

City of Alvin, Texas

Paul Horn, Mayor

Martin Vela, Mayor Pro-tem, District A
Keko Moore, At Large Pos. 1
Joel Castro, At Large Pos. 2
Chris Vaughn, District B



Richard Garivey, District C
Glenn Starkey, District D
Gabe Adame, District E

ALVIN CITY COUNCIL AGENDA SPECIAL CALLED MEETING MONDAY, OCTOBER 11, 2021 6:30 P.M. (Council Chambers)

Alvin City Hall, 216 West Sealy, Alvin, Texas 77511

Persons with disabilities who plan to attend this meeting that will require special services please contact the City Secretary's Office at 281-388-4255 or droberts@cityofalvin.com 48 hours prior to the meeting time. City Hall is wheelchair accessible, and a sloped curb entry is available at the south entrance to City Hall.

NOTICE is hereby given of a Special Called meeting of the City Council of the City of Alvin, Texas, to be held on **MONDAY, OCTOBER 11, 2021**, at 6:30 p.m. in the Council Chambers at: City Hall, 216 W. Sealy, Alvin, Texas.

SPECIAL CALLED MEETING AGENDA

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE
3. PUBLIC COMMENT
4. OTHER BUSINESS
 - A. Consider Ordinance 21-O; annexing 59.780 acres of land, more or less, into the corporate limits of the City for the Watermark Development located along East House Street across State Highway 35, in Brazoria County, Texas; approving a service plan for the annexed area; making findings of fact; providing a severability clause; and providing an effective date.
 - B. Consider an agreement with an electricity provide to supply electricity to the City beginning January 2022; and authorize the City Manager to execute said agreement upon legal review.
5. ADJOURNMENT

I hereby certify that a copy of this notice was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website: www.alvin-tx.gov, in compliance with Chapter 551, Texas Government Code, on THURSDAY OCTOBER 7, 2021, at 4:00 P.M.



Dixie Roberts, City Secretary

Removal Date: _____

**** All meetings of the City Council are open to the public, except when there is a necessity to meet in Executive Session (closed to the public) under the provisions of Chapter 551, Texas Government Code. The Council reserves the right to convene into executive session on any of the above posted agenda items that qualify for an executive session by publicly announcing the applicable section of the Open Meetings Act, including but not limited to sections 551.071 (litigation and certain consultation with the attorney), 551.072 (acquisition of interest in real property), 551.073 (contract for gift to city), 551.074 (certain personnel deliberations), or 551.087 (qualifying economic development negotiations).**



AGENDA COMMENTARY

Meeting Date: 10/11/2021

Department: City Attorney

Contact: Suzanne Hanneman, City Attorney

Agenda Item: Consider Ordinance 21-O, annexing 59.780 acres, more or less, into the corporate limits of the City for the Watermark Development located along East House Street across State Highway 35, in Brazoria County, Texas; approving a service plan for the annexed area; making findings of fact; providing a severability clause; and providing an effective date.

Type of Item: ☐ Ordinance ☒ Resolution ☐ Contract/Agreement ☐ Public Hearing ☐ Plat ☐ Discussion & Direction ☐ Other

Summary: On or about June 1, 2021, D.R. Horton – Texas, LTD., petitioned the City of Alvin, Texas for voluntary annexation of 59.780 acres. The land being petitioned for annexation is contiguous and adjacent to the corporate limits of the city along the stretch of State Highway 35 between East South Street and East House Street. City Council authorized the commencement of annexation proceedings on August 5, 2021, in Resolution 21-R-17.

Public hearings were held on September 2, 2021, and September 16, 2021. There were no comments made at either public hearing. This Ordinance, upon passage, will finalize the annexation.

Staff recommends approval of Ordinance 21-O.

Funding Expected: Revenue ☐ Expenditure ☐ N/A ☒ **Budgeted Item:** Yes ☐ No ☐ N/A ☒

Funding Account: _____ **Amount:** _____ **1295 Form Required?** Yes ☐ No ☒

Legal Review Required: N/A ☐ Required ☒ **Date Completed:** 10/5/2021 SLH

Supporting documents attached:

- Ordinance 21-O, with exhibits

Recommendation: Move to approve Ordinance 21-O, annexing 59.780 acres, more or less, into the corporate limits of the City for the Watermark Development located along East House Street across State Highway 35, in Brazoria County, Texas; approving a service plan for the annexed area; making findings of fact; providing a severability clause; and providing an effective date.

Reviewed by Department Head, if applicable ☐
Reviewed by City Attorney, if applicable ☒

Reviewed by Chief Financial Officer, if applicable ☐
Reviewed by City Manager ☒

ORDINANCE 21-O

AN ORDINANCE OF THE CITY OF ALVIN, TEXAS, ANNEXING 59.780 ACRES OF LAND, MORE OR LESS, INTO THE CORPORATE LIMITS OF THE CITY; APPROVING A SERVICE PLAN FOR THE ANNEXED AREA; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvin, Texas (the “City”), is a home-rule municipality authorized by State law and Charter to annex territory lying adjacent and contiguous to the City;

WHEREAS, the City received a request and petition for annexation from D.R. HORTON – Texas, LTD., the owner of certain property located within Brazoria County, Texas, in compliance with the Texas Local Government Code and Section 5 of Article I of the City Charter;

WHEREAS, the property, as hereinafter described, is adjacent to the present City limits;

WHEREAS, the City Council authorized the commencement of annexation proceedings with respect to the subject property described in Exhibit A on August 5, 2021, in Resolution 21-R-17;

WHEREAS, public hearings were held on September 2, 2021, and on September 16, 2021, and publications and notices were provided prior to consideration of this Ordinance, in accordance with the Texas Local Government Code;

WHEREAS, the City intends to provide services to the property to be annexed according to the Service Plan attached hereto as Exhibit “B;”

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

Section 1. That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Section 2. That the following described property not previously annexed by the City, (hereinafter referred to as the “Annexed Property”), is hereby annexed into the corporate limits of the City of Alvin:

Being a tract containing 59.780 acres of land, located in the I&G.N.R.R. Co. Survey, Abstract Number 400, in Brazoria County, Texas; Said 59.780 acre tract being a portion of a call 15.560 acre tract styled Tract 6, recorded in the name of Larry D. Smith, M.D. in File Number 1977023758 of the Official Public Records of Brazoria County (O.P.R.B.C.) and described in File Number 1973005270 of the O.P.R.B.C., a portion of a call 15.76 acre tract recorded in the name of Larry D. Smith, M.D. in File Number 1984030953 of the O.P.R.B.C., and a portion of a call 39.6486 acre tract recorded in the name of Lopeholt Properties I, L.P. in File Number 2010048601 of the O.P.R.B.C., and being more particularly shown and described in the Exhibit “A” attached hereto and incorporated herein for all purposes.

Section 3. That the Service Plan submitted herewith is hereby approved as part of this Ordinance, made a part hereof and attached hereto as Exhibit “B.”

Section 4. That the future owners and inhabitants of the Annexed Property shall be entitled to all of the rights and privileges of the City as set forth in the Service Plan attached hereto as Exhibit “B,” and are further bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be hereafter adopted.

Section 5. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Alvin.

Section 6. That the Annexed Property shall be assigned to Council District B.

Section 7. That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Texas Local Government Code.

Section 9. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED and APPROVED on the 11th day of October 2021.

THE CITY OF ALVIN, TEXAS

ATTEST

By: _____
Paul A. Horn, Mayor

By: _____
Dixie Roberts, City Secretary

Exhibit "A"

PROPERTY DESCRIPTION

Being a tract containing 59.780 acres of land, located in the I&G.N.R.R. Co. Survey, Abstract Number 400, in Brazoria County, Texas; Said 59.780 acre tract being a portion of a call 15.560 acre tract styled Tract 6, recorded in the name of Larry D. Smith, M.D. in File Number 1977023758 of the Official Public Records of Brazoria County (O.P.R.B.C.) and described in File Number 1973005270 of the O.P.R.B.C., a portion of a call 15.76 acre tract recorded in the name of Larry D. Smith, M.D. in File Number 1984030953 of the O.P.R.B.C., and a portion of a call 39.6486 acre tract recorded in the name of Lopeholt Properties I, L.P. in File Number 2010048601 of the O.P.R.B.C., and being more particularly shown and described in the Exhibit "A" attached hereto and incorporated herein for all purposes.

Exhibit “B”

MUNICIPAL SERVICES PLAN FOR PROPERTY TO BE ANNEXED INTO THE CITY OF ALVIN

WHEREAS, the City of Alvin, Texas (the “City”) intends to institute annexation proceedings for a tract of land described more fully hereinafter (referred to herein as the “subject property”);

WHEREAS, Section 43.056 of the Local Government Code requires a service plan be adopted with the annexation ordinance;

WHEREAS, the subject property is not included in the municipal annexation plan and is exempt from the requirements thereof;

WHEREAS, infrastructure provided for herein and that existing are sufficient to service the subject property on the same terms and conditions as other similarly situated properties currently within the City limits, and no capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by Chapter 43 of the Texas Local Government Code to annex the subject property into the City;

NOW, THEREFORE, the following services will be provided for the subject property on the effective date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the owner and this Plan, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by agreement between the City and the ESD present personnel and equipment of the ESD fire fighting force and the volunteer fire fighting force with the limitations of water available. Radio response for Emergency Medical Services with the present contract personnel and equipment of the ESD and the volunteer fire department.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Maintenance of parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities.

G. Maintenance of other City facilities, buildings and service.

H. Land use regulation as follows:

On the effective date of annexation, the regulatory jurisdiction of the City shall be extended to include the annexed area, and all property therein shall be subject to the City's police power regulations as set forth in state law and duly adopted ordinances.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the subject property, the plans and schedule for the development of the subject property, the following municipal services will be provided on a schedule and at increasing levels of service as provided in this Plan:

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of water service, water service will be provided to the subject property, or applicable portions thereof, by the utility holding a water certificate of convenience and necessity ("CCN") for the subject property, or portions thereof as applicable, or absent a water CCN, by the utility in whose jurisdiction the subject property, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. If connected to the City's water utility system, the subject property's owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the subject property as required in City ordinances. Upon acceptance of the water lines within the subject property and any off-site improvements, water service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City

in effect at the time a request for service is submitted shall govern the costs and request for service.

B. Wastewater service and maintenance of wastewater service as follows:

(i) Inspection of sewer lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of wastewater service, wastewater service will be provided to the subject property, or applicable portions thereof, by the utility holding a wastewater CCN for the subject property, or portions thereof as applicable, or absent a wastewater CCN, by the utility in whose jurisdiction the subject property, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of wastewater service. If connected to the City's wastewater utility system, the subject property's owner shall construct the internal wastewater lines and pay the costs of line extension and construction of facilities necessary to provide wastewater service to the subject property as required in City ordinances. Upon acceptance of the wastewater lines within the subject property and any off-site improvements, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual policies. Requests for new wastewater line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances in effect at the time a request for service is submitted shall govern the costs and request for service.

C. Maintenance of streets and rights-of-way as appropriate as follows:

(i) Provide maintenance services on existing public streets within the subject property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

(A) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and

(B) Routine maintenance as presently performed by the City.

(ii) The City will maintain existing public streets within the subject property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain such newly constructed public streets, roadways and rights-of-way within the boundaries of the subject property, as follows:

(A) As provided in C(i)(A)&(B) above;

(B) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(C) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(D) Installation and maintenance of street lighting in accordance with established policies of the City.

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None. Upon development of the subject property or redevelopment, the landowner will be responsible for the development costs the same as a developer in a similarly situated area under the ordinances in effect at the time of development or redevelopment. No additional capital improvements are necessary at this time to service the subject property the same as similarly situated properties.

(4) **Term.** If not previously expired, this service plan expires at the end of ten (10) years.

(5) **Property Description.** The legal description of the subject property is as set forth in exhibits attached to the Annexation Ordinance to which this Service Plan is attached.



AGENDA COMMENTARY

Meeting Date: 10/11/2021

Department: Administrative Services

Contact: Michael Higgins, Dir. of Admin Services

Agenda Item: Consider an agreement with an electricity provider to supply electricity to the City beginning January 2022; and authorize the City Manager to execute said agreement upon legal review.

Type of Item: ☐Ordinance ☐Resolution ☐Contract/Agreement ☐Public Hearing ☐Plat ☐Discussion & Direction ☒Other

Summary: The City entered into an Electricity Supply Agreement with Reliant Energy in October 2016 for electricity services beginning January 1, 2017. The agreement established a purchase price of \$.03779 per kilowatt hour (kWh) and a term through December 31, 2021. Staff has been monitoring energy prices and believes it is time to lock in a price before they continue to rise.

Due to the volatile pricing of electricity, which changes by the hour, electricity providers will not hold their prices for more than 24 hours which is a considerable risk factor markup. The pricing provided prior to the October 11, 2021, are only indicative since the City is not entering into an agreement based on the proposals. In summary, the pricing provided provides a snapshot at that time about the electricity providers and shows their interest in executing an agreement.

The City will obtain actionable prices from the bidders on the morning of October 11, 2021, and will present them along with an analysis and recommendation for award at the City Council meeting.

Proposal Request:

Staff has been requesting data and ultimately pricing proposals from *Mantis Innovation*, an electricity broker, to assist the City in the procurement process for electric rates from electricity providers. They have been reviewing electricity trends and monitoring the wholesale market for this current renewal. Mantis Innovation has been used previously in the City's 2013 and 2017 electricity renewals, but under the name of Texas Energy Aggregation. Mantis Innovation has obtained preliminary pricing from approximately 10 electricity providers, and they work with over 20+ providers. Please note that not all providers may bid as we may not fit their business criteria (i.e. too large or too small).

Funding Expected: Revenue ☐ Expenditure ☒ N/A ☐ **Budgeted Item:** Yes ☒ No ☐ N/A ☐

Funding Account: Utility Accounts **Amount:** _____ **1295 Form Required?** Yes ☐ No ☒

Legal Review Required: N/A ☒ Required ☐ **Date Completed:** 10/5/2021 SLH

Supporting documents attached:

- Pricing Data

Recommendation: Move to award _____ as the Electricity Provider for the City of Alvin, for a contract term of _____ months, beginning January 2022, and authorize the City Manager to execute an agreement upon legal review.

Reviewed by Department Head, if applicable ☐
Reviewed by City Attorney, if applicable ☒

Reviewed by Chief Financial Officer, if applicable ☒
Reviewed by City Manager ☒

Our Partnership

We've been working with the City of Alvin since 2013 and have helped renew the last 2 electricity contracts for an overall savings of over \$765k.

City of Alvin								
Location		Year		Usage	Beginning Rate	Annual Cost		
TX		2013		7,316,956	0.072	\$ 526,820.83		
Supplier	Location	Year	Term	Usage	New Rate	Annual Cost	Annual Savings	Contract Savings
Reliant	TX	2014	48	7,316,956	0.05234	\$ 382,969.48	\$ 143,851.35	\$575,405.42
Reliant	TX	2018	48	8,873,674	0.03779	\$ 335,336.14	\$ 47,633.34	\$190,533.35
City of Alvin Contract Savings 2014-2021								\$765,938.77

Understanding the Market

The market is experiencing a great deal of volatility and electricity prices are increasing at an accelerating rate. Week after week the projected future rates going in to 2022, 2023, 2024 and beyond continue to go up.

There are several factors contributing to the steady uptick in rates.

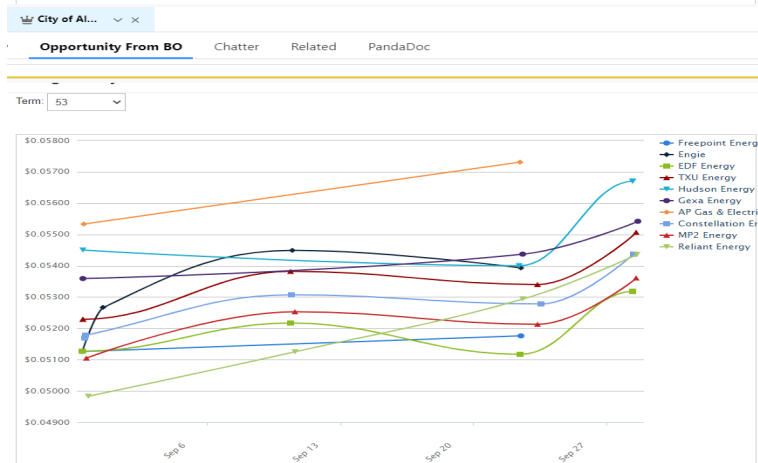
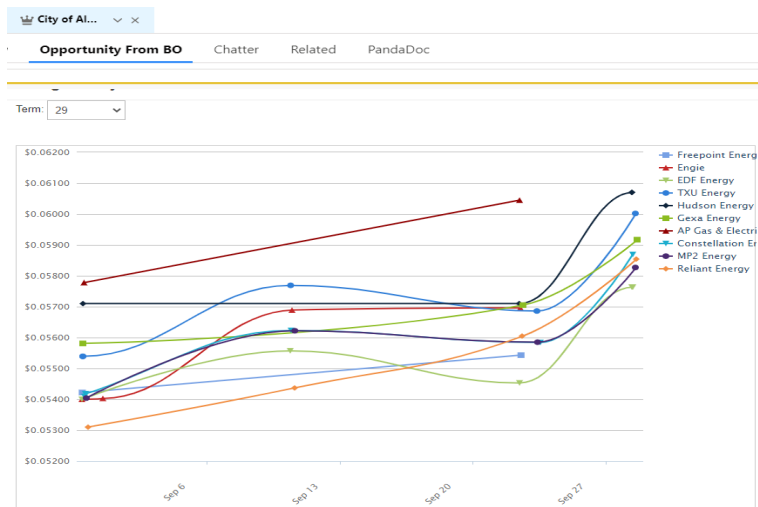
- shortage in supply and the increase in demand due to the pandemic.***
- The Green Energy bill placing more regulations on production.***
- The winter storm in February and the ongoing repercussions.***
- The Farmer's Almanac prediction of an even colder winter this year and what that could mean to the grid.***

These reasons are why it's important to stay ahead of the market and mitigate your risk of substantial rate increases by renewing sooner rather than later.

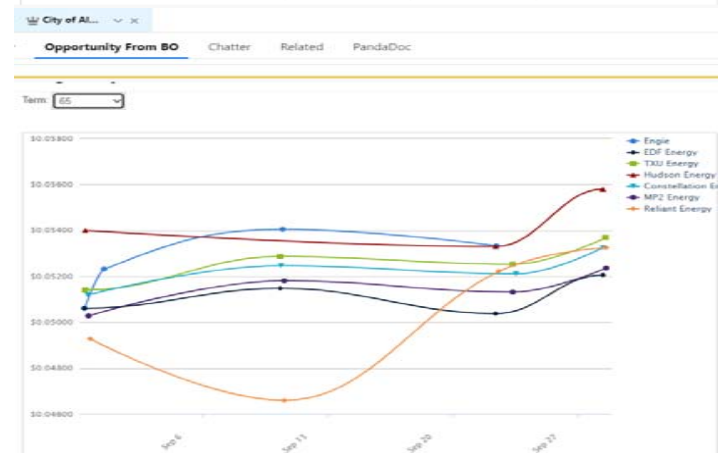
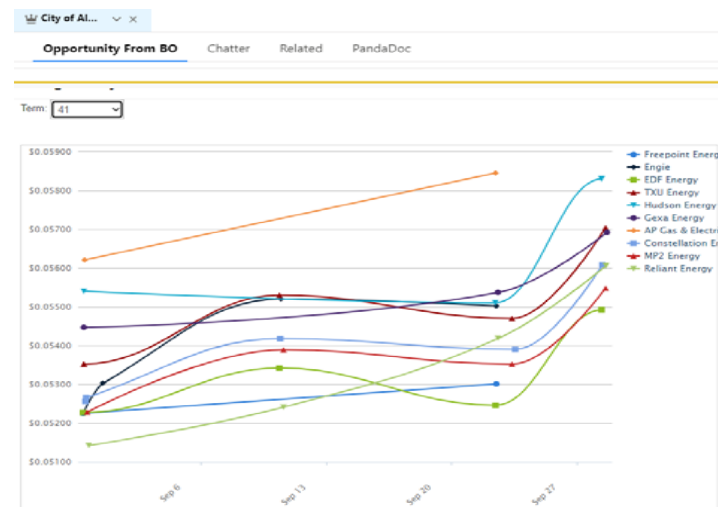
Historically September and October are one of the best times to lock in a rate because it is considered "off peak." We highly encourage the City of Alvin to lock in now.

The Winter Storage Report will be released late October further sending rates up due to the continued low supply of natural gas.

Rate snapshot for the City of Alvin since the beginning of September for 29,41,53, and 65 month terms.



The Market continues to drive prices up.



Indicative Pricing from the top Suppliers 9/23/21 vs. 9/28/2021

Pricing Presentation Sheet

Prepared For: City of Alvin

Product Type: Fixed, All-Inclusive w/Nodal Included

Start Date: 01/01/2022

Market: ERCOT TX

Pricing Date: 09/23/2021

Annual Usage: 9,736,746

Your Current Supplier and Benchmark Price						
Supplier Name	Quote Term (Months)	Supply Rate	Est. TDSP Charges	Est. Total Rate	Nodal Charges	Est. Annual Supply Cost
Reliant Energy	MTM	\$0.03779	\$0.05610	\$0.09389	Included	\$914,183.08
Quotes We Have Obtained for You						
Supplier Name	Quote Term (Months)	Supply Rate	Est. TDSP Charges	Est. Total Rate	Nodal Charges	Est. Annual Supply Cost
Constellation Energy	29	\$0.05623	\$0.05610	\$0.11233	Included	\$1,093,728.68
Constellation Energy	41	\$0.05418	\$0.05610	\$0.11028	Included	\$1,073,768.35
Constellation Energy	53	\$0.05307	\$0.05610	\$0.10917	Included	\$1,062,960.56
Constellation Energy	65	\$0.05247	\$0.05610	\$0.10857	Included	\$1,057,118.51
EDF Energy	29	\$0.05453	\$0.05610	\$0.11063	Included	\$1,077,176.21
EDF Energy	41	\$0.05246	\$0.05610	\$0.10956	Included	\$1,057,021.15
EDF Energy	53	\$0.05117	\$0.05610	\$0.10727	Included	\$1,044,460.74
EDF Energy	65	\$0.05038	\$0.05610	\$0.10648	Included	\$1,036,768.71
Freepoint Energy Solutions	29	\$0.05543	\$0.05610	\$0.11153	Included	\$1,085,939.28
Freepoint Energy Solutions	41	\$0.05301	\$0.05610	\$0.10911	Included	\$1,062,376.36
Freepoint Energy Solutions	53	\$0.05176	\$0.05610	\$0.10786	Included	\$1,050,205.42
Hudson Energy	29	\$0.05710	\$0.05610	\$0.11320	Included	\$1,102,199.65
Hudson Energy	41	\$0.05510	\$0.05610	\$0.11120	Included	\$1,082,726.16
Hudson Energy	53	\$0.05400	\$0.05610	\$0.11010	Included	\$1,072,015.73
Hudson Energy	65	\$0.05330	\$0.05610	\$0.10940	Included	\$1,065,200.01
MP2 Energy	29	\$0.05585	\$0.05610	\$0.11195	Included	\$1,090,028.71
MP2 Energy	41	\$0.05352	\$0.05610	\$0.10962	Included	\$1,067,342.10
MP2 Energy	53	\$0.05213	\$0.05610	\$0.10823	Included	\$1,053,808.02
MP2 Energy	65	\$0.05132	\$0.05610	\$0.10742	Included	\$1,045,921.26
TXU Energy	29	\$0.05686	\$0.05610	\$0.11296	Included	\$1,099,862.83
TXU Energy	41	\$0.05470	\$0.05610	\$0.11080	Included	\$1,078,831.46
TXU Energy	53	\$0.05340	\$0.05610	\$0.10950	Included	\$1,066,173.69
TXU Energy	65	\$0.05253	\$0.05610	\$0.10863	Included	\$1,057,702.72
Estimated Annual Savings			\$-122,585.63		-13.41%	
Estimated Savings Over Contract Term (65 Month Term)			\$-664,005.51			
Estimated Annual Savings			\$-130,277.66		-14.25%	
Estimated Savings Over Contract Term (53 Month Term)			\$-575,393.00			

Best Rate \$0.05038per kWh

Est. 13.41% increase in annual spend

Pricing Presentation Sheet

Prepared For: City of Alvin

Product Type: Fixed, All-Inclusive w/Nodal Included

Start Date: 01/01/2022

Market: ERCOT TX

Pricing Date: 09/29/2021

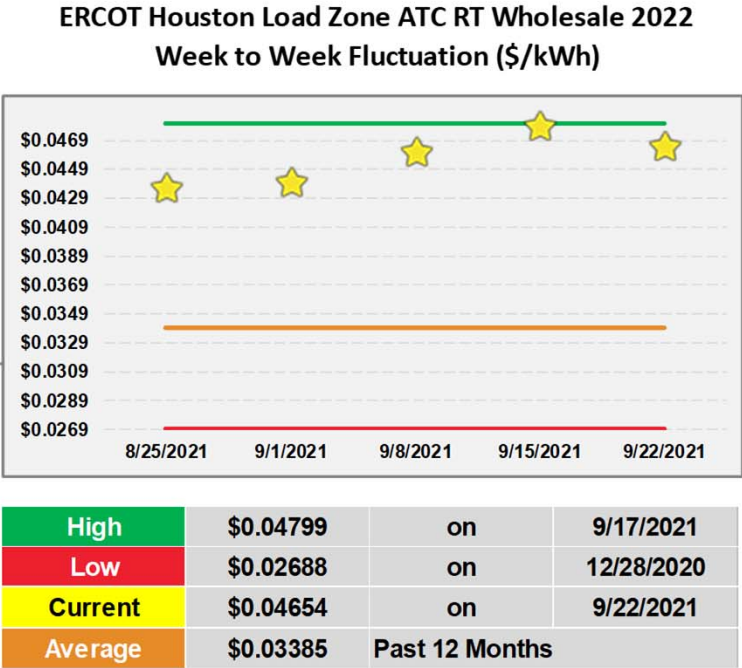
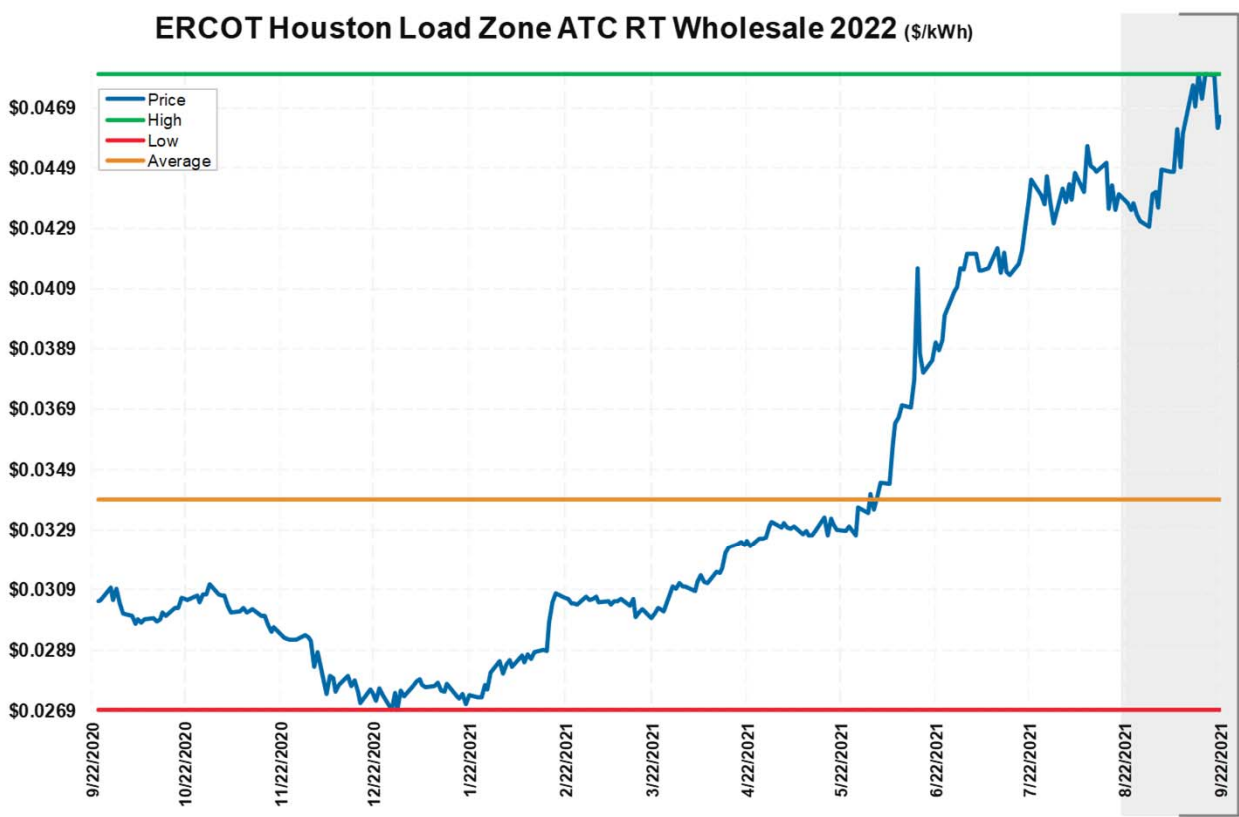
Annual Usage: 9,736,746

Your Current Supplier and Benchmark Price						
Supplier Name	Quote Term (Months)	Supply Rate	Est. TDSP Charges	Est. Total Rate	Nodal Charges	Est. Annual Supply Cost
Reliant Energy	MTM	\$0.03779	\$0.05610	\$0.09389	Included	\$914,183.08
Quotes We Have Obtained for You						
Supplier Name	Quote Term (Months)	Supply Rate	Est. TDSP Charges	Est. Total Rate	Nodal Charges	Est. Annual Supply Cost
Constellation Energy	29	\$0.05869	\$0.05610	\$0.11479	Included	\$1,117,681.07
Constellation Energy	41	\$0.05608	\$0.05610	\$0.11218	Included	\$1,092,268.17
Constellation Energy	53	\$0.05437	\$0.05610	\$0.11047	Included	\$1,075,618.33
Constellation Energy	65	\$0.05325	\$0.05610	\$0.10935	Included	\$1,064,713.18
EDF Energy	29	\$0.05763	\$0.05610	\$0.11373	Included	\$1,107,360.12
EDF Energy	41	\$0.05492	\$0.05610	\$0.11102	Included	\$1,080,973.54
EDF Energy	53	\$0.05318	\$0.05610	\$0.10928	Included	\$1,064,031.60
EDF Energy	65	\$0.05206	\$0.05610	\$0.10816	Included	\$1,053,126.45
Freepoint Energy Solutions	29	\$0.05743	\$0.05610	\$0.11353	Included	\$1,105,412.77
Freepoint Energy Solutions	41	\$0.05501	\$0.05610	\$0.11111	Included	\$1,081,849.85
Freepoint Energy Solutions	53	\$0.05376	\$0.05610	\$0.10986	Included	\$1,069,678.92
Gexa Energy	29	\$0.05917	\$0.05610	\$0.11527	Included	\$1,122,354.71
Gexa Energy	41	\$0.05692	\$0.05610	\$0.11302	Included	\$1,100,447.03
Gexa Energy	53	\$0.05542	\$0.05610	\$0.11152	Included	\$1,085,841.91
Hudson Energy	29	\$0.06070	\$0.05610	\$0.11680	Included	\$1,137,251.93
Hudson Energy	41	\$0.05830	\$0.05610	\$0.11440	Included	\$1,113,883.74
Hudson Energy	53	\$0.05670	\$0.05610	\$0.11280	Included	\$1,098,304.95
Hudson Energy	65	\$0.05580	\$0.05610	\$0.11190	Included	\$1,089,541.88
MP2 Energy	29	\$0.05827	\$0.05610	\$0.11437	Included	\$1,113,591.64
MP2 Energy	41	\$0.05548	\$0.05610	\$0.11158	Included	\$1,086,426.12
MP2 Energy	53	\$0.05361	\$0.05610	\$0.10971	Included	\$1,068,218.40
MP2 Energy	65	\$0.05236	\$0.05610	\$0.10846	Included	\$1,056,047.47
Reliant Energy	29	\$0.05854	\$0.05610	\$0.11464	Included	\$1,116,220.56
Reliant Energy	41	\$0.05606	\$0.05610	\$0.11216	Included	\$1,092,073.43
Reliant Energy	53	\$0.05436	\$0.05610	\$0.11046	Included	\$1,075,520.96
Reliant Energy	65	\$0.05325	\$0.05610	\$0.10935	Included	\$1,064,713.18
TXU Energy	29	\$0.06002	\$0.05610	\$0.11612	Included	\$1,130,630.95
TXU Energy	41	\$0.05704	\$0.05610	\$0.11314	Included	\$1,101,615.44
TXU Energy	53	\$0.05507	\$0.05610	\$0.11117	Included	\$1,082,434.05
TXU Energy	65	\$0.05369	\$0.05610	\$0.10979	Included	\$1,068,997.34
Estimated Annual Savings			\$-138,943.37		-15.20%	
Estimated Savings Over Contract Term (65 Month Term)			\$-752,609.90			
Estimated Annual Savings			\$-149,848.52		-16.39%	
Estimated Savings Over Contract Term (53 Month Term)			\$-661,830.97			

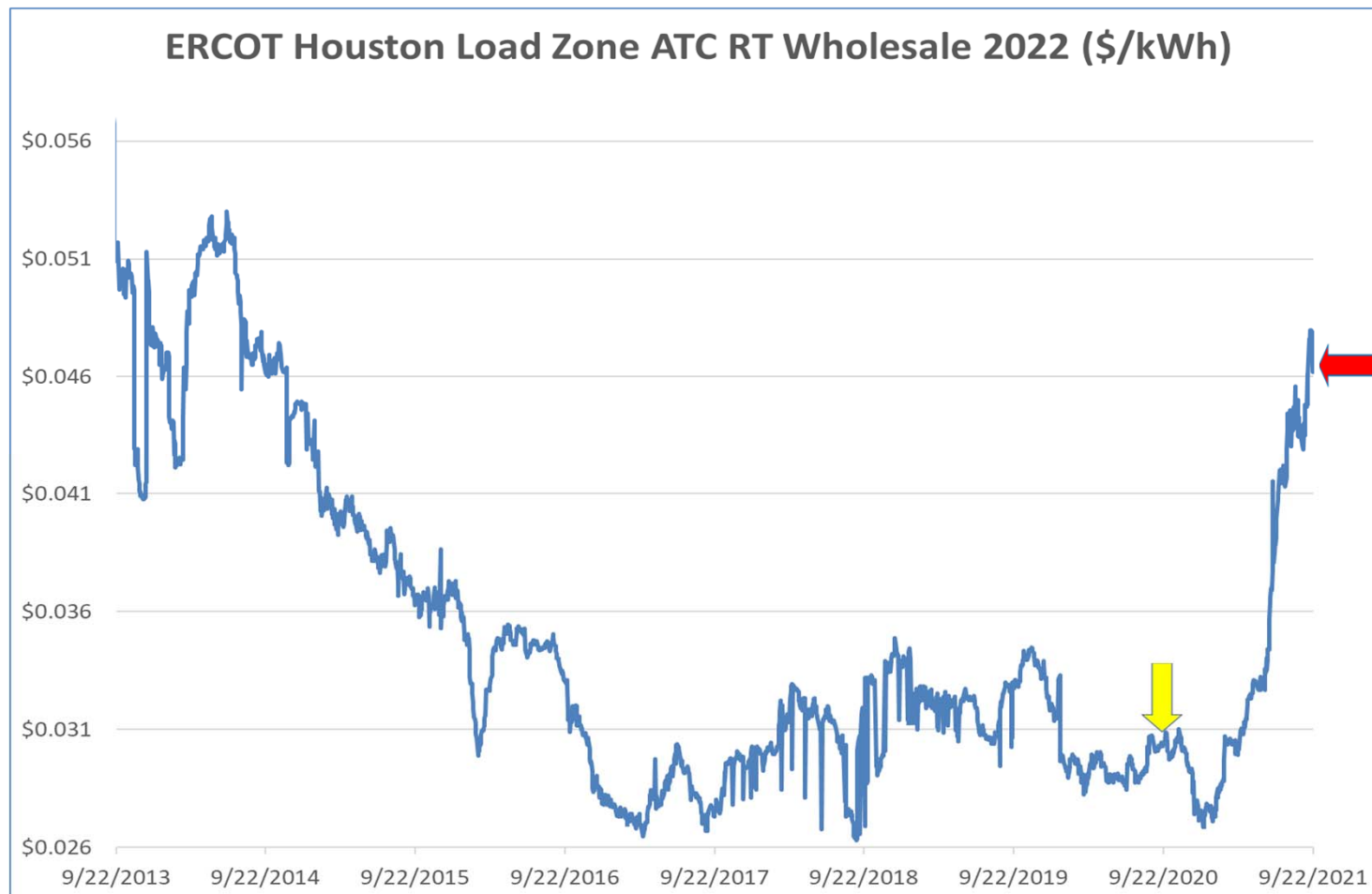
Best Rate \$0.05206 per kWh

Est. 15.02% increase in annual spend

Wholesale Prices



Wholesale Prices



Wholesale Prices

ERCOT Houston LZ Electricity Wholesale Calendar Years 2022, 2023, 2024 & 2025 (\$/kWh)

