441	10	2 ASSISTANTS & CLERKS		19,400
120 5075	441	50	6 BURIALS		12,235
120 5080	429	20	3 EMPLOYEES' INSURANCE		11,183
120 6083	416	10	5 EXTRA HELP		16,448
120 6083	416	10	54 CARPENTERS		36,178
120 6083	416	10	72 MAINTENANCE CREW		12,685
120 6083	416	20	1 F.I.C.A. EXPENSE		14,395
120 6083	416	20	2 EMPLOYEES' RETIREMENT		29,263
120 6083	416	20	3 EMPLOYEES' INSURANCE		34,756
120 6083	416	30	34 DIESEL FUEL		12,448
120 6083	416	40	1 COOLING AND HEATING		16,554
120 6083	416	40	9 BUILDINGS AND GROUNDS		11,596
120 6083	416	40	54 TELEPHONE		11,563
120 6083	416	40	56 ELECTRICITY		13,203
120 6084	416	10	72 MAINTENANCE CREW		36,822
120 6084	416	20	3 EMPLOYEES' INSURANCE		14,998
124 5081	448	10	12 OPERATORS		24,557
124 5081	448	10	98 OVERTIME ALLOWANCE		11,530
				<u>\$ 4,300,000</u>	<u>\$ 4,300,000</u>

Count 106



ACTION CIVIL ENGINEERS, PLLC

dba d.p. Consulting Engineers

Firm Registration No. F-16376

December 18, 2014

Jefferson County Purchasing Department
1149 Pearl Street
Beaumont, Texas 77701

Dear Ms. Clark:

RE: Recommendation Not to Award a Contract
"Grinder Pump Improvements Cheek Community IFB 14-049/KJS"
Jefferson County
ACE Job No. 112-18 Grinder Pump Improvements Cheek Community - Phase IV

Jefferson County accepted bids for Grinder Pump Improvements Cheek Community - Phase IV on Tuesday, 11:00 AM, November 18 , 2014 Jefferson County Purchasing Department 1149 Pearl Street, 1st Floor Beaumont, TX. 77701. The bids were publicly opened and read aloud. After the bids were tabulated and after careful consideration with county staff, we recommend that Jefferson County reject all bids.

We will reevaluate this project with county staff members and make necessary adjustments to the scope of work, after all adjustments have been made we will recommend rebidding this project.

Sincerely,

Thank you
William Larraín, P.E.
Manager
Action Civil Engineers, PLLC
dba d.p. Consulting Engineers
3727 Doctors Dr.
Port Arthur, Texas 77642

IFB 14-018/KJS 13
PO# 060603



Texas General Land Office Disaster Recovery

Construction Contract Change Order Request Form

Engineer: Chica & Associates, Inc. 505 Orleans St., Suite 106 Beaumont, TX 77701 Phone No.: (409) 833-4343	Owner: Jefferson County 1149 Pearl Street Beaumont, TX 77701 Phone No.: (409) 835-8584	Contractor: N&T Construction Co., Inc. P.O. Box 269, Beaumont, TX 77704 Agreement Date: 8/18/14 Phone No.: (409) 813-8592
Date: 12 / 11 / 14 Project Code No.: P01100-14 Bid Package No.: 16101-1_BID	Contract For (Project Description): For the construction of the Port Arthur Health Clinic.	GLO Contract No.: 10-5219-000-5299 Change Order No.: 0120

You are hereby requested to comply with the following changes from the contract plans and specifications:

Item No.	Description of Changes: Quantities, Units, Unit Prices, Change in Completion Scheduled, Etc.	Decrease in Contract Price	Increase in Contract Price
1	Addition of 100 Linear Feet of 6" waterline due to relocation requirements of the 6" water meter by the City of Port Arthur.		\$9,838.22
2			
3			
4			
5			

<u>Change in Contract Price</u>	<u>Change in Contract Time (Calendar Days)</u>
Original Contract Price: \$1,955,000.00	Original Contract Time: 300 days
Previous Change Order(s): No. 1 to No. \$ 22,060.57	Net Change From Previous Change Orders: 0 days
Contract Price Prior to this Change Order: \$1,977,060.57	Contract Time Prior to this Change Order: 315 days
Net Increase/Decrease of this Change Order: \$ + 9,838.22	Net Increase/Decrease of this Change Order: + 0 days
Contract Price With all Approved Change Orders: \$ 1,986,898.79	Contract Time With all Change Orders: 315 days
Cumulative Percent Change in Contract Price (+/-): (+) 1.631651662404 %	Grantee Contract End Date: (mm/dd/yy) 12 / 31 / 15
Construction Contract Start Date: (mm/dd/yy) 9 / 15 / 14	Construction Contract End Date: (mm/dd/yy) 7 / 26 / 15

Reimbursements of costs included in this change order are subject to review by the GLO-DR program.

* This document may be executed prior to submission for GLO-DR program review, but all parties involved will be held responsible if the change order or the amendment warranted as a result of this change order is not in compliance with CDBG or HUD requirements.

Donald W. Rao

RECOMMENDED:

By:

ENGINEER

Date: 12/18/14

APPROVED:

By:

OWNER

Date: December 22, 2014

ACCEPTED:

By:

CONTRACTOR

Date: 12/18/14

ATTEST

DATE

M. Rock Chappell
12/22/14



JUSTIFICATION FOR CHANGE

1. Will this Change Order increase or decrease the number of beneficiaries?	<input type="checkbox"/> Increase	<input type="checkbox"/> Decrease	<input checked="" type="checkbox"/> No Change
If there is a change, how many beneficiaries will be affected?	Total _____ L/M _____		
2. Effect of this change on scope of work:	<input type="checkbox"/> Increase	<input type="checkbox"/> Decrease	<input checked="" type="checkbox"/> No Change
3. Effect on operation and maintenance costs:	<input type="checkbox"/> Increase	<input type="checkbox"/> Decrease	<input checked="" type="checkbox"/> No Change
4. Are all prices in the change order dependent upon unit prices found in the original bid?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If "No", explain:			
5. Has this change created new circumstances or environmental conditions which may affect the project's impact, such as concealed or unexpected conditions discovered during actual construction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If "Yes", is an Environmental Re-assessment required?			
6. Is the Texas Commission on Environmental Quality (TCEQ) clearance still valid? (if applicable)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
7. Is the TCEQ permit approval still valid? (sewer projects only)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
8. Are the handicapped access requirements/approval still valid? (if applicable)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
9. Are other Disaster Recovery contractual special condition clearance still valid? (If no, specify):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

NOTE:

- * Generally, a cumulative change in the contract price in excess of 25% cannot be reviewed (18% **decrease** for counties).

N & T CONSTRUCTION

Change Proposal No.: Six
Project: Jefferson County Health Clinic
Date: December 10, 2014
Description of Change: 6" Water Line Extension

Description	Unit	Qty	Labor Unit Price	Labor Total	Material Unit Price	Material Total	Equip.	Sub	Totals
Alcode Plumbing: Material	LS	1	-	-	1,211.00	1,211.00	-	1,211.00	1,211.00
Alcode Plumbing: Labor - Plumber	MH	32	32.00	1,024.00	-	-	-	1,024.00	1,024.00
Alcode Plumbing: Labor - Apprentice	MH	32	24.95	798.40	-	-	-	798.40	798.40
Alcode Plumbing: Labor- Equipment Operator	MH	32	25.00	800.00	-	-	-	800.00	800.00
Alcode Plumbing: Excavator	LS	1	-	-	-	-	1,652.00	1,652.00	1,652.00
Alcode Plumbing: Truck	HR	32	-	-	10.00	320.00	-	320.00	320.00
Labor Burden: Plumber	%	1,024.00	53%	542.72	-	-	-	542.72	542.72
Labor Burden: Apprentice	%	798.40	53%	423.15	-	-	-	423.15	423.15
Labor Burden: Equipment Operator	%	800.00	53%	424.00	-	-	-	424.00	424.00
Subcontractor's Fee	LS	1	-	-	-	-	-	-	1,275.00
General Conditions									
Supervision	Days	0	250.00	-	-	-	-	-	250.00
Cleanup Labor	Hours	0	20.00	-	-	-	-	-	20.00
Dumpster	Each	0	600.00	-	-	-	-	-	600.00
Subtotal									8,470.27
10% Overhead									847.03
5% Contractor's Fee									423.51
Subtotal									9,740.81
Payment & Performance Bonds									97.41
TOTAL CHANGE PROPOSAL									\$9,838.22

ALCODE PLUMBING

1285 W. CARDINAL DRIVE
BEAUMONT, TX 77705
TEL 840-6063 FAX 840-6085

REQUEST FOR CHANGE ORDER

DECEMBER 10, 2014

LAUREN
N & T CONSTRUCTION

RE: JEFFERSON CO. HEALTH - 6" WATER LINE EXTENSION

1. FURNISH AND INSTALL WATER LINE AS LISTED BELOW:

Breakdown as follows:

Material :

100 FT. - 6" C-900 PIPE	
2 - 6" MECHANICAL 90s	
20 FT. - ALL TREAD ROD	
1 - 6" PIPE CLAMP	
4 - 6" MEGA LUGS	
1 - CONCRETE KIKER	----- \$1,211.00

Labor:

1 - plumber 32 hours @ \$32.	----- \$1,024.00
1 - apprentice 32 hours @ \$24.95.	----- \$ 798.40
1 -- excavator: 32 hours	----- \$1,652.00
1 - operator 32 hours @ \$25	----- \$ 800.00
1 - truck 432 hours @ \$10	----- \$ 320.00

Labor Burden:

1 - plumber	----- \$ 542.72
1 - apprentice	----- \$ 423.15
1 - equipment operator	----- \$ 424.00

Subcontractor's Fee ----- \$1,275.00

FOR THE SUM OF \$ 8,470.27

**There are four lines and a fiber optic line that are in the way of the new waterline. We will have to probe and hand-dig the trenches, as well as use the excavator. We will be able to dig around 25 LF a day, due to the tedious nature of the work.

DAVID DEVORE - PRESIDENT

CONTRACTOR

JEFFERSON COUNTY CONSTABLE



PRECINCT-1

COLEY "NICK" SALEM
1085 PEARL STREET
BEAUMONT, TX 77701



Memo

Date: December 17, 2014

To: Fran Lee, Financial Manager Fax #: (409) 839-2369
 From: Constable's Office Precinct 1 Fax #: (409) 839-2350
 RE: Transfer Line Item
 Priority: [Urgent]

Line-item Transfer Amendment

DATE: December 16, 2014

Honorable Commissioners Court of Jefferson County:

I submit to you for your consideration the following line-item transfers:

	FUND	DEPT.	FROM	TO
From:	Extra Help	120 3065 425.10-05	\$2,716.00	
To:	Contractual Services	120 3065 425.50-77		\$1,400.00
To:	Minor Equipment	120 3065 425.30-84		\$1,316.00
Reason:	Amount to cover Teletrac (Driving Fleet Safety and Efficiency) See Teletrac Subscriber Agreement Attached			

Department Head /Chief Clerk-Administrative Assistant

Approved: County Judge for Commissioners Court

Attest: County Clerk



7391 Lincoln Way
Garden Grove, CA 92841
Sales Office: 800-500-6009

Teletrac Subscriber Agreement

EMAIL: contract@teletrac.net
FAX: 888-831-2312
www.teletrac.net

Type of Order: New Business Price Book: 2011 Cash Price Book w 1 Billing Frequency: Quarterly Account #: 321940 Order #: 4180628

SUBSCRIBER INFORMATION

Order Date: 12/9/2014	P.O. Number:	Address: 1225 Pearl St Suite#101A			
Bill to (Name on Invoice): Jefferson County		City: Beaumont	State: TX	ZIP: 77701	Country: US
Attention: Nick Saleme		Signer's Email Address: nsaleme@co.jefferson.tx.us			
Accounts Payable Email Address:		Telephone:			

DATA, SOFTWARE AND ADDED VALUE OPTIONS

Monthly subscription billing and contract term shall commence at time of equipment installation or at 14 days from date of shipping. Subscription billing includes customer usage of equipment, location and data communication costs, usage of software and applicable support services. The first payment will be taken upon shipment of equipment.

Quantity	Part #	Description	Rate per Unit	Term of Contract (Months)	Extended Charge
4	13010	Fleet Director 10 - Standard Edition	\$ 30.00	12	\$ 120.00
4	380	Safety Analytics	\$ 5.00	12	\$ 20.00
Total Monthly Subscription Charge Before Tax					\$ 140.00

EQUIPMENT

Quantity	Part #	Description	Rate per Unit	Extended Charge
4	400	Standard In-vehicle unit for use in conjunction with Fleet Director Professional or 20/	\$ 329.00	\$ 1,316.00
Total Equipment Purchase Charge Before Tax				\$ 1,316.00

INSTALLATION

Quantity	Part #	Description	Rate per Unit	Extended Charge
Total Installation Charge Before Tax				

SUMMARY

Installation Address (if multiple ship to locations apply, complete additional ship to schedule)	Applicable Taxes to be calculated at time of invoicing.		
Address:	City:	Equipment & Services (0 Months)	\$ 1,316.00
	State:		
	ZIP:		
Special Instructions: (ALL CUSTOM AND INTEGRATION WORK MUST BE SIGNED OFF BY TELETRAC MANAGEMENT) 6 units to: 1001 Pearl St suite #103 Beaumont, TX 77701	Payment Option Credit	\$ (400.00)	
	Installation Charge	\$ 400.00	
	Setup Fee	\$ -	
	Total Down Payment Due	\$ 1,316.00	

IMPORTANT - READ BEFORE SIGNING

By signing below, the Customer agrees to purchase from Teletrac Inc the services detailed above on the terms detailed above all according to Teletrac's Standard Terms and Conditions available online at: <http://www.teletrac.com/terms-of-service/> which cover important issues such as intellectual property rights, termination, liability and title. This Subscription and Services agreement and the Standard Terms and Conditions form the contract between the parties which they intend to be bound by and are collectively referred to as the "Agreement". Hard copies of Teletrac's Standard Terms and Conditions are available and will be provided to the Customer upon specific request. Further, by signature below, the signatory represents that he/she (a) is an authorized representative of the Customer, (b) has the authority to legally and financially commit the Customer, (c) has had the opportunity to seek advice as to its legal rights from legal counsel, and (d) has read and understood or has had sufficient opportunity to read and understand all of the Agreement. This Agreement supersedes all previous and contemporaneous communications, representations or agreements, written or oral relating to Teletrac Inc services. Teletrac Inc's failure to object to any additional or different provisions proposed by Customer shall not constitute a waiver of any term or condition in this Agreement, nor constitute acceptance of any such Customer's terms and conditions.

Customer Name: Nick Saleme	Title:	CAR: DocuSigned by:	Metro:
By (signature) Nick Saleme	Date: 12-16-14	By (signature) Scott Lehman	Date: 12/9/2014

JEFFERSON COUNTY, TEXAS

Jeff Branick, County Judge

12/22/2014

ATTEST
DATE 12/22/14



DocuSign Envelope ID: CFCC2C2F-DD6F-4612-B1E0-A7AE54AB877B

GPS Rollout Site Info

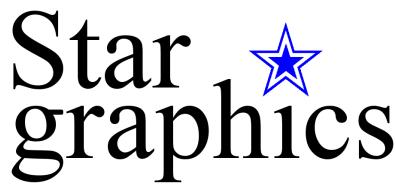
Please complete the information below in preparation for the GPS Rollout for your Division/Branch location. Please type info directly into this form.

Site Info

Site Name		Site Primary Contact	
Site Address		Primary Contact Phone	
City/State/Zip		Site Backup Contact	
Vehicles available M-F 9am - 5pm	YES/NO	Backup Contact Cell Phone	
If no, please provide detailed availability			

* Vehicle List Form herein does not apply to National Accounts.

Please print and complete this form and fax to Orders at (888) 831-2312 or email to orders@teletrac.com



The Office Equipment Specialist

Since 1982

Wednesday, December 17, 2014

SHARP

4785 Eastex Freeway
Beaumont, TX 77706
Phone (409) 892-0671
Fax (409) 892-6323
www.stargraphicsinc.com



Jefferson County
1149 Pearl St
Beaumont, TX 77701
ATTN: Deb Clark



Proposed Equipment TX BuyBoard Contract #379-11

Department	Model	Description	Summary Billed Lease Payment 17 Months
Criminal 252nd	MX-M365N	36 PPM B&W Copy/Print/Color Scan/Staple/Hole Punch/Data Security/Fax/LCT	\$529.96
County Clerk's Office	MX-M365N	36 PPM B&W Copy/Print/Color Scan/Staple/Hole Punch/Data Security/LCT	\$500.45
County Clerk's Office	MX-M365N	36 PPM B&W Copy/Print/Color Scan/Staple/Hole Punch/Data Security/LCT	\$500.45
County Clerk's Office	MX-M365N	36 PPM B&W Copy/Print/Color Scan/Staple/Hole Punch/Data Security/LCT	\$500.45
Environmental Control	MX-M365N	36 PPM B&W Copy/Print/Color Scan/Staple/Hole Punch/Data Security/Fax	\$460.79
Constable Saleme, Pct. 1	MX-M365N	36 PPM B&W Copy/Print/Color Scan/Staple/Hole Punch/Data Security/Fax	\$460.79
Public Health	MX-M365N	36 PPM B&W Copy/Print/Color Scan/Staple/Hole Punch/Data Security	\$431.27
Constable, Pct. 8	MX-M465N	46 PPM B&W Copy/Print/Color Scan/Staple/Hole Punch/Data Security	\$460.50
Sherriff Training	MX-M503N ID 45715	Upgrade Finisher to larger finisher with paper pass module	\$95.43

Service agreement includes parts, labor, toner, and drums (excludes paper).

Rolled into the Master Service Agreement. \$0.006 for B&W and \$0.07 for Color.

Thank you for the opportunity to submit a proposal. Please contact us if you have any questions or need any additional information at (409) 892-0671.

Sincerely,

Ryan Skinner
Vice President Sales
Star Graphics, Inc.
409-892-0671



JEFFERSON COUNTY PURCHASING DEPARTMENT
Deborah L. Clark, County Purchasing Agent

1149 Pearl Street, Beaumont, TX 77701 409-835-8593 Fax 409-835-8456

MEMORANDUM

To: Commissioners' Court

From: Deborah Clark
Purchasing Agent

Date: December 17, 2014

Re: Transfer of Vehicles

Consider and possibly approve transfer of a 2005 Toyota Prius/VIN: JTDBK22U353085372 from the District Attorney to the Service Center Motor Pool and a 2008 Ford Crown Vic/VIN: 2FAFP71V48X158496 from Constable Pct. #7 to the District Attorney.

Thank you.

JEFFERSON COUNTY, TEXAS
1149 PEARL STREET
BEAUMONT, TX 77701

TRANSFER OF VEHICLES
December 16, 2014

DESCRIPTION OF PROPERTY	DEPARTMENT TRANSFERRING PROPERTY	VIN NO.	ASSET NO.	DEPARTMENT RECEIVING PROPERTY
2005 Toyota Prius	District Attorney	JTDKB22U353085372		Service Center Motor Pool
2008 Ford Crown Vic	Constable Pct. # 7	2FAFP71V48X158496		District Attorney

Approved by Commissioners' Court _____

Year End Budget Amendment

Account		Description			Increase	Decrease
120	0	491	80	6 CAPITAL PROJECTS FND #311	\$ 3,500,000	
120	1024	419	20	4 WORKERS COMPENSATION	800,000	
111	102	431	10	28 LABORERS		\$ 31,336
111	102	431	30	1 ASPHALT		24,590
111	102	431	30	80 COVER STONE		11,504
113	302	431	10	28 LABORERS		29,212
113	309	431	60	11 ROAD MACHINERY		31,996
120	0	491	80	1 AIRPORT OPERATING		559,205
120	0	491	80	26 SETEC FUND 550		140,792
120	1011	415	10	2 ASSISTANTS & CLERKS		93,663
120	1011	415	20	1 F.I.C.A. EXPENSE		16,147
120	1011	415	20	2 EMPLOYEES' RETIREMENT		16,278
120	1011	415	20	3 EMPLOYEES' INSURANCE		44,304
120	1011	415	50	77 CONTRACTUAL SERVICE		16,717
120	1012	415	10	2 ASSISTANTS & CLERKS		22,181
120	1013	415	10	2 ASSISTANTS & CLERKS		21,698
120	1015	413	50	29 ATTORNEY		31,528
120	1015	413	50	77 CONTRACTUAL SERVICE		19,967
120	1024	419	10	96 VACATION PAY		13,277
120	1024	419	20	3 EMPLOYEES' INSURANCE		16,473
120	1024	419	20	5 UNEMPLOYMENT COMPENSATION		18,206
120	1025	415	10	2 ASSISTANTS & CLERKS		21,044
120	1034	414	50	77 CONTRACTUAL SERVICE		14,303
120	2030	412	10	2 ASSISTANTS & CLERKS		50,075
120	2030	412	10	5 EXTRA HELP		15,778
120	2030	412	10	24 ATTORNEY		25,755
120	2030	412	10	26 INVESTIGATOR		48,265
120	2030	412	20	1 F.I.C.A. EXPENSE		18,014
120	2030	412	20	3 EMPLOYEES' INSURANCE		45,751
120	2030	412	50	15 COURT COST		13,579
120	2031	414	10	2 ASSISTANTS & CLERKS		133,292
120	2031	414	20	1 F.I.C.A. EXPENSE		13,583
120	2031	414	20	2 EMPLOYEES' RETIREMENT		23,135
120	2031	414	20	3 EMPLOYEES' INSURANCE		13,342
120	2032	412	20	3 EMPLOYEES' INSURANCE		26,775
120	2032	412	50	72 PAUPER ATTORNEY FEES		28,841
120	2032	412	50	73 TRANSCRIPT TESTIMONY		17,410
120	2036	412	20	3 EMPLOYEES' INSURANCE		11,392
120	2037	412	50	72 PAUPER ATTORNEY FEES		20,744
120	2038	412	50	79 JUVENILE ATTORNEY FEES		16,485
120	2039	412	20	3 EMPLOYEES' INSURANCE		11,388
120	2043	412	10	2 ASSISTANTS & CLERKS		19,173
120	2043	412	20	3 EMPLOYEES' INSURANCE		15,744

Year End Budget Amendment

Account	Description	Increase	Decrease
120 2048	412 10 2 ASSISTANTS & CLERKS		26,773
120 2049	412 10 2 ASSISTANTS & CLERKS		16,913
120 2053	412 50 72 PAUPER ATTORNEY FEES		12,399
120 2060	412 10 1 DEPARTMENT HEAD		12,037
120 2060	412 20 3 EMPLOYEES' INSURANCE		24,949
120 3059	421 10 43 DEPUTIES		35,574
120 3059	421 10 50 CHIEF DEPUTY		17,473
120 3059	421 10 94 LONGEVITY PAY		19,168
120 3059	421 10 97 HOLIDAY PAY		14,991
120 3059	421 20 1 F.I.C.A. EXPENSE		45,414
120 3059	421 20 2 EMPLOYEES' RETIREMENT		48,788
120 3059	421 20 3 EMPLOYEES' INSURANCE		47,087
120 3059	421 30 2 AMMUNITION		14,256
120 3059	421 30 17 CLOTHING		14,722
120 3059	421 30 84 MINOR EQUIPMENT		23,711
120 3059	421 50 16 CRIMINAL INVESTIGATION		20,309
120 3059	421 50 77 CONTRACTUAL SERVICE		41,113
120 3059	421 60 18 POWER TOOLS & APPLIANCES		14,000
120 3060	421 10 2 ASSISTANTS & CLERKS		68,997
120 3060	421 20 2 EMPLOYEES' RETIREMENT		12,073
120 3062	423 10 44 DETENTION OFFICERS		273,285
120 3062	423 10 72 MAINTENANCE CREW		57,174
120 3062	423 10 94 LONGEVITY PAY		43,955
120 3062	423 10 95 EDUCATION PAY		28,987
120 3062	423 10 97 HOLIDAY PAY		118,600
120 3062	423 10 98 OVERTIME ALLOWANCE		29,550
120 3062	423 20 1 F.I.C.A. EXPENSE		76,258
120 3062	423 20 2 EMPLOYEES' RETIREMENT		53,052
120 3062	423 20 3 EMPLOYEES' INSURANCE		66,010
120 3062	423 50 77 CONTRACTUAL SERVICE		299,744
120 3063	424 10 2 ASSISTANTS & CLERKS		222,137
120 3063	424 20 1 F.I.C.A. EXPENSE		16,639
120 3063	424 20 2 EMPLOYEES' RETIREMENT		28,184
120 3063	424 50 14 MENTAL EXAMINATION		14,568
120 3063	424 50 81 RELIEF-BOARD & LODGING		28,576
120 3064	424 10 2 ASSISTANTS & CLERKS		128,735
120 3064	424 20 1 F.I.C.A. EXPENSE		14,614
120 3064	424 20 2 EMPLOYEES' RETIREMENT		26,369
120 3065	425 20 3 EMPLOYEES' INSURANCE		16,535
120 3071	425 20 3 EMPLOYEES' INSURANCE		11,395
120 5074	441 10 2 ASSISTANTS & CLERKS		32,784
120 5074	441 10 5 EXTRA HELP		10,272
120 5074	441 10 35 NURSE		26,188

Year End Budget Amendment

Account	Description	Increase	Decrease
120 5074 441 20	2 EMPLOYEES' RETIREMENT		13,189
120 5074 441 20	3 EMPLOYEES' INSURANCE		29,697
120 5075 441 10	2 ASSISTANTS & CLERKS		19,400
120 5075 441 50	6 BURIALS		12,235
120 5080 429 20	3 EMPLOYEES' INSURANCE		11,183
120 6083 416 10	5 EXTRA HELP		16,448
120 6083 416 10	54 CARPENTERS		36,178
120 6083 416 10	72 MAINTENANCE CREW		12,685
120 6083 416 20	1 F.I.C.A. EXPENSE		14,395
120 6083 416 20	2 EMPLOYEES' RETIREMENT		29,263
120 6083 416 20	3 EMPLOYEES' INSURANCE		34,756
120 6083 416 30	34 DIESEL FUEL		12,448
120 6083 416 40	1 COOLING AND HEATING		16,554
120 6083 416 40	9 BUILDINGS AND GROUNDS		11,596
120 6083 416 40	54 TELEPHONE		11,563
120 6083 416 40	56 ELECTRICITY		13,203
120 6084 416 10	72 MAINTENANCE CREW		36,822
120 6084 416 20	3 EMPLOYEES' INSURANCE		14,998
124 5081 448 10	12 OPERATORS		24,557
124 5081 448 10	98 OVERTIME ALLOWANCE		11,530
		\$ 4,300,000	\$ 4,300,000

Count 106

JEFFERSON COUNTY CONSTABLE



PRECINCT-1
COLEY "NICK" SALEM
1085 PEARL STREET
BEAUMONT, TX 77701



Memo

Date: December 17, 2014

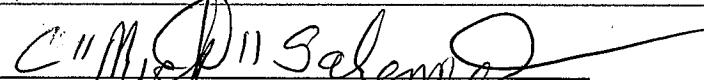
To: Fran Lee, Financial Manager Fax #: (409) 839-2369
 From: Constable's Office Precinct 1 Fax #: (409) 839-2350
 RE: Transfer Line Item
 Priority: [Urgent]

Line-item Transfer Amendment

DATE: December 16, 2014

Honorable Commissioners Court of Jefferson County:
 I submit to you for your consideration the following line-item transfers:

	FUND	DEPT.	FROM	TO
From:	Extra Help	120 3065 425.10-05	\$2,716.00	
To:	Contractual Services	120 3065 425.50-77		\$1,400.00
To:	Minor Equipment	120 3065 425.30-84		\$1,316.00
Reason:	Amount to cover Teletrac (Driving Fleet Safety and Efficiency) See Teletrac Subscriber Agreement Attached			


 Department Head /Chief Clerk-Administrative Assistant

Approved: County Judge for Commissioners Court

Attest: County Clerk

 Driving fleet safety and efficiency		Teletrac Subscriber Agreement			
7391 Lincoln Way Garden Grove, CA 92841 Sales Office: 800-500-6009		EMAIL: contract@teletrac.net FAX: 888-831-2312 www.teletrac.net			
Type of Order: New Business		Price Book: 2011 Cash Price Book w 1	Billing Frequency: Quarterly	Account #: 321940	Order #: 4180528
SUBSCRIBER INFORMATION					
Order Date: 12/9/2014	P.O. Number:	Address: 1225 Pearl St Suite#101A			
Bill to (Name on Invoice): Jefferson County		City: Beaumont	State: TX	ZIP: 77701	Country: US
Attention: Nick Saleme		Signer's Email Address: nsaleme@co.jefferson.tx.us			
Accounts Payable Email Address:		Telephone:			
DATA, SOFTWARE AND ADDED VALUE OPTIONS					
Monthly subscription billing and contract term shall commence at time of equipment installation or at 14 days from date of shipping. Subscription billing includes customer usage of equipment, location and data communication costs, usage of software and applicable support services. The first payment will be taken upon shipment of equipment.					
Quantity	Part #	Description	Rate per Unit	Term of Contract (Months)	Extended Charge
4	13010	Fleet Director 10 - Standard Edition	\$ 30.00	12	\$ 120.00
4	380	Safety Analytics	\$ 5.00	12	\$ 20.00
Total Monthly Subscription Charge Before Tax					\$ 140.00
EQUIPMENT					
Quantity	Part #	Description	Rate per Unit		Extended Charge
4	400	Standard In-vehicle unit for use in conjunction with Fleet Director Professional or 20/	\$ 329.00		\$ 1,316.00
Total Equipment Purchase Charge Before Tax					\$ 1,316.00
INSTALLATION					
Quantity	Part #	Description	Rate per Unit		Extended Charge
Total Installation Charge Before Tax					
SUMMARY					
Installation Address (if multiple ship to locations apply, complete additional ship to schedule)			Applicable Taxes to be calculated at time of invoicing.		
Address: 1001 Pearl St suite #103 Beaumont, TX 77701			City: ZIP:	Equipment & Services (0 Months)	\$ 1,316.00
Special Instructions: (ALL CUSTOM AND INTEGRATION WORK MUST BE SIGNED OFF BY TELETRAC MANAGEMENT) 6 units to: 1001 Pearl St suite #103 Beaumont, TX 77701			State: ZIP:	Payment Option Credit	\$ (400.00)
				Installation Charge	\$ 400.00
				Setup Fee	\$ -
Total Down Payment Due					\$ 1,316.00
IMPORTANT - READ BEFORE SIGNING					
By signing below, the Customer agrees to purchase from Teletrac Inc the services detailed above on the terms detailed above all according to Teletrac's Standard Terms and Conditions available online at: http://www.teletrac.com/terms-of-service/ which cover important issues such as intellectual property rights, termination, liability and title. This Subscription and Services Agreement and the Standard Terms and Conditions form the contract between the parties which they intend to be bound by and are collectively referred to as the "Agreement". Hard copies of Teletrac's Standard Terms and Conditions are available and will be provided to the Customer upon specific request. Further, by signature below, the signatory represents that he/she (a) is an authorized representative of the Customer, (b) has the authority to legally and financially commit the Customer, (c) has had the opportunity to seek advise as to its legal rights from legal counsel, and (d) has read and understood or has had sufficient opportunity to read and understand all of the Agreement. This Agreement supersedes all previous and contemporaneous communications, representations or agreements, written or oral relating to Teletrac Inc services. Teletrac Inc's failure to object to any additional or different provisions proposed by Customer shall not constitute a waiver of any term or condition in this Agreement, nor constitute acceptance of any such Customer's terms and conditions.					
Customer Name: NICK Saleme	Title:	CAR: DocuSigned by:	Metro:		
By (signature) NICK Saleme	Date: 12-16-14	By (signature) Scott Lehman Rep Name: (print) 86294722FE9E413... Scott Lehman	Date: 12/9/2014		
Name: (print) C NICK SALEME					

DocuSign Envelope ID: CFCC2C2F-DD6F-4612-B1E0-A7AE54AB877B

GPS Rollout Site Info

Please complete the information below in preparation for the GPS Rollout for your Division/Branch location. Please type info directly into this form.

Site Info

Site Name		Site Primary Contact	
Site Address		Primary Contact Cell Phone	
City/State/Zip		Site Backup Contact	
Vehicles available M-F 9am - 5pm	YES/NO	Backup Contact Cell Phone	
If no, please provide detailed availability			

* Vehicle List Form herein does not apply to National Accounts.

Please print and complete this form and fax to Orders at (888) 831-2312 or email to orders@teletrac.com

STATE OF TEXAS

COUNTY OF JEFFERSON

ORDER

BE IT REMEMBERED that on this day came to be heard the application of PATRICK SWAIN for consideration to be appointed County Auditor in and for Jefferson County, Texas, for the term of two (2) years beginning January 1, 2015 and ending December 31, 2016.

And it appearing to a majority of the District Judges of Jefferson County, Texas, that the applicant is in every way qualified under the provisions of Section 84.006, Local Government Code of the State of Texas, to fill the above mentioned office of County Auditor for Jefferson County, Texas, accordingly, it is

ORDERED that PATRICK SWAIN is hereby appointed County Auditor for Jefferson County, Texas, for the term of two (2) years beginning January 1, 2015 and ending December 31, 2016. It is further

ORDERED that PATRICK SWAIN shall receive as compensation for his services an annual salary of \$120,488.78, and annual automobile allowance of \$6,840.00, annual cell phone allowance of \$900 and such other compensation and allowances as may be duly authorized by the District Judges of Jefferson County and included in the County's annual budget, each to be paid from the County General Fund. It is further

ORDERED that PATRICK SWAIN within twenty (20) days, and prior to entering upon the duties of his office shall make surety bond in the sum of Five Thousand (\$5,000.00) Dollars, payable to the District Judges of Jefferson County, Texas, conditioned upon the faithful performance of his duties as County Auditor for Jefferson County, Texas, the same being in compliance with Section 84.007, Local Government Code of the State of Texas. It is further

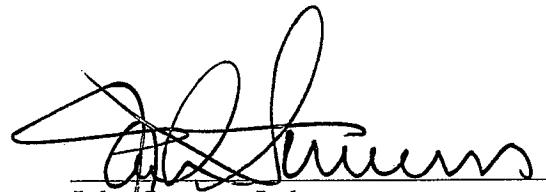
ORDERED that the District Clerk of Jefferson County, Texas be and he is hereby directed to record this Order in the minutes of the several Districts of this County, and the said Clerk thereof shall certify the same for observance to the Commissioners' Court of Jefferson County, Texas which shall cause the same to be recorded in its minutes.

ORDER CONTINUED:

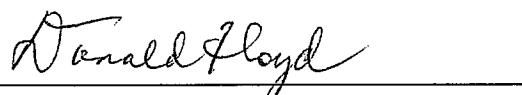
PAGE 2

SIGNED, ORDERED AND RENDERED THIS 11 DAY OF December 2014.


Gary Sanderson, Presiding Judge
60th District Court



John Stevens, Judge
Criminal District Court

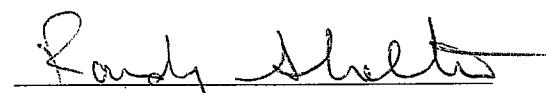


Donald Floyd, Judge
172nd District Court

Tom Rugg, Judge
58th District Court



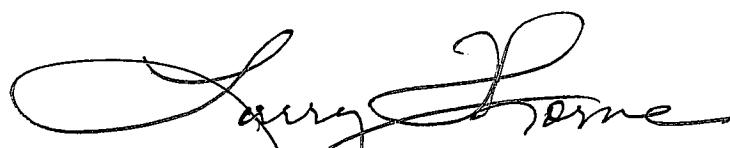
Lindsey Scott, Judge
252nd District Court



Randy Shelton, Judge
279th District Court



Milton Shuffield, Judge
136th District Court



Larry Thorne, Judge
317th District Court

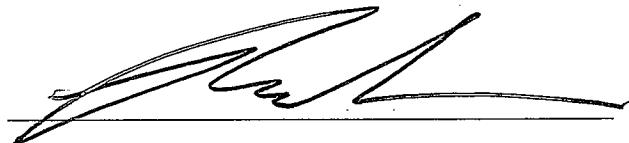
FILED
COURT OF
DISTRICT OF COLUMBIA
JEFFERSON COUNTY
14 DEC 11 PM 2:21
JUDGE ANGELA
JUDGE SPECIAL
DISTRICT CLERK

STATE OF TEXAS

COUNTY OF JEFFERSON

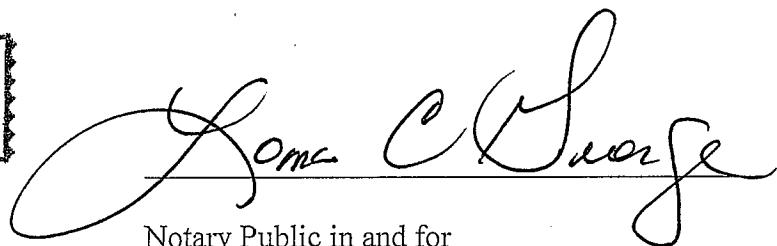
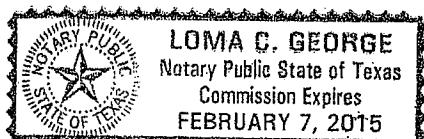
OATH OF OFFICE

I, Patrick Swain, do solemnly swear that I will faithfully execute the duties of the office of County Auditor in and for Jefferson County of the State of Texas and will to the best of my ability preserve, protect and defend the Constitution and Laws of the United States and of this State: and, I further more solemnly swear that I have not directly nor indirectly paid, offered, or promised to pay, contribute to, nor promise to contribute money, or valuable thing, or promised any public office or employment, as a reward to secure my appointment.



Patrick Swain

SUBSCRIBED AND SWORN TO BEFORE ME, at Beaumont, Jefferson County, Texas
on this 11th day of DECEMBER, 2014.



Loma C. George
Notary Public in and for

Jefferson County, Texas

November 12, 2014

Honorable District Judges:

Gary Sanderson, Judge, Presiding Judge, 60th District Court

John Stevens, Judge, Criminal District Court

Tom Rugg, Judge, 58th District Court

Milton Shuffield, Judge, 136th District Court

Donald Floyd, Judge, 172nd District Court

Lindsey Scott, Judge, 252nd District Court

Randy Shelton, Judge, 279th District Court

Larry Thorne, Judge, 317th District Court

Judges:

Attached for your consideration is an Order for my appointment as Jefferson County Auditor for a term of two years, beginning January 1, 2015 and ending December 31, 2016. Also, included is a copy of my Continuing Education Certificate.

There will be a meeting to discuss the above appointment, which has been scheduled for Thursday, December 11, 2014 at 11:30 a.m. in Judge Sanderson's courtroom (60th District Court).

It has been my privilege to serve as County Auditor for the past eighteen years and I look forward to serving in this position for another term.

Sincerely,



Patrick Swain
County Auditor

PS/ys

**CONTINUING EDUCATION
CERTIFICATE**

In accordance with Local Government code section 84.0085, I hereby certify that I have completed the following continuing education classes during my term (January 1, 2013 to December 31, 2014) of office as County Auditor for Jefferson County, Texas.

<u>Date</u>	<u>Description</u>	<u>Continuing Education Hours</u>
March 27, 2013	Bottom-Line Leadership	9.0
March 29, 2013	GAO Standards: Yellow Book	7.0
May 7-10, 2013	55 th County Auditors' Institute	15.2
March 13, 2014	101 Financial Solutions: Diagnosis and Remedy	8.0
March 20, 2013	GASB 34: Basic Financial Statements For State and Local Governments	7.0
March 26, 2014	Techniques of Financial Analysis, Modeling and Forecasting	18.0
March 27, 2014	Accounting Changes and Error Corrections	1.0
May 13, 2014	Ethics for Texas CPA's	3.0
May 13-16, 2014	56 th County Auditors' Institute	13.2
Total Earned		81.4
Required per LGC 84.0085		40.0



Patrick Swain
County Auditor

11/12/14
Date

NOTICE OF PUBLIC HEARING

A public hearing will be held Thursday, December 11, 2014 at 11:30 a.m. in Judge Sanderson's courtroom (60th District Court), Jefferson County Courthouse, 1149 Pearl Street, 2nd Floor, Beaumont, Texas. The purpose of the hearing will be the re-appointment of the Jefferson County Auditor for a term of two years, beginning January 1, 2015 and ending December 31, 2016.

NAME

AMOUNT

CHECK NO.

TOTAL

36

JURY FUND

TRI-CITY COFFEE SERVICE	142.00	402036	142.00**
ROAD & BRIDGE PCT.#1			
CARQUEST AUTO PARTS # 96	271.58	401965	
ENTERGY	857.19	401982	
M&D SUPPLY	27.05	401996	
SMART'S TRUCK & TRAILER, INC.	81.10	402026	
TRI-CON, INC.	2,412.88	402035	
PCM-G	1,065.00	402104	
DE LAGE LANDEN PUBLIC FINANCE	73.36	402126	
			4,788.16**
ROAD & BRIDGE PCT.#2			
APAC, INC. - TROTTI & THOMSON	474.88	401956	
RITTER @ HOME	550.75	402017	
SHERWIN-WILLIAMS	501.43	402025	
AT&T	89.16	402027	
COKER DOORS & MOLDING CO.	163.00	402046	
LOWE'S HOME CENTERS, INC.	660.39	402069	
CENTERPOINT ENERGY RESOURCES CORP	75.12	402083	
PAX SUPPLY	50.92	402096	
DE LAGE LANDEN PUBLIC FINANCE	104.00	402126	
			2,669.65**
ROAD & BRIDGE PCT. # 3			
FARM & HOME SUPPLY	16.50	401971	
GULF COAST AUTOMOTIVE, INC.	116.37	401980	
ENTERGY	27.90	401982	
LOUIS' YAZOO SALES & SERVICE, LLC	118.95	401994	
MUNRO'S	34.13	402001	
OIL CITY TRACTORS, INC.	89.82	402006	
SMART'S TRUCK & TRAILER, INC.	70.52	402026	
STRATTON INC.	53.64	402040	
LOWE'S HOME CENTERS, INC.	170.02	402069	
DE LAGE LANDEN PUBLIC FINANCE	154.80	402126	
PRO CHEM INC	162.49	402138	
			1,015.14**
ROAD & BRIDGE PCT.#4			
ABLE FASTENER, INC.	50.96	401941	
APAC, INC. - TROTTI & THOMSON	501.16	401956	
COASTAL WELDING SUPPLY	45.00	401968	
M&D SUPPLY	210.61	401996	
MUNRO'S	68.16	402001	
SANITARY SUPPLY, INC.	173.11	402020	
SMART'S TRUCK & TRAILER, INC.	15.56	402026	
AT&T	73.64	402027	
UNITED STATES POSTAL SERVICE	39.34	402058	
SHI GOVERNMENT SOLUTIONS, INC.	656.40	402061	
BELT SOURCE	164.57	402086	
DE LAGE LANDEN PUBLIC FINANCE	373.37	402126	
ASCO	3,913.88	402148	
			6,285.76**
ENGINEERING FUND			
DLT SOLUTIONS INC.	513.06	401953	
VERIZON WIRELESS	248.20	402053	
DE LAGE LANDEN PUBLIC FINANCE	662.83	402126	
			1,424.09**
PARKS & RECREATION			
SCHMIDT SAW & KNIFE WKS, INC.	1,721.87	402021	
WALMART COMMUNITY BRC	7.76	402056	
SPRINT WASTE SERVICES LP	310.80	402169	
			2,040.43**
GENERAL FUND			
TAX OFFICE			
HERNANDEZ OFFICE SUPPLY, INC.	579.00	401985	

NAME	AMOUNT	CHECK NO.	TOTAL
OFFICE DEPOT	770.06	402005	
ACE IMAGEWEAR	20.69	402024	
UNITED STATES POSTAL SERVICE	1,352.51	402058	
TAAO	270.00	402070	
ATTABOY TERMITE & PEST CONTROL	41.22	402107	
TX DMV	1,125.00	402110	
DE LAGE LANDEN PUBLIC FINANCE	506.82	402126	
CUMMINS-ALLISON CORP	150.30	402142	
NEMO-Q	390.00	402154	
WORLD DATA CORPORATION	300.00	402165	
COUNTY HUMAN RESOURCES			5,505.60*
UNITED STATES POSTAL SERVICE	20.22	402058	
DE LAGE LANDEN PUBLIC FINANCE	105.34	402126	
AUDITOR'S OFFICE			125.56*
CASH ADVANCE ACCOUNT	380.86	401991	
UNITED STATES POSTAL SERVICE	12.49	402058	
RHONDA BRODE	207.43	402063	
DE LAGE LANDEN PUBLIC FINANCE	148.43	402126	
COUNTY CLERK			749.21*
OFFICE DEPOT	87.36	402005	
WALMART COMMUNITY BRC	81.24	402056	
UNITED STATES POSTAL SERVICE	299.58	402058	
ELECTION ADMINISTRATION REPORT	219.00	402065	
ELECTION ADMINISTRATORS LLC	954.00	402144	
COUNTY JUDGE			1,641.18*
OFFICE DEPOT	117.03	402005	
COUNTY JUDGES EDUCATION FUND	200.00	402117	
DE LAGE LANDEN PUBLIC FINANCE	105.34	402126	
SNIDER LAW FIRM PLLC	500.00	402167	
MICKEY LIN WASHINGTON	500.00	402174	
DANE DENNISON	500.00	402181	
RISK MANAGEMENT			1,922.37*
OFFICE DEPOT	513.30	402005	
UNITED STATES POSTAL SERVICE	.48	402058	
DE LAGE LANDEN PUBLIC FINANCE	77.40	402126	
COUNTY TREASURER			591.18*
OFFICE DEPOT	68.09	402005	
UNITED STATES POSTAL SERVICE	191.89	402058	
SHI GOVERNMENT SOLUTIONS, INC.	656.40	402061	
DE LAGE LANDEN PUBLIC FINANCE	478.80	402126	
PRINTING DEPARTMENT			1,395.18*
OLMSTED-KIRK PAPER	112.79	402007	
DE LAGE LANDEN PUBLIC FINANCE	1,198.98	402126	
PURCHASING DEPARTMENT			1,311.77*
OFFICE DEPOT	19.84	402005	
PORT ARTHUR NEWS, INC.	591.50	402014	
UNITED STATES POSTAL SERVICE	.41	402058	
DE LAGE LANDEN PUBLIC FINANCE	105.34	402126	
GENERAL SERVICES			717.09*
B&L MAIL PRESORT SERVICE	1,735.23	401959	
COASTAL SOIL CONSERVATION DISTRICT	2,500.00	401967	
CURTIS 1000, INC.	549.20	401969	
LTS WIRELESS, LTD	450.00	401995	
TIME WARNER COMMUNICATIONS	192.23	402032	
VERIZON WIRELESS	303.92	402053	

NAME	AMOUNT	CHECK NO.	TOTAL
WALMART COMMUNITY BRC	242.45	402056	
HONEYWELL INC	5,710.50	402133	
DYNAMEX INC	211.88	402157	
DATA PROCESSING			11,895.41*
HAWKEYE INFORMATION SYSTEMS, INC.	650.00	401943	
OFFICE DEPOT	449.92	402005	
CDW COMPUTER CENTERS, INC.	210.81	402049	
SIRIUS COMPUTER SOLUTIONS INC.	23,961.01	402074	
MICRO FOCUS (US), INC.	1,477.23	402102	
PCM-G	1,065.00	402104	
VMWARE INC	4,125.00	402119	
DE LAGE LANDEN PUBLIC FINANCE	148.43	402126	
VOTERS REGISTRATION DEPT			32,087.40*
UNITED STATES POSTAL SERVICE	172.91	402058	
DE LAGE LANDEN PUBLIC FINANCE	73.36	402126	
ELECTIONS DEPARTMENT			246.27*
JASON'S DELI	90.56	402051	
DE LAGE LANDEN PUBLIC FINANCE	387.38	402126	
DISTRICT ATTORNEY			477.94*
CASH ADVANCE ACCOUNT	248.11	401991	
UNITED STATES POSTAL SERVICE	189.86	402058	
DE LAGE LANDEN PUBLIC FINANCE	636.38	402126	
DISTRICT CLERK			1,074.35*
TAC - TEXAS ASSN. OF COUNTIES	175.00	402029	
UNITED STATES POSTAL SERVICE	424.03	402058	
JAMIE SMITH	86.85	402085	
DE LAGE LANDEN PUBLIC FINANCE	125.46	402126	
CRIMINAL DISTRICT COURT			811.34*
EDWARD B. GRIPON, M.D., P.A.	1,190.00	401979	
LEAH HAYES	116.40	401984	
JEFFERSON CTY. BAR ASSOCIATION	125.00	401990	
OFFICE DEPOT	434.11	402005	
KEVIN S. LAINE	1,218.75	402048	
UNITED STATES POSTAL SERVICE	8.63	402058	
DE LAGE LANDEN PUBLIC FINANCE	77.40	402126	
JAMES R. MAKIN, P.C.	450.00	402127	
MATUSKA LAW FIRM	5,700.00	402172	
58TH DISTRICT COURT			9,320.29*
DE LAGE LANDEN PUBLIC FINANCE	77.40	402126	
60TH DISTRICT COURT			77.40*
UNITED STATES POSTAL SERVICE	73.36	402058	
DE LAGE LANDEN PUBLIC FINANCE	41	402126	
136TH DISTRICT COURT			73.77*
SHI GOVERNMENT SOLUTIONS, INC.	328.20	402061	
DE LAGE LANDEN PUBLIC FINANCE	73.36	402126	
172ND DISTRICT COURT			401.56*
DE LAGE LANDEN PUBLIC FINANCE	77.40	402126	
252ND DISTRICT COURT			77.40*
DOUGLAS M. BARLOW, ATTORNEY AT LAW	250.00	401962	
UNITED STATES POSTAL SERVICE	324.05	402058	
SUMMER TANNER	426.80	402090	

NAME

AMOUNT

CHECK NO.

TOTAL

JAMES R. MAKIN, P.C.	1,050.00	402127	
GERALD E. BOURQUE	77,574.38	402141	
MATUSKA LAW FIRM	3,020.00	402172	
279TH DISTRICT COURT			82,645.23*
ANITA F. PROVO	150.00	402016	
JOEL WEBB VAZQUEZ	75.00	402080	
TONYA CONNELL TOUPPS	150.00	402098	
JONATHAN L. STOVALL	75.00	402121	
STEFANIE L. ADAMS, ATTORNEY AT LAW	75.00	402122	
DE LAGE LANDEN PUBLIC FINANCE	285.95	402126	
DANE DENNISON	500.00	402181	
317TH DISTRICT COURT			1,310.95*
GAYLYN COOPER	650.00	401945	
PHILLIP DOWDEN	825.00	401954	
THOMAS J. BURBANK, P.C.	1,700.00	401963	
TRACEY D. BURK	210.00	401964	
LAIRON DOWDEN, JR.	1,025.00	401970	
JIMMY D. HAMM	750.00	401983	
TERRENCE HOLMES	2,125.00	401986	
OFFICE DEPOT	87.40	402005	
KEVIN PAULA SEKALY PC	400.00	402023	
CHARLES ROJAS	875.00	402050	
UNITED STATES POSTAL SERVICE	1.36	402058	
GLEN M. CROCKER	1,750.00	402064	
BEAUMONT OCCUPATIONAL SERVICE, INC.	127.95	402067	
JOEL WEBB VAZQUEZ	450.00	402080	
TONYA CONNELL TOUPPS	475.00	402098	
RONALD PLESSALA	1,550.00	402101	
THE PARKER LAW FIRM	500.00	402109	
JONATHAN L. STOVALL	1,375.00	402121	
STEFANIE L. ADAMS, ATTORNEY AT LAW	600.00	402122	
DE LAGE LANDEN PUBLIC FINANCE	77.40	402126	
TERRENCE ALLISON	3,000.00	402145	
BRYAN E MCEACHERN PC	505.40	402158	
MATUSKA LAW FIRM	2,150.00	402172	
TARA SHELANDER	1,000.00	402180	
LAW OFFICE OF J SCOTT FREDERICK	300.00	402193	
JUSTICE COURT-PCT 1 PL 1			22,509.51*
UNITED STATES POSTAL SERVICE	31.63	402058	
DE LAGE LANDEN PUBLIC FINANCE	125.00	402126	
JUSTICE COURT-PCT 1 PL 2			156.63*
UNITED STATES POSTAL SERVICE	240.96	402058	
DE LAGE LANDEN PUBLIC FINANCE	73.36	402126	
JUSTICE COURT-PCT 2			314.32*
OFFICE DEPOT	35.14	402005	
JUSTICE COURT-PCT 4			35.14*
AT&T	73.64	402027	
DE LAGE LANDEN PUBLIC FINANCE	104.00	402126	
JUSTICE COURT-PCT 6			177.64*
OFFICE DEPOT	73.02	402005	
UNITED STATES POSTAL SERVICE	39.53	402058	
DE LAGE LANDEN PUBLIC FINANCE	73.36	402126	
JUSTICE OF PEACE PCT. 8			185.91*
DE LAGE LANDEN PUBLIC FINANCE	265.00	402126	
COUNTY COURT AT LAW NO.1			265.00*

NAME	AMOUNT	CHECK NO.	TOTAL
UNITED STATES POSTAL SERVICE LEXIS-NEXIS DE LAGE LANDEN PUBLIC FINANCE	.81 45.00 350.69	402058 402059 402126	396.50*
COUNTY COURT AT LAW NO. 2			
UNITED STATES POSTAL SERVICE DE LAGE LANDEN PUBLIC FINANCE TERRENCE ALLISON	6.57 73.36 250.00	402058 402126 402145	329.93*
COUNTY COURT AT LAW NO. 3			
GAYLYN COOPER THOMAS J. BURBANK, P.C. CECILIA GOWER KEVIN S. LAINE UNITED STATES POSTAL SERVICE SHI GOVERNMENT SOLUTIONS, INC. DE LAGE LANDEN PUBLIC FINANCE	250.00 250.00 2,260.10 250.00 27.48 1,641.00 73.36	401945 401963 401977 402048 402058 402061 402126	4,751.94*
COURT MASTER			
UNITED STATES POSTAL SERVICE DE LAGE LANDEN PUBLIC FINANCE	2.03 104.00	402058 402126	106.03*
MEDIATION CENTER			
UNITED STATES POSTAL SERVICE DE LAGE LANDEN PUBLIC FINANCE	10.15 73.36	402058 402126	83.51*
COMMUNITY SUPERVISION			
DE LAGE LANDEN PUBLIC FINANCE	332.16	402126	332.16*
SHERIFF'S DEPARTMENT			
FED EX GALL'S, INC. JEFFERSON CTY. SHERIFF'S DEPARTMENT CASH ADVANCE ACCOUNT AT&T ORANGE COUNTY ASSOCIATION FOR UNITED STATES POSTAL SERVICE CALDWELL COUNTRY CHEVROLET CHIEF SUPPLY DE LAGE LANDEN PUBLIC FINANCE	48.06 27.64 1,745.00 2,081.40 119.08 400.00 83.78 53,000.00 1,047.70 977.64	401973 401976 401989 401991 402027 402045 402058 402084 402112 402126	59,530.30*
CRIME LABORATORY			
AGILENT TECHNOLOGIES FISHER SCIENTIFIC OFFICE DEPOT ULINE SHIPPING SUPPLY SPECIALI CDW COMPUTER CENTERS, INC. CLINIQQA CORPORATION AIRGAS SOUTHWEST CAYMAN CHEMICAL COMPANY DE LAGE LANDEN PUBLIC FINANCE	917.20 225.51 166.01 102.61 1,652.32 413.00 746.84 208.00 104.00	401949 401974 402005 402037 402049 402081 402100 402111 402126	4,535.49*
JAIL - NO. 2			
HILO / O'REILLY AUTO PARTS JOHNSTONE SUPPLY AMERICAN CORRECTIONAL ASSOCIATION TEEX BOB BARKER CO., INC. COASTAL WELDING SUPPLY GT DISTRIBUTORS, INC. W.W. GRAINGER, INC. HERNANDEZ OFFICE SUPPLY, INC. M&D SUPPLY OFFICE DEPOT PETTY CASH - SHERIFF'S OFFICE	83.97 4.18 70.00 125.00 249.90 36.00 1,327.68 234.83 206.60 103.70 382.51 748.67	401942 401946 401948 401951 401961 401968 401975 401978 401985 401996 402005 402011	

NAME	AMOUNT	CHECK NO.	TOTAL
SANITARY SUPPLY, INC.	11,162.03	402020	
SCOOTER'S LAWNMOWERS	18.29	402022	
SHERWIN-WILLIAMS	1,524.99	402025	
AT&T	1,339.34	402027	
TEXAS DEPT OF LICENSING & WASTE MGT. GOLDEN TRIANGLE, INC.	40.00	402034	
WHOLESALE ELECTRIC SUPPLY CO.	133.89	402038	
WILLBANKS & ASSOCIATES	106.62	402041	
COOK'S CORRECTIONAL KITCHEN EQUIP	1,269.86	402042	
LOWE'S HOME CENTERS, INC.	3,087.99	402062	
LONE STAR UNIFORMS, INC.	7.94	402069	
BELT SOURCE	7,265.25	402072	
FIVE STAR CORRECTIONAL SERVICE	71.39	402086	
DE LAGE LANDEN PUBLIC FINANCE	54,180.69	402113	
THOMSON REUTERS-WEST	1,366.16	402126	
FROGWASH PRESSURE WASHING	3,829.99	402149	
WASTEWATER TRANSPORT SERVICES LLC	800.00	402151	
JUVENILE PROBATION DEPT.	2,021.00	402179	
			91,798.47*
CASH ADVANCE ACCOUNT	202.85	401991	
OFFICE DEPOT	10.95	402005	
UNITED STATES POSTAL SERVICE	42.43	402058	
LATRICIA COLEMAN	40.00	402073	
DE LAGE LANDEN PUBLIC FINANCE	221.79	402126	
JUVENILE DETENTION HOME			518.02*
AMERICAN RED CROSS, INC.	143.00	401955	
CASH ADVANCE ACCOUNT	198.05	401991	
MOORE SERVICE CO., INC.	353.95	402000	
OAK FARM DAIRY	280.50	402047	
FLOWERS FOODS	86.71	402078	
CENTERPOINT ENERGY RESOURCES CORP	712.92	402083	
DE LAGE LANDEN PUBLIC FINANCE	327.69	402126	
CONSTABLE PCT 1			2,102.82*
FAST SIGNS, INC.	3,300.00	401972	
GT DISTRIBUTORS, INC.	631.99	401975	
M&D SUPPLY	29.58	401996	
UNITED STATES POSTAL SERVICE	74.53	402058	
CITY DIRECTORIES	250.00	402089	
CONSTABLE-PCT 2			4,286.10*
SILSBE FORD INC	152.02	402164	
CONSTABLE-PCT 4			152.02*
AT&T	36.82	402027	
DE LAGE LANDEN PUBLIC FINANCE	229.00	402126	
CONSTABLE-PCT 6			265.82*
OFFICE DEPOT	461.81	402005	
UNITED STATES POSTAL SERVICE	13.99	402058	
DE LAGE LANDEN PUBLIC FINANCE	73.36	402126	
COUNTY MORGUE			549.16*
BJ TRANSPORT SERVICE, INC.	6,344.83	401960	
BJ TRANSPORT SERVICE INC	1,738.50	402191	
AGRICULTURE EXTENSION SVC			8,083.33*
UNITED STATES POSTAL SERVICE	1.22	402058	
DE LAGE LANDEN PUBLIC FINANCE	148.43	402126	
HEALTH AND WELFARE NO. 1			149.65*
PETTY CASH - N C WELFARE	125.50	402012	
UNITED STATES POSTAL SERVICE	55.95	402058	

NAME	AMOUNT	CHECK NO.	TOTAL
DE LAGE LANDEN PUBLIC FINANCE	148.43	402126	329.88*
HEALTH AND WELFARE NO. 2			
CLAYBAR FUNERAL HOME, INC.	984.00	401966	
MOODY-HARRIS FUNERAL HOME	1,500.00	401999	
MUNRO'S	31.35	402001	
PETTY CASH - S C WELFARE	83.75	402013	
DE LAGE LANDEN PUBLIC FINANCE	178.70	402126	2,777.80*
NURSE PRACTITIONER			
DE LAGE LANDEN PUBLIC FINANCE	73.36	402126	73.36*
CHILD WELFARE UNIT			
TARGET STORES DIVISION	7,521.63	402052	
SEARS COMMERCIAL CREDIT	485.28	402068	
S&M FAMILY OUTLET	100.00	402071	
KEYANA HAILEY PAYEE	20.00	402075	
TYMIR WILSON PAYEE	20.00	402087	
CHUMARI WILSON PAYEE	20.00	402088	
TAYLOR SAVOY PAYEE	20.00	402091	
TYLER SAVOY PAYEE	20.00	402092	
KVONNA RICHARD PAYEE	20.00	402095	
J'LYNN HENDRIX	20.00	402105	
JAYLISHA ARDOIN	20.00	402114	
DIAMOND DELFIERRO PAYEE	20.00	402123	
KRISTIN SIMONS PAYEE	20.00	402128	
CONNOR BELDEN	50.00	402130	
WILLIAM GILBERT	20.00	402131	
ALYJAH HALEY	20.00	402132	
BETTY PRICE	20.00	402136	
LAFRONIA BATISTE	20.00	402137	
ROBIN FRANK PAYEE	20.00	402140	
QUINN DIXON PAYEE	50.00	402147	
HUNTER LACROIX	20.00	402150	
KAYANA SIMON PAYEE	20.00	402152	
KENDLE GOODSELL PAYEE	15.00	402159	
DANIYA E BELLARD	15.00	402160	
DAE'LEAH THOMAS	15.00	402161	
ANNAMAY J GOODSELL	15.00	402162	
BENJAMIN B FOOTE	15.00	402163	
ABBIE BLANDFORD	20.00	402168	
ASHANTI M MCCRAY	20.00	402175	
FATIMA ZAVALA	20.00	402176	
AAYARRII CEASAR	50.00	402177	
TRELIN FARR	50.00	402178	
KARL GREEN PAYEE	20.00	402182	
TONI GREEN PAYEE	20.00	402183	
WILLIAM GREEN	20.00	402184	
SIERRA M COLLAZO	20.00	402188	
SKYLAR DANIELS PAYEE	20.00	402189	8,881.91*
ENVIRONMENTAL CONTROL			
JACKSON-HIRSH, INC.	68.63	401987	68.63*
INDIGENT MEDICAL SERVICES			
LOCAL GOVERNMENT SOLUTIONS LP	3,773.00	402099	
CARDINAL HEALTH 110 INC	39,234.71	402153	
IHEANACHO AHAMEFULA EZIRIM	225.00	402186	43,232.71*
MAINTENANCE-BEAUMONT			
JOHNSTONE SUPPLY	383.46	401946	
W.W. GRAINGER, INC.	63.70	401978	
OFFICE DEPOT	43.63	402005	
SANITARY SUPPLY, INC.	4,790.87	402020	
ACE IMAGEWEAR	2,618.34	402024	
BAKER DISTRIBUTING COMPANY	674.74	402077	
DE LAGE LANDEN PUBLIC FINANCE	73.36	402126	

NAME	AMOUNT	CHECK NO.	TOTAL
WASTEWATER TRANSPORT SERVICES LLC	248.00	402179	8,896.10*
MAINTENANCE-PORT ARTHUR			
NOACK LOCKSMITH	11.25	402002	
TEXAS DEPT OF LICENSING &	40.00	402033	
WALMART COMMUNITY BRC	51.84	402056	
SEARS COMMERCIAL CREDIT	1,395.68	402068	
LOWE'S HOME CENTERS, INC.	62.58	402069	
PARKER LUMBER	103.77	402115	
DE LAGE LANDEN PUBLIC FINANCE	150.76	402126	
MAINTENANCE-MID COUNTY			1,815.88*
SANITARY SUPPLY, INC.	1,209.61	402020	
CENTERPOINT ENERGY RESOURCES CORP	203.50	402083	
DE LAGE LANDEN PUBLIC FINANCE	77.40	402126	
SERVICE CENTER			1,490.51*
A-LINE FRONT END & BRAKE	1,202.48	401947	
JERRY'S AUTOMOTIVE	59.50	401992	
KINSEL FORD, INC.	714.89	401993	
AT&T	59.44	402027	
TRI-CON, INC.	8,568.57	402035	
WASTE MGT. GOLDEN TRIANGLE, INC.	162.36	402039	
AUTO ZONE	70.14	402044	
BUMPER TO BUMPER	86.72	402082	
DEJEAN AUTOMOTIVE	210.00	402097	
AMERICAN TIRE DISTRIBUTORS	357.24	402103	
INTERSTATE ALL BATTERY CENTER - BMT	443.80	402106	
DE LAGE LANDEN PUBLIC FINANCE	73.36	402126	
EASTEX PRESSURE WASHERS	363.00	402134	
SPANKY'S WRECKER SERVICE INC	295.00	402135	
VETERANS SERVICE			12,666.50*
OFFICE DEPOT	11.78	402005	
UNITED STATES POSTAL SERVICE	6.29	402058	
HILARY GUEST	121.20	402076	
DE LAGE LANDEN PUBLIC FINANCE	464.62	402126	
MOSQUITO CONTROL FUND			603.89*
HILO / O'REILLY AUTO PARTS	5.39	401942	
SUPERIOR TIRE & SERVICE	19.69	401950	
MUNRO'S	98.95	402001	
CENTERPOINT ENERGY RESOURCES CORP	340.10	402083	
DE LAGE LANDEN PUBLIC FINANCE	73.36	402126	
BREATH ALCOHOL TESTING			537.49**
COLE PALMER INSTRUMENT CO.	403.13	402008	
FAMILY GROUP CONFERENCING			403.13**
DE LAGE LANDEN PUBLIC FINANCE	77.40	402126	
LAW LIBRARY FUND			77.40**
JAMES PUBLISHING, INC.	124.00	401988	
THOMSON REUTERS-WEST	110.00	402149	
GRT N MENTAL HEALTH SVCS			234.00**
CORNELL CORRECTIONS OF TEXAS	4,443.30	402170	
JUVENILE TJPC-A-2014-123			4,443.30**
AZLEWAY, INC.	4,443.30	401958	
GULF COAST TRADES CENTER	3,090.90	401981	
PEGASUS SCHOOL	4,443.30	402009	

NAME	AMOUNT	CHECK NO.	TOTAL
HAYS COUNTY CORNELL CORRECTIONS OF TEXAS	7,700.00 4,443.30	402043 402170	24,120.80**
JUVENILE PROB & DET. FUND			
AZLEWAY, INC. GULF COAST TRADES CENTER GLEN MILLS SCHOOLS PEGASUS SCHOOL HAYS COUNTY CORNELL CORRECTIONS OF TEXAS	4,443.30 3,090.90 4,195.80 4,443.30 13,300.00 1,777.32	401958 401981 401998 402009 402043 402170	31,250.62**
IV-E FOSTER CARE			
VERIZON WIRELESS	58.92	402054	58.92**
COMMUNITY SUPERVISION FND			
CASH ADVANCE ACCOUNT OFFICE DEPOT SAM HOUSTON STATE UNIVERSITY TIME WARNER COMMUNICATIONS TIME WARNER COMMUNICATIONS UNITED STATES POSTAL SERVICE LOCAL GOVERNMENT SOLUTIONS LP JCCSC STACY TULLIER	164.00 1,917.89 705.00 80.18 78.13 137.39 6,965.00 18.00 145.04	401991 402005 402018 402030 402031 402058 402099 402120 402129	10,210.63**
JEFF. CO. WOMEN'S CENTER			
ALL STAR PLUMBING M&D SUPPLY KIM MCKINNEY, LPC, LMFT OFFICE DEPOT SYSCO FOOD SERVICES, INC. TOWER COMMUNICATIONS, INC. BEN E KEITH FOODS CENTERPOINT ENERGY RESOURCES CORP ATTABOY TERMITE & PEST CONTROL DE LAGE LANDEN PUBLIC FINANCE SAM'S CLUB DIRECT	7,078.87 101.24 150.00 409.14 1,097.36 60.00 1,025.04 345.86 2,500.00 292.40 169.44	401952 401996 401997 402005 402028 402055 402079 402083 402107 402126 402139	13,229.35**
MENTALLY IMPAIRED OFFEND.			
SAM HOUSTON STATE UNIVERSITY CHRISTAVIA WILLRIDGE	225.00 108.08	402019 402187	333.08**
COMMUNITY CORRECTIONS PRG			
TRACY ROBINSON DAVID POUNCY DE LAGE LANDEN PUBLIC FINANCE	196.56 51.52 115.38	401944 402015 402126	363.46**
DRUG DIVERSION PROGRAM			
OFFICE DEPOT DE LAGE LANDEN PUBLIC FINANCE TISH JONES	213.95 115.38 32.48	402005 402126 402171	361.81**
CHEEK H2O & SEWER PHASE 3			
GRIFFITH MOSELEY JOHNSON & ASSOCIAT	15,000.00	402173	15,000.00**
UNCLAIMED FUNDS MGMT FUND			
PATRICIA GARNER JENKINS DARRELL WAYNE ANTWIN	75.00 75.00	402194 402195	150.00**
HOTEL OCCUPANCY TAX FUND			
MUNRO'S TRI-CITY COFFEE SERVICE DE LAGE LANDEN PUBLIC FINANCE	29.25 95.90 431.67	402001 402036 402126	556.82**
DISTRICT CLK RECORDS MGMT			

NAME	AMOUNT	CHECK NO.	TOTAL
DE LAGE LANDEN PUBLIC FINANCE	210.68	402126	210.68**
1957 ROAD BOND FUND			
TIM RICHARDSON	10,500.00	402156	10,500.00**
CAPITAL PROJECTS FUND			
BAILEY'S ARCHITECTS INC	8,745.27	402093	
TEXAS GENERAL LAND OFFICE SEMP	6,885.74	402166	15,631.01**
AIRPORT FUND			
OFFICE DEPOT	1,075.51	402005	
AT&T	756.43	402027	
TRI-CON, INC.	1,052.52	402035	
TRI-CITY COFFEE SERVICE	328.50	402036	
WASTE MGT. GOLDEN TRIANGLE, INC.	243.42	402038	
TRACE ANALYTICS, INC.	310.00	402066	
LOWE'S HOME CENTERS, INC.	493.71	402069	
CENTERPOINT ENERGY RESOURCES CORP	3,519.34	402083	
DISH NETWORK	85.62	402094	
ATTABOY TERMITES & PEST CONTROL	224.52	402107	
UNIFIRST HOLDINGS INC	195.40	402108	
DE LAGE LANDEN PUBLIC FINANCE	177.36	402126	
CRAWFORD ELECTRIC SUPPLY COMPANY	174.00	402143	
ADVANCE AUTO PARTS	24.99	402146	
MEMBER'S BUILDING MAINTENANCE LLC	4,340.22	402155	
EASTERN AVIATION FUELS INC	128,633.57	402185	
JOHN DEERE LANDSCAPES LLC	262.16	402192	
SE TX EMP. BENEFIT POOL			141,897.27**
GROUP ADMINISTRATIVE CONCEPTS INC	728.00	402118	728.00**
SHERIFF'S FORFEITURE FUND			
AVIALL	74.01	401957	74.01**
PAYROLL FUND			
JEFFERSON CTY. - FLEXIBLE SPENDING	10,666.00	401914	
CLEAT	306.00	401915	
JEFFERSON CTY. TREASURER	19,000.43	401916	
RON STADTMUELLER - CHAPTER 13	1,717.50	401917	
INTERNAL REVENUE SERVICE	150.00	401918	
JEFFERSON CTY. ASSN. OF D.S. & C.O.	5,100.00	401919	
JEFFERSON CTY. COMMUNITY SUP.	10,728.33	401920	
JEFFERSON CTY. TREASURER - HEALTH	409,167.89	401921	
JEFFERSON CTY. TREASURER - PAYROLL	1,712,898.42	401922	
JEFFERSON CTY. TREASURER - PAYROLL	696,398.08	401923	
MONY/MLOA	261.42	401924	
POLICE & FIRE FIGHTERS' ASSOCIATION	3,205.38	401925	
UNITED WAY OF BEAUMONT & N JEFFERSON	33.92	401926	
JEFFERSON CTY. TREASURER - TCDRS	644,590.52	401927	
OPPENHEIMER FUNDS DISTRIBUTOR, INC	1,881.65	401928	
JEFFERSON COUNTY TREASURER	2,461.55	401929	
JEFFERSON COUNTY - TREASURER -	5,150.35	401930	
NECHES FEDERAL CREDIT UNION	63,749.86	401931	
JEFFERSON COUNTY - NATIONWIDE	54,026.93	401932	
TENNESSEE CHILD SUPPORT	115.38	401933	
NCO FINANCIAL SYSTEMS INC	240.56	401934	
SBA - U S DEPARTMENT OF TREASURY	168.49	401935	
CALIFORNIA STATE DISBURSEMENT UNIT	117.23	401936	
U S DEPARTMENT OF TREASURY	384.53	401937	
WILLIAM E HEITKAMP	689.00	401938	
JOHN TALTON	717.69	401939	
IL DEPT OF HEALTCARD AND FAMILY SER	188.31	401940	
GUARDIANSHIP FEE			3,644,115.42**
P DEAN BRINKLEY	200.00	402116	200.00**
MARINE DIVISION			

PGM: GMCOMMV2

DATE
12-22-2014

PAGE: 11

46

NAME

AMOUNT

CHECK NO.

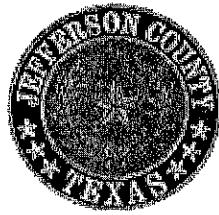
TOTAL

M&D SUPPLY
RITTER @ HOME
AT&T
SIERRA SPRING WATER CO. - BT
APPLIED SECURITY TECHNOLOGIES INC

31.59
507.55
79.02
67.75
105.00

401996
402017
402027
402060
402190

224.19**
4,369,739.26***

**AGENDA ITEM****December 22, 2014**

Consider, possibly approve and authorize the County Judge to execute a Master Agreement and Warranty, Support and License Agreement between Jefferson County and HartCivic, Inc. for purchase of the Hart Voting System.

Fred Jackson

From: Jeff Branick [jbranick@co.jefferson.tx.us]

Sent: Tuesday, December 16, 2014 9:33 AM

To: 'Fred Jackson'; 'Carolyn Guidry'; 'Theresa Goodness'

Subject: FW: Hart voting System

Attachments: Hart Voting System Master Agreement.pdf; Hart Voting System License Agreement.pdf; Jefferson Co Pricing Proposal 120914 December 2014 Purchase.pdf; Jefferson Co Pricing Proposal 120914 January 2015 Purchase.pdf; ESS Maintenance Bills.pdf

Fred --Please put this on next Monday's agenda.

Jeff Branick
County Judge
Jefferson County Courthouse
1149 Pearl St.
Beaumont, Texas 77701
Phone: (409)835-8466
Fax: (409)839-2311

From: Carolyn Guidry [mailto:guidry@co.jefferson.tx.us]

Sent: Monday, December 15, 2014 7:32 AM

To: Brent Weaver; Eddie Arnold ; Everette "Bo" Alfred ; Jeff Branick; Michael Sinegal

Cc: thegood@co.jefferson.tx.us

Subject: Hart voting System

Honorable Judge and Commissioners,

I am copying information I received in an email from the Hart representatives with the contracts which I have sent copies to Purchasing and for Legal. Also are the invoices for ES&S for the maintenance on our Voting System for the 2015-2016 period. Please contact me if there are any questions or any additional information you require.

Hart statement;

"As promised, attached please find the following information for your review:

1. Hart Voting System Master and License Agreements. These documents can be forwarded to whomever needs to review them in the County. Ken and I referenced these documents in the Workshop. They will both need to be signed by the County and Hart at the time of purchase approval.
2. December Pricing Offer, expiring December 31, 2014. We have increased our discount to include an ESS equipment buyback offer of \$75,536.60. Since ESS may not respond in a timely manner to your buyback request, Ken and I want to keep the purchase offer at the top of the Court's mind by including a buyback of your current equipment. The total discount offered for a December 2014 approval and document execution now totals \$267,356.60. This is a fantastic offer the Court should seriously consider. Since Hart's fiscal year ends in December we are able to offer a significant savings to incentivize the Court to move now.
3. January Pricing Offer, expiring January 16, 2015. The discount offered in this document is less than the December Pricing Offer and does not include an ESS equipment buyback. If the Court is unable to move forward with a purchase decision in 2014, the County will pay \$162,058.15 more than if the documents are executed in December 2014."

I spoke with Mark White with ES&S on Tuesday December 9, 2014 and he was checking the options of ES&S buyback of the Voting System. As of this morning, he has not responded back.

Carolyn Guidry
County Clerk



HART VOTING SYSTEM

MASTER AGREEMENT (SIGNATURE PAGE)

This Hart Voting System Master Agreement (“**Agreement**”) is entered into by and between Hart InterCivic, Inc., a Texas corporation (“**Hart**”), and Jefferson County or City, ISD, Municipality, ESD, or other government entity (“**Client**”), a governmental subdivision of the State of Texas. This Agreement sets forth the terms under which Client will purchase from Hart the Hart Voting System (“**HVS**”). Defined terms used in this Agreement will have the meanings specified in Section 9, Definitions, or as otherwise set forth herein.

The following Schedules and Exhibits are attached to this Agreement and made a part hereof:

Schedule A	Hardware and Pricing and/or Customer Signed Quote
Schedule B	Hart Proprietary Software
Schedule C	Non-Hart Software
Exhibit A	Hart Voting System Warranty, License, and Support Agreement
Exhibit B	Client’s Request for Proposal # _____
Exhibit C	Hart’s Proposal

This Agreement is entered into as the result of negotiations between Client and Hart with respect to Client’s Request for Proposal, a copy of which is attached as Exhibit B, and Hart’s Proposal, a copy of which is attached as Exhibit C. Client’s Request for Proposal and Hart’s Proposal are incorporated herein by reference. If a conflict occurs between the terms of this Agreement (including the Schedules and Exhibit A), Client’s Request for Proposal and Hart’s Proposal, (a) the terms of this Agreement (including the Schedules and Exhibit A) will control over Client’s Request for Proposal and Hart’s Proposal and (b) the terms of Hart’s Proposal will control over Client’s Request for Proposal.

Client acknowledges it has read and understands this Agreement (including all Schedules and Exhibits) and is entering into this Agreement only on the basis of the terms set forth in this Agreement. There are no oral agreements, representations, or warranties. The Effective Date of this Agreement is December 31, 2014.

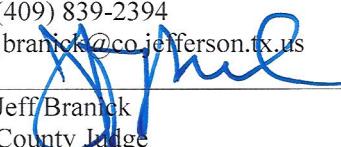
Agreed and Accepted:

Client

Name: Jefferson County, Texas
Address: 1149 Pearl Street
Beaumont, Texas 77701

Hart

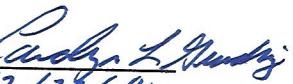
Hart InterCivic, Inc.
15500 Wells Port Drive
Austin, Texas 78728
Attn.: Phillip W. Braithwaite
CEO

Primary Phone: (409) 835-8475
Facsimile: (409) 839-2394
E-mail:  jbranick@co.jefferson.tx.us
Executed By:
Name: Jeff Branick
Title: County Judge

800-223-4278
800-831-1485
pbraithwaite@hartic.com

Phillip W. Braithwaite
CEO

This Agreement is not effective until executed by both parties.

ATTEST 
DATE 12/26/14

In consideration for the agreements set forth herein, the parties agree as follows:

1. Purchase of HVS Hardware and Equipment; License of Software:

1.1 Sale. Hart agrees to sell and Client agrees to purchase the HVS Hardware, subject to the terms and conditions set forth in this Agreement.

1.2 Licenses and Sublicenses. Simultaneously upon entering into this Agreement, Hart and Client will enter into the Hart Voting System Warranty, License, and Support Agreement ("HVS License Agreement") in the form of Exhibit A, the terms of which are incorporated herein by reference. The License Agreement sets forth additional terms applicable to Client's ownership and use of the HVS Hardware and license of Hart Proprietary Software, including warranty, support of software and hardware, license of software, and other terms.

1.3 Delivery and Installation. Hart will cause the HVS Hardware with Software to be delivered to Client's premises on a date mutually agreed to by Hart and Client. A Hart representative may install the HVS Hardware containing the HVS Software at the Client's site on a mutually agreed upon date during Hart normal working hours, within ten (10) business days or as soon as is practicable for both Parties. Billing will occur on the date the HVS Hardware is shipped to the Client's site. If additional labor and rigging or Client-specified customization is required for installation due to Client's special site requirements, Client will pay those costs including costs to meet union or local law requirements.

(a) Hart may provide onsite and offsite project management, operational training, and Election Day support for the first election in which the Equipment and Software are used. Project management may include equipment administration, ballot programming, and support for logic and accuracy testing. Training may include administrative staff training on HVS Software and Equipment, and training for polling place officials. Professional Service days cannot be exchanged for HVS or third party equipment, software, License & Support or Maintenance fees. If the Professional Services offered under the terms of this contract are not used prior to 60 days after the date of the Client's first election in which any portion of the Equipment and Software are used, the Professional Services shall expire.

(b) Any additional training and/or professional services which may be identified and mutually agreed upon will be documented in a Service Order, including details regarding the type and location of the training and/or services and the cost for the additional training and/or services requested by the client. If agreed to and signed off in writing by Hart and Client, charges for the additional training and/or services will be invoiced to Client at Hart's then-current rates, plus travel, communication and other expenses.

1.4 Training and Documentation. Hart will provide to Client one (1) electronic copy of the standard user-level documentation for the Software and standard operational training for the HVS System installed at the Client's location before the first election for which the Software will be used. Hart will provide Client operational training and on-site support at the first election in which the Equipment and Software are used. Charges for additional training or support services will be invoiced to Client at Hart's then-current hourly rates, plus travel, communication, and other expenses. Any additional training or support services will be mutually agreed to by Hart and Client and documented in an amendment to this Agreement.

1.5 User Documentation; Environmental Specifications. Hart will provide to Client one (1) electronic copy of the applicable then-current user documentation and operator's manuals for the HVS Hardware and Software and, where applicable, environmental specifications for the Hardware. Client

shall not remove any trademark, copyright, or other proprietary or restrictive notices contained on any Hart user documentation, operator's manuals, and environmental specifications, and all copies will contain such notices as are on the original electronic media.

1.6 Support. Support will be provided as set forth in the HVS License Agreement.

2. Charges; Payments:

2.1 Total Purchase Price. The Total Purchase Price is set forth in Schedule A and includes the purchase price for the Hardware, the Initial Annual Fee under the HVS License Agreement, state and local taxes (if applicable), and delivery and installation charges.

2.2 Payments. Client shall pay Hart the Purchase Price according to the following schedule:

1. Hart Hardware and Extended Hardware Warranty (if any) as per Schedule A – Billed Upon Shipment.
2. 3rd Party Hardware, HVS Software and 1st Year License/Support Fees (if any) - Billed Upon Shipment.
3. Professional Services – Billed Upon one or more of the following: first Election in which the Professional Services are used; receipt of Final Services Acceptance or the end of the first calendar year after receipt of Hart or 3rd Party Hardware or Software (but not later than sixty (60) days after the date of the Client's first election in which any portion of the Equipment and Software are used).

All payments are to be made to Hart at its principal office in Austin, Texas, as set forth on the Signature Page or to such other location as may be designated by Hart in a notice to Client.

2.3 Late Charges. If the Total Purchase Price is not paid in full within thirty (30) days after delivery of the Hardware and Software, Hart may charge Client interest on the unpaid balance until paid, at the lesser of (a) 1% per month or (b) the maximum rate allowed by law.

2.4 Additional Charges. Additional charges may apply to services rendered outside contracted hours or beyond normal coverage at Client's request, e.g., travel expenses, and premium and minimum charges. There will be an additional charge at Hart's current technician's rate per hour for any technical work required as a result of other than Hart-recommended equipment purchased by the Client for use with the HVS. Any other additional charges must be mutually agreed to by Hart and Client and documented in an amendment to this Agreement.

2.5 Payment Disputes. If any dispute exists between the parties concerning the amount due or due date of any payment, Client shall promptly pay the undisputed portion. Such payment will not constitute a waiver by Client or Hart of any of their respective legal rights and remedies against each other.

2.6 Taxes. If Client is tax-exempt, Client will provide Hart with proof of its tax-exempt status. If Client is not tax-exempt, (a) Client will pay any tax Hart becomes obligated to pay in connection with this Agreement, exclusive of taxes based on the net income of Hart and (b) Client will pay all personal property and similar taxes assessed after shipment. If Client challenges the applicability of any such tax, Client shall pay the tax and may thereafter seek a refund.

2.7 Suspension of Performance. If any payment due to Hart under this Agreement is past due more than thirty (30) days, Hart may suspend performance under this Agreement until all amounts due are current.

3. Client Responsibilities:

3.1 Independent Determination. Client acknowledges it has independently determined that the Hart Voting System purchased under this Agreement meets its requirements.

3.2 Cooperation. Client agrees to cooperate with Hart and promptly perform Client's responsibilities under this Agreement and the HVS License Agreement.

4. Title; Risk of Loss:

4.1 Hardware. Subject to Section 4.3, title to Hardware will pass to Client upon delivery of the Equipment to Client. Risk of loss of, or damage to, Hardware will pass to Client upon delivery to Client.

4.2 Confidential and Proprietary Information. Title to Hart's Confidential and Proprietary Information will remain in Hart. Title to Confidential and Proprietary Information of Hart's suppliers and licensors will remain in the relevant suppliers and licensors.

4.3 Proprietary Rights. Client acknowledges and agrees that the design of the HVS, design of the HVS Hardware, Hart Proprietary Software, and any and all related patents, copyrights, trademarks, service marks, trade names, documents, logos, software, microcode, information, and material are the property of Hart. Client agrees that the sale of the HVS Hardware and license of Hart Proprietary Software and other accompanying items under this Agreement does not grant to or vest in Client any right, title, or interest in such proprietary property. All patents, trademarks, copyrights, trade secrets, and other intellectual property rights, whether now owned or acquired by Hart with respect to the HVS, HVS Hardware, and Hart Proprietary Software, are the sole and absolute property of Hart and no interest therein is being vested in Client by the execution of this Agreement or the sale of the HVS Hardware or license of the Hart Proprietary Software to Client. Client shall not, under any circumstances, cause or permit the adaptation, conversion, reverse engineering, disassembly, or de-compilation of any Software or Equipment. Client will have no authority or right to copy, reproduce, modify, sell, license, or otherwise transfer any rights in any proprietary property of Hart. The provisions of this Section 4.3 will survive the termination or cancellation of this Agreement and the HVS License Agreement.

5. Warranty Terms:

THE WARRANTY TERMS APPLICABLE TO THE HART VOTING SYSTEM ARE SET FORTH IN THE HART VOTING SYSTEM WARRANTY, LICENSE, AND SUPPORT AGREEMENT. EXCEPT FOR THE EXPRESS LIMITED WARRANTIES IN THE LICENSE AGREEMENT, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, (A) THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE UNDER THIS AGREEMENT AND THE LICENSE AGREEMENT, AND (B) HART DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, TITLE AND NONINFRINGEMENT FOR ALL HARDWARE, SOFTWARE, AND SERVICES. THE EXPRESS WARRANTIES EXTEND SOLELY TO CLIENT. SOME STATES (OR JURISDICTIONS) DO NOT ALLOW LIMITATIONS ON IMPLIED WARRANTIES, SO THE ABOVE LIMITATION MAY NOT APPLY TO CLIENT.

6. Limitation of Damages:

6.1 EXCLUSIVE REMEDY. HART DOES NOT ACCEPT ANY LIABILITY FOR WARRANTIES BEYOND THE REMEDIES SET FORTH IN SECTION 1 OF THE LICENSE AGREEMENT. HART'S ENTIRE LIABILITY AND CLIENT'S EXCLUSIVE REMEDY FOR ANY CLAIM CONCERNING THIS AGREEMENT AND THE HARDWARE, SOFTWARE, AND SERVICES PROVIDED UNDER THIS AGREEMENT ARE SET FORTH IN THIS SECTION.

6.2 DISCLAIMER. CLIENT IS RESPONSIBLE FOR ASSURING AND MAINTAINING THE BACKUP OF ALL CLIENT DATA. UNDER NO CIRCUMSTANCES WILL HART BE LIABLE TO CLIENT OR ANY THIRD PARTY FOR THE LOSS OF OR DAMAGE TO CLIENT DATA.

6.3 LIMITATION. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, HART, HART'S LICENSORS, AND ANY PARTY INVOLVED IN THE CREATION, MANUFACTURE, OR DISTRIBUTION OF THE HARDWARE AND SOFTWARE AND THE PERFORMANCE OF SERVICES UNDER THIS AGREEMENT WILL NOT BE LIABLE TO CLIENT FOR ANY SPECIAL, INDIRECT, INCIDENTAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES (INCLUDING LOST PROFITS) OR FOR LOST DATA SUSTAINED OR INCURRED IN CONNECTION WITH THE HARDWARE, SOFTWARE, SERVICES, OR THIS AGREEMENT, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, REGARDLESS OF THE FORM OF ACTION AND WHETHER OR NOT SUCH DAMAGES ARE FORESEEABLE. IN ADDITION, HART'S TOTAL LIABILITY TO CLIENT FOR DIRECT DAMAGES ARISING OUT OF OR RELATING TO THE HARDWARE, SOFTWARE, SERVICES, AND THIS AGREEMENT WILL IN NO EVENT EXCEED THE TOTAL AMOUNT ACTUALLY PAID BY CLIENT TO HART UNDER THIS AGREEMENT. HART IS NOT LIABLE FOR DAMAGES CAUSED IN ANY PART BY CLIENT'S NEGLIGENCE OR INTENTIONAL ACTS OR FOR ANY CLAIM AGAINST CLIENT OR ANYONE ELSE BY ANY THIRD PARTY.

SOME STATES (OR JURISDICTIONS) DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE EXCLUSION OR LIMITATION MAY NOT APPLY TO CLIENT.

6.4 Referrals. Hart may direct Client to third parties having products or services that may be of interest to Client for use in conjunction with the Hardware and Software. Notwithstanding any Hart recommendation, referral, or introduction, Client will independently investigate and test non-Hart products and services and will have sole responsibility for determining suitability for use of non-Hart products and services. Hart has no liability with respect to claims relating to or arising from use of non-Hart products and services, including, without limitation, claims arising from failure of non-Hart products to provide proper time and date functionality.

7. Dispute Resolution:

7.1 Disputes and Demands. The parties will attempt to resolve any claim or controversy related to or arising out of this Agreement, whether in contract or in tort ("Dispute"), on a confidential basis according to the following process, which either party may start by delivering to the other party a written notice describing the dispute and the amount involved ("Demand").

7.2 Negotiation and Mediation. After receipt of a Demand, authorized representatives of the parties will meet at a mutually agreed upon time and place to try to resolve the Dispute by negotiation. If the Dispute remains unresolved after this meeting, either party may start mandatory nonbinding mediation under the commercial mediation rules of the American Arbitration Association ("AAA") or such other mediation process as is mutually acceptable to the parties.

7.3 Injunctive Relief. Notwithstanding the other provisions of this Section 7, if either party seeks injunctive relief, such relief may be sought in a court of competent jurisdiction without complying with the negotiation and mediation provisions of this Section 7.

7.4 Time Limit. Neither mediation under this section nor any legal action, regardless of its form, related to or arising out of this Agreement may be brought more than two (2) years after the cause of action first accrued.

8. General Provisions:

8.1 Entire Agreement. This Agreement and the attachments, schedules, and exhibits hereto are the entire agreement and supersede all prior negotiations and oral agreements. Hart has made no representations or warranties with respect to this Agreement or the HVS and its components that are not included herein. This Agreement may not be amended or waived except in writing signed by an officer of the party to be bound thereby.

8.2 Preprinted Forms. The use of preprinted forms, such as purchase orders or acknowledgments, in connection with this Agreement is for convenience only and all preprinted terms and conditions stated thereon are void and of no effect. If any conflict exists between this Agreement and any terms and conditions on a purchase order, acknowledgment, or other preprinted form, the terms and conditions of this Agreement will govern and the conflicting terms and conditions in the preprinted form will be void and of no effect. The terms and conditions of this Agreement, including, but not limited to, this Section 8.2, cannot be amended, modified, or altered by any conflicting preprinted terms or conditions in a preprinted form.

8.3 Interpretation. This Agreement will be construed according to its fair meaning and not for or against either party. Headings are for reference purposes only and are not to be used in construing the Agreement. All words and phrases in this Agreement are to be construed to include the singular or plural number and the masculine, feminine, or neuter gender as the context requires.

8.4 GOVERNING LAW. THIS AGREEMENT WILL BE GOVERNED BY THE LAWS OF THE STATE OF TEXAS, WITHOUT REGARD TO ITS CONFLICT OF LAW PROVISIONS, UNLESS CLIENT IS A GOVERNMENTAL SUBDIVISION OF ANOTHER STATE, IN WHICH CASE THE LAWS OF THE STATE IN WHICH CLIENT IS A GOVERNMENTAL SUBDIVISION WILL CONTROL.

8.5 Severability. Whenever possible, each provision of this Agreement will be interpreted to be effective and valid under applicable law; but if any provision is found to be invalid, illegal, or unenforceable, then such provision or portion thereof will be modified to the extent necessary to render it legal, valid, and enforceable and have the intent and economic effect as close as possible to the invalid, illegal, or unenforceable provision. If it is not possible to modify the provision to render it legal, valid, and enforceable, then the provision will be severed from the rest of the Agreement and ignored. The invalidity, illegality, or unenforceability of any provision will not affect the validity, legality, or enforceability of any other provision of this Agreement, which will remain valid and binding.

8.6 Delays. Hart is not responsible for failure to fulfill its obligations when due to causes beyond its reasonable control, including the failure of third parties to timely provide Software, Hardware, materials, or labor contemplated herein. Hart will notify Client in writing of any such delay, and the time for Hart's performance will be extended for a period corresponding to the delay. Hart and Client will determine alternative procedures to minimize delays.

8.7 Force Majeure. "Force Majeure" means a delay encountered by a party in the performance of its obligations under this Agreement that is caused by an event beyond the reasonable control of the party, but does not include any delays in the payment of monies due by either party. Without limiting the generality of the foregoing, "Force Majeure" will include, but is not restricted to, the following types of events: acts of God or public enemy; acts of governmental or regulatory authorities (other than, with respect to Client's performance, the Client, and its governing entities); fires, floods, epidemics, or serious accidents; unusually severe weather conditions; and strikes, lockouts, or other labor disputes. If any event constituting Force Majeure occurs, the affected party shall notify the other party in writing, disclosing the estimated length of the delay and the cause of the delay. If a Force Majeure occurs, the affected party will not be deemed to have violated its obligations under this Agreement, and time for performance of any obligations of that party will be extended by a period of time necessary to overcome the effects of the Force Majeure.

8.8 Compliance with Laws. HVS Hardware and Software will meet the certification requirements in place on the effective date of the HVS Master Agreement. Client and Hart shall comply with all federal, state, and local laws in the performance of this Agreement, including those governing use of the Hardware and Software. Hardware and Software provided under this Agreement may be subject to U.S. and other government export control regulations. Client shall not export or re-export any Hardware or Software.

8.9 Assignments. Hart may assign this Agreement or its interest in any Hardware or Software, or may assign the right to receive payments, without Client's consent. Any such assignment, however, will not change the obligations of Hart to Client that are outstanding at the time of assignment. Client will be notified in writing if Hart makes an assignment of this Agreement. Client shall not assign this Agreement without the express written consent of Hart, such consent not to be unreasonably withheld. In the event of any permitted assignment of this Agreement, the assignee shall assume the liabilities and responsibilities of the assignor, in writing.

8.10 Independent Contractors. Client and Hart are independent contractors and are not agents or partners of each other. Hart's employees, agents, and subcontractors will not be entitled to any privileges or benefits of Client employment. Client's employees, agents, and contractors will not be entitled to any privileges or benefits of Hart employment.

8.11 Notices. Any notice required or permitted to be given under this Agreement by one party to the other must be in writing and shall be given and deemed to have been given immediately if delivered in person to the address set forth on the Signature Page for the party to whom the notice is given, or on the fifth (5th) business day following mailing if placed in the United States Mail, postage prepaid, by registered or certified mail with return receipt requested, addressed to the party at the party's address set forth on the Signature Page. Each party may change its address for notice by giving written notice of the change to the other party.

8.12 Trademarks. eScan™, eSlate®, Judge's Booth Controller™, JBC™, Disabled Access Unit™, DAUT™, Mobile Ballot Box™, Ballot Origination Software System™, BOSS™, Tally™, Rally™, FUSION™, and Ballot Now™ are trademarks of Hart.

9. Definitions:

"Acceptance Testing" means testing in accordance with Hart's standard Acceptance Testing Procedure.

“Agreement” has the meaning set forth in the Signature Page.

“Annual Fee” means the combined annual license, sublicense, and support fees payable by Client to Hart under the HVS Warranty, License, and Support Agreement.

“Client” has the meaning set forth in the Signature Page.

“Confidential and Proprietary Information” means Software, firmware, diagnostics, documentation (including operating manuals, user documentation, and environmental specifications), designs and configurations of Hardware, Software, and firmware, trade secrets and related documentation, and any other information confidential to Hart or its suppliers or licensors.

“DAUTM” means the Disabled Access Unit (DAUTM) created by Hart as an add-on component to an eSlate® that facilitates the performance of voting activities by disabled voters, for example, by providing an audio ballot presentation and/or accepting inputs from specialized switch mechanisms, such as head switches, breath switches, and panel switches that facilitate interaction with disabled voters, as needed.

“Effective Date” has the meaning set forth in the Signature Page and indicates the date this Agreement becomes effective.

“Equipment” means the HVS Hardware and Non-Hart Hardware listed on Schedule A.

“eScanTM” means the eScanTM device created by Hart, consisting of a precinct digital ballot imaging device single-feed scanner that transports and scans both sides of a ballot simultaneously, and a base that provides for secure ballot storage and transport.

“eSlate®” means the eSlate® created by Hart and consisting of hardware including an electronically configurable, network-capable voting station that permits a voter to cast votes by direct interaction, which voting station in its present configuration created by Hart comprises an electronically configurable liquid crystal display (LCD) panel for use in displaying ballot images, a rotary input device for use in ballot navigation, and various buttons that facilitate voter options for selecting ballot choices and casting a ballot.

“eSlate® Hardware” means the eSlate®, JBCTM, and DAUTM in the quantities listed on Schedule A.

“Firmware” means the Hart Proprietary Software embedded in eSlate® voting devices that allows execution of the software functions, but does not allow access to or modification of the software by an end user.

“Force Majeure” has the meaning set forth in Section 8.7.

“Hart” means Hart InterCivic, Inc., a Texas corporation.

“Hart Proprietary Software” means the run-time executable code and associated support files of the Ballot Origination Software System (BOSSTM) Software, TallyTM Software, RallyTM Software, Ballot NowTM Software, computer code and software resident in the HVS Hardware, and other support software utilities as specified on Schedule B, consisting of computer programs and computer code owned by Hart that are licensed to Client pursuant to the Hart Voting System Warranty, License, and Support Agreement, and all updates, upgrades, versions, new releases, derivatives, revisions, corrections,

improvements, rewrites, bug fixes, enhancements, and other modifications, including any custom modifications, to such computer programs and code that are provided to Client, and all copies of the foregoing. Hart Proprietary Software also includes all documentation provided by Hart to Client with respect to these computer programs and code, and all copies of the foregoing (electronic and hard copy).

“Hart Voting System (HVS)” means the HVS Hardware and the Software.

“Hart Voting System Warranty, License, and Support Agreement” means the Hart Voting System Warranty, License, and Support Agreement in the form of Exhibit A to be entered into by Hart and Client simultaneously upon entering into this Agreement. This Warranty covers only the HVS Hardware. Third-party equipment’s warranty is passed through to the Customer.

“Initial Annual Fee” means the first Annual Fee payable under the Hart Voting System Warranty, License, and Support Agreement, which is included in the Total Purchase Price.

“Installation Date” means, with respect to the Hart Voting System, the date Hart completes installation of the HVS with included Software.

“JBC™” means the Judge’s Booth Controller (JBC™) created by Hart that is a local area network controller capable of interacting with one or more eSlate® devices or DAU devices by transmitting and receiving signals that manage or control an election, e.g., by opening and closing the polls, providing or recording an audit trail of system events during an election, storing cast ballot data, and applying data security and integrity algorithms.

“Non-Hart Hardware” means the hardware listed on Schedule A that is not Hart’s HVS Hardware.

“Non-Hart Software” means the run-time executable code and associated support files of computer programs owned by third parties that are identified on Schedule C and sublicensed by Hart to Client pursuant to the Hart Voting System Warranty, License, and Support Agreement or licensed directly by the third-party licensor to Client, and all updates, upgrades, versions, new releases, derivatives, revisions, corrections, improvements, rewrites, bug fixes, enhancements, and other modifications to such computer programs and code that are provided to Client, and all copies of the foregoing. Non-Hart Software also includes all documentation provided to Client with respect to these computer programs, and all copies of the foregoing.

“Software” means the Hart Proprietary Software and Firmware and Non-Hart Software.

“Sublicensed Software” means Non-Hart Software and Firmware that is identified on Schedule C as being sublicensed by Hart to Client pursuant to the Hart Voting System Warranty, License, and Support Agreement.

“VBO™” means the Verifiable Ballot Option unit used in conjunction with the eSlate® for a *Voter Verifiable Paper Audit Trail*.

“Total Purchase Price” is defined in Section 2.1.

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SCHEDULE A

HARDWARE AND PRICING

Note: This Schedule A specifically lists all hardware, software and services to be provided by Hart to the Customer under this Agreement. No other hardware, software, or services are included in this sale.

Tactile input switches are not included with the Disabled Access Unit. Tactile switches must be purchased as a separate item. Wheels are not included with the eSlate® Caddy. Wheels must be purchased as a separate item.

There will be an additional charge at Hart's current technician's rate per hour for any technical work required as a result of *other than Hart-recommended hardware* purchased by the Client for use with the Hart Voting System.

The HVS System will be compliant with all certification requirements currently in place at the time the HVS System is purchased (the "Effective Date"). Software and Firmware will be upgraded as required for those Client's up-to-date on their Annual Fees. Required HVS Hardware changes mandated by rules, certification, or statutory changes will be assessed by Hart, the Client will be notified of the costs for those changes, and the Client will be required to pay for those HVS Hardware changes if they choose to have the changes completed.

Hart's training and project management obligations under this Agreement will end no later than sixty (60) days after the date of the Client's first election in which any portion of the Equipment and Software are used.

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SCHEDULE B

HART PROPRIETARY SOFTWARE
(if applicable)

QUANTITY	MODEL	DESCRIPTION	UNIT PRICE	NUMBER OF LICENSES	INITIAL LICENSE FEE (including hardware)
One (1)	BOSS™, Tally™, Ballot Now™, SERVO™, and eCM Manager™.	Electronic Voting Software.	\$130,000.00	One (1)	\$65,030.00

Licensed Location: 1149 Pearl Street, Beaumont, Texas 77701.

NOTE: Hart and Client will update this Schedule as appropriate if Hart releases new Hart Proprietary Software that is made available to Client under the HVS Warranty, License, and Support Agreement.

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SCHEDULE C**NON-HART SOFTWARE**
(if applicable)

Non-Hart Software Sublicensed to Client:

QUANTITY	MODEL	DESCRIPTION	UNIT PRICE	NUMBER OF LICENSES	TOTAL PRICE
Five (5).	Sybase Embedded Runtime Program	Database software.	Included.	Five (5).	No Charge.

Licensed Location: 1149 Pearl Street, Beaumont, Texas 77701.

NOTE: Hart and Client will update this Schedule as appropriate if Hart provides new or different Non-Hart Software to Client under the HVS Warranty, License, and Support Agreement.

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EXHIBIT A**Hart Voting System Warranty, License, and Support Agreement**

(See Attached Agreement)

EXHIBIT B**Client's Request for Proposal**
*(if applicable)**(See Attached Document*

EXHIBIT C**Hart's Proposal**
*(if applicable)**(See Attached Document)*



HART VOTING SYSTEM

WARRANTY, SUPPORT AND LICENSE AGREEMENT (SIGNATURE PAGE)

This Hart Voting System (HVS) Warranty, Support, and License Agreement ("Agreement") is entered into by and between Hart InterCivic, Inc., a Texas corporation ("Hart"), and Jefferson County ("Client"), a governmental subdivision of the State of Texas. This Agreement is entered into in connection with a Hart Voting System Master Agreement dated December 31, 2014, between Hart and Client under which Client has purchased HVS Hardware. This Agreement sets forth terms between Hart and Client applicable to Client's ownership and use of the HVS Hardware and license from Hart of Hart Proprietary Software (including Firmware), including warranty, support, license, and other terms. Defined terms used in this Agreement will have the meanings specified in Section 13, Definitions, or as otherwise set forth herein.

The following Schedules are attached to this Agreement and made a part hereof:

Schedule A	Support Contact Information
Schedule B	Hart Proprietary Software
Schedule C	Non-Hart Software
Schedule D	Initial Annual Fee

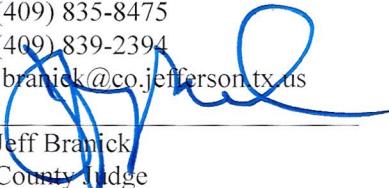
Client acknowledges it has read and understands this Agreement (including all Schedules) and is entering into this Agreement only on the basis of the terms expressly set forth in this Agreement. There are no oral agreements, representations, or warranties. The Effective Date of this Agreement is December 31, 2014.

Agreed and Accepted:

Client

Name: Jefferson County, Texas
Address: 1149 Pearl Street
Beaumont, Texas 77701

Primary Phone: (409) 835-8475
Facsimile: (409) 839-2394
E-mail: *jbranick@co.jefferson.tx.us*
Executed By:
Name: Jeff Branick
Title: County Judge



Hart

Hart InterCivic, Inc.
15500 Wells Port Drive
Austin, Texas 78728
Attn.: Phillip W. Braithwaite
CEO
800-223-4278
800-831-1485
pbraithwaite@hartic.com

Phillip W. Braithwaite
CEO

This Agreement is not effective until executed by both parties.

ATTEST *Paula J. Hunsaker*
DATE *12/22/14*

In consideration for the agreements set forth herein, the parties agree as follows:

1. WARRANTY TERMS

1.1 HVS Hardware Limited Warranty. Hart warrants that during the warranty period the HVS Hardware purchased by Client will be free from defects in materials and workmanship and will substantially conform to the performance specifications stated in the Hart Voting System Operator's Manuals for the HVS Hardware applicable at the time of the installation of the Hardware. The new hardware warranty period is three (3) years, other than the new VBO unit(s) and/or new eScan™ unit(s), which is one (1) year, beginning ten (10) days after the shipping date of the new HVS Hardware. The used and/or refurbished hardware warranty period is ninety (90) days, beginning ten (10) days after the shipping date of the used and/or refurbished HVS Hardware. Hart will, at Hart's sole discretion, replace or repair any HVS Hardware that does not comply with this warranty, at no additional charge to Client. To request warranty service, Client must contact Hart in writing within the warranty period. Hart may elect to conduct any repairs at Client's site, Hart's facility, or any other location specified by Hart. Any replacement HVS Hardware provided to Client under this warranty may be new or reconditioned. Hart may use new and reconditioned parts in performing warranty repairs and building replacement products. If Hart repairs or replaces HVS Hardware, its warranty period is not extended and will terminate upon the end of the warranty period of the replaced or repaired HVS Hardware. Hart owns all replaced HVS Hardware and all parts removed from repaired products. Client acknowledges and agrees that this warranty is contingent upon and subject to Client's proper use of the Hart Voting System and the Exclusions from Warranty and Support Coverage set forth in Section 1.3. This warranty does not cover any HVS Hardware that has had the original identification marks and/or numbers removed or altered in any manner. The remedies set forth in this Section are the full extent of Client's remedies and Hart's obligations regarding this warranty.

If the HVS Hardware is required to be reconfigured, modified, or otherwise changed after its sale to and installation at the Client's location due to the Client's or a local, state, or federal government certification change(s) or due to any statutory changes or new requirements, Hart will determine the feasibility and cost of the required changes and advise the Client of the total amount due for those HVS Hardware changes. Upon written approval to move forward with the changes and receipt from the Client of the stated fees, Hart will complete the required HVS Hardware changes to the Client's HVS Hardware.

1.2 Hart Proprietary Software Limited Warranty. Hart warrants that beginning ten (10) days after the shipping of the HVS Software and for rest of the term of this Agreement, the Hart Proprietary Software will perform substantially according to the then-current functional specifications described in the applicable software Operators' Manuals accompanying such Hart Proprietary Software. To request warranty service, Client must contact Hart in writing within the warranty period. Failure to conform to the warranty must be reported in writing and be accompanied with sufficient detail to enable Hart to reproduce the error and provide a remedy or suitable corrective action (a solution that will allow the software to function appropriately as certified). Hart will make commercially reasonable efforts to remedy or provide a suitable workaround for defects, errors, or malfunctions covered by this warranty that have a significant adverse affect upon operation of the Hart Proprietary Software. Because not all errors or defects can or need to be corrected, Hart does not warrant that all errors or defects will be corrected. Client acknowledges and agrees that this warranty is contingent upon and subject to Client's proper use of the Hart Voting System and the Exclusions from Warranty and Support Coverage set forth in Section 1.3. The remedies set forth in this Section 1.2 are the full extent of Client's remedies and Hart's obligations regarding this warranty.

1.3 Exclusions from Warranty and Support Coverage. The warranties under this Section 1 and Software Support under Section 2 do not cover defects, errors, or malfunctions that are caused by

any external causes, including, but not limited to, any of the following: (a) Client's failure to follow operational, support, or storage instructions as set forth in applicable documentation; (b) the use of noncompatible media, supplies, parts, or components; (c) modification or alteration of the HVS, or its components, by Client or third parties not authorized by Hart; (d) use of equipment or software not supplied or authorized by Hart; (e) external factors (including, without limitation, power failure, surges or electrical damage, fire or water damage, air conditioning failure, humidity control failure, or corrosive atmosphere harmful to electronic circuitry); (f) failure to maintain proper site specifications and environmental conditions; (g) negligence, accidents, abuse, neglect, misuse, or tampering; (h) improper or abnormal use or use under abnormal conditions; (i) use in a manner not authorized by this Agreement or use inconsistent with Hart's specifications and instructions; (j) use of software on Equipment that is not in good operating condition; (k) acts of Client, its agents, servants, employees, or any third party; (l) servicing or support not authorized by Hart; or (m) Force Majeure. Hart reserves the right to charge for repairs on a time-and-materials basis at Hart's then-prevailing rates, plus expenses, and for replacements at Hart's list prices caused by these exclusions from warranty and support coverage.

1.4 Non-Hart Equipment and Non-Hart Software Excluded. HART MAKES NO REPRESENTATIONS OR WARRANTIES AS TO NON-HART EQUIPMENT AND NON-HART SOFTWARE, IF ANY, PROVIDED BY HART TO CLIENT, ALL OF WHICH IS SOLD, LICENSED, OR SUBLICENSED TO CLIENT "AS IS." HART HAS NO RESPONSIBILITY OR LIABILITY FOR NON-HART EQUIPMENT AND NON-HART SOFTWARE, IF ANY, PROVIDED BY HART'S DISTRIBUTORS OR OTHER THIRD PARTIES TO CLIENT. If Hart sells, licenses, or sublicenses any Non-Hart Equipment or Non-Hart Software to Client, Hart will pass through to Client, on a nonexclusive basis and without recourse to Hart, any third-party manufacturer's warranties covering the equipment or software, but only to the extent, if any, permitted by the third-party manufacturer. Client agrees to look solely to the warranties and remedies, if any, provided by the manufacturer or third-party licensor.

1.5 Disclaimer. THE WARRANTIES IN THIS WARRANTY TERMS SECTION GIVE CLIENT SPECIFIC LEGAL RIGHTS, AND CLIENT MAY ALSO HAVE OTHER RIGHTS THAT VARY FROM STATE TO STATE (OR JURISDICTION TO JURISDICTION). HART'S RESPONSIBILITY FOR MALFUNCTIONS AND DEFECTS IN HVS HARDWARE AND HART PROPRIETARY SOFTWARE IS LIMITED TO REPAIR AND REPLACEMENT AS SET FORTH IN THIS WARRANTY TERMS SECTION. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, EXCEPT FOR THE EXPRESS LIMITED WARRANTIES IN SECTION 1 OF THIS AGREEMENT, (A) THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE UNDER THIS AGREEMENT OR IN CONNECTION WITH THE SALE OF HVS HARDWARE AND LICENSE OF HART PROPRIETARY SOFTWARE, AND (B) HART DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, TITLE, AND NONINFRINGEMENT FOR ALL HARDWARE, SOFTWARE, AND SERVICES. THE EXPRESS WARRANTIES EXTEND SOLELY TO CLIENT. SOME STATES (OR JURISDICTIONS) DO NOT ALLOW LIMITATIONS ON IMPLIED WARRANTIES, SO THE ABOVE LIMITATION MAY NOT APPLY TO CLIENT.

2. SOFTWARE SUPPORT SERVICES

2.1 Description of Software Support Services. Subject to the terms and conditions of this Agreement, Hart will provide Client the Software Support Services described below. Support Services under this Section 2 do not cover any of the exclusions from warranty and support coverage as described under Section 1.3. If Hart, in its discretion, provides Support Services in addition to the services

described under this Section 2, Client will pay Hart for such services on a time-and-materials basis at Hart's then-prevailing rates, plus expenses, and for replacements at Hart's list prices, unless otherwise agreed in writing by Hart and Client.

2.1.1 General Software Support. *General Software Support* will consist of assisting the Client in the design and production of elections, including pre-election and post-election testing and general operation of the HVS.

2.1.2 Software Support Services. Software Support Services will consist of periodic updates and any software "bug" corrections to Hart software. A software "bug" is any malfunction that prevents the Hart software from performing substantially as described in the then-current operator's manual for such software. Because not all errors or defects can or need to be corrected, Hart does not warrant that all errors or defects will be corrected. Hart reserves the right to determine whether any reported, claimed software malfunction is in fact a "bug." Software "bugs" must be reported in writing and be accompanied with sufficient detail to enable Hart staff to reproduce the error and provide a remedy or suitable corrective action. The exclusions from warranty coverage under Section 1.3 also are exclusions from Software Support Services under this Section 2.1.2.

2.1.3 Engineering Services. In any case where Hart software interfaces with a third party software system, including but not limited to, the Client's voter registration system, non-Hart election management system, early voting validation system, non-Hart election systems, absentee envelope management systems, or other like systems; Hart will not be responsible for proper operation of any Hart software that interfaces with the third party software should such third party software be upgraded, replaced, modified, or altered in any way. Hart will also not be responsible for the proper operation of any Hart software running on Client's computer equipment, should Client install a new computer operating system on said equipment without advising Hart of such changes and receiving Hart's written approval. Engineering services and associated costs may be required in those situations where the Client requests Hart's review and approval of any system changes outside the original system specifications at the time of the original acceptance date of this Agreement and the Hart Voting System Master Agreement. Hart will not be responsible for the proper operation of any Hart software that interfaces with third party software should such third party software be configured or operated in any manner contrary than that described in a Statement of Work (to be attached as a mutually agreed upon Schedule to this Agreement if engineering services are requested by the Client).

2.1.4 Client Suggestions and Recommendations. Client may propose, suggest, or recommend changes to the Software at any time in writing to Hart. Such proposals, suggestions, or recommendations will become Hart's property. Hart may include any such proposals, suggestions, or recommendations, solely at Hart's option, in subsequent periodic Software updates, without restriction or obligation, and any implementation thereof shall become Hart's property. Hart is under no obligation to change, alter, or otherwise revise the Software according to Client's proposals, suggestions, or recommendations.

2.2 Software Support Services Contact Information. Support contact information is set forth in Schedule A, Support Contact Information.

3. SOFTWARE LICENSES AND SUBLICENSES

3.1 Licenses and Sublicenses. Subject to the terms and conditions of this Agreement and for so long as Client has a current Warranty, License and Support agreement in effect with Hart with respect

to the HVS Hardware and the HVS Software, Hart grants to Client a personal, nonexclusive, nontransferable, and limited license to use the Hart Proprietary Software and a personal, nonexclusive, nontransferable, and limited sublicense to use the Sublicensed Software. Hart will provide Client, and Client will be permitted to use, only the run-time executable code and associated support files of the Software for Client's internal data processing requirements as part of the HVS Voting System. The Software may be used only in the United States at the Licensed Location specified on Schedule B on the hardware or other computer systems authorized by Hart in writing. Client may temporarily transfer the Software to a backup computer system at an alternative location within Client's county of operation if the Equipment or other authorized computer system is inoperative or the Licensed Location is temporarily unavailable, provided Client must promptly give Hart written notice of such temporary transfer, including a description of the backup computer system and the alternative location. Client's use of the Software will be limited to the number of licenses specified in Schedules B and C. Only Client and its authorized employees, agents or contractors may use or access the Software. Voters are also authorized to interact with the Software, in a manner consistent with user instructions, for the sole purpose of producing a Cast Vote Record during the course of an election. Client agrees that Hart, the licensors of Sublicensed Software, and their representatives may periodically inspect, conduct, and/or direct an independent accounting firm to conduct an audit, at mutually agreed-upon times during normal business hours, of the computer site, computer systems, HVS Hardware, and appropriate records of Client to verify Client's compliance with the terms of the licenses and sublicenses granted to Client.

3.2 Delivery and Installation. Hart may deliver the Software at the Client's site on a mutually agreed-upon date during Hart's normal working hours.

(a) Hart may provide onsite and offsite project management, operational training, and Election Day support for the first election in which the Equipment and Software are used unless otherwise specified in writing and mutually agreed upon by Hart and Client. Project management may include equipment administration, ballot programming, and support for logic and accuracy testing. Training may include administrative staff training on HVS Software and Equipment, and training for polling place officials. Professional Service days cannot be exchanged for HVS or third party equipment, software, License & Support or Maintenance fees. If the Professional Services offered under the terms of this contract are not used prior to 60 days after the date of the Client's first election in which any portion of the Equipment and Software are used, the Professional Services shall expire.

(b) Any additional training and/or professional services which may be identified and mutually agreed upon will be documented in a Service Order, including details regarding the type and location of the training and/or services and the cost for the additional training and/or services requested by the client. If agreed to and signed off in writing by Hart and Client, charges for the additional training and/or services will be invoiced to Client at Hart's then-current rates, plus travel, communication and other expenses.

3.3 Training and Documentation. Hart will provide standard user-level documentation in electronic form for the Software and standard operational training before the first election for which the Software will be used. Hart will provide Client operational training and on-site support at the first election in which the Hardware and Software are used unless otherwise specified in writing and mutually agreed upon by Hart and Client. Charges for additional training or support services will be invoiced to Client at Hart's then-current hourly rates, plus travel, communication, and other expenses. Any additional training or support services will be mutually agreed to by Hart and Client and documented in writing. Hart's training and documentation obligation under this HVS Agreement ends no later than sixty (60) days after the date of the Client's first election in which any portion of the Equipment and

Software are used.

3.4 Protection of Software.

(a) The HVS Hardware and Hart Proprietary Software are designed to be used only with each other and the agreed-upon Non-Hart Software and Non-Hart Equipment. To protect the integrity and security of the HVS, without the express written consent of Hart, (i) Client shall use the Software and Hardware only in connection with the HVS; (ii) Client shall not install or use other software on or with the Hardware or Software or network the Hardware or Software with any other hardware, software, equipment, or computer systems; and (iii) Client shall not modify the Hardware or Software. If Client does not comply with any provisions of the preceding sentence, then (i) the Limited Warranties under Section 1 will automatically terminate; (ii) Hart may terminate its obligation to provide Support Services under Section 2; (iii) Hart will have no further installation obligations under Section 3.2 (Delivery and Installation), and (iv) Hart will have no further obligations under Section 3.3 (Training and Documentation). Furthermore, if Client uses the Software and Hardware in combination with other software and equipment (other software or equipment being those not provided by Hart or its designees), and the combination infringes Hart proprietary patent claims outside the scope of the software license granted to Client under Section 3, Hart reserves its rights to enforce its patents with respect to those claims.

(b) Client shall not, under any circumstances, cause or permit the adaptation, conversion, reverse engineering, disassembly, or decompilation of any Software. Client shall not use any Software for application development, modification, or customization purposes, except through Hart.

(c) Client shall not assign, transfer, sublicense, time-share, or rent the Software or use it for facility management or as a service bureau. This restriction does not preclude or restrict Client from contracting for election services for other local governments located within Client's jurisdictional boundaries. Client shall not modify, copy, or duplicate the Software; provided, during the term of the Software licenses and sublicenses. All copies of the Software, in whole or in part, must contain all of Hart's or the third-party licensor's titles, trademarks, copyright notices, and other restrictive and proprietary notices and legends (including government-restricted rights) as they appear on the copies of the Software provided to Client. Client shall notify Hart of the following: (i) the location of all Software and all copies thereof and (ii) any circumstances known to Client regarding any unauthorized possession or use of the Software.

(d) Upon termination of Client's license or sublicense of Software, Client shall immediately discontinue all use of the Software and return to Hart or destroy, at Hart's option, the Software (and all related documentation (electronic and hard copy) and Confidential and Proprietary Information) and all archival, backup, and other copies thereof, and provide certification to Hart of such return or destruction.

(e) Client shall not publish any results of benchmark tests run on any Software.

(f) Although the Hart Proprietary Software and Sublicensed Software are protected by copyright and/or patents, they may be unpublished, and constitute Confidential and Proprietary Information of Hart and the third-party licensor, respectively. Client shall maintain the Software in confidence and comply with the terms of Section 6, Protection of Confidential and Proprietary Information, with respect to the Software.

(g) This Section 3.4 will survive the termination or cancellation of this Agreement.

3.5 No Transfer of Title. This Agreement does not transfer to Client title to any Software, intellectual property contained in any Software, or Confidential and Proprietary Information. Title to Hart Proprietary Software and all copies thereof, and all associated intellectual property rights therein, will remain in Hart. Title to Non-Hart Software and all copies thereof, and all associated intellectual property rights therein, will remain in the applicable third-party licensor.

3.6 Inherently Dangerous Applications. The Software is not developed or licensed for use in any nuclear, aviation, mass transit, or medical application or in any other inherently dangerous applications. Client shall not use the Software in any inherently dangerous application and agrees that Hart and any third-party licensor will not be liable for any claims or damages arising from such use.

4. ANNUAL FEE

4.1 Amount of Annual Fee. The Annual Fee is a combined licensing, sublicensing, and support fee. Client will pay Hart an Annual Fee upon execution of this Agreement and annually thereafter before each Anniversary Date. The amount of the Initial Annual Fee, payable upon execution of this Agreement, is the amount specified as the "Initial Annual Fee" on Schedule D, Initial Annual Fee. Subsequent Annual Fees are due annually before each Anniversary Date of this Agreement. Hart may adjust the amount of the Annual Fee payable on each Anniversary Date by notifying Client of any price changes with the invoice in which the adjustment is made. Unless adjusted by Hart, each Annual Fee will be the same as the immediately preceding Annual Fee.

4.2 Invoices. Hart will invoice Client annually ninety (90) calendar days before the due date of the Annual Fee.

4.3 Payments. Client must pay each invoiced Annual Fee before the Anniversary Date immediately following the date of invoice. If Client elects not to or fails to timely pay an Annual Fee, this Agreement and the licenses, sublicenses, and software support services will automatically terminate on such Anniversary Date. All payments are to be made to Hart at its principal office in Austin, Texas, as set forth on the Signature Page or to such other location as may be designated by Hart in a notice to Client.

4.4 Additional Charges. Additional charges may apply to services rendered outside contracted hours or beyond normal coverage at Client's request, e.g., travel expenses, and premium and minimum charges. There will be an additional charge at Hart's current technician's rate per hour for any technical work required as a result of other than Hart-recommended equipment purchased by the Client for use with the HVS. Any other additional charges must be mutually agreed to by Hart and Client and documented in an amendment to this Agreement.

4.5 Payment Disputes. If any dispute exists between the parties concerning the amount due or due date of any payment, Client shall promptly pay the undisputed portion. Such payment will not constitute a waiver by Client or Hart of any of their respective legal rights and remedies against each other.

4.6 Taxes. If Client is tax-exempt, Client will provide Hart with proof of its tax-exempt status. If Client is not tax-exempt, (a) Client will pay any tax Hart becomes obligated to pay in connection with this Agreement, exclusive of taxes based on the net income of Hart and (b) Client will pay all personal property and similar taxes assessed after shipment. If Client challenges the applicability of any such tax, Client shall pay the tax and may thereafter seek a refund. Client is responsible for all

applicable taxation.

4.7 Suspension of Performance. If any payment due to Hart under this Agreement is past due more than thirty (30) days, Hart may suspend performance under this Agreement until all amounts due are current.

5. CLIENT RESPONSIBILITIES

5.1 Independent Determination. Client acknowledges it has independently determined that the HVS meets its requirements.

5.2 Cooperation. Client agrees to cooperate with Hart and promptly perform Client's responsibilities under this Agreement. Client will (a) provide adequate working and storage space for use by Hart personnel near Equipment; (b) provide Hart full access to the Equipment and Software and sufficient computer time, subject to Client's security rules; (c) follow Hart's procedures for placing hardware warranty or software support service requests and determining if warranty remedial service is required; (d) follow Hart's instructions for obtaining hardware and software support and warranty services; (e) provide a memory dump and additional data in machine-readable form if requested; (f) reproduce suspected errors or malfunctions in Software; (g) provide timely access to key Client personnel and timely respond to Hart's questions; and (h) otherwise cooperate with Hart in its performance under this Agreement.

5.3 Site Preparation. Client shall prepare and maintain the installation site in accordance with instructions provided by Hart. Client is responsible for environmental requirements, electrical interconnections, and modifications to facilities for proper installation, in accordance with Hart's specifications. Any delays in preparation of the installation site will correspondingly extend Hart's delivery and installation deadlines.

5.4 Site Maintenance; Proper Storage. Client shall maintain the appropriate operating environment, in accordance with Hart's specifications, for the Equipment and Software and all communications equipment, telephone lines, electric lines, cabling, modems, air conditioning, and all other equipment and utilities necessary for the Equipment and Software to operate properly. Client shall properly store the Equipment and Software when not in use.

5.5 Use. Client is exclusively responsible for supervising, managing, and controlling its use of the HVS, including, but not limited to, establishing operating procedures and audit controls, supervising its employees, making daily backups, inputting data, ensuring the accuracy and security of data input and data output, monitoring the accuracy of information obtained, and managing the use of information and data obtained. Client will ensure that its personnel are, at all times, educated and trained in the proper use and operation of the HVS and that the Equipment and Software are used in accordance with applicable manuals, instructions, and specifications. Client shall comply with all applicable laws, rules, and regulations with respect to its use of the HVS.

5.6 Backups. Client will maintain backup data necessary to replace critical Client data in the event of loss or damage to data from any cause.

6. PROTECTION OF CONFIDENTIAL AND PROPRIETARY INFORMATION

6.1 Confidentiality. Client will keep in confidence and protect Confidential and Proprietary Information (electronic or hard copy) from disclosure to third parties and restrict its use to uses expressly permitted under this Agreement. Client shall take all reasonable steps to ensure that the trade secrets and proprietary data contained in the Hardware and Software and the other Confidential and Proprietary Information are not disclosed, copied, duplicated, misappropriated, or used in any manner not expressly permitted by the terms of this Agreement. Client shall keep the Software and all tapes, diskettes, CDs, and other physical embodiments of them, and all copies thereof, at a secure location and limit access to those employees who must have access to enable Client to use the Software. Client acknowledges that unauthorized disclosure of Confidential and Proprietary Information may cause substantial economic loss to Hart or its suppliers and licensors. Each permitted copy of Confidential and Proprietary Information, including its storage media, will be marked by Client to include all notices that appear on the original. Title, copyright, and all other proprietary rights in and to the Software at all times remains vested exclusively in Hart or, as applicable, third-party licensors.

6.2 Return of Confidential and Proprietary Information. Upon termination or cancellation of this Agreement or, if earlier, upon termination of Client's permitted access to or possession of Confidential and Proprietary Information, Client shall return to Hart all copies of the Confidential and Proprietary Information in Client's possession (including Confidential and Proprietary Information incorporated in software or writings, electronic and hard copies).

6.3 Intellectual Properties. All ideas, concepts, know-how, data processing techniques, documentation, diagrams, schematics, firmware, equipment architecture, software, improvements, bug fixes, upgrades, and trade secrets developed by Hart personnel (alone or jointly with others, including Client) in connection with Confidential and Proprietary Information, HVS® Hardware, and Hart Proprietary Software will be the exclusive property of Hart.

6.4 Support Materials. Client acknowledges that all support materials related to the HVS are the property of Hart and include Confidential and Proprietary Information of Hart. Client agrees that it will not permit anyone other than Hart installation and support personnel and authorized County employees, agents and contractors to use such materials.

6.5 Client Employees, Agents and Contractors. Client will inform its employees and other agents and contractors of their obligations under this Section 6 and shall be fully responsible for any breach thereof by such personnel.

6.6 License Back. If Client possesses or comes to possess a licensable or sublicensable interest in any issued patent with claims that read upon the HVS, its method of operation, or any component thereof, Client hereby grants and promises to grant a perpetual, irrevocable, royalty-free, paid-up license, with right to sublicense, of such interest to Hart permitting Hart to make, have made, use, and sell materials or services within the scope of the patent claims.

6.7 Survival. This Section 6 will survive termination or cancellation of this Agreement.

7. TITLE; RISK OF LOSS

7.1 Software.

(a) *Hart Proprietary Software:* Title to Hart Proprietary Software, all copies thereof, and all associated intellectual proprietary rights therein will remain in Hart including, but not

limited to, all patents, copyrights, trade secrets, trademarks, and other proprietary rights.

(b) *Non-Hart Software:* Title to Non-Hart Software, all copies thereof, and all associated intellectual proprietary rights therein will remain in the applicable third-party licensor including, but not limited to, all patents, copyrights, trade secrets, trademarks, and other proprietary rights.

(c) *Risk of Loss:* Risk of loss to Software will pass to Client upon delivery.

7.2 Confidential and Proprietary Information. Title to Hart's Confidential and Proprietary Information will remain in Hart. Title to Confidential and Proprietary Information of Hart's suppliers and licensors will remain in the relevant suppliers and licensors.

7.3 Proprietary Rights. Client acknowledges and agrees that the design of the Hart Voting System, design of the HVS Hardware, Hart Proprietary Software, and any and all related patents, copyrights, trademarks, service marks, trade names, documents, logos, software, microcode, information, and material, are the property of Hart. Client agrees that the sale of HVS Hardware and license of Hart Proprietary Software to Client does not grant to or vest in Client any right, title, or interest in such proprietary property. All patents, trademarks, copyrights, trade secrets, and other intellectual property rights, whether now owned or acquired by Hart with respect to the HVS, HVS Hardware, and Hart Proprietary Software, are the sole and absolute property of Hart and no interest therein is being vested in Client by the execution of this Agreement or the sale of the HVS Hardware or license of the Hart Proprietary Software to Client. Client shall not, under any circumstances, cause or permit the adaptation, conversion, reverse engineering, disassembly, or decompilation of any Software or Hardware. Client will have no authority or right to copy, reproduce, modify, sell, license, or otherwise transfer any rights in any proprietary property of Hart. The provisions of this Section 7.3 will survive the termination or cancellation of this Agreement.

8. TERM OF AGREEMENT; TERMINATION

8.1 Term. The initial term of this Agreement and the licenses granted herein is one (1) year commencing on the Effective Date and expiring on the first Anniversary Date.

8.2 Renewal Terms. Except as otherwise provided in this Agreement, Client may renew this Agreement before its expiration or termination by paying the Annual Fee invoiced by Hart, as provided in Section 4.2, before the Anniversary Date immediately following the date of invoice, as provided in Section 4.3. Each renewal term will be a one-year (1-year) term, commencing on the expiration of the prior term and expiring on the immediately following Anniversary Date.

8.3 Defaults. The following events will be deemed to be defaults:

(a) A party committing a material breach of any term of this Agreement or the HVS Agreement if such breach has not been cured within thirty (30) days after written notice of such breach has been given by the nondefaulting party to the defaulting party;

(b) A party filing bankruptcy, becoming insolvent, or having its business placed in the hands of a receiver, assignee, or trustee, whether by voluntary act or otherwise; or

(c) A party failing to comply in any material respect with any federal, state, or local

laws applicable to a party's performance under this Agreement or the HVS Master Agreement.

8.4 Termination.

(a) This Agreement will automatically terminate at the end of its then-current term if Client has elected not to or has failed to timely make full payment to Hart of the invoiced Annual Fee required to renew the term, as provided in Sections 4.3 and 8.2.

(b) Hart may terminate Software Support Services under Section 2 on thirty (30) days prior written notice to Client if Hart determines that any alterations, attachments, or modifications not made by Hart or the failure to install a software or hardware release will interfere with the provision of support.

(c) A party may terminate this Agreement before expiration of its term for default by the other party. If default occurs, the parties will have all remedies provided in this Agreement and otherwise available by statute, law, or equity.

8.5 Survival. Section 1.1 will survive the termination or expiration of this Agreement until the end of the warranty period stated therein. Sections 3.4(b), 3.4(c), 3.4(d), 3.4(e), 3.4(f), 6, 7.3, 8.5, 9, 11, and 12 will survive the termination or expiration of this Agreement. Section 3.1 shall survive for so long as Client has a current Warranty, License, and Support agreement in effect with Hart with respect to the HVS Hardware and the HVS Software. Notwithstanding any language to the contrary in this Agreement or another agreement, all licenses to the Software shall terminate when Client ceases to have a current Warranty, License, and Support agreement in effect with Hart with respect to the HVS Hardware and the HVS Software.

9. LIMITATION OF DAMAGES

9.1 EXCLUSIVE REMEDY. HART DOES NOT ACCEPT ANY LIABILITY FOR WARRANTIES BEYOND THE REMEDIES SET FORTH IN SECTION 1. HART'S ENTIRE LIABILITY AND CLIENT'S EXCLUSIVE REMEDY FOR ANY AND ALL CLAIMS CONCERNING THE HVS HARDWARE PROVIDED TO CLIENT BY HART OR ITS DISTRIBUTORS, THIS AGREEMENT, AND SOFTWARE AND SERVICES PROVIDED UNDER THIS AGREEMENT ARE SET FORTH IN THIS SECTION.

9.2 DISCLAIMER. CLIENT IS RESPONSIBLE FOR ASSURING AND MAINTAINING THE BACKUP OF ALL CLIENT DATA. UNDER NO CIRCUMSTANCES WILL HART BE LIABLE TO CLIENT OR ANY THIRD PARTY FOR THE LOSS OF OR DAMAGE TO CLIENT DATA.

9.3 LIMITATION. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, HART, HART'S LICENSORS, AND ANY PARTY INVOLVED IN THE CREATION, MANUFACTURE, OR DISTRIBUTION OF THE HARDWARE, SOFTWARE, AND PERFORMANCE OF SERVICES UNDER THIS AGREEMENT WILL NOT BE LIABLE TO CLIENT FOR ANY SPECIAL, INDIRECT, INCIDENTAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES (INCLUDING LOST PROFITS) OR FOR LOST DATA SUSTAINED OR INCURRED IN CONNECTION WITH THE HARDWARE, SOFTWARE, SERVICES, OR THIS AGREEMENT, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, REGARDLESS OF THE FORM OF ACTION AND WHETHER OR NOT SUCH

DAMAGES ARE FORESEEABLE. IN ADDITION, HART'S TOTAL LIABILITY TO CLIENT FOR DIRECT DAMAGES ARISING OUT OF OR RELATING TO THE HARDWARE, SOFTWARE, SERVICES, AND THIS AGREEMENT WILL IN NO EVENT EXCEED THE TOTAL AMOUNT ACTUALLY PAID BY CLIENT TO HART UNDER THIS AGREEMENT. HART IS NOT LIABLE FOR DAMAGES CAUSED IN ANY PART BY CLIENT'S NEGLIGENCE OR INTENTIONAL ACTS OR FOR ANY CLAIM AGAINST CLIENT OR ANYONE ELSE BY ANY THIRD PARTY.

SOME STATES (OR JURISDICTIONS) DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE EXCLUSION OR LIMITATION MAY NOT APPLY TO CLIENT.

9.4 Referrals. Hart may direct Client to third parties having products or services that may be of interest to Client for use in conjunction with the Equipment and Software. Notwithstanding any Hart recommendation, referral, or introduction, Client will independently investigate and test non-Hart products and services and will have sole responsibility for determining suitability for use of non-Hart products and services. Hart has no liability with respect to claims relating to or arising from use of non-Hart products and services, including, without limitation, claims arising from failure of non-Hart products to provide proper time and date functionality.

10. INFRINGEMENT INDEMNITY

10.1 Indemnity. Hart, at its own expense, will defend and indemnify Client against claims that the HVS Hardware or Hart Proprietary Software infringe a United States patent, copyright, or misappropriate trade secrets protected under United States law, provided Client (a) gives Hart prompt written notice of such claims; (b) permits Hart to control the defense and settlement of the claims; and (c) provides all reasonable assistance to Hart in defending or settling the claims.

10.2 Remedies. As to HVS Hardware or Hart Proprietary Software that is subject to a claim of infringement or misappropriation, Hart may (a) obtain the right of continued use of the HVS Hardware or Hart Proprietary Software for Client or (b) replace or modify the HVS Hardware or Hart Proprietary Software to avoid the claim. If neither alternative is available on commercially reasonable terms, then, at the request of Hart, any applicable Software license and its charges will end, Client will cease using the applicable HVS Hardware and Hart Proprietary Software, Client will return to Hart all applicable HVS Hardware and return or destroy all copies of the applicable Hart Proprietary Software, and Client will certify in writing to Hart that such return or destruction has been completed. Upon return or Hart's receipt of certification of destruction, Hart will give Client a credit for the price paid to Hart for the returned or destroyed HVS Hardware and Hart Proprietary Software, less a reasonable offset for use and obsolescence.

10.3 Exclusions. Hart will not defend or indemnify Client if any claim of infringement or misappropriation (a) is asserted by an affiliate of Client; (b) results from Client's design or alteration of any HVS Hardware or Hart Proprietary Software; (c) results from use of any HVS Hardware or Hart Proprietary Software in combination with any non-Hart product, except to the extent, if any, that such use in combination is restricted to the HVS designed by Hart; (d) relates to Non-Hart Software or Non-Hart Equipment alone; or (e) arises from Client-specified customization work undertaken by Hart or its designees in response to changes in Hart Proprietary Software or Non-Hart Software that are made in response to Client specifications.

10.4 EXCLUSIVE REMEDIES. THIS SECTION 10 STATES THE ENTIRE LIABILITY

OF HART AND CLIENT'S SOLE AND EXCLUSIVE REMEDIES FOR INFRINGEMENT AND TRADE SECRET MISAPPROPRIATION.

11. DISPUTE RESOLUTION

11.1 Disputes and Demands. The parties will attempt to resolve any claim or controversy related to or arising out of this Agreement, whether in contract or in tort ("Dispute"), on a confidential basis according to the following process, which either party may start by delivering to the other party a written notice describing the dispute and the amount involved ("Demand").

11.2 Negotiation and Mediation. After receipt of a Demand, authorized representatives of the parties will meet at a mutually agreed-upon time and place to try to resolve the Dispute by negotiation. If the Dispute remains unresolved after this meeting, either party may start mandatory nonbinding mediation under the commercial mediation rules of the American Arbitration Association ("AAA") or such other mediation process as is mutually acceptable to the parties.

11.3 Injunctive Relief. Notwithstanding the other provisions of this Section 11, if either party seeks injunctive relief, such relief may be sought in a court of competent jurisdiction without complying with the negotiation and mediation provisions of this Section 11.

11.4 Time Limit. Neither mediation under this section nor any legal action, regardless of its form, related to or arising out of this Agreement may be brought more than two (2) years after the cause of action first accrued.

12. GENERAL PROVISIONS

12.1 Entire Agreement. This Agreement and the attachments, schedules, and exhibits hereto are the entire agreement and supersede all prior negotiations and oral agreements. Hart has made no representations or warranties with respect to this Agreement or the HVS and its components that are not included herein. Client acknowledges and agrees that Hart has no responsibility or liability under the HVS Master Agreement except to the extent, if any, that Hart is a party to the HVS Master Agreement. This Agreement may not be amended or waived except in writing signed by an officer of the party to be bound thereby.

12.2 Preprinted Forms. The use of preprinted forms, such as purchase orders or acknowledgments, in connection with this Agreement is for convenience only and all preprinted terms and conditions stated thereon are void and of no effect. If any conflict exists between this Agreement and any terms and conditions on a purchase order, acknowledgment, or other preprinted form, the terms and conditions of this Agreement will govern and the conflicting terms and conditions in the preprinted form will be void and of no effect. The terms and conditions of this Agreement, including, but not limited to, this Section 12.2, cannot be amended, modified, or altered by any conflicting preprinted terms or conditions in a preprinted form.

12.3 Interpretation. This Agreement will be construed according to its fair meaning and not for or against either party. Headings are for reference purposes only and are not to be used in construing the Agreement. All words and phrases in this Agreement are to be construed to include the singular or plural number and the masculine, feminine, or neuter gender as the context requires.

12.4 GOVERNING LAW. THIS AGREEMENT WILL BE GOVERNED BY THE LAWS

OF THE STATE OF TEXAS, WITHOUT REGARD TO ITS CONFLICT OF LAWS PROVISIONS, UNLESS CLIENT IS A GOVERNMENTAL SUBDIVISION OF ANOTHER STATE, IN WHICH CASE THE LAWS OF THE STATE IN WHICH CLIENT IS A GOVERNMENTAL SUBDIVISION WILL CONTROL.

12.5 Severability. Whenever possible, each provision of this Agreement will be interpreted to be effective and valid under applicable law; but if any provision is found to be invalid, illegal, or unenforceable, then such provision or portion thereof will be modified to the extent necessary to render it legal, valid, and enforceable and have the intent and economic effect as close as possible to the invalid, illegal, or unenforceable provision. If it is not possible to modify the provision to render it legal, valid, and enforceable, then the provision will be severed from the rest of the Agreement and ignored. The invalidity, illegality, or unenforceability of any provision will not affect the validity, legality, or enforceability of any other provision of this Agreement, which will remain valid and binding.

12.6 Delays. Hart is not responsible for failure to fulfill its obligations when due to causes beyond its reasonable control, including the failure of third parties to timely provide Software, Equipment, materials, or labor contemplated herein. Hart will notify Client in writing of any such delay, and the time for Hart's performance will be extended for a period corresponding to the delay. Hart and Client will determine alternative procedures to minimize delays.

12.7 Force Majeure. "Force Majeure" means a delay encountered by a party in the performance of its obligations under this Agreement that is caused by an event beyond the reasonable control of the party, but does not include any delays in the payment of monies due by either party. Without limiting the generality of the foregoing, "Force Majeure" will include, but is not restricted to, the following types of events: acts of God or public enemy; acts of governmental or regulatory authorities (other than, with respect to Client's performance, the Client, and its governing entities); fires, floods, epidemics, or serious accidents; unusually severe weather conditions; and strikes, lockouts, or other labor disputes. If any event constituting Force Majeure occurs, the affected party shall notify the other party in writing, disclosing the estimated length of the delay and the cause of the delay. If a Force Majeure occurs, the affected party will not be deemed to have violated its obligations under this Agreement, and time for performance of any obligations of that party will be extended by a period of time necessary to overcome the effects of the Force Majeure.

12.8 Compliance with Laws. HVS Hardware and Software will meet the certification requirements in place on the effective date of the HVS Master Agreement. Client and Hart shall comply with all federal, state, and local laws in the performance of this Agreement, including those governing use of the Hardware and Software. Hardware and Software provided under this Agreement may be subject to U.S. and other government export control regulations. Client shall not export or re-export any Hardware or Software.

12.9 Assignments. Hart may assign this Agreement or its interest in any Hardware or Software, or may assign the right to receive payments, without Client's consent. Any such assignment, however, will not change the obligations of Hart to Client that are outstanding at the time of assignment. Client will be notified in writing if Hart makes an assignment of this Agreement. Client shall not assign this HVS Agreement without the express written consent of Hart, such consent not to be unreasonably withheld. In the event of any permitted assignment of this Agreement, the assignee shall assume the liabilities and responsibilities of the assignor, in writing.

12.10 Independent Contractors. Client and Hart are independent contractors and are not agents

or partners of each other. Hart's employees, agents, and subcontractors will not be entitled to any privileges or benefits of Client employment. Client's employees, agents, and contractors will not be entitled to any privileges or benefits of Hart employment.

12.11 Notices. Any notice required or permitted to be given under this Agreement by one party to the other must be in writing and shall be given and deemed to have been given immediately if delivered in person to the address set forth on the Signature Page for the party to whom the notice is given, or on the fifth business day following mailing if placed in the United States Mail, postage prepaid, by registered or certified mail with return receipt requested, addressed to the party at their address set forth on the Signature Page. Each party may change its address for notice by giving written notice of the change to the other party.

12.12 Trademarks. eScan™, eSlate®, Judge's Booth Controller™, JBC™, Disabled Access Unit™, DAUT™, Mobile Ballot Box™, Ballot Origination Software System™, BOSS™, Tally™, Rally™, FUSION™, and Ballot Now™ are trademarks of Hart.

13. DEFINITIONS

“*Agreement*” has the meaning set forth on the Signature Page.

“*Anniversary Date*” means each anniversary of the Effective Date.

“*Annual Fee*” means the combined annual license, sublicense, and support fees payable by Client to Hart as described in Section 4.

“*Client*” has the meaning set forth on the Signature Page.

“*Confidential and Proprietary Information*” means Software, firmware, diagnostics, documentation (including operating manuals, user documentation, and environmental specifications), designs and configurations of Equipment, Software and firmware, trade secrets and related documentation, and any other information confidential to Hart or its suppliers or licensors.

“*DAUT™*” means the Disabled Access Unit (DAUT™) created by Hart as an add-on component to an eSlate® that facilitates the performance of voting activities by disabled voters, for example, by providing an audio ballot presentation and/or accepting inputs from specialized switch mechanisms, such as head switches, breath switches, and panel switches that facilitate interaction with disabled voters, as needed.

“*Effective Date*” has the meaning set forth in the Signature Page and indicates the date this Agreement becomes effective.

“*Equipment*” means the HVS Hardware and Non-Hart Equipment.

“*eScan™*” means the eScan™ device created by Hart, consisting of a precinct digital ballot imaging device single-feed scanner that transports and scans both sides of a ballot simultaneously, and a base that provides for secure ballot storage and transport.

“*eSlate®*” means the eSlate® created by Hart and consisting of hardware including an electronically configurable, network-capable voting station that permits a voter to cast votes by direct

interaction, which voting station in its present configuration created by Hart comprises an electronically configurable liquid crystal display (LCD) panel for use in displaying ballot images, a rotary input device for use in ballot navigation, and various buttons that facilitate voter options for selecting ballot choices and casting a ballot.

“Firmware” means the Hart Proprietary Software embedded in eSlate® voting devices that allows execution of the software functions, but does not allow access to or modification of the software by an end user.

“Force Majeure” has the meaning set forth in Section 12.7.

“Hart” means Hart InterCivic, Inc., a Texas corporation.

“Hart Proprietary Software” means the run-time executable code and associated support files of the Ballot Origination Software System (BOSST™) Software, Tally™ Software, Rally™ Software, Ballot Now™ Software, computer code, and software resident in the HVS Hardware and other support software utilities as specified on Schedule B, consisting of computer programs and computer code owned by Hart that are licensed to Client pursuant to this Agreement, and all updates, upgrades, versions, new releases, derivatives, revisions, corrections, improvements, rewrites, bug fixes, enhancements, and other modifications, including any custom modifications, to such computer programs and code that are provided to Client, and all copies of the foregoing. Hart Proprietary Software also includes all documentation provided by Hart to Client with respect to these computer programs and code and all copies of the foregoing.

“Hart Voting System (HVS)” means the HVS Hardware and the Software.

“Hart Voting System Master Agreement” means the agreement, between Client and Hart or Hart’s authorized distributor of HVS Hardware, under which Client has purchased the HVS Hardware and limited HVS Software licenses. The HVS Master Agreement is identified on the Signature Page.

“HVS” means the Hart Voting System.

“HVS Hardware” means the eSlate® units, JBC™ units, and DAU™ units purchased by Client pursuant to the Hart Voting System Master Agreement and any other associated written agreements.

“Initial Annual Fee” means the first Annual Fee, in the amount specified as the “Initial Annual Fee” on Schedule D, which is payable upon execution of this Agreement.

“Installation Date” means, with respect to the Hart Voting System, the date Hart completes installation of the HVS with included Software.

“JBC™” means the Judge’s Booth Controller (JBC™) created by Hart that is a local area network controller capable of interacting with one or more eSlate® devices or DAU devices by transmitting and receiving signals that manage or control an election, e.g., by opening and closing the polls, providing or recording an audit trail of system events during an election, storing cast ballot data, and applying data security and integrity algorithms.

“Non-Hart Equipment” means the equipment, if any, not consisting of HVS Hardware that was sold to Client by Hart or Hart’s distributor for use with, and in connection with the sale of, the HVS Hardware.

“Non-Hart Software” means the run-time executable code and associated support files of computer programs owned by third parties that are identified on Schedule C and sublicensed by Hart to Client pursuant to this Agreement or licensed directly by the third-party licensor to Client, and all updates, upgrades, versions, new releases, derivatives, revisions, corrections, improvements, rewrites, bug fixes, enhancements, and other modifications to such computer programs and code that are provided to Client, and all copies of the foregoing. Non-Hart Software also includes all documentation provided to Client with respect to these computer programs, and all copies of the foregoing.

“Software” means the Hart Proprietary Software and Firmware, and Non-Hart Software.

“Sublicensed Software” means Non-Hart Software that is identified on Schedule C as being sublicensed by Hart to Client pursuant to this Agreement.

“VBO™” means the Verifiable Ballot Option unit used in conjunction with the eSlate® for a *Voter Verifiable Paper Audit Trail*.

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SCHEDULE A**SUPPORT CONTACT INFORMATION**

The following contact information is to be used by Client for submitting Support requests to Hart InterCivic, Inc.:

Client Support Center:	1-866-275-4278 (1-866-ASK-HART)
Client Support Center Fax:	1-512-252-6925 or 1-800-831-1485
E-mail Address:	hartsupport@hartic.com
Team Track:	https://hartsupport.hartic.com
Hart InterCivic, Inc. Switchboard:	1-800-223-HART (4278)
Client Support Manager:	

The following contact information is to be used by Hart for contacting Client on Software Support Service requests:

Primary Client Contact Point (“CCP”):	Carolyn Guidry
First Alternate CCP:	Theresa Goodness

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SCHEDULE B

HART PROPRIETARY SOFTWARE
(*if applicable*)

QUANTITY	MODEL	DESCRIPTION	UNIT PRICE	NUMBER OF LICENSES	INITIAL LICENSE FEE (including hardware)
One (1)	BOSS™, Tally™, Ballot Now™, SERVO™, and eCM Manager™.	Electronic Voting Software.	\$130,000.00	One (1)	\$65,030.00

Licensed Location: 1149 Pearl Street, Beaumont, Texas 77701.

NOTE: Hart and Client will update this Schedule as appropriate if Hart releases new Hart Proprietary Software that is made available to Client under the HVS Warranty, License, and Support Agreement.

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SCHEDULE C**NON-HART SOFTWARE**
(if applicable)

Non-Hart Software Sublicensed to Client:

QUANTITY	MODEL	DESCRIPTION	UNIT PRICE	NUMBER OF LICENSES	TOTAL PRICE
Five (5).	Sybase Embedded Runtime Program	Database software.	Included.	Five (5).	No Charge.

Licensed Location: 1149 Pearl Street, Beaumont, Texas 77701.

NOTE: Hart and Client will update this Schedule as appropriate if Hart provides new or different Non-Hart Software to Client under this HVS Warranty, License, and Support Agreement.

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SCHEDULE D**INITIAL ANNUAL FEE**

Initial Annual Fee: \$65,030.00

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Hart Voting Systems Jefferson Pricing Proposal

1

Hart Voting Systems Pricing Quotes

2

Hart Voting Systems Leasing Quotes (5 Year Term)



Hart Voting Systems Pricing Quote
 Jefferson County, TX
EQUIPMENT AND PRICING

ATTEST *Andy L. Hunsaker*
 DATE 12/23/14

1

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
Hardware				
64	Judge's Booth Controller (JBC)	Controller for eSlate polling place equipment	\$3,300.00	\$211,200.00
128	Paper roll	Paper roll used with JBC	Included	No Charge
64	JBC Storage and Transport Box	Reinforced, padded plastic box for storage and stacking	\$60.50	\$3,872.00
367	eSlate	Electronic voting unit	\$3,300.00	\$1,211,100.00
367	eSlate voting booth	Standard voting booth for standard eSlate voting unit	Included	No Charge
1	eScan	Precinct-based ballot scanning unit	\$5,940.00	\$5,940.00
2	Paper roll	Paper roll used with eScan	Included	No Charge
1	eScan Ballot Box	Ballot box (tub) for use with eScan	Included	No Charge
55	Disabled Access Unit (DAU)	Disabled access voting unit	\$3,960.00	\$217,800.00
55	eSlate accessible voting booth	Wheelchair-accessible voting booth for the DAU-equipped eSlate voting unit	Included	No Charge
55	Headphones	Headphones used with DAU voting unit	Included	No Charge
30	Additional Mobile Ballot Box (MBB) / audio card	Spare flash memory card or audio card for use with Hart Voting equipment	\$66.00	\$1,980.00
120	Mobile Ballot Box (MBB) / audio card	Flash memory card or audio cards included with Hart Voting equipment	Included	No Charge
53	Casters for Caddy	Set of 4 Wheels for Storage Caddy	\$135.00	\$7,155.00
53	Storage caddy	Additional storage unit for HVS equipment	\$931.00	\$49,343.00
Total Hart Voting Hardware				\$1,708,390.00
Software				
1	BOSS software - First Seat	BOSS software license	\$50,000.00	\$50,000.00
1	Tally software - First Seat	Tally software license	\$15,000.00	\$15,000.00
1	Ballot Now software - First Seat	Ballot Now software license	\$60,000.00	\$60,000.00
1	SERVO software - First Seat	SERVO software license	\$5,000.00	\$5,000.00
Total Hart Voting Software				\$130,000.00
Total Hart Hardware and Software				\$1,838,390.00
Other Hardware				
1	Personal computer, Win7	PC workstation for BOSS	\$3,000.00	\$3,000.00
1	Personal computer, Win7	PC workstation for Tally	\$3,000.00	\$3,000.00
1	Personal computer, Win7	PC workstation for Ballot Now	\$3,000.00	\$3,000.00
1	Personal computer, Win7	PC workstation for SERVO	\$3,000.00	\$3,000.00
1	Personal computer, Win7	For use as a Tally backup	\$2,800.00	\$2,800.00
5	Mobile Ballot Box (MBB) / audio card	Flash memory card or audio cards included with computer equipment	Included	No Charge
5	ATA card reader/writer	Flash memory card reader/writer included with computer equipment	Included	No Charge
5	eSlate Cryptographic Module (eCM)	Electronic security token included with computer equipment	Included	No Charge
1	Quatech Card & Cable	Card & cable included with computer equipment	Included	No Charge
1	Crossover Cable	Crossover Cable included with SERVO	Included	No Charge
System Setups Subtotal				\$14,800.00
1	Scanner (refurbished)	Kodak i660 high-volume scanner - includes 30 day warranty	\$24,500.00	\$24,500.00
Other Hardware Subtotal				\$24,500.00
Total Third-Party Hardware				\$39,300.00
Professional Services [a]				
1	Professional Services	Project management and/or training	\$30,000.00	\$30,000.00
Total Professional Services				\$30,000.00
License and Support [b]				
1	First year license and support	License and support fee for the first year	\$65,030.00	\$65,030.00
Total Software License and Support				\$65,030.00
Total Acquisition Cost				
Total Price for Hardware				\$1,747,690.00
Total Price for Software				\$130,000.00
Total Price for Professional Services				\$30,000.00
Total License & Support				\$65,030.00
Shipping and Handling (Estimated)				\$2,000.00
Solution Price				\$1,974,720.00
BuyBoard Discount				(\$18,776.90)
Current Voting Equipment Buyback Discount [c]				(\$75,536.60)
Less Discount				(\$173,043.10)
State and Local Taxes [d]				\$0.00
Purchase Price				\$1,707,363.40
License and Support For Optional Items [b]				
4	Additional license and support	License and support fee years 2 to 5	\$65,030.00	\$259,520.00
Total Purchase Price (including Optional Items)				\$1,966,883.40

[a] Professional Services includes up to 15 days of training. Additional days must be purchased separately.
 [b] Subsequent license and support fees will be billed annually.
 [c] Current voting equipment will be collected by Hart at time of new equipment delivery.
 [d] Taxes will be calculated in conjunction with the Client based on the final approved Pricing Quote.
 [e] Discount based upon current inventory levels and valid through 12/31/14 if the purchase is made through the Buy Board.

Financing
 (Note: Financing is estimated; exact payments will be calculated after credit approval.)
 5 Year Term

Annual Interest Rate 2.720% Annual Payment \$369,835.22

INVEST
LB



**Hart Voting Systems
Leasing Quote
Jefferson County, TX
Leasing Summary**

2

Lessee: Jefferson County, TX

Lease Structure: Five (5) annual lease payments, in arrears with purchase option

Equipment Lease Amount: \$1,707,363.40 Hart Voting Systems

Interest Rate: 2.720%

Estimated Lease Payment Dates (Assume Deal Executed 12/31/14) *

1st Payment	12/31/2015	\$369,835.22
2nd Payment	12/31/2016	\$369,835.22
3rd Payment	12/31/2017	\$369,835.22
4th Payment	12/31/2018	\$369,835.22
5th Payment	12/31/2019	\$369,835.22

* Final Payment amounts and schedule to be determined by Lessor after credit approval.



MEMORANDUM

To: Jefferson County, Texas
From: Phillip W. Braithwaite, CEO
Date: November 18, 2014
Re: Proposal for Implementation of Hart Voting System

Pursuant to our conversation regarding the potential acquisition of a Hart Voting System by the County, I am pleased to offer you the following proposal:

- County to acquire the eSlate® voting system via Buy Board.
- County to lease the purchase price of the eSlate voting system via a partnership of Hart and Leasing Company (subject to their credit approval).

In the future, if the County elects to procure Hart's Verity™ system, then the County may elect to terminate its eSlate Voting System lease after the third annual lease payment is made. Should it choose this option, the County will return its used eSlate voting equipment to Hart, and Hart will provide the funds required to settle the remaining lease obligation.



**Hart Voting Systems
Leasing Quote
Jefferson County, TX
Leasing Summary**

2

Lessee: Jefferson County, TX

Lease Structure: Five (5) annual lease payments, in arrears with purchase option

Equipment Lease Amount: \$1,707,363.40 Hart Voting Systems

Interest Rate: 2.720%

Estimated Lease Payment Dates (Assume Deal Executed 12/31/14) *

1st Payment	12/31/2015	\$369,835.22
2nd Payment	12/31/2016	\$369,835.22
3rd Payment	12/31/2017	\$369,835.22
4th Payment	12/31/2018	\$369,835.22
5th Payment	12/31/2019	\$369,835.22

* Final Payment amounts and schedule to be determined by Lessor after credit approval.



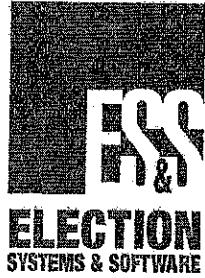
MEMORANDUM

To: Jefferson County, Texas
 From: Phillip W. Braithwaite, CEO
 Date: November 18, 2014
 Re: Proposal for Implementation of Hart Voting System

Pursuant to our conversation regarding the potential acquisition of a Hart Voting System by the County, I am pleased to offer you the following proposal:

- County to acquire the eSlate® voting system via Buy Board.
- County to lease the purchase price of the eSlate voting system via a partnership of Hart and Leasing Company (*subject to their credit approval*).

In the future, if the County elects to procure Hart's Verity™ system, then the County may elect to terminate its eSlate Voting System lease after the third annual lease payment is made. Should it choose this option, the County will return its used eSlate voting equipment to Hart, and Hart will provide the funds required to settle the remaining lease obligation.



Election Systems & Software
 6055 Paysphere Circle
 Chicago, IL 60674
 (877) 377-8683

INVOICE NO.	PAGE
909085	1
INVOICE DATE	
10/06/14	

BILL TO: Jefferson County, Texas
 County Clerks Office
 1149 Pearl St

Beaumont, TX 77704-3638

SHIP TO: Jefferson County, Texas
 County Clerks Office
 1149 Pearl St

Beaumont, TX 77704-3638

ACCOUNT NO.	CUSTOMER P.O. NUMBER	TERMS	ORDER NO.	SALES REP.	SHIP VIA
110164	HMA/FMA 2015-2015	NET 90 DA	991781	2861	ES&S DEL
QTY. ORDERED	DESCRIPTION		UNIT PRICE	UOM DISC. %	EXTENDED PRICE

Coverage Date 01/01/15-12/31/15

Election Ref: NA

30.00	Bronze HDW Mtc-IVO	56.000000 EA	1,680.00
425.00	Bronze HDW Mtc-IVO	57.120000 EA	24,276.00
1.00	Firmware Usage Agrmt-650	353.940000 EA	353.94
30.00	Firmware Usage Agrmt-iVotronic	30.000000 EA	900.00
425.00	Firmware Usage Agrmt-iVotronic	31.620000 EA	13,438.50
1.00	Gold-HDW Mtc/Support-650	2705.040000 EA	2,705.04

0	USD	.00
		.00
		.00

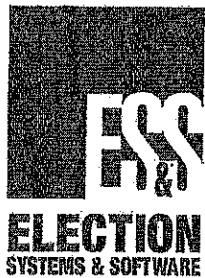
FREIGHT DISCOUNT	.00
SHIPPING & HANDLING	.00
TOTAL	43,353.48
	USD

INVOICE NO.	ACCOUNT NO.	AMOUNT
909085	110164	43,353.48 USD

Election Systems & Software
 (877) 377-8683

PLEASE DETACH AND RETURN THIS STUB WITH YOUR PAYMENT.
 THANK YOU!

TX TX1



Election Systems & Software
6055 Paysphere Circle
Chicago, IL 60674
(877) 377-8683

INVOICE NO.	PAGE
917467	1
INVOICE DATE	12/04/14

89

BILL TO: Jefferson County, Texas
County Clerks Office
1149 Pearl St

Beaumont, TX 77704-3638

SHIP TO: Jefferson County, Texas
County Clerks Office
1149 Pearl St

Beaumont, TX 77704-3638

ACCOUNT NO.	CUSTOMER/PO NUMBER	TERMS		SALES REP	SHIP VIA	
QTY ORDERED	DESCRIPTION			UNIT PRICE	UOM DISC %	EXTENDED PRICE
110164	SMA 2015-2016	NET 90 DA 1	002301	2861	ES&S DEL	

Coverage Date 02/28/15-02/28/16

Election Ref: NA

1.00	Sftw Maint Agrmt-Unity EDM Election Data Manager	2690.630000 EA	2,690.63
1.00	Sftwr Maint Agrmt-BOD Ballot on Demand	1076.250000 EA	1,076.25
1.00	Sftwr Maint Agrmt-Unity BIM Ballot Image Manager	2152.500000 EA	2,152.50
1.00	Sftwr Maint Agrmt-Unity ERM Election Reporting Manager	1722.000000 EA	1,722.00
1.00	Sftwr Maint Agrmt-Unity HPM Hardware Programming Manager	10762.500000 EA	10,762.50
1.00	Sftwr Maint Agrmt-Unity IVIM Ivotronic Image Manager	2587.730000 EA	2,587.73

0 USD .00
.00
.00

.00
.00
FREIGHT DISCOUNT
SHIPPING & HANDLING
TOTAL 20,991.61
USD

INVOICE NO.	ACCOUNT NO.	AMOUNT
917467	110164	20,991.61 USD

Election Systems & Software

PLEASE DETACH AND RETURN THIS STUB WITH YOUR PAYMENT.
THANK YOU!

ABA Routing No: 071000039
Account No: 5800923558

TX TX1

**AGENDA ITEM****December 22, 2014**

Consider and possibly approve an Order for the reappointments of Doug Harvill – and Mike Douget Commissioner Eddie Arnold appointments as Commissioners of Jefferson County Emergency Services District No. 3. (Places 1 and 3 to each serve 2 year terms)

BENCKENSTEIN & OXFORD, L.L.P.

ATTORNEYS AT LAW
 BBVA COMPASS BANK BUILDING
 3535 CALDER AVENUE, SUITE 300
 BEAUMONT, TEXAS 77706
 TELEPHONE: (409) 833-9182
 TELEFAX: (409) 833-8819

Joshua C. Heinz

jheinz@benoxford.com

December 12, 2014

Via Email

The Honorable Jeff Branick
 County Judge
 Jefferson County, Texas
 P. O. Box 4025
 Beaumont Texas 77704

Via Email

The Honorable Eddie Arnold
 Commissioner, Precinct 1
 Jefferson County, Texas
 1145 Pearl Street, 4th Floor
 Beaumont, Texas 77701

Re: Jefferson County Emergency Services District No. 3; Re-Appointment of Commissioners with Expiring Terms of Office; B&O File No. 86971.

Dear Judge Branick and Commissioners,

We are writing today to request that the Jefferson County, Texas Commissioners' Court ("Commissioners' Court) re-appoint the Jefferson County Emergency Services District No. 3 ("JCESD No. 3") Commissioner Places 1 and 3, namely Doug Harvill (Secretary) and Mike Doguet (Assistant Treasurer), whose terms of office are set to expire on January 1, 2015.

Both of these individuals continue to meet the qualifications set forth in Section 775.034(a) of the Texas Health and Safety Code, and both have expressed their willingness and desire to continue serving as JCESD No. 3 Commissioners. If re-appointed, these Commissioners' new term would begin on January 1, 2015 and expire on January 1, 2017. *See Tex. Health & Safety Code § 775.034(b).*

Accordingly, we are requesting that the Commissioners' Court place the following item its next meeting agenda:

- Consider and possibly approve the re-appointment of JCESD No. 3 Commissioner Places 1 and 3, with each to serve a two-year term of office beginning on January 1, 2015 and expiring on January 1, 2017.

BENCKENSTEIN & OXFORD, L.L.P.

December 12, 2014
Page - 2 -

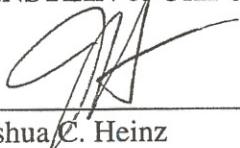
Thank you for your consideration of this request, and if you have any questions relating to this request or any other matters, please do not hesitate to contact me.

With best regards, I remain,

Very truly yours,

BENCKENSTEIN & OXFORD, L.L.P.

By: _____


Joshua C. Heinz

JCH/jcr

cc: *Via Email*
Fred Jackson
County Judge's Office
P. O. Box 4025
Beaumont Texas 77704

Via Email
JCESD No. 3
Board of Commissioners
Doug Saunders, District Chief



STATE OF TEXAS

COUNTY OF JEFFERSON

COMMISSIONERS' COURT

OF JEFFERSON COUNTY, TEXAS

**AN ORDER SETTING THE TERMS FOR COMMISSIONERS OF
JEFFERSON COUNTY EMERGENCY SERVICES DISTRICT
PLACES 1 AND 3**

WHEREAS, Sec. 775.034 of the Texas Health and Safety Code establishes the terms of the Commissioners of the Jefferson County Emergency District No. 3; and

WHEREAS, two Commissioners of the Jefferson County Emergency Services District No. 3 are each serving 2-year terms which expire; and

WHEREAS, it is necessary to appoint Commissioners to Places 1 and 3.

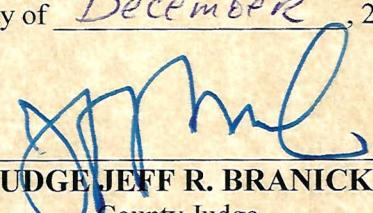
IT IS HEREBY ORDERED that the Commissioners of Jefferson County Emergency Services District shall be:

Place 1 – Doug Harville, Secretary; 2 year term

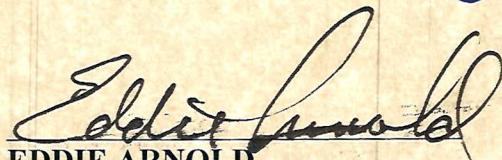
Place 3 – Mike Douget, Assistant Treasurer; 2 year term

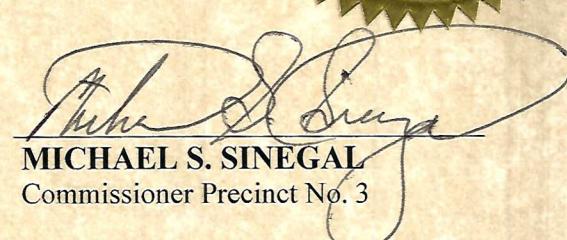
The terms of these Commissioners will begin January 1, 2015 and expire January, 2017.

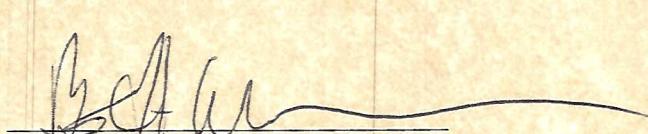
SIGNED this 22nd day of December, 2014.


JUDGE JEFF R. BRANICK
County Judge




EDDIE ARNOLD
Commissioner Precinct No. 1


MICHAEL S. SINEGAL
Commissioner Precinct No. 3


BRENT A. WEAVER
Commissioner Precinct No. 2

A BSENT
EVERETTE D. ALFRED
Commissioner Precinct No. 4

**AGENDA ITEM****December 22, 2014**

Consider and possibly approve an Order for the reappointments of Charlie Reneau- Judge Jeff Branick appointment and Sandra Melton- Commissioner Brent Weaver's appointment as Commissioners of Jefferson County Emergency Services District No. 4. (Places 2 and 4 to each serve 2 year terms)

BENCKENSTEIN & OXFORD, L.L.P.

ATTORNEYS AT LAW
 BBVA COMPASS BANK BUILDING
 3535 CALDER AVENUE, SUITE 300
 BEAUMONT, TEXAS 77706
 TELEPHONE: (409) 833-9182
 TELEFAX: (409) 833-8819

Joshua C. Heinz

jheinz@benoxford.com

December 16, 2014

Via Email

The Honorable Jeff Branick
 County Judge
 Jefferson County, Texas
 P. O. Box 4025
 Beaumont Texas 77704

Via Email

The Honorable Michael “Shane” Sinegal
 Commissioner, Precinct 3
 Jefferson County, Texas
 525 Lakeshore Drive
 Port Arthur, Texas 77640

Via Email

The Honorable Eddie Arnold
 Commissioner, Precinct 1
 Jefferson County, Texas
 1145 Pearl Street, 4th Floor
 Beaumont, Texas 77701

Via Email

The Honorable Everette D. “Bo” Alfred
 Commissioner, Precinct 4
 Jefferson County, Texas
 P. O. Box 4025
 Beaumont, Texas 77704-4025

Via Email

The Honorable Brent Weaver
 Commissioner Precinct 2
 Jefferson County, Texas
 7759 Viterbo Road
 Beaumont, Texas 77705

Re: Jefferson County Emergency Services District No. 4
 Re-Appointment of ESD Commissioners with Expiring Terms of Office
 B&O File No. 87102.

Dear Judge Branick and Commissioner,

We are writing today to request that the Jefferson County, Texas Commissioners' Court ("Commissioners' Court) re-appoint the Jefferson County Emergency Services **District No. 4** ("JCESD No. 4") Commissioners serving in **Places 2 and 4**, namely Charlie Reneau (Place 2, Vice President) and Sandra Melton (Place 4, Treasurer), whose initial **one-year terms of office are set to expire on January 1, 2015.**¹

¹ The places and initial terms of office for the JCESD No. 4 Commissioners were established by the Commissioners' Court at its December 9, 2013 regular meeting pursuant to and in accordance with Section 775.034(c) of the Texas Health and Safety Code.

BENCKENSTEIN & OXFORD, L.L.P.

December 16, 2014
Page - 2 -

Both Commissioners continue to meet the qualifications set forth in Section 775.034(a) of the Texas Health and Safety Code, and both have expressed their willingness and desire to continue serving as JCESD No. 4 Commissioners. If re-appointed, these Commissioners' new two-year terms would begin on January 1, 2015 and expire on January 1, 2017. *See Tex. Health & Safety Code § 775.034(b).*

Accordingly, we are requesting that the Commissioners' Court place the following item its next meeting agenda:

- Consider and possibly approve the re-appointment of JCESD No. 4 Commissioners serving in Place 2 (Charlie Reneau) and Place 4 (Sandra Melton), with each to serve a two-year term of office beginning on January 1, 2015 and expiring on January 1, 2017.

Thank you for your consideration of the foregoing request, and if you have any questions relating to this request or any other matters concerning JCESD No. 4, please do not hesitate to contact me.

Sincerely,

BENCKENSTEIN & OXFORD, L.L.P.

By: _____

Joshua C. Heinz

JCH/jcr

cc: *Via Email*
Fred Jackson
County Judge's Office
P. O. Box 4025
Beaumont Texas 77704

Via Email
Board of Commissioners
JCESD No. 4



STATE OF TEXAS
COUNTY OF JEFFERSON

COMMISSIONERS' COURT
OF JEFFERSON COUNTY, TEXAS

**AN ORDER SETTING THE TERMS FOR COMMISSIONERS OF
JEFFERSON COUNTY EMERGENCY SERVICES DISTRICT No. 4
PLACES 2 AND 4**

WHEREAS, Sec. 775.034 of the Texas Health and Safety Code establishes the terms of the Commissioners of the Jefferson County Emergency District No. 3; and

WHEREAS, two Commissioners of the Jefferson County Emergency Services District No. 4 are each serving initial 1-year terms which expire; and

WHEREAS, it is necessary to appoint Commissioners to Places 2 and 4.

IT IS HEREBY ORDERED that the Commissioners of Jefferson County Emergency Services District shall be:

Place 2 - Charlie Reneau; 2 year term
Place 4 - Sandra Melton; 2 year term

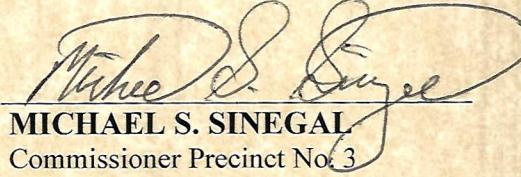
The terms of these Commissioners will begin January 1, 2015 and expire January, 2017.

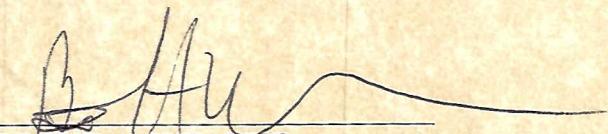
SIGNED this 22nd day of December, 2014.


JUDGE JEFF R. BRANICK
County Judge




EDDIE ARNOLD
Commissioner Precinct No. 1


MICHAEL S. SINEGAL
Commissioner Precinct No. 3


BRENT A. WEAVER
Commissioner Precinct No. 2

11 Absent
EVERETTE D. ALFRED
Commissioner Precinct No. 4

**AGENDA ITEM****December 22, 2014**

Consider, possibly approve and authorized the County Judge to execute and Amended Operations and Management Agreement between Jefferson County and FMMS Holdings of Texas, LLC for the operation of the morgue.

AMENDED OPERATIONS AND MANAGEMENT AGREEMENT
for the
Jefferson County Morgue

This Amended Operations and Management Agreement for the Jefferson County Morgue (the “Agreement”) is made as of the ____ day of January, 2015 (the “Effective Date”), by and between **FMMS HOLDINGS OF TEXAS, LLC**, a Tennessee Limited Liability Corporation (Contractor”) and **JEFFERSON COUNTY, TEXAS** (“County”), a political subdivision of the State of Texas, upon the terms, conditions and provisions herein set forth.

WITNESSETH

WHEREAS, County owns a morgue facility located at 5030 Highway 69 South, Beaumont, Texas 77705 (the “Morgue”); and,

WHEREAS, County desires and has the authority to enter into a contract with Contractor to operate and manage the Morgue in compliance with all applicable federal, state and local laws and ordinances; and

WHEREAS, the original agreement was executed by the parties when Contractor operated under the name of Forensic Medical Management Services of Texas, P.A. but has since changed its entity name to FMMS HOLDINGS OF TEXAS, LLC and both the County and Contractor desire that this agreement correctly state the proper name of Contractor.

NOW THEREFORE, in consideration of the mutual rights, duties, benefits and obligations herein exchanged, the parties hereto covenant, agree and bind themselves as follows:

ARTICLE 1.
Purposes

1.1 Contractor shall provide all materials, supplies and personnel necessary for the operation, maintenance and management of the Morgue for County. Without limiting the generality of the foregoing, Contractor shall receive, supervise and perform autopsies and related forensic services for each deceased person that is delivered to the Morgue and for which an autopsy is requested by County or its authorized agent (each a “Jefferson County Case”). Contractor shall provide, at its sole expense, all supplies necessary for the operation of the Morgue; *provided, however*, Contractor may use any existing inventory and supplies currently located at the Morgue without payment of any compensation to County. For each autopsy performed by Contractor for or on behalf of County, Contractor will provide testimony in Jefferson County cases at no additional charge.

1.2 Contractor shall manage and supervise the Morgue in compliance with all local, State and Federal laws, rules, regulations and orders and shall document such compliance at the beginning of each fiscal year.

1.3 Contractor will be permitted to operate under the business name "Jefferson County Morgue".

ARTICLE 2.

Term

2.1 This Agreement is effective on and shall commence on the Effective Date forth in the initial paragraph of this Agreement. The original term of this Agreement shall be five (5) years from the Effective Date (the "Term"). Upon expiration of the original Term, Contractor shall have an option to renew this Agreement for an additional term of five (5) years (the "Renewal Term"), which option must be exercised by Contractor by giving County written notice of its intent to exercise the option at least 180 days prior to expiration of the original Term,

2.2 County may unilaterally terminate this Agreement at any time only for reason of Contractor's default under this Agreement and Contractor's failure to cure such default within sixty (60) calendar days after County provides Contractor with written notice of default. If Contractor fails to cure such default within such 60-day period, then County may terminate this Agreement and County may pursue a claim against Contractor and recover all damages incurred as a result of Contractor's default.

2.3 Contractor may unilaterally terminate this Agreement at any time only for reason of County's default under this Agreement and County's failure to cure such default within sixty (60) calendar days after Contractor provides County with written notice of default. If County fails to cure such default within such 60-day period, then Contractor may terminate this Agreement and Contractor may pursue a claim against County and recover damages incurred as a result of County's default.

ARTICLE 3.

Compensation

3.1 In consideration for the services to be provided by Contractor to County pursuant to this Agreement, County agrees to pay Contractor the following compensation:

- a. The exclusive right to use the Morgue facility for the purpose of performing usual and customary autopsy services for County, other governmental entities and private persons with whom Contractor may from time to time agree.
- b. A professional fee for each autopsy performed by Contractor for or on behalf of County (the "Professional Fee"). The Professional Fee shall be paid monthly by County on or before the twentieth (20th) day of each month based on the number of autopsies performed by Contractor in the preceding month. The amount of the Professional Fee shall be equal to ZERO DOLLARS (\$0.00) for each autopsy performed by Contractor for or on behalf of County until Contractor has performed a total of four (4) autopsies each calendar month during the term of this Agreement. Thereafter, the Professional Fee for the remainder of that month shall automatically increase to and shall be equal to the sum of \$1,500.00 for each

autopsy performed for County for calendar year 2012. For calendar year 2014 the fee was, by agreement, \$1,600.00; and for calendar year 2015, the fee will be \$1,6500.00. The parties will renegotiate the fee for any subsequent calendar years.

3.2 Contractor shall submit to County, no later than the seventh (7th) day of each month, a statement showing the total number of autopsies performed by Contractor for or on behalf of County for the prior month. Contractor shall furnish to County photocopies of any supporting documentation requested by County.

3.3 If Contractor exercises its right to renew this Agreement pursuant to Section 2.1, then Contractor and County shall negotiate in good faith an appropriate increase or decrease in the Professional Fees payable by County hereunder during the Renewal Term. If Contractor and County are not able to reach an agreement on the amount of the increase then Contractor may, at its option, elect to terminate the remainder of the Renewal Term upon giving County sixty (60) days written notice

3.4 In addition to performing autopsies and providing forensic services for and on behalf of the County, Contractor may perform autopsies and provide forensic services for any other governmental entity and/or third party (the "Ancillary Services"), on such terms and conditions and for such compensation as Contractor may determine in its discretion. All compensation, fees and revenues charged and received by Contractor for performing Ancillary Services shall belong solely to Contractor.

ARTICLE 4. Contractor's Duties

4.1 Contractor, with County's assistance, as requested, shall obtain and maintain all of the proper and required local, State and federal permits, licenses and certifications necessary for the Morgue. Contractor shall maintain such certifications as required by law.

4.2 Notwithstanding anything contained herein to the contrary, County shall have no liability for any employees, agents, subcontractors or assigns of Contractor. If Contractor engages the services of any subcontractor in the performance of Contractor's duties under this Agreement, Contractor shall not be relieved of any of its obligations set forth herein. Contractor shall bind each subcontractor to the terms of this Agreement as applicable to the subcontractor's work, and shall require that each subcontractor perform its work in conformance with the terms and conditions of this Agreement.

4.3 Contractor shall indemnify and hold County and its officials, officers, and employees, harmless from all cost, claims, expenses (including attorney's fees and court costs) and liabilities whatsoever that may be incurred as a result of or arise from any and all acts done or omitted to be done by Contractor or its employees, agents or subcontractors and assigns of Contractor, in connection with services performed or to be performed under this Agreement.

4.4 The interviewing, hiring, training, assignment, certification, control, management, compensation, benefits, promotion and termination of all members of Contractor's administration and staff shall be the sole responsibility and obligation of Contractor.

4.5 Contractor is associated with County for the purposes and to the extent set forth in this Agreement for the performance of operations and management services for the Morgue only. Contractor is and shall be an independent contractor and, subject to the terms of this Agreement, shall have the sole and exclusive right to supervise, manage, operate, control, and direct the performance of the details incident to its duties under this Agreement. Nothing contained in this Agreement shall be deemed or construed to create a partnership or joint venture, to create the relationship of an employer-employee or principal-agent, or otherwise to create any liability for County whatsoever with respect to the indebtedness, liabilities, and obligations of Contractor. Contractor shall be solely liable for payment of all federal income, FICA, and other taxes owed or claimed to be owed by Contractor, arising out of this Agreement.

4.6 Contractor shall not alter, change or add to the Morgue without the prior written consent of County, which consent shall not be unreasonably withheld. In addition, any alterations, additions, improvements and fixtures made or placed by Contractor in or to the Morgue shall, upon the expiration or termination of this Agreement, belong to County without any compensation to Contractor. Any equipment and personal property of Contractor now or hereafter located, placed or installed in or at the Morgue may be removed by Contractor at any time during or at the expiration or termination of this Agreement. Any equipment or personal property which is paid for by County will remain at the Morgue at the termination of the contract.

ARTICLE 5. **Utilities, Insurance, Maintenance and Repairs**

5.1 County shall pay and discharge when due all real property and *ad valorem* taxes and assessments that are levied on or assessed against the Morgue. Contractor shall be responsible for paying any and all *ad valorem* taxes assessed against Contractor's personal property located on or about the Morgue,

5.2 Contractor shall provide for necessary electrical service, garbage service and all other utilities and services used on or in connection with the Morgue throughout the term of this Agreement. Contractor shall also pay for the cost of long distance telephone service at the Morgue.

5.3 County shall be responsible for maintaining fire and casualty insurance on the Morgue in an amount determined by County for County's protection the proceeds of all of which insurance shall be paid solely to County. Contractor shall be solely responsible for obtaining any fire and casualty insurance desired by Contractor to protect its interest in the Morgue and in Contractor's personal property located in and about the Morgue.

5.4 Contractor shall, at Contractor's sole expense, at all times during the term of this Agreement maintain comprehensive general commercial public liability insurance with limits of not less than \$500,000 *per occurrence* and \$1,000,000 in the aggregate, insuring against claims

for bodily injury, death and property damage occurring upon, in or about the Morgue. Such policy of insurance shall include an endorsement naming County an additional named insured and shall provide that such policy shall not be canceled or materially changed without giving at least thirty (30) days' prior written notice to County.

5.5 County shall maintain and make all necessary repairs to the Morgue, including the building and all equipment that is attached as a fixture to the building, other than repairs arising as a result of Contractor's gross negligence or intentional acts. Without limiting the generality of the foregoing, County shall:

- A. Maintain all interior walls and ceilings, window glass, doors, electrical fixtures, and plumbing fixtures in good repair.
- B. Maintain grounds of the Morgue including mowing, trimming, watering of plants and lawn to maintain a good cosmetic appearance of the grounds.
- C. Maintain the heating, ventilating and air conditioning system for the Morgue and make quarterly inspections of and change the filters on the system.
- D. Contractor shall maintain and pay for all repairs to any equipment and personal property located in and about the morgue that does not constitute a fixture to realty. Further, Contractor shall be responsible for providing, at Contractor's sole cost and expense, all usual, customary and sanitary janitorial and maintenance services as well as insect and rodent extermination services. All such services shall be performed at such intervals as are necessary to maintain the building in first class condition.

5.6 County will provide and pay for all transportation for Jefferson County Cases, and County's Sheriff Office will provide Contractor with access and entrance into the Morgue after business hours.

5.7 Contractor shall not, directly or indirectly, create, incur, assume or suffer to exist any mortgage, pledge, lien, mechanic or materialmen's lien, charge, encumbrance or claim on or with respect to the Morgue. Contractor shall promptly take such action as may be necessary to discharge or remove any such mortgage, pledge, lien, mechanic or materialmen's lien, charge, encumbrance or claim if the same shall arise as a result of the actions of Contractor. If Contractor does not discharge the lien or encumbrance within thirty (30) days after County has provided Contractor written notice of the existence of the lien or encumbrance, County may discharge the same and Contractor shall promptly reimburse County for any expense incurred by it in order to discharge or remove the mortgage, pledge, lien, mechanic or materialmen's lien, charge, encumbrance or claim.

ARTICLE 6. **Operating Procedures and Standards**

Contractor shall prepare, adopt, and maintain a Procedures Manual for the operation of the Morgue so as to assure that the Morgue is operated fully in accordance with State and other applicable laws. Contractor shall, from time to time, make such modifications and corrections in

the Procedures manual as are necessary to keep the Morgue in compliance with such laws, regulations and standards.

ARTICLE 7.

Exclusivity

This Agreement shall be an exclusive contract with Contractor and so long as this Agreement remains in effect County shall obtain all autopsies, forensic and related services exclusively from Contractor.

ARTICLE 8.

Additional Provisions and Specific Performance

8.1 In the event of the occurrence of any damage to or loss of the Morgue that materially affects the continued operation of the Morgue, Contractor shall immediately notify County of such loss or damage. To the extent such loss or damage prevents either party from performance of any or all of its obligations herein, such party's performance shall be excused until such loss or damage is repaired to enable performance of such obligations. If insurance proceeds are available, County shall promptly proceed to obtain such funds and to use same to repair and reconstruct the Morgue in consultation with Contractor. County has no obligation to appropriate funds for this purpose except for insurance proceeds received therefore. If Contractor and County mutually determine that the damage is too extensive to repair or reconstruct and County decides not to rebuild or restore the Morgue, this Agreement shall terminate immediately upon such determination.

8.2 In the event a dispute arises between County and Contractor regarding this Agreement or any of the provisions hereof, County and Contractor shall be required to continue performance of their respective obligations during the pendency of any such dispute. Contractor shall continue to receive payments due to it and County shall continue to perform under this Agreement in a timely manner as set forth in this Agreement. Likewise, Contractor shall continue to perform its obligations in accordance with the terms of this Agreement notwithstanding the existence of any dispute between the parties. Both County and Contractor shall have the right to compel specific performance by the other party of its respective contractual obligations and to institute any legal action necessary to compel such specific performance.

ARTICLE 9.

Dispute Resolution Procedures

9.1 This Agreement shall be construed under and in accordance with the laws of the State of Texas. Any and all suits to enforce this Agreement shall be maintained in a court of competent jurisdiction located in Jefferson County, Texas.

9.2 The parties consent to personal and subject matter jurisdiction and venue in Jefferson County, Texas, where exclusive jurisdiction and venue shall exist with respect to any dispute, litigation, arbitration proceeding or other controversy arising between the parties in connection with any matter relating to or arising from the subject matter of this Agreement. Any dispute or controversy between the parties to this Agreement involving the construction or

application of any of the terms, covenants or conditions of this Agreement or involving the breach or performance of this Agreement shall, on the written request of any party, be submitted to arbitration, and such arbitration shall comply with and be governed by the provisions of the then-current rules of the American Arbitration Association.

ARTICLE 10. Non-Discrimination

Contractor shall not discriminate against any employee, inmate, or subcontractor with regard to race, color, handicap, religion, sex, national origin or age.

ARTICLE 11. Legal Construction

In case any one or more of the provisions contained in the Agreement shall, for any reason, be held invalid, illegal or unenforceable, and such is not a material provision, such validity, illegality or unenforceability shall not effect any other provision hereof.

ARTICLE 12. Amendments

This Agreement may be amended only in writing, with such written instrument approved and executed by both County and Contractor.

ARTICLE 13. Execution Authority

13.1 By his or her signature below, each signatory individually certifies that he or she is the properly authorized agent or officer of the applicable party hereto and has the necessary authority to execute this Agreement on behalf of such party and each party hereby certifies to the other that any resolutions necessary to create such authority have been duly passed and are now in full force and effect.

13.2 County has complied with all open meeting laws, all public contracting laws and all other state and federal laws necessary to make this Agreement effective.

ARTICLE 14. Entire Agreement and Notice

14.1 This Agreement constitutes the sole and only Operations and Management Agreement of the Parties hereto and merges and supersedes any prior understanding or written or oral agreements between the parties respecting the within subject matter. This Agreement shall inure to the benefit of and shall be binding upon Contractor and County and their respective successors and assigns, as ant to the extent that assignments are permitted under this Agreement.

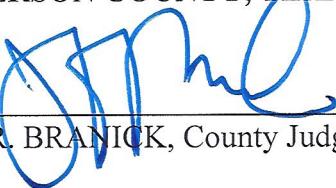
14.2 This Agreement will not become valid or enforceable until the date of the final signature set forth below. The Agreement may be executed in any number of counterparts, each

of which shall be deemed an original, and all of which shall constitute one agreement. Execution of this Agreement and delivery by facsimile transmission shall be binding on the parties hereto,

14.3 All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given on the earlier of (i) delivery or (ii) three (3) days following deposit in the United States mail in certified or registered form with postage fully prepaid to the addresses set out below. The respective addresses for Contractor and County are as stated beneath their signatures below. Contractor and County, by notice given hereunder, may designate different addresses to which subsequent notices, certificates or other communications will be sent.

IN WITNESS WHEREOF, the parties have duly executed this Agreement to be effective as of January 1, 2015

JEFFERSON COUNTY, TEXAS

By: 
JEFF R. BRANICK, County Judge

ATTEST:


County Clerk

Address:

1149 Pearl St., Fourth Floor
Beaumont, TX 77701



FMMS HOLDINGS OF TEXAS, LLC.

By: _____
Name: _____

FMMS HOLDINGSOFTEXAS, LLC
850 R.S. Gass Boulevard
Nashville, Tennessee 37216

**AGENDA ITEM****December 22, 2014**

Receive and file executed GLO Contract 13-242-000-7440, CEPRA No. 1530, Amendment No. 1. (Texas Coastal Management Program).

108
RECEIVED
DEC 16 2014



Texas General Land Office
Legal Services Division – MC 158
PO BOX 12873 / Austin, TX 78711-2873
512.475.4308 – Scottie.aplin@glo.texas.gov

TRANSMITTAL OF DOCUMENTS – DECEMBER 8, 2014

The Honorable Jeff Branick
Jefferson County
1149 Pearl Street
Beaumont, TX 77701

RE: GLO CONTRACT No. 13-242-000-7440, CEPRA No. 1530, AMENDMENT No. 1

Dear Judge Branick:

Enclosed concerning the GLO document referenced above is one fully-executed document for your files.

Please do not hesitate to contact me if you have any questions. I can be reached at (512) 475-4308 or by email at scottie.aplin@glo.texas.gov.

Best regards,

For
Scottie C. Aplin
Staff Attorney
GLO Legal Services Division

enclosure



**SUBRECIPIENT GRANT AGREEMENT
CEPRA PROJECT NO. 1530
GLO CONTRACT NO. 13-242-000-7440
AMENDMENT NO. 1**

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

§

The **GENERAL LAND OFFICE** ("GLO") and **JEFFERSON COUNTY** ("Subrecipient"), each a "Party" and collectively "the Parties," Parties to that certain Texas Coastal Management Program ("CMP") Cycle 17 grant subaward effective on October 1, 2012, and denominated GLO Contract No. 13-242-000-7440, (the "Contract"), as amended, now desire to further amend the Contract.

WHEREAS, an audit identified an incomplete funding description in the contract; and

WHEREAS, the revision to the Contract will result in no additional encumbrance of grant funds;

NOW, THEREFORE, the Parties hereby agree to amend and modify the Contract as follows:

1. **SECTION 4.02** of the Contract, **CEPRA ACCOUNT**, is here retitled as "**CEPRA ACCOUNT AND OTHER FUNDING SOURCES**" and amended and modified by adding the following funding statement:

"An additional **TWO MILLION DOLLARS (\$2,000,000.00)** will be contributed to the project as provided for under U.S. Fish and Wildlife Financial Assistance Award F12AF01312."

2. This Amendment No. 1 shall be effective as of May 3, 2013.
3. Except as amended and modified by this Amendment No. 1, all terms and conditions of the Contract, as amended, shall remain in full force and effect.

SIGNATURE PAGE FOLLOWS

**SIGNATURE PAGE FOR AMENDMENT NO. 1 TO
GLO CONTRACT No. 13-242-000-7440**

GENERAL LAND OFFICE



Larry L. Laine, Chief Clerk/
Deputy Land Commissioner

Date of execution: 12/5/14

DS	SL	LEGAL	DS	AH
PM	DS	MAN	DS	KZ
Deputy	DS	HSG		
AGC	DS	W		
GC	DS	W		

JEFFERSON COUNTY



By: JEFF R. BRANICK
Title: COUNTRY JUDGE

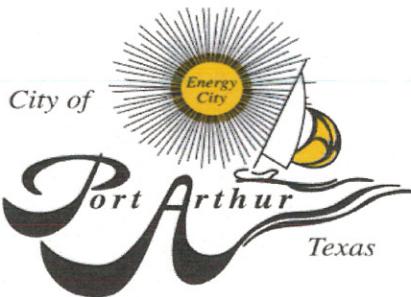
Date of execution: Dec. 1, 2014

**AGENDA ITEM****December 22, 2014**

Receive and file executed Meter Pump Easement from Jefferson County, Texas to the City of Port Arthur, Texas for Walter Umphrey State Park, Mesquite Point.

DELORIS "BOBBIE" PRINCE, MAYOR
DERRICK FREEMAN, MAYOR PRO TEM

COUNCIL MEMBERS:
RAYMOND SCOTT, JR.
TIFFANY HAMILTON
MORRIS ALBRIGHT III
STEPHEN A. MOSELY
WILLIE "BAE" LEWIS, JR.
ROBERT E. WILLIAMSON
KAPRINA RICHARDSON FRANK



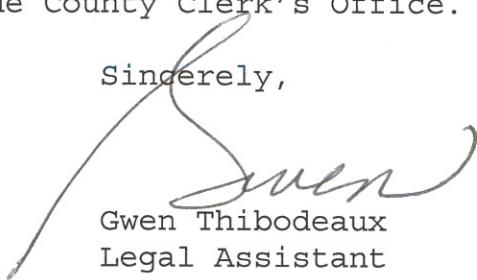
VAL TIZENO
CITY ATTORNEY

December 16, 2014

Mr. Fred L. Jackson
Attorney to County Judge
Jefferson County, Texas
P.O. Box 4025
Beaumont, TX 77704

Dear Mr. Jackson:

Please find attached a copy of Resolution No. 14-628, which the City Council approved on December 9, 2014. Per your instructions, I have also attached the original of the Meter Pump Station Easement, which has been executed by the City of Port Arthur. It is my understanding that you will file the Easement with the County Clerk's Office.

Sincerely,

 Gwen Thibodeaux
 Legal Assistant

Enclosures

P.R. No.18760
11/26/14-jt

RESOLUTION NO. 14-628

A RESOLUTION ACCEPTING A METER PUMP STATION EASEMENT FROM JEFFERSON COUNTY, TEXAS, FOR THE CONSTRUCTION, INSTALLATION, LAYING, AND MAINTAINING OF WATER UTILITIES ON THEIR PROPERTY AT WATER UMPHREY STATE PARK, MESQUITE POINT, PORT ARTHUR, TEXAS

WHEREAS, Jefferson County, Texas has approved a meter pump station easement for the Utility Operations Department, located at Water Umphrey State Park, Mesquite Point, Port Arthur, Texas; and,

WHEREAS, the City Council deems it appropriate to accept a Meter Pump Station Easement from the property owner, Jefferson County, Texas, for the construction, installation, laying, and maintenance of public water utilities under, through, and across a portion of their property in the City of Port Arthur.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORT ARTHUR:

THAT, the City Manager of the City of Port Arthur is hereby authorized and instructed to execute and accept a Meter Pump Station Easement from Jefferson County, Texas, for the purpose of constructing, installing, laying, and maintaining water utilities, in substantially the same form as attached as Attachment "A"; and,

THAT, said Meter Pump Station Easement shall be filed for record in the office of the County Clerk of Jefferson County, Texas; and,

THAT, a copy of the caption of this Resolution be spread upon the Minutes of the City Council.

P.R. No.18760
11/26/14-jt
Page 2

READ, ADOPTED AND APPROVED THIS 9th day of December, 2014,

at a Regular Meeting of the City Council of the City of Port Arthur, Texas, by the following

vote: AYES:

Mayor: Prince, Mayor Pro Tem Freeman

Councilmembers: Scott, Hamilton, Albright, Mosley,
Lewis, Williamson and Frank,

NOES: None.

ATTEST:

Sherri Bellard
Sherri Bellard
City Secretary

Deloris Prince
Deloris Prince
Mayor

APPROVED AS TO FORM:

Val Tizeno
Valecia Tizeno
City Attorney

APPROVED FOR ADMINISTRATION:

John A. Comeaux, P.E.
John A. Comeaux P.E.
Interim City Manager

John A. Tomplait
John A. Tomplait
Assistant Director of Utility Operations

ATTACHMENT “A”

(Easement from Jefferson County)



Engineering Department

Donald M. Rao
Director of Engineering

Steve Stafford, P.E.
Engineering Superintendent

November 25, 2014

Mr. Joe Wilson, P.E.
President
Arceneaux Wilson & Cole LLC
2901 Turtle Creek Dr., Suite 320
Port Arthur, TX, 77642

RE: Easement with City of Port Arthur
For Cheneire LNG Water Line

Joe,

Attached is the "Original" signed document for the City's signature. Please return it after they have signed it and we will have it filed in the County Clerk's Office and send everyone a copy of the filed document.

Thanks,

A handwritten signature in black ink that reads "Donald M. Rao".

Donald M. Rao
Director of Engineering
409.835-8584
drao@co.jefferson.tx.us

**AGENDA ITEM****November 24, 2014**

Consider, possibly approve and authorize the County Judge to execute a Meter Pump Station Easement from Jefferson County, Texas to the City of Port Arthur to be located at Walter Umphrey State Park, Mesquite Point.

METER PUMP STATION EASEMENT

STATE OF TEXAS
COUNTY OF JEFFERSON

WHEREAS, JEFFERSON COUNTY, TEXAS, a political subdivision of the State of Texas, whose mailing address is: 1149 Pearl St., Beaumont, Texas, as GRANTOR, for and in consideration of Ten Dollars(\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey and deliver unto **THE CITY OF PORT ARTHUR, TEXAS**, a political subdivision of the State of Texas, whose mailing address is: 444 Fourth St., Port Arthur, Texas 77642, hereinafter referred to as GRANTEE, its successors and assigns, a permanent easement, from the date of execution hereof, the right to use the area described below, hereinafter referred to as a water meter pump station, for purposes of ingress and egress, on, over and through those certain lands located within the following property in Jefferson County, Texas.

Being a 0.072 acre tract of land situated in the out of the Dennis Gahagan League, Abstract 1213 Jefferson County, Texas and which is described in more particularity in Exhibits "A" and "B" attached hereto.

It is understood and agreed that this meter pump station easement does not and shall not extend generally for the use of the public, but is limited to and for the use of the GRANTEE, its successors and assigns, for its agents and employees, and for persons, firms and corporations doing work for said GRANTEE, its successors and assigns.

It is understood that this easement is given in conjunction with the pipeline easement being granted by Jefferson County, Texas to Sabine Pass Liquefaction LLC which was executed on the _____ day of _____, 2014.

GRANTEE agrees to restore the subject access route/roadway and property as is necessary to correct any damage resulting from GRANTEE'S use. Said restoration shall be to as good or better condition than pre-existed GRANTEE'S use.

GRANTEE hereby releases, indemnifies and holds GRANTOR harmless of and from any and all damages and expenses for loss or injury to persons or property that may be caused by GRANTEE, its employees, representatives, agents or contractors and subcontractors while performing its activities on or about GRANTOR'S premises.

**GRANTEE, SHALL INDEMNIFY AND HOLD JEFFERSON
COUNTY, TEXAS, GRANTOR, HARMLESS OF AND FROM ANY**

AND ALL CLAIMS, SUITS, OR CAUSES OF ACTION FOR INJURY, DAMAGES AND/OR DEATH ARISING FROM GRANTEE'S USE OF OR PRESENCE ON THE EASEMENT OR OTHER ADJACENT PROPERTY OF GRANTOR. THIS INDEMNITY AGREEMENT EXTENDS TO AND INDEMNIFIES GRANTOR/INDEMNITEE FOR THE INDEMNITEE'S OWN NEGLIGENCE.

This grant shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, assigns, successors, executors, and legal representatives.

IN WITNESS WHEREOF, GRANTOR has executed this instrument on this the 24th
day of November, 2014.

GRANTOR:

JEFFERSON COUNTY, TEXAS

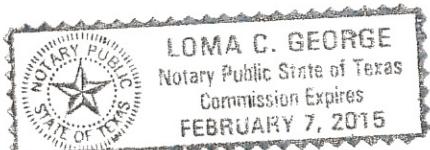
By:

Jeff R. Branick, County Judge

STATE OF TEXAS §
COUNTY OF JEFFERSON §

BEFORE, ME the undersigned authority, on this day personally appeared, **Jeff R. Branick, County Judge of Jefferson County, Texas**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of
November, 2014.



Lena C. Cleo
Notary Public in and for the State of Texas

GRANTEE:

John A. Comeaux, P.E., Interim City Manager

STATE OF TEXAS
COUNTY OF JEFFERSON

BEFORE ME, the undersigned authority, on this day personally appeared, **John A. Comeaux, P.E., Interim City Manager** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day
of , 2014.

Notary Public - State of Texas

EXHIBIT "A"

(Metes & Bounds description by AW&C Engineers)



ARCENEAUX WILSON & COLE LLC

Engineering • Surveying • Planning

**DESCRIPTION OF A TRACT OF LAND CONTAINING 1.857 ACRES OF LAND,
MORE OR LESS, OUT OF THE DENNIS GAHAGAN LEAGUE, ABSTRACT 123**

**JEFFERSON COUNTY, TEXAS
FOR A WATERLINE EASEMENT**

Being a 1.857 acres tract of land in the Dennis Gahagan League, Abstract 123, a portion of that certain tract of land (called "13.497 acres") described in that certain instrument to Jefferson County, Texas of record under Clerk's File No. 2000014412 in the Official Public Records of Jefferson County, Texas, a portion of that certain tract of land (called "2.94 acres") designated "Tract 2" and described in that certain instrument to Jefferson County, Texas of record under Clerk's File No. 9512741 in the Official Public Records of Jefferson County, Texas, and a portion of that certain tract of land (called "0.40 acre") designated "Tract 3" and described in that certain instrument to Jefferson County, Texas of record under Clerk's File No. 9512741 in the Official Public Records of Jefferson County, Texas, and being more particularly described by metes and bounds as follows:

FOR LOCATIVE PURPOSES COMMENCING at a TxDoT monument found for an angle point in the south right-of-way line of Texas State Highway 82, and north line of the said 13.497 acres tract of land, the said TxDoT monument having a State Plane Coordinate value of N 13,860,347.50 and E 3,585,618.89;

THENCE North 77 deg. 22 min. 02 sec. East, along and with the said south right-of-way line of State Highway 82 and north line of the 13.497 acres tract of land, a total distance of 197.51 feet to a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for a corner and for reference, and having a State Plane Coordinate value of N 13,860,390.63 and E 3,585,811.62;

THENCE South, 49.72 feet to a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for the most northerly northwest corner and **POINT OF BEGINNING** of the herein described tract of land, said corner having a State Plane Coordinate value of N 13,860,340.91 and E 3,585,811.62;

THENCE East, over and across the said 13.497 acres tract of land, a total distance of 20.00 feet to a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for the most northerly northeast corner of the said herein described tract of land, said corner having a State Plane Coordinate value of N 13,860,340.91 and E 3,585,831.62;

THENCE South, continuing over and across the said 13.497 acres tract of land, a total distance of 291.57 feet to a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for an angle point corner of the said herein described tract of land, said corner having a State Plane Coordinate value of N 13,860,049.34 and E 3,585,831.62;



THENCE South 45 deg. 00 min. 00 sec. East, continuing over and across the said 13.497 acres tract of land, a total distance of 14.29 feet to a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for an angle point corner of the said herein described tract of land, said corner having a State Plane Coordinate value of N 13,860,039.24 and E 3,585,841.72;

THENCE East, continuing over and across the said 13.497 acres tract of land, a total distance of 334.70 feet to a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for an angle point corner of the said herein described tract of land, said corner having a State Plane Coordinate value of N 13,860,039.24 and E 3,586,176.42;

THENCE South 64 deg. 21 min. 16 sec. East, continuing over and across the said 13.497 acres tract of land, at a distance of 510.18 feet passing a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for a reference point and continuing a total distance of 610.18 feet to a point in the southeasterly line of the said 2.94 acres tract of land for the most easterly corner of the said herein described tract of land, said corner having a coordinate value of N 13,859,775.15 and E. 3,586,726.49;

THENCE South 31 deg. 06 min. 31 sec. West, along and with the said southeasterly line of the 2.94 acres tract of land, a total distance of 24.00 feet to an angle point corner in the said southeasterly line of the said 2.94 acres tract of land;

THENCE continuing along and with the said southeasterly line of the said 2.94 acres tract of land the following courses:

North 45 deg. 18 min. 32 sec. West, a total distance of 17.75 feet;
 North 71 deg. 39 min. 53 sec. West, a total distance of 36.75 feet;
 North 88 deg. 49 min. 23 sec. West, a total distance of 39.17 feet to a point for the most easterly corner of the herein before said 0.40 acre tract of land, an angle point corner in the said southeasterly line of the 2.94 acres tract of land and an angle point corner of the said herein described tract of land;

THENCE South 61 deg. 28 min. 12 sec. West, along and with the southeasterly line of the said 0.40 acre tract of land, a total distance of 75.23 feet to a point for a southerly corner of the said herein described tract of land, the said corner having a coordinate value of N 13,859,743.52 and E. 3,586,561.33;

THENCE North 64 deg. 21 min. 16 sec. West, over and across the said 0.40 acre tract of land and continuing over and across the said 13.497 acres tract of land, at a distance of 100.00 feet passing a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for reference point and continuing a total distance of 544.64 feet to a 1/2" steel rod with yellow plastic



cap marked "AWC LLC" set for an angle point corner of the said herein described tract of land, said corner having a State Plane Coordinate value of N 13,859,979.24 and E 3,586,070.34;

THENCE West, continuing over and across the said 13.497 acres tract of land, a total distance of 239.40 feet to a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for an angle point corner of the said herein described tract of land, said corner having a State Plane Coordinate value of N 13,859,979.24 and E 3,585,830.95;

THENCE North 45 deg. 00 min. 00 sec. West, continuing over and across the said 13.497 acres tract of land, a total distance of 27.33 feet to a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for an angle point corner of the said herein described tract of land, said corner having a State Plane Coordinate value of N 13,859,998.56 and E 3,585,811.62;

THENCE North, continuing over and across the said 13.497 acres tract of land, a total distance of 342.34 feet returning back to the **POINT OF BEGINNING** and containing 1.857 acres of land, more or less.

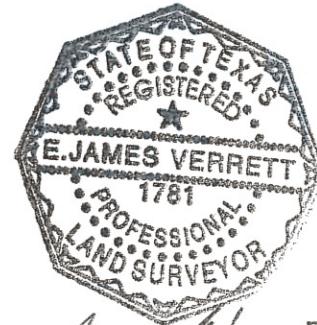
TOGETHER WITH TEMPORARY WORKSPACE EASEMENT-A containing 0.423 acre of land, more or less, and TEMPORARY WORKSPACE EASEMENT-B containing 0.549 acre of land, more or less, as indicated on the accompanying Plat.

TOGETHER WITH Park Road (to be used for non-exclusive temporary construction access)

Dimensions indicated hereon are based upon G.P.S. surveying, tied to the Trimble RTK Network, referenced to the (NAD 1983) Texas State Plane Coordinate System, South Central Zone (4204).

NOTE: See accompanying Plat.

Prepared: October 9, 2014




E. James Verrett, R.P.L.S. No.1781

Job No. CPA-665

EXHIBIT “B”

(Drawing by AW&C Engineers)



STATE HWY. 82



METRES AND BOUNDS DESCRIPTION

BEING A 0.072 ACRE TRACT OF LAND IN THE DENNIS GAHAGAN LEAGUE, ABSTRACT 123 AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND (CALLED "13.497 ACRES") DESCRIBED IN THAT CERTAIN INSTRUMENT TO JEFFERSON COUNTY, TEXAS OF RECORD UNDER CLERK'S FILE NO. 200014412, OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR LOCATIVE PURPOSES, COMMENCING A TXDOT MONUMENT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY 82, A POINT OF INTERSECTION IN THE NORTH LINE OF SAID "13.497 ACRE" TRACT OF LAND, SAID MONUMENT HAVING A STATE PLANE COORDINATE VALUE OF N 13,860,347.50 AND E 3,585,618.89;

THENCE NORTH 77 DEG. 22 MIN. 02 SEC. EAST, ALONG AND WITH THE SAID SOUTH RIGHT-OF-WAY LINE, A TOTAL DISTANCE OF 197.51 FEET TO A 1/2" STEEL ROD WITH YELLOW PLASTIC CAP MARKED "AWC LLC" SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREN DESCRIBED TRACT OF LAND, SAID CORNER HAVING A STATE PLANE COORDINATE VALUE OF N 13,860,350.63 AND E 3,585,811.62;

THENCE CONTINUING NORTH 77 DEG. 22 MIN. 02 SEC. EAST, ALONG AND WITH THE SAID RIGHT-OF-WAY LINE, A TOTAL DISTANCE OF 49.58 FEET TO A TXDOT MONUMENT FOUND FOR AN ANGLE POINT CORNER OF THE HEREN DESCRIBED TRACT OF LAND, SAID CORNER HAVING A STATE PLANE COORDINATE VALUE OF N 13,860,401.54 AND E 3,585,860.00;

THENCE NORTH 72 DEG. 00 MIN. 40 SEC. EAST, CONTINUING ALONG AND WITH THE SAID RIGHT-OF-WAY LINE, A TOTAL DISTANCE OF 7.59 FEET TO A 1/2" STEEL ROD WITH YELLOW PLASTIC CAP MARKED "AWC LLC" SET FOR THE NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT OF LAND, SAID CORNER HAVING A STATE PLANE COORDINATE VALUE OF N 13,860,403.88 AND E 3,585,867.22;

THENCE SOUTH, OVER AND ACROSS, SAID 13.497 ACRES TRACT OF LAND, A TOTAL DISTANCE OF 62.98 FEET TO A 1/2" STEEL ROD WITH YELLOW PLASTIC CAP MARKED "AWC LLC" SET FOR THE SOUTHEAST CORNER OF THE HEREN DESCRIBED TRACT OF LAND, SAID CORNER HAVING A STATE PLANE COORDINATE VALUE OF N 13,860,340.91 AND E 3,585,867.22;

THENCE WEST, CONTINUING OVER AND ACROSS, SAID 13.497 ACRES TRACT OF LAND, A TOTAL DISTANCE OF 55.60 FEET TO A 1/2" STEEL ROD WITH YELLOW PLASTIC CAP MARKED "AWC LLC" SET FOR THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT OF LAND, SAID CORNER HAVING A STATE PLANE COORDINATE VALUE OF N 13,860,340.91 AND E 3,585,811.62;

THENCE NORTH, CONTINUING OVER AND ACROSS, SAID 13.497 ACRES TRACT OF LAND, A TOTAL DISTANCE OF 49.72 FEET RETURNING BACK TO THE POINT OF BEGINNING AND CONTAINING A TOTAL AREA OF 0.072 ACRE OF LAND, MORE OR LESS;

TOGETHER WITH TEMPORARY WORKSPACE EASEMENTS CONTAINING 0.649 ACRE OF LAND, 0.085 ACRE OF LAND AND 0.114 ACRE OF LAND, MORE OR LESS, TOGETHER WITH PARK ROAD (TO BE USED FOR NON-EXCLUSIVE TEMPORARY CONSTRUCTION ACCESS).

PARK ROAD
(TO BE USED FOR
NON-EXCLUSIVE TEMPORARY
CONSTRUCTION ACCESS)

METER & PUMP STATION
EASEMENT
TOTAL AREA = 0.072 AC.

NORTH 49.72'
WEST 55.60'

SOUTH 62.98'

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ORIGINAL EASEMENT FOR

RES/ORD

14 - 628

PLEASE EXECUTE AND
RETURN TO THE CITY
SECRETARY'S OFFICE

COUNCIL MEETING
DATE: December 9, 2014

METER PUMP STATION EASEMENT

STATE OF TEXAS §
§
§
COUNTY OF JEFFERSON §

WHEREAS, **JEFFERSON COUNTY, TEXAS**, a political subdivision of the State of Texas, whose mailing address is: 1149 Pearl St., Beaumont, Texas, as GRANTOR, for and in consideration of Ten Dollars(\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey and deliver unto **THE CITY OF PORT ARTHUR, TEXAS**, a political subdivision of the State of Texas, whose mailing address is: 444 Fourth St., Port Arthur, Texas 77642, hereinafter referred to as GRANTEE, its successors and assigns, a permanent easement, from the date of execution hereof, the right to use the area described below, hereinafter referred to as a water meter pump station, for purposes of ingress and egress, on, over and through those certain lands located within the following property in Jefferson County, Texas.

Being a 0.072 acre tract of land situated in the out of the Dennis Gahagan League, Abstract 1213 Jefferson County, Texas and which is described in more particularity in Exhibits "A" and "B" attached hereto.

It is understood and agreed that this meter pump station easement does not and shall not extend generally for the use of the public, but is limited to and for the use of the GRANTEE, its successors and assigns, for its agents and employees, and for persons, firms and corporations doing work for said GRANTEE, its successors and assigns.

It is understood that this easement is given in conjunction with the pipeline easement being granted by Jefferson County, Texas to Sabine Pass Liquefaction LLC which was executed on the day of , 2014.

GRANTEE agrees to restore the subject access route/roadway and property as is necessary to correct any damage resulting from GRANTEE'S use. Said restoration shall be to as good or better condition than pre-existed GRANTEE'S use.

GRANTEE hereby releases, indemnifies and holds GRANTOR harmless of and from any and all damages and expenses for loss or injury to persons or property that may be caused by GRANTEE, its employees, representatives, agents or contractors and sub-contractors while performing its activities on or about GRANTOR'S premises.

**GRANTEE, SHALL INDEMNIFY AND HOLD JEFFERSON
COUNTY, TEXAS, GRANTOR, HARMLESS OF AND FROM ANY**

AND ALL CLAIMS, SUITS, OR CAUSES OF ACTION FOR INJURY, DAMAGES AND/OR DEATH ARISING FROM GRANTEE'S USE OF OR PRESENCE ON THE EASEMENT OR OTHER ADJACENT PROPERTY OF GRANTOR. THIS INDEMNITY AGREEMENT EXTENDS TO AND INDEMNIFIES GRANTOR/INDEMNITEE FOR THE INDEMNITEE'S OWN NEGLIGENCE.

This grant shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, assigns, successors, executors, and legal representatives.

IN WITNESS WHEREOF, GRANTOR has executed this instrument on this the 24th day of November, 2014.

GRANTOR:

JEFFERSON COUNTY, TEXAS

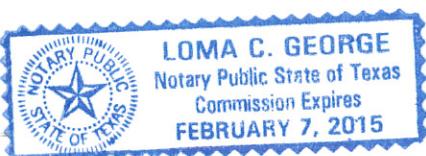
By: Jeff R. Branick, County Judge

Jeff R. Branick, County Judge

STATE OF TEXAS §
COUNTY OF JEFFERSON §

BEFORE, ME the undersigned authority, on this day personally appeared, **Jeff R. Branick, County Judge of Jefferson County, Texas**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of
November , 2014.



Renee C. Seay
Notary Public in and for the State of Texas

GRANTEE:



John A. Comeaux, P.E., Interim City Manager

STATE OF TEXAS

§

COUNTY OF JEFFERSON

§

§

BEFORE ME, the undersigned authority, on this day personally appeared, **John A. Comeaux, P.E., Interim City Manager** known to me to be the person named and subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th dayof December, 2014.

Notary Public - State of Texas

EXHIBIT “A”

(Metes & Bounds description by AW&C Engineers)



ARCENEAUX WILSON & COLE LLC

Engineering • Surveying • Planning

**DESCRIPTION OF A TRACT OF LAND CONTAINING 1.857 ACRES OF LAND,
MORE OR LESS, OUT OF THE DENNIS GAHAGAN LEAGUE, ABSTRACT 123**

**JEFFERSON COUNTY, TEXAS
FOR A WATERLINE EASEMENT**

Being a 1.857 acres tract of land in the Dennis Gahagan League, Abstract 123, a portion of that certain tract of land (called "13.497 acres") described in that certain instrument to Jefferson County, Texas of record under Clerk's File No. 2000014412 in the Official Public Records of Jefferson County, Texas, a portion of that certain tract of land (called "2.94 acres") designated "Tract 2" and described in that certain instrument to Jefferson County, Texas of record under Clerk's File No. 9512741 in the Official Public Records of Jefferson County, Texas, and a portion of that certain tract of land (called "0.40 acre") designated "Tract 3" and described in that certain instrument to Jefferson County, Texas of record under Clerk's File No. 9512741 in the Official Public Records of Jefferson County, Texas, and being more particularly described by metes and bounds as follows:

FOR LOCATIVE PURPOSES COMMENCING at a TxDOT monument found for an angle point in the south right-of-way line of Texas State Highway 82, and north line of the said 13.497 acres tract of land, the said TxDOT monument having a State Plane Coordinate value of N 13,860,347.50 and E 3,585,618.89;

THENCE North 77 deg. 22 min. 02 sec. East, along and with the said south right-of-way line of State Highway 82 and north line of the 13.497 acres tract of land, a total distance of 197.51 feet to a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for a corner and for reference, and having a State Plane Coordinate value of N 13,860,390.63 and E 3,585,811.62;

THENCE South, 49.72 feet to a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for the most northerly northwest corner and **POINT OF BEGINNING** of the herein described tract of land, said corner having a State Plane Coordinate value of N 13,860,340.91 and E 3,585,811.62;

THENCE East, over and across the said 13.497 acres tract of land, a total distance of 20.00 feet to a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for the most northerly northeast corner of the said herein described tract of land, said corner having a State Plane Coordinate value of N 13,860,340.91 and E 3,585,831.62;

THENCE South, continuing over and across the said 13.497 acres tract of land, a total distance of 291.57 feet to a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for an angle point corner of the said herein described tract of land, said corner having a State Plane Coordinate value of N 13,860,049.34 and E 3,585,831.62;



THENCE South 45 deg. 00 min. 00 sec. East, continuing over and across the said 13.497 acres tract of land, a total distance of 14.29 feet to a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for an angle point corner of the said herein described tract of land, said corner having a State Plane Coordinate value of N 13,860,039.24 and E 3,585,841.72;

THENCE East, continuing over and across the said 13.497 acres tract of land, a total distance of 334.70 feet to a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for an angle point corner of the said herein described tract of land, said corner having a State Plane Coordinate value of N 13,860,039.24 and E 3,586,176.42;

THENCE South 64 deg. 21 min. 16 sec. East, continuing over and across the said 13.497 acres tract of land, at a distance of 510.18 feet passing a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for a reference point and continuing a total distance of 610.18 feet to a point in the southeasterly line of the said 2.94 acres tract of land for the most easterly corner of the said herein described tract of land, said corner having a coordinate value of N 13,859,775.15 and E. 3,586,726.49;

THENCE South 31 deg. 06 min. 31 sec. West, along and with the said southeasterly line of the 2.94 acres tract of land, a total distance of 24.00 feet to an angle point corner in the said southeasterly line of the said 2.94 acres tract of land;

THENCE continuing along and with the said southeasterly line of the said 2.94 acres tract of land the following courses:

North 45 deg. 18 min. 32 sec. West, a total distance of 17.75 feet;

North 71 deg. 39 min. 53 sec. West, a total distance of 36.75 feet;

North 88 deg. 49 min. 23 sec. West, a total distance of 39.17 feet to a point for the most easterly corner of the herein before said 0.40 acre tract of land, an angle point corner in the said southeasterly line of the 2.94 acres tract of land and an angle point corner of the said herein described tract of land;

THENCE South 61 deg. 28 min. 12 sec. West, along and with the southeasterly line of the said 0.40 acre tract of land, a total distance of 75.23 feet to a point for a southerly corner of the said herein described tract of land, the said corner having a coordinate value of N 13,859,743.52 and E. 3,586,561.33;

THENCE North 64 deg. 21 min. 16 sec. West, over and across the said 0.40 acre tract of land and continuing over and across the said 13.497 acres tract of land, at a distance of 100.00 feet passing a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for reference point and continuing a total distance of 544.64 feet to a 1/2" steel rod with yellow plastic



cap marked "AWC LLC" set for an angle point corner of the said herein described tract of land, said corner having a State Plane Coordinate value of N 13,859,979.24 and E 3,586,070.34;

THENCE West, continuing over and across the said 13.497 acres tract of land, a total distance of 239.40 feet to a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for an angle point corner of the said herein described tract of land, said corner having a State Plane Coordinate value of N 13,859,979.24 and E 3,585,830.95;

THENCE North 45 deg. 00 min. 00 sec. West, continuing over and across the said 13.497 acres tract of land, a total distance of 27.33 feet to a 1/2" steel rod with yellow plastic cap marked "AWC LLC" set for an angle point corner of the said herein described tract of land, said corner having a State Plane Coordinate value of N 13,859,998.56 and E 3,585,811.62;

THENCE North, continuing over and across the said 13.497 acres tract of land, a total distance of 342.34 feet returning back to the **POINT OF BEGINNING** and containing 1.857 acres of land, more or less.

TOGETHER WITH TEMPORARY WORKSPACE EASEMENT-A containing 0.423 acre of land, more or less, and TEMPORARY WORKSPACE EASEMENT-B containing 0.549 acre of land, more or less, as indicated on the accompanying Plat.

TOGETHER WITH Park Road (to be used for non-exclusive temporary construction access)

Dimensions indicated hereon are based upon G.P.S. surveying, tied to the Trimble RTK Network, referenced to the (NAD 1983) Texas State Plane Coordinate System, South Central Zone (4204).

NOTE: See accompanying Plat.

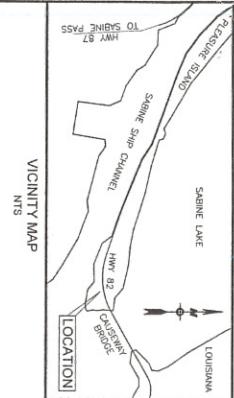
Prepared: October 9, 2014



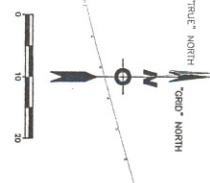

E. James Verrett, R.P.L.S. No.1781

Job No. CPA-665

EXHIBIT “B”
(Drawing by AW&C Engineers)



STATE HWY. 82



METRES AND BOUNDS DESCRIPTION

BEING A 0.072 ACRE TRACT OF LAND IN THE DENNIS GAHAGAN LEAGUE, ABSTRACT 123 AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND (CALLED "13.497 ACRES") DESCRIBED IN THAT CERTAIN INSTRUMENT TO JEFFERSON COUNTY, TEXAS OF RECORD UNDER CLERKS' FILE NO. 200014412 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR LOCATIVE PURPOSES COMMENCING A TXDOT MONUMENT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY 82, A POINT OF INTERSECTION IN THE NORTH LINE OF SAID 13.497 ACRE TRACT OF LAND, SAID MONUMENT HAVING A STATE PLANE COORDINATE VALUE OF N 13,880.347.50 AND E 3,585.618.89;

THENCE NORTH 77 DEG. 22 MIN. 02 SEC. EAST, ALONG AND WITH THE SAID SOUTH RIGHT-OF-WAY LINE, A TOTAL DISTANCE OF 197.51 FEET TO A 1/2" STEEL ROD WITH YELLOW PLASTIC CAP MARKED "AWC LLC" SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING, THE HEREIN DESCRIBED TRACT OF LAND, SAID CORNER HAVING A STATE PLANE COORDINATE VALUE OF N 13,880.390.63 AND E 3,585.811.62;

THENCE CONTINUING NORTH 77 DEG. 22 MIN. 02 SEC. EAST, ALONG AND WITH THE SAID RIGHT-OF-WAY LINE, A TOTAL DISTANCE OF 49.58 FEET TO A TXDOT MONUMENT FOUND FOR AN ANGLE POINT CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID CORNER HAVING A STATE PLANE COORDINATE VALUE OF N 13,880.401.54 AND E 3,585.860.00;

THENCE NORTH 72 DEG. 00 MIN. 40 SEC. EAST, CONTINUING ALONG AND WITH THE SAID RIGHT-OF-WAY LINE A TOTAL DISTANCE OF 7.59 FEET TO A 1/2" STEEL ROD WITH YELLOW PLASTIC CAP MARKED "AWC LLC" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID CORNER HAVING A STATE PLANE COORDINATE VALUE OF N 13,880.403.88 AND E 3,585.867.22;

THENCE SOUTH, OVER AND ACROSS SAID 13.497 ACRES TRACT OF LAND, A TOTAL DISTANCE OF 62.98 FEET TO A 1/2" STEEL ROD WITH YELLOW PLASTIC CAP MARKED "AWC LLC" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID CORNER HAVING A STATE PLANE COORDINATE VALUE OF N 13,880.390.91 AND E 3,585.867.22;

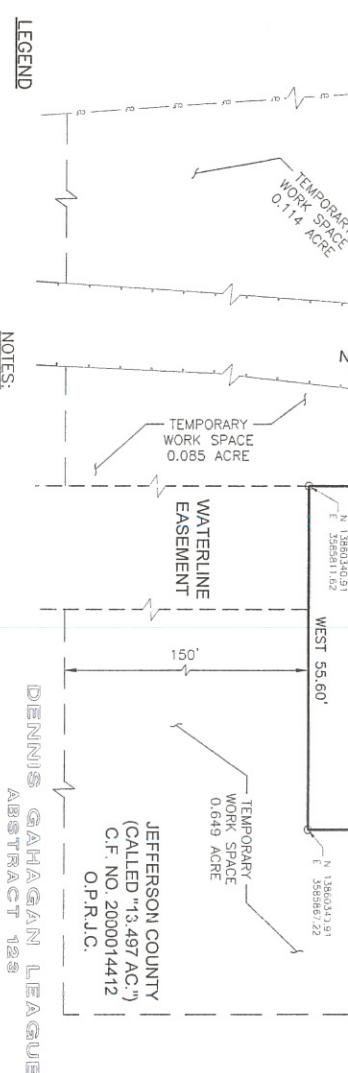
THENCE WEST, CONTINUING OVER AND ACROSS SAID 13.497 ACRES TRACT OF LAND, A TOTAL DISTANCE OF 55.60 FEET TO A 1/2" STEEL ROD WITH YELLOW PLASTIC CAP MARKED "AWC LLC" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAID CORNER HAVING A STATE PLANE COORDINATE VALUE OF N 13,880.390.91 AND E 3,585.867.22;

THENCE SOUTH, OVER AND ACROSS SAID 13.497 ACRES TRACT OF LAND, A TOTAL DISTANCE OF 49.72 FEET RETURNING BACK TO THE POINT OF BEGINNING AND CONTAINING A TOTAL AREA OF 0.072 ACRE OF LAND, MORE OR LESS;

TOGETHER WITH TEMPORARY WORKSPACE EASEMENTS CONTAINING 0.649 ACRE OF LAND, 0.085 ACRE OF LAND AND 0.114 ACRE OF LAND, MORE OR LESS, TOGETHER WITH PARK ROAD (TO BE USED FOR NON-EXCLUSIVE TEMPORARY CONSTRUCTION ACCESS).

METER & PUMP STATION EASEMENT TOTAL AREA = 0.072 AC.

METER & PUMP STATION EASEMENT TOTAL AREA = 0.072 AC.



DENNIS GAHAGAN LEAGUE ABSTRACT 123

NOTES:
SEE ACCOMPANYING DESCRIPTION
DIMENSIONS INDICATED HEREON ARE BASED UPON G.P.S. SURVEYING, TIED
TO THE TRIMBLE RTK NETWORK, REFERENCED TO THE (NAD 1983)
TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).

▲ FOUND TXDOT MONUMENT AS SHOWN
○ SET 1/2" STEEL ROD WITH YELLOW
PLASTIC CAP MARKED "AWC LLC"
POC POINT OF COMMENCING
POB POINT OF BEGINNING



THE STATE OF TEXAS }
COUNTY OF JEFFERSON }

HANGAR #5 / OFFICE SPACE
LEASE AGREEMENT

THIS AGREEMENT entered into by and between Jefferson County, Texas, a subdivision of the State of Texas and **KUSA Aviation, LLC**, doing business in the State of Texas, made and entered into this **22nd** day of **December, 2014**.

WHEREAS, Jefferson County, hereinafter called "Lessor", owns and operates the **Jack Brooks Regional Airport** located in Jefferson County, Texas and

WHEREAS, **KUSA Aviation, LLC**, hereinafter called "Lessee", is qualified to do business in the State of Texas and desires to enter a Hangar/Office Rental Agreement with the Lessor for the purpose of leasing a hangar and office space with the understanding that the scope of business operations permitted by this agreement is limited to a "Limited" FBO, including, but not limited to aircraft services including aircraft storage, aircraft maintenance, flight training, and an office. Nothing in this agreement may be construed as conferring any rights to the exclusion of any other tenant of the Airport.

WHEREAS, Jefferson County represents that it has the right to grant the lease, together with all the facilities, rights, licenses, services, and privileges in the manner and to the extent hereinafter set forth:

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants hereinafter contained, the parties agree for themselves, their successors, legal representatives and assignees, as follows:

1. **Premises**. Lessor hereby leases to the Lessee exclusive space as depicted on the attached Exhibit "A" for the operation of a "Limited" FBO, including, but not limited to aircraft services including aircraft storage, aircraft maintenance, flight training, hangar space and an office. The space is more fully described as follows:
2. **Rate**. For and in consideration of the rent and covenants herein contained, Lessor agrees to lease space as follows: "**Hangar 5**" containing **15,600** square feet, more or less, of hangar space at a rate of **\$2.52 annually per sqft (\$3,276.00/month)**, **1,200** square feet, more or less, of office space at a rate of **\$11.40 annually per sqft (\$1,140.00/month)**, and **2,200** square feet, more or less, of storage space at a rate of **\$2.40 annually per sqft (\$440.00/month)**, for a total rental rate of **\$4,856.00** per month.
3. **Terms**. This agreement shall become effective **January 1st, 2015**, and shall be for a ten (10) year period with the option of extending for an additional five (5) year period; however, at the end of any lease period, Jefferson County reserves the right to reject the exercise of any option if necessary to take back any or all of the property for the County's use.
4. **Rentals**. Lessee covenants and agrees to pay to Lessor rental, when due, as described in section 2

above. Lessee agrees to abide by all rules and regulations of the Federal Aviation Administration, the State of Texas, the Jack Brooks Regional Airport, Jefferson County Commissioner's Court, and any other duly constituted public authority having jurisdiction over the airfield, hangar and office space, its use or occupancy.

5. **Due Date.** All rent shall be payable monthly, in advance, and shall be due on the first day of the month and shall be considered past due on the tenth day of each month. Rental installments not paid before the tenth of the month following its due date shall be assessed a **\$50.00** late fee.
6. **Taxes.** Lessee agrees to pay any taxes or special assessments that may be levied against the leased premises, or against the leasehold interest, or against the Airport because of this lease, by any taxing unit or entity, whether levied against Lessor or Lessee, and Lessee further agrees to hold Lessor harmless from any claims or liens in connection with any such tax or special assessment.
7. **Prohibited Uses.** Without first obtaining Lessor's written consent, Lessee shall not use the demised premises for any other activity except as expressly provided in this agreement. Lessee shall not install and operate its own fueling facility for any purpose, sell fuel to the public, or operate a fueling operation as a fixed base operator in competition with the Lessor or any other fixed base operator approved by the Lessor. Lessee shall not allow its employees or any other person to use the demised premises as a residence. Lessee shall not allow its employees or any other person to use the demised premises for the storage of vehicles or personal property not associated with its business activities.
8. **Fueling.** Lessor acknowledges lessee provides fuel to lessee's tenants and clients. Lessee assures Lessor that the fuel provided will be on a cost pass-through basis only and that no fuel mark-up will be assessed. Lessee shall be able to assess facility or services fees as necessary, but must make a clear distinction between fuel and other fees. Lessee acknowledges that discounts are available to airport based tenants defined as a tenant who has a direct hangar rental agreement with either the airport or other airport tenants.
9. **Utilities.** Lessee shall be responsible for any and all deposits, fees, and monthly charges from the utility providers, including but not limited to electricity, water, sewer, and telephone, for the use of all utilities associated with the use of the leased space.
10. **Lessor's Responsibilities.** Lessor shall, at its expense and risk, perform corrective-maintenance on the HVAC system; maintain the roof, foundation, exterior walls and weight-bearing interior walls, (excluding windows, window glass, and plate glass.) Lessor shall further maintain, paint, and keep in reasonable repair the exterior area.
11. **Lessee's Responsibilities.** By execution of this lease agreement, Lessee acknowledges that it has inspected the leased premises, including the hangar, office, and common area, and accepts the same in an "as is" condition. Lessee shall, at its own expense and risk, maintain the exclusive space,

including interior walls, floors, ceiling, doors, light fixtures and shall be responsible for painting and repairing the exclusive space, including preventative-maintenance and minor repairs to the HVAC system. Lessee shall further furnish, at its own expense and risk, any heat and air conditioning units, electrical wiring, and electrical fixtures necessitated by alterations to the exclusive space made by Lessee. Lessee shall be solely responsible for the risk of loss of all contents owned by Lessee or Lessee's Tenants.

12. **Janitorial Service.** Lessee shall provide its own janitorial service as needed.
13. **Alterations.** Lessee shall make no additions or alterations to the buildings and improvements of the leased premises without the written permission of the Airport Director of Lessor.
14. **Condition and Surrender.** Lessee shall, throughout the lease term, maintain the exclusive space as stated in Section 1 and keep it free from waste and nuisance, and shall deliver up the premises in a clean and sanitary condition at the termination of this lease in good repair and condition; reasonable wear and tear and damage by fire, tornado or other casualty excepted. In the event Lessee should neglect to reasonably maintain the exclusive space, Lessor shall have the right, but not the obligation, to cause repairs or corrections to be made, and any reasonable costs therefore shall be payable by Lessee to Lessor as additional rental on the next rental installment date.
15. **Hold Harmless.** Lessee shall indemnify and hold harmless Lessor of and from any and all claims, whether in contract or in tort, statutory or at common law, and from each and every claim, loss or demand of whatever nature, made by or on behalf of any third person or persons arising out of Lessee's use and occupation of the premises or operations on airport property, whether due to sole negligence of Lessee or whether due to the joint or concurrent negligence of Lessor and Lessee.
16. **Relationship of Parties.** It is expressly understood and agreed that Lessor shall, under no circumstances, be considered a bailee of Lessee's property, real or personal, during the term of this agreement or upon expiration or cancellation hereof. Further, Lessor shall not be liable for any loss of or damage to any personal property, fixtures, or equipment of Lessee installed or stored on the airport premises except to the extent liability therefore can be proven pursuant to an exception to sovereign immunity under the Texas Tort Claims Act. Any item(s) of personal property annexed to the realty to the extent that such property becomes "fixture(s)" shall, at the expiration or cancellation of this lease, become the property of Lessor.
17. **Events of Default.** If Lessee shall allow the rent to be in arrears more than three (3) days after written notice of such delinquency, or shall remain in default under any other condition of this lease for a period of three (3) days after written notice from Lessor, or should any other person than Lessee secure possession of the premises or any part thereof, by reason of any receivership, bankruptcy proceedings, or by operation of law in any manner whatsoever, then any of such events shall be deemed to be an event of default by Lessee under this lease. Upon the breach of any term

or condition of this Agreement by Lessee, Jack Brooks Regional Airport shall have all rights and remedies available at law and equity, up to and including immediate termination of this Agreement. In the event this Agreement is terminated for any reason including Lessee's default, failure to comply with applicable statutes, ordinances and regulations; or expulsion from Airport, there will not be any refund of any fees paid to Jack Brooks Regional Airport by Lessee. Further, any obligation of Lessee to pay under this Agreement shall survive termination.

18. **Remedies.** Upon the occurrence of any event of default specified in Section 17 hereof, Lessor shall have the option to pursue any remedy allowed by law and may, without further notice or demand terminate this lease in which event Lessee shall immediately surrender the premises to Lessor.

Pursuit of any of the foregoing remedies shall not preclude pursuit of any of the other remedies herein provided or any other remedies provided by law, nor shall pursuit of any remedy herein provided constitute a forfeiture or waiver of any rent due to Lessor hereunder or of damages occurring to Lessor by reason of the violation of any of the terms, provisions, and covenants herein contained. Lessor's acceptance of rent following an event of default hereunder shall not be construed as Lessor's waiver of such event of default. No waiver by Lessor of any violation or breach of any of the terms, provisions, and covenants herein contained shall be deemed or construed to constitute a waiver of any violation or breach of any of the terms, provisions, and covenants herein contained. Forbearance by Lessor to enforce one or more of the remedies herein provided upon an event of default shall not be deemed or construed to constitute a waiver of such default. The loss or damage that Lessor may suffer by reason of termination of this lease as provided for above shall include the expense of repossession and any repairs or remodeling undertaken by Lessor following possession.

19. **Cancellation.** Lessor shall have the right, in the event Lessor requires the premises for expansion or development of the Airport, to cancel this lease in its entirety, to be effective at the end of any specified month, provided it gives not less than six (6) months' written notice to Lessee of its intent to cancel this lease.

- a. For purposes of this section, cancellation may occur in the event required expansion or development is significant in size and scope it directly impacts the Premises and any or all other facilities in the immediate vicinity of the Premises. In the event such cancellation occurs, Lessor agrees to make reasonable efforts to negotiate relocation options with Lessee on another area of Airport property.
- b. Upon the effective date of such cancellation this lease shall be considered null and void as to any subsequent obligations by and between the parties. Lessee shall vacate the premises on or before the effective date of such cancellation.
- c. After the effective date of cancellation, if Lessee has not vacated the premises, he shall be

construed to be a tenant at will of Lessor.

20. **Assignment.** Lessee agrees not to assign or sublease the premises leased, or any part thereof, or any right or privilege connected therewith, or to allow any other person, except Lessee's agents and employees or wholly owned or controlled subsidiaries, to occupy the premises or any part thereof, without first obtaining the Lessor's written consent, which will not be unreasonably withheld. Lessee's interest in this lease is not assignable by operation of law, nor is any assignment of his interest herein permitted. Lessor acknowledges renting hangar space is a necessary part of Lessee's business operation, and storage of aircraft within leased premises is not considered as assignment or sublease.
21. **Right of Entry.** Lessor reserves the right to enter upon the premises at any reasonable time for the purpose of making any inspection it may deem expedient to the proper enforcement of any of the covenants or conditions of this agreement. Lessor shall attempt to provide Lessee reasonable advanced notice except in the case of an emergency.
22. **Assurances.** Lessee covenants and agrees to comply with all rules and regulations of the Federal Aviation Administration, and all Federal, State and Local laws and ordinances now in effect or hereafter promulgated, and the same are made a part of this agreement by reference as though they were set forth herein.
23. **Airport Regulations.** The Lessee covenants and agrees to observe and obey the rules and regulations of the Airport, as promulgated by governmental authority, in the conduct of its operations at the demised premises.
24. **Air Operations Area Security.** Lessee shall provide for the security of the Air Operations Area (AOA) to prevent ground entry or movement of unauthorized persons from or through the leased premises in accordance with any regulations imposed upon Lessor by the Transportation Security Administration. Lessee will indemnify and hold harmless Lessor, its officers and employees, from any charges, fines, or penalties that may be levied by any agency of the United States or the State of Texas by reason of Lessee's failure to comply with this requirement.
25. **Airport Hazard.** The Lessee and its successors and assigns, will not make or permit any use of the property which would interfere with landing or taking-off of aircraft at the Airport, or otherwise constitute an airport hazard, including such items as electrical and electronic interference with communications, electrical or electronic equipment, creation of dust or glaring or misleading lights.
26. **Insurance.** The Lessee shall, at all times during the term of this lease, maintain insurance coverage with not less than the type and requirements shown below. Such insurance is to be provided at the sole cost of the Lessee. These requirements do not establish limits of the Lessee's liability. All policies of insurance shall waive all rights of subrogation against the Airport and Jefferson County, its officers, employees and agents and the Airport and Jefferson County shall be named "additional

insured" on liability coverage. Prior to execution of this agreement, certified copies of original insurance policies shall be furnished to the Airport. The Airport reserves the right to require additional insurance should it deem necessary.

- a. Lessee shall have and maintain complete and adequate Commercial General Liability insurance of Five Hundred Thousand Dollars (\$500,000.00) each occurrence; and in addition shall provide property damage liability insurance in a minimum sum of One Hundred Thousand Dollars (\$100,000.00) for property damage growing out of any one accident or other cause.
- b. The amounts of minimum coverage herein specified may be modified from time to time in compliance with reasonable request by Jefferson County, or by reasonable change to ensure compliance with Jefferson County standard requirements, and Lessee shall maintain the insurance with insurance underwriters authorized to do business in the State of Texas. Each policy or certificate shall contain a provision that written notice of cancellation or any material change in the policy by the insurer shall be delivered to Lessor, thirty (30) days in advance of the effective date thereof.

27. **Affirmative Action.** The Lessee assures that it will undertake an affirmative action program as required by 14 CFR Part 152, Subpart E, to insure that no person shall on the grounds of race, creed, color, national origin, or sex be excluded from participating in any employment activities covered in 14 CFR Part 152, Subpart E. The Lessee assures that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by this subpart. The Lessee assures that it will require that ~~its~~ covered sub-organizations provide assurances to the Lessee that they similarly will undertake affirmative action programs and that they will require assurances from their sub-organizations, as required by 14 CFR Part 152, Subpart E, to the same effect.

28. **Notices.** Notices to Lessor provided for herein shall be sufficient if sent by certified mail, return receipt requested addressed to:

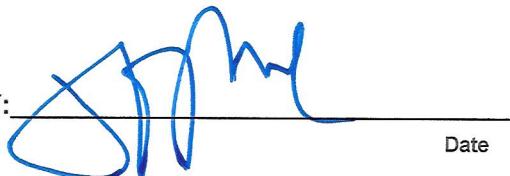
AIRPORT DIRECTOR
Jack Brooks Regional Airport
4875 Parker Drive
Beaumont, Texas 77705

and notices to said Lessee, if sent by certified mail, return receipt requested, addressed to:

KUSA Aviation, LLC
4700 Parker Dr
Beaumont, TX, 77705
1 Tel. 409.727.7900
Email: KKnupple@KUSAAviation.com

or to such other addresses as the parties may designate to each other in writing from time to time.

JEFFERSON COUNTY, TEXAS LESSOR

BY: 
Jeff Branick
Jefferson County Judge

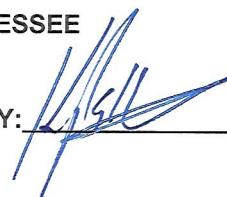
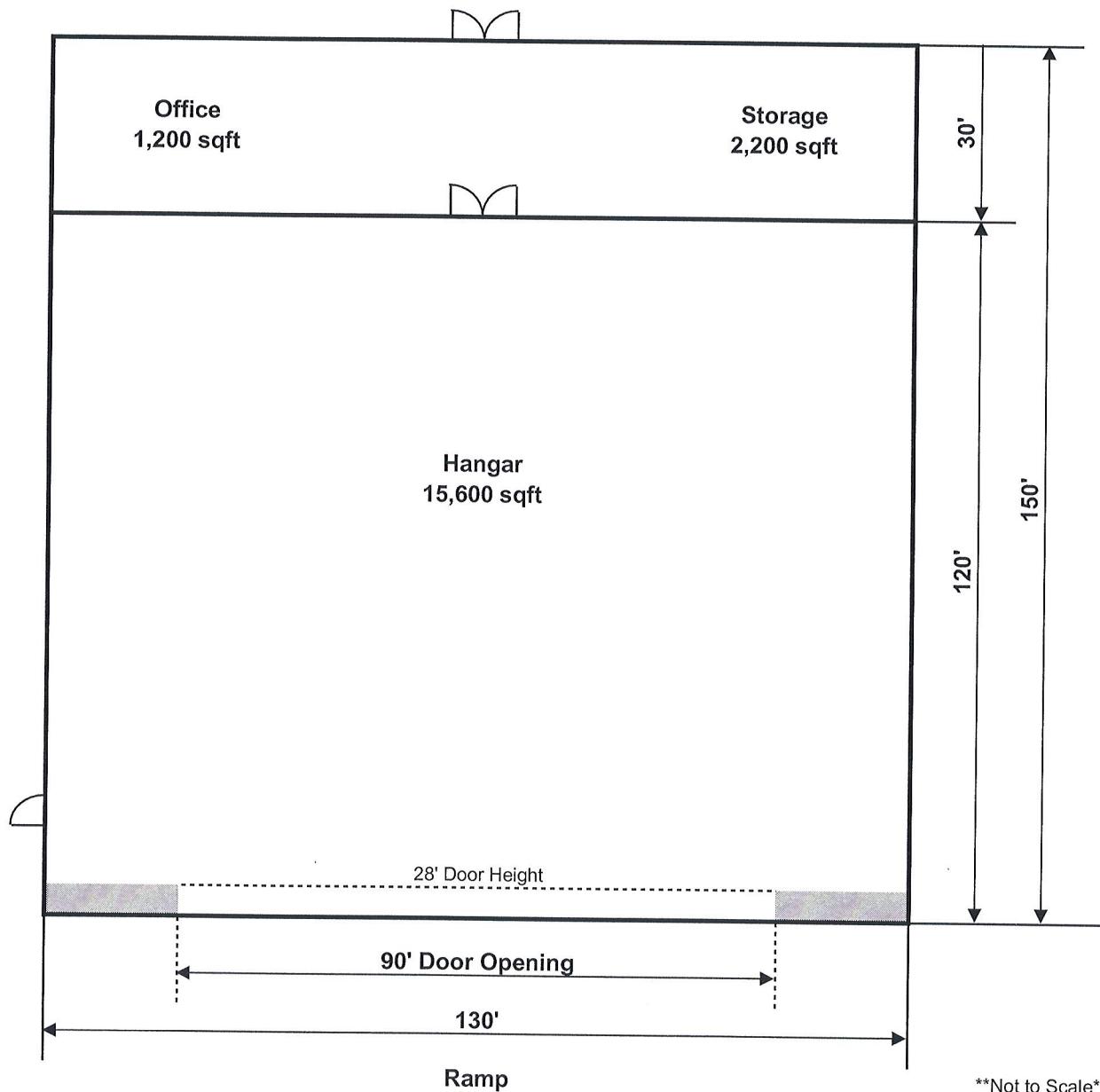
LESSEE
BY: 
Date Dec-22-2015
Kyle Knupple – Authorized Representative
CEO – KUSA Aviation, LLC

Exhibit "A"

Hangar #5 Layout



Special, December 22, 2014

There being no further business to come before the Court at this time,
same is now here adjourned on this date, December 22, 2014