

BUDGET WORKSHOP & SPECIAL CALLED MEETING AGENDA

The City Council of Seven Points, Texas will meet for a Budget Workshop & Special Called Meeting, Thursday, June 4, 2026, at 6:00 p.m. located in the Seven Points Temporary City Hall at 715 S. Seven Points Blvd., Seven Points, TX 75143

1. Call to order and Roll Call: Mayor Raymond Wennerstrom, Mayor Pro Tem Valerie Bahm, Council Members LaJohnna Wells, Charles Longacre, and Mary Wennerstrom. (Quorum of 4 council members present/not present)
2. Invocation and Pledge of Allegiance to the Flag.
3. BUDGET WORKSHOP- Discussion regarding Annual Budget 2026-2027
4. Discuss and approve lease extension for 715 S. Seven Points Drive for City Hall facilities.
5. Discuss and approve acceptance of City Secretary's resignation and appointment of interim City Secretary.
6. Discuss and approve the resignation of Council Member Kevin Renyolds and appointment to fill the vacancy for the unexpired term pursuant to Texas Local Government Code Section 22.010.
7. Discuss and approve contract for a new website company developing and maintaining city website.
8. Discuss, consider and/or take action on Resolution # _____, approving changing bank signers on City operating account.
9. Discuss, consider and/or take action on Resolution # _____, approving changing bank signers on court account.
10. Discuss, consider and/or take action on Resolution # _____, approving changing bank signers on seizure account.
11. **PUBLIC COMMENTS**
Pursuant to Texas Government Code section 551.007, members of the public may speak on an agenda item during the public comments section of the meeting or at the time the agenda item is called for discussion by the Mayor. Speakers shall be given three (3) minutes to speak. A speaker needing a translator and/or interpreter may be given six (6) minutes to speak. Criticism of city employees or staff is prohibited. Those wishing to address the Council regarding an item not on the agenda must be a citizen, property owner or business owner of Seven Points. Comments on such non-agenda items shall be limited to three (3) minutes. The Council will not comment during the public comments section of the agenda; however, the Council may refer the item to city staff for research, resolution, or referral of the matter to the Council for inclusion on a future agenda.
12. Adjourn

As authorized by Section 551.071(2) of the Texas Government Code, the City Council may convene into a closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein. (Closed to the public as provided in the Texas Government Code).

CERTIFICATION

I, Jennifer Thompson, do hereby certify that the above notice of the meeting was posted on the bulletin board of the aforementioned Seven Points Temporary City Hall on or before **May 29, 2026**. I further certify that that a copy of this agenda has been submitted for publication on the City of Seven Points website at www.sevenpointstexas.com

Jennifer Thompson, Finance Clerk

Texas Commercial Lease Agreement

This Commercial Lease Agreement ("Lease") is made and effective **April 3, 2025**, by and between **Cedar Creek Self Storage, LLC** ("Landlord") and **Seven Points Police Department** ("Tenant").

Landlord is the owner of land and improvements commonly known and numbered as 715 S. Seven Points Drive, Seven Points, TX 75143 and described as follows (the "Building"):

Landlord makes available for lease a portion of the Building designated as **Suite D** (the "Leased Premises").

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

1. Term

A. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" beginning **April 7, 2025** and ending **October 31, 2025**. Landlord shall use its best efforts to give Tenant possession as nearly as possible at the beginning of the Lease term. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make no other claim against Landlord for any such delay. If Tenant moves in before the Initial Term, Tenant will pay prorated rents in arrears.

B. Tenant may renew the Lease month-to-month after the initial term of the lease. Tenant shall exercise such renewal option, if at all, by giving written notice to Landlord not less than ninety (90) days prior to the expiration of the Initial Term. The renewal term shall be at the same rate of **\$1,000.00** per month and upon the same covenants, conditions and provisions as provided in this Lease. If lease term goes 6 months beyond the initial lease term, the renewal rate will be negotiated at that time.

2. Rental

A. Tenant shall pay to Landlord during the Initial Term rental of **\$1,000** per month. Each installment payment shall be due in advance on or before the first day of each calendar month during the lease term to Landlord at 715 South Seven Points Drive, Seven Points, TX 75143 or at such other place designated by written notice from Landlord or Tenant. Tenant shall also pay to Landlord a "Security Deposit" in the amount of **\$1,000.00**. Total due at the start of the lease is first and last months rent and the Security Deposit, for a total of **\$2,000.00**.

3. Use

Notwithstanding the forgoing, Tenant shall not use the Leased Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

4. Sublease and Assignment

Tenant shall have the right without Landlord's consent, to assign this Lease to a corporation with which Tenant may merge or consolidate, to any subsidiary of Tenant, to any corporation under common control with Tenant, or to a purchaser of substantially all of Tenant's assets. Except as set forth above, Tenant shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's consent, such consent not to be unreasonably withheld or delayed.

5. Repairs

During the Lease term, Tenant shall make, at Tenant's expense, all necessary repairs to the Leased Premises, as applicable. Repairs shall include such items as routine repairs of floors, walls, ceilings, HVAC, service doors and other parts of the Leased Premises damaged or worn through normal occupancy, except for the roof, subject to the obligations of the parties otherwise set forth in this Lease. The renovation cost before the lease term will be the sole responsibility of the Tenant and will be left as is when the Tenant moves out of the location.

6. Alterations and Improvements

Tenant, at Tenant's expense, shall have the right following Landlord's consent to remodel, redecorate, and make additions, improvements and replacements of and to all or any part of the Leased Premises from time to time as Tenant may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Tenant shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Tenant at the commencement of the Lease term or placed or installed on the Leased Premises by Tenant thereafter, shall remain Tenant's property free and clear of any claim by Landlord. Tenant shall have the right to remove the same at any time during the term of this Lease provided that all damage to the Leased Premises caused by such removal shall be repaired by Tenant at Tenant's expense.

7. Property Taxes

Landlord shall pay, prior to delinquency, all general real estate taxes and installments of special assessments coming due during the Lease term on the Leased Premises, and all personal property taxes with respect to Landlord's personal property, if any, on the Leased Premises. Tenant shall be responsible for paying all personal property taxes with respect to Tenant's personal property at the Leased Premises.

8. Insurance

A. If the Leased Premises or any other part of the Building is damaged by fire or other casualty resulting from any act or negligence of Tenant or any of Tenant's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for the costs of repair not covered by insurance.

B. Landlord shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amounts as Landlord shall deem appropriate. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

C. Tenant and Landlord shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the respective activities of each in the Building with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company.

approved by Landlord, such insurance to afford minimum protection of not less than \$1,000,000 combined single limit coverage of bodily injury, property damage or combination thereof. Landlord shall be listed as an additional insured on Tenant's policy or policies of comprehensive general liability insurance, and Tenant shall provide Landlord with current Certificates of Insurance evidencing Tenant's compliance with this Paragraph. Tenant shall obtain the agreement of Tenant's insurers to notify Landlord that a policy is due to expire at least (10) days prior to such expiration. Landlord shall not be required to maintain insurance against thefts within the Leased Premises or the Building.

9. Utilities.

Tenant shall pay all charges for water, sewer, gas, telephone and other services and utilities used by Tenant on the Leased Premises during the term of this Lease unless otherwise expressly agreed in writing by Landlord. Electric Utility will be paid by Landlord. In the event that any utility or service provided to the Leased Premises is not separately metered, Landlord shall pay the amount due and separately invoice Tenant for Tenant's pro rata share of the charges. Tenant shall pay such amounts within fifteen (15) days of invoice. Tenant acknowledges that the Leased Premises are designed to provide standard office use electrical facilities and standard office lighting. Tenant shall not use any equipment or devices that utilizes excessive electrical energy or which may, in Landlord's reasonable opinion, overload the wiring or interfere with electrical services to other tenants.

10. Signs

Following Landlord's consent, Tenant shall have the right to place on the Leased Premises, at locations selected by Tenant, any signs which are permitted by applicable zoning ordinances and private restrictions. Landlord may refuse consent to any proposed signage that is in Landlord's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of any other tenant. Landlord shall assist and cooperate with Tenant in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for Tenant to place or construct the foregoing signs. Tenant shall repair all damage to the Leased Premises resulting from the removal of signs installed by Tenant.

11. Entry

Landlord shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises.

12. Parking

During the term of this Lease, Tenant shall have the non-exclusive use in common with Landlord, other tenants of the Building, their guests and invitees, of the non-reserved common automobile parking areas, driveways, and footways, subject to rules and regulations for the use thereof as prescribed from time to time by Landlord. Landlord reserves the right to designate parking areas within the Building or in reasonable proximity thereto, for Tenant and Tenant's agents and employees.

13. Building Rules.

Tenant will comply with the rules of the Building adopted and altered by Landlord from time to time and will cause all of its agents, employees, invitees and visitors to do so; all changes to such rules will be sent by Landlord to Tenant in writing. The initial rules for the Building are attached hereto as Exhibit "A" and incorporated herein for all purposes.

14. Damage and Destruction

Subject to Section 8 A. above, if the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects that the same cannot be used for Tenant's purposes, then Tenant shall have the right within ninety (90) days following such damage to elect by notice to Landlord to terminate this Lease as of the ninety (90) days following such damage. In the event of minor damage to any part of the Leased Premises, and if such damage does not render the Leased Premises unusable for Tenant's purposes, Landlord shall promptly repair such damage at the cost of the Landlord. In making the repairs called for in this paragraph, Landlord shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of Landlord. Tenant shall be relieved from paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for Tenant's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to Tenant. The provisions of this paragraph extend not only to the matters aforesaid, but also to any occurrence which is beyond Tenant's reasonable control and which renders the Leased Premises, or any appurtenance thereto, inoperable or unfit for occupancy or use, in whole or in part, for Tenant's purposes.

15. Default

Under Chapter 59 of the Texas Property Code, Landlord will process Tenants unit as follows:

- A late fee of **fifty dollars (\$50.00)** will be applied to Tenants account once Tenant has become **three (3) days late**;
- A past due notice will be mailed once Tenant has become **ten (10) days late**; and
- The Tenants unit will be overlocked and a **fifty dollar (\$50.00) fee** will be applied to Tenants account;
- A second late fee of **fifty dollars (\$50.00)** will be applied to Tenants account once Tenant has become **seven (7) days late**;
- Once Tenant has become thirty (30) days, Tenants lease will be terminated by Landlord and a notice of lien claim under Chapter 59 of the Texas Property Code will be mailed at a fee of ten dollars (\$10.00) and the public auction sale of contents will be initiated in accordance with Chapter 59 of the Texas Property Code in which tenant will be charged additional fees for

16. Quiet Possession

Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease.

17. Condemnation

If any legally, constituted authority condemns the Building or such part thereof which shall make the Leased Premises unsuitable for leasing, this Lease shall cease when the public authority takes possession, and Landlord and Tenant shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

18. Subordination

Tenant accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising upon the Leased Premises, or upon the Building and to any renewals, refinancing and extensions thereof, but Tenant agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this Lease on such terms and subject to such conditions as such mortgagee may deem

appropriate in its discretion. Landlord is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust or other lien now existing or hereafter placed upon the Leased Premises of the Building, and Tenant agrees upon demand to execute such further instruments subordinating this Lease or attorning to the holder of any such liens as Landlord may request. In the event that Tenant should fail to execute any instrument of subordination herein required to be executed by Tenant promptly as requested, Tenant hereby irrevocably constitutes Landlord as its attorney-in-fact to execute such instrument in Tenant's name, place and stead, it being agreed that such power is one coupled with an interest. Tenant agrees that it will from time to time upon request by Landlord execute and deliver to such persons as Landlord shall request a statement in recordable form certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that Landlord is not in default hereunder (or if Tenant alleges a default stating the nature of such alleged default) and further stating such other matters as Landlord shall reasonably require.

19. Security Deposit

The Security Deposit shall be held by Landlord without liability for interest and as security for the performance by Tenant of Tenant's covenants and obligations under this Lease, it being expressly understood that the Security Deposit shall not be considered an advance payment of rental or a measure of Landlord's damages in case of default by Tenant. Unless otherwise provided by mandatory non-waivable law or regulation, Landlord may commingle the Security Deposit with Landlord's other funds. Landlord may, from time to time, without prejudice to any other remedy, use the Security Deposit to the extent necessary to make good any arrearages of rent or to satisfy any other covenant or obligation of Tenant hereunder. Following any such application of the Security Deposit, Tenant shall pay to Landlord on demand the amount so applied in order to restore the Security Deposit to its original amount. If Tenant is not in default at the termination of this Lease, the balance of the Security Deposit remaining after any such application shall be returned by Landlord to Tenant. If Landlord transfers its interest in the Premises during the term of this Lease, Landlord may assign the Security Deposit to the transferee and thereafter shall have no further liability for the return of such Security Deposit.

20. Notice

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States verified mail, addressed as follows:

If to Landlord to:

Cedar Creek Self Storage, LLC

Rod Hinze

715 South Seven Points Drive

Seven Points, TX 75143

rod@hinzecapital.com

214-850-2270

If to Tenant to:

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

21. **Brokers**

Tenant represents that Tenant was not shown the Premises by any real estate broker or agent and that Tenant has not otherwise engaged in, any activity which could form the basis for a claim for real estate commission, brokerage fee, finder's fee or other similar charge, in connection with this Lease.

22. **Waiver**

No waiver of any default of Landlord or Tenant hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord or Tenant shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

23. **Memorandum of Lease**

The parties hereto contemplate that this Lease should not and shall not be filed for record, but in lieu thereof, at the request of either party, Landlord and Tenant shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

24. **Headings**

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

25. **Successors**

The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

26. **Consent**

Landlord shall not unreasonably withhold or delay its consent with respect to any matter for which Landlord's consent is required or desirable under this Lease.

27. **Performance**

If there is a default with respect to any of Landlord's covenants, warranties or representations under this Lease, and if the default continues more than fifteen (15) days after notice in writing from Tenant to Landlord specifying the default, Tenant may, at its option and without affecting any other remedy hereunder, cure such default and deduct the cost thereof from the next accruing installment or installments of rent payable hereunder until Tenant shall have been fully reimbursed for such expenditures, together with interest thereon at a rate equal to the lessor of twelve percent (12%) per annum or the then highest lawful rate. If this Lease terminates prior to Tenant's receiving full reimbursement, Landlord shall pay the unreimbursed balance plus accrued interest to Tenant on demand.

28. **Compliance with Law**

Tenant shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Tenant's use of the Leased Premises. Landlord shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

29. Final Agreement

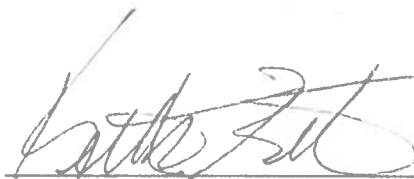
This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

30. Governing Law

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Texas.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.


Landlord Signature _____ 4/19/25 _____
Date


Tenant Signature _____ 4-15-25 _____
Date

Rec'd
5/20/26
4:45 PM

resign

May 20, 2026

From:
Kevin Reynolds
Seven Points, Texas

To:
Mayor and City Council

Please accept this letter as formal notification that I am resigning from my position as City Council Member effective immediately.

I also request immediate removal from all City of Seven Points bank accounts as a signatory.

Sincerely,



Kevin Reynolds

\$5,450
Annual

CREATIVE RELIC | City of Seven Points Website Proposal

CREATIVE RELIC

Web Design & Digital Solutions

WEBSITE PROPOSAL

Prepared for the City of Seven Points, Texas

Attn: Alexis Dear

Ty Thompson, Managing Member
Creative Relic

720 W Main | Gun Barrel City, TX 75156
(903) 603-9558 | info@creativerelic.com

March 12, 2026

UNDERSTANDING THE CITY'S NEEDS

The City of Seven Points is seeking a modern website that is easy for staff to update, accessible to residents, and capable of supporting the city's ongoing communication needs. A government website should make it simple to publish council agendas, post public notices, and ensure residents can find current information without having to call city hall.

Municipal websites often become difficult to manage over time. When updates require contacting the original developer, routine tasks slow down. Agendas go unposted, announcements fall out of date, and residents lose confidence in the site as a reliable source. The current site at sevenpointstexas.com reflects this pattern.

We reviewed sevenpointstexas.com before preparing this proposal. What we found confirms the need for a full replacement rather than a patch.

What the Current Site Is Missing

- News and announcements have not been updated since 2017
- Several navigation links are broken or point to the wrong pages
- Site images are stored on a third-party server the city does not control, putting that content at risk
- The site does not display correctly on phones or tablets
- The site does not meet ADA or WCAG accessibility standards required of government websites
- The content management system is difficult to use, which is why updates have not been made

The new site will correct all these issues. More importantly, it will be built so the city does not find itself in the same position five years from now.

OUR APPROACH

Creative Relic will design and build a completely new website for the City of Seven Points on the city's selected domain. The site will be built on Creative Relic Civic Core, our content management system developed specifically for municipal clients. It is designed around the work a city does every day.

City staff will be able to log in and manage content at any time without needing a developer. For anything the city prefers to hand off, our team handles it directly. Both options are included in the monthly service fee.

What the New Site Delivers

Resident Access

Residents can find city information, forms, and announcements from any phone, tablet, or desktop.

Staff Independence

City staff can update pages, post announcements, and publish documents without contacting a developer.

Agenda & Minutes Management

Council meeting materials can be uploaded, published, and archived directly by city staff.

Document Organization	Forms, ordinances, permits, and meeting packets always remain organized and publicly accessible.
ADA Compliance	The site will meet ADA and WCAG accessibility standards required for government websites, built in from day one.
Search Engine Visibility	Residents searching for city information online will find it. Basic SEO is included in the build.
Content Migration	All existing content, documents, and pages will be migrated from the current site. Nothing is lost.
Content Ownership	The city retains full ownership of its website content and files. Creative Relic builds widely supported technologies, so the city is never locked in.

The site will be live within 60 days of a signed agreement.

WHY CITIES CHOOSE CREATIVE RELIC

Unlike large national vendors, Creative Relic provides direct access to the development team. When the city needs something updated, added, or fixed, you reach the people who built the site. There is no support ticket system, no call center, and no waiting in a queue.

Creative Relic has served clients since 2005. Over 20 years in business means the city is not taking a chance on a new vendor. We have built long-term relationships with clients because we show up consistently, not just at the start of a contract.

What Sets Us Apart

Direct Support	You communicate directly with the team responsible for your website. Phone and email, no intermediaries.
Local Partnership	Creative Relic is based in Gun Barrel City, Texas. We are invested in East Texas communities and bring local accountability to this work.
Flexible Development	The website can grow with the city's needs. There are no page limits and no platform restrictions that cap what can be built.
Proven Longevity	Twenty years in business. The city is not taking a chance on a vendor that might not be around next year.
Predictable Costs	One setup fee. One monthly rate. No surprise invoices for routine updates or support.

City government deserves a web presence that works, looks professional, and holds up over time. That is what we build, and that is what the City of Seven Points will have.

INVESTMENT

All pricing is inclusive. Hosting, updates, support, and maintenance are covered under the monthly service fee. There are no additional charges for routine updates or support requests.

Service	Amount
One-Time Setup Fee Custom design and development, content migration, ADA compliance, SEO setup, and new domain launch	\$1,250
Monthly Service Fee (18-Month Initial Term) Secure hosting, automatic backups, maintenance, content updates, direct support, and accessibility compliance	\$350 / mo
Monthly Service Fee (After the Initial Term) Same full service on a flexible month-to-month basis	\$350 / mo

X 12 = \$42

IMPLEMENTATION TIMELINE

The new site will be live within 60 days of the signed agreement.

Timeframe	Work
Weeks 1 and 2	Project kickoff, collect city assets, establish site structure and page list
Weeks 2 through 4	Website design and mockups delivered for city review and approval
Weeks 4 through 6	Development, content migration, ADA compliance, and device testing
Week 7	City staff review, revisions, and final approval
Week 8	Site goes live on the city's selected domain
Ongoing	Hosting, updates, support, and maintenance

NEXT STEPS

We are ready to move forward. To get started, we will prepare a service agreement for the city's review and execution. We are available to meet with city staff or council, walk through the Creative Relic Civic Core platform, or answer any questions before a decision is made.

Thank you for considering Creative Relic. We are committed to this project and look forward to the opportunity to serve the City of Seven Points.

Ty Thompson, Managing Member
Creative Relic | 720 W Main, Gun Barrel City, TX 75156
(903) 603-9558 | info@creativerelic.com

ESTIMATE



Expert IT Sales & Service

(430) 207-8715
eitsas@outlook.com
<https://www.eitsas.com>

Estimate #: 371

Bill To:	City of Seven Points	Date:	03/23/2026
Address:	715 S Seven Pts Dr Seven Points TX 75143	Due Date:	03/23/2026
Phone #:	(903) 432-4610	Estimate Amount:	\$6000.00

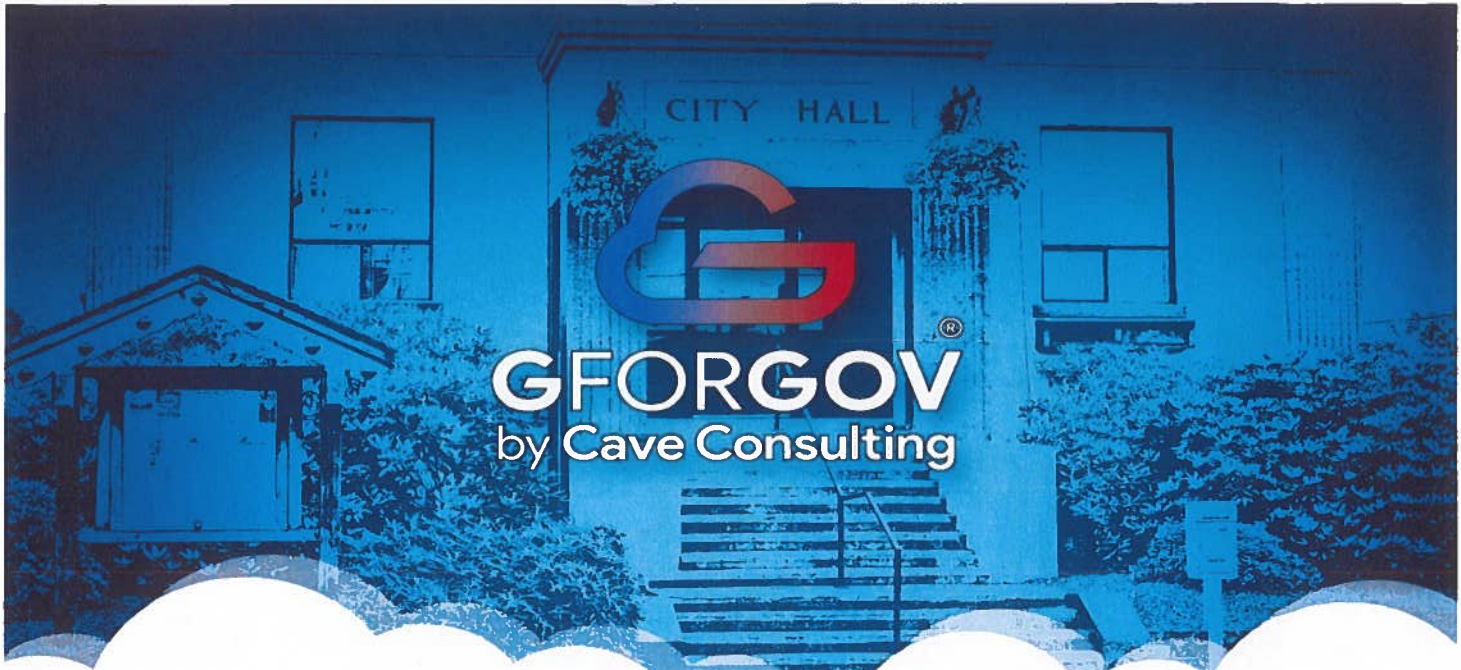
Qty	Description	Rate	Line Total
20	Website design and development billed at \$300 per page. A minimum of 5 pages is required. Total is based on the actual number of pages completed. This estimate is based on an initial scope of 20 pages.	300.00	\$6000.00

1. This estimate is not a fixed price. Prices may change due to unforeseen costs or availability.
2. A 50% deposit is required prior to the start of the project. The remaining balance is due upon completion.
3. Make all checks payable to Keith Mires.
4. Website platform subscription and hosting fees are not included in this estimate and will be billed directly to the client by the service provider. Pricing is subject to change.

If you have any questions about this estimate, please contact:
Keith Mires
(430) 207-8715
EITSAS@outlook.com

SUBTOTAL	\$6000.00
TOTAL	\$6000.00

Thank you for your business!



*\$5,000
Hands free
w/mgt*

*\$4,500
w/o mgt.*

Proposal

City of Seven Points GforGov® Website

(May 14, 2026)

Prepared for:

Charlotte Witherspoon,
City Secretary

Prepared by:

Todd Cave, Founding Partner
COO & Chief Strategist



Executive Summary: The 2026 Digital Standard

This proposal outlines the transition of the City of Seven Points to the **GforGov® Verified Framework**—a custom-engineered digital infrastructure built for security, forensic transparency, and AI-readiness.

The Investment

To ensure the City's digital sovereignty and long-term compliance, GforGov® operates on a fixed-price, 3-year partnership model.

- **Option 1: The "Turnkey" Foundation — \$4,500 (Year 1)** *Custom-engineered build with "Easy as Gmail" internal staff controls.*
- **Option 2: The "Hands-Free" Management — \$5,000 (Year 1)** *The Recommended Path. Includes a dedicated **Strategic Concierge** to manage 100% of updates, compliance monitoring, and forensic archiving.*

Verified Partnerships & Recent Deployments

GforGov® maintains an average municipal partnership of nearly **10 years**. Our framework is currently trusted by cities across Texas to manage their digital sovereignty, including:

- **City of Holliday, Texas:** (Recent Deployment)
 - <https://hollidaytx.gov>
- **City of Maypearl, Texas:** (Recent Deployment)
 - <https://cityofmaypearl.org>



The Challenge: Overcoming Legacy Limitations

The City of Seven Points is currently operating with a digital interface that no longer serves the needs of its staff or its residents. We have identified several critical "Pain Points" that the City must address to protect its operational integrity:

- A. **Management Friction:** The current site is likely difficult to manage, leading to outdated information and administrative bottlenecks.
- B. **Compliance Risk:** The platform appears to lack the forensic-grade searchability required to meet modern **ADA (Title II)** and **DOJ transparency** mandates.
- C. **Technical Vulnerability:** A lack of hardened architecture leaves the City exposed to cybersecurity threats and "hero-dependent" support models.
- D. **Information Density Gap:** When documents are low in volume or difficult to find, it creates a transparency gap. True transparency requires records to be abundant and instantly accessible.
- E. **Operational Inefficiency:** A lack of self-service tools results in unnecessary phone calls and emails, diverting staff from core municipal duties.



The Solution: The GforGov® Verified Framework

GforGov® serves as the **Strategic Digital Authority** for municipal governance. We provide the **Custom-Engineered Infrastructure** Seven Points needs to solve legacy problems permanently through **Active Intelligence**:

- **Custom Engineering vs. Templates:** Unlike "Big Box" vendors that rely on generic, restrictive templates, we design and engineer your infrastructure from the ground up. This allows us to deploy world-class features on the fly and pivot to meet new legislative or operational requirements in days rather than months.
- **The GSearch Advantage (Zero-Tagging):** Most search engines require staff to manually add metadata or "tags" to every file. GforGov® negates this. Because we forensically index the text within your documents, your records are searchable and **AI-Ready** the moment they are dropped into a Google Drive folder.
- **FOIA Mitigation via Public AI:** Residents can copy GSearch folder links directly into **Gemini** (or download them for **ChatGPT**) to perform instant summaries and "Deep Dives." This allows the public to answer their own complex questions without filing a formal Public Information Request.
- **Internal Staff Intelligence:** On the backend, City Hall staff can use the same native **Gemini integration** within Google Workspace to perform internal research. Whether finding a clause in a 20-year-old ordinance or summarizing budget reports, the AI does the heavy lifting.
- **The Result:** This dual-layer AI readiness deflects time-consuming inquiries and streamlines internal operations—providing the City with a world-class intelligence tool at no extra cost.



Joining the GforGov® Registry: Automatic Validation

Because the GforGov® platform is custom-engineered to meet established industry benchmarks, the City of Seven Points will be officially issued five **GforGov® Technical Validation Tokens** upon launch. These are not merely icons; they are verified credentials displayed in the footer of every page, linking to the City's official entry in the **GforGov® Integrity Registry**.

Category A: Hardened Security

- **GforGov® T-3 Security Token:** We replace traditional technical vulnerabilities with an integrated Enterprise Content Management System (CMS), Google Cloud, and Cloudflare environment, effectively reducing the City's website cyber-risk to near zero.

Category B: Transparency (The Triple-Lock Standard)

- **GforGov® Digital Accessibility Token:** This confirms the website interface has been verified by our engineers to meet all federal WCAG 2.1 AA and DOJ Title II mandates.
- **GforGov® Public Record Integrity Token:** A verification that your digital archives are forensically searchable and indexed via **GSearch**.
- **GforGov® AI-Ready Infrastructure Token:** This validates that the City's public data is forensically structured and OCR-scanned. By hosting files in our Google-native environment, your data is "Machine Readable," ensuring the City is ready for the public to use tools like Gemini or ChatGPT to perform deep dives at **no extra cost to the City**.

Category C: Information Intelligence

- **GforGov® Visual Data Token:** Earned through the deployment of interactive, GforGov®-engineered Financial, Election, and Permits pages, which is a standard feature.



Category D: Fiscal Stewardship (E.O.S.)

- **GforGov® Efficient Operating Standard Token:** This token is exclusively issued to cities that choose our "Hands-Free" Management path, replacing the overhead of a new staff hire with our automated, professional **Strategic Concierge** services.

The City of Seven Points Integrity Registry

Your new digital infrastructure includes a dedicated **Integrity Registry**—a public-facing "Trophy Case" anchored in the footer of every page.

- **Interactive Verification Tokens:** Each token links to a personalized **Validation Page** explaining the specific industry-accepted standards (DOJ, NIST, ADA) the City's infrastructure meets.
- **A Roadmap to Excellence (Verifiable & Optional):** Beyond current honors, the City will have access to the **GforGov® Standards Library**. This resource outlines "locked" milestones representing next-level municipal efficiencies.
- **City-Led Sovereignty:** The City remains in total control of this roadmap. You decide which additional steps to take and which levels of validation to pursue. No new token is ever "unlocked" or displayed on the public Registry until the City has met the standard and **explicitly requested its publication**

The Operational Empowerment Roadmap

Empowerment Over Upselling

Our mission is to provide Seven Points with a **roadmap to operational excellence** that extends **beyond the website**. We provide the "Scorecard" and instructions for the City to achieve higher milestones internally at no additional cost.

Examples include:

- **2-Step Verification:** Ensuring all city staff and elected officials who use city email on systems such as Microsoft 365 or Google Workspace have 2-step authentication set up to better secure city data.
- **Workflow Modernization:** When a significant number of paper and static PDF forms and applications have been converted into streamlined online forms to reduce the "paper-chase" at the front desk.
- **Native Tool Optimization:** When tools you already own (Microsoft365 or Google Workspace) are utilized for agenda creation therefore eliminating redundant third-party costs.
- **ADA Website Policies:** Adopting accessibility policies and publishing them on the website.
- **Disaster Preparedness:** Maximizing protection for city data and ensuring it is backed up daily and can be promptly restored.



Why Choose GforGov®? (The Human-First Philosophy)

We solve the "Hard to Manage" pain point by rejecting the industry trend of AI bots and generic support tickets.

- **100% Human Support:** No phone trees or bots. When the City Secretary has a question, she has direct access to a partner who knows Seven Points and understands the nuances of Texas municipal operations.
- **The "Easy as Gmail" Editor:** For staff members who want to handle their own updates, our interface is designed for simplicity. If you can write a basic email in Gmail or Outlook, you already have the skills to manage your GforGov® site. No coding or "webmaster" training required.
- **Concierge Management:** We make the website work for you, not the other way around. We offer two paths to total peace of mind:
 - **The "Hands-Free" Path:** You simply email or text us the content you want changed, and our human specialists handle the execution and will get right on it.
 - **The "Hybrid" Path:** Your staff simply manages the desktop folders they use every day (via Google Drive for Desktop), and our system handles the website synchronization automatically.



The GforGov® Efficiency Model

Unlike traditional corporate vendors burdened by expensive real estate and bloated labor models, GforGov® was designed from the ground up to be **agile and high-performance**.

- **Technology-First Operations:** We utilize the same AI and process automation tools we provide to our clients to manage our own internal operations. By eliminating unnecessary buildings and overhead, we focus 100% of our resources on product engineering and partner support.
- **Proven Longevity:** This lean model isn't just a philosophy—it's a proven method for municipal stability. **Our average municipal partnership lasts nearly 10 years.** This decade of consistency is forensic proof that our efficiency-first approach leads to more stable, reliable, and cost-effective service for our partners.
- **Direct Value Pass-Through:** Because we don't have a corporate board to satisfy or a skyscraper to pay for, we deliver custom-engineered, world-class solutions at a price point that "Big Box" firms cannot match.



The GforGov® Strategic Solution

GforGov® offers two distinct investment paths designed to solve the City's specific management challenges while securing their status in the **National Technical Registrar**. Both paths are based on **3-year partnership agreements** to ensure the City's long-term digital sovereignty and accreditation.

- **Option 1: The "Turnkey" Foundation (\$4,500 Year 1):** Best for a city that wants a "Cadillac" build but prefers to handle day-to-day content updates internally. This path includes our **"Easy as Gmail" Editor**, ensuring any staff member can manage the site with zero coding knowledge.
- **Option 2: The "Hands-Free" Management (\$5,000 Year 1): Recommended** for maximum efficiency, this option includes a **"Strategic Concierge"** to handle all updates. This path automatically earns the **Category D: Fiscal Stewardship** token by utilizing City Staff in a more efficient manner—offloading technical tasks so they can focus on core municipal governance.

Key Features & Benefits

- **Compliance & Search (The Triple-Lock):** Includes **GSearch Integration** specifically engineered to meet stringent ADA Title II and DOJ laws. This system ensures that all website content and uploaded files are logically indexed, ADA-compliant, and **AI-Ready** (Machine Readable) from day one.
- **Human-Centric Training:** We show your staff how to use tools they already own—like Microsoft 365 and Google Workspace—to create accessible documents, reducing legal risk and saving the City money on redundant software.
- **Permits & Applications Hub: Guided Document Access:** We replace the traditional "list of links" with a visual, step-by-step portal. By clicking on categorized "Submittal Boxes," residents are guided to exactly the forms they need. This eliminates the confusion of navigating dozens of unorganized PDFs and ensures the public understands the *process*, not just the paperwork.
- **Advanced Public Tools:** Dedicated sections for Agendas and Minutes, Election Processes, and a Financial Transparency hub featuring interactive charts and graphs to keep residents informed.



Strategic Value

Both options incentivize a Multi-Year Agreement, which offers a **\$2,000 to \$3,000 Partnership Credit** on initial development. This commitment also secures a **complimentary website refresh** (new design and theme) upon renewal of a 3-year term, ensuring the City's digital "front door" never becomes obsolete.

Continuous Modernization:

- As part of our multi-year commitment, Seven Points will receive the **Integrity Registry** and **AI-Readiness framework** as part of our 2026 standard deployment. This ensures that your City is not just catching up to the present, but is pre-configured for the future of municipal data management.

Investment Options: Tailored to Your Needs

Option 1: The "Turnkey" Foundation

- **Total Project Investment: \$4,500**
- **Annual Fee (Years 2+): \$2,000**

This is our "Cadillac" build, designed for the City that wants a top-tier site but prefers to handle their own day-to-day content updates.

Category	Standard 1-Year Investment	Multi-Year Investment (Recommended)
Year 1 Total Investment	\$6,500	\$4,500 (You Save \$2,000!)
Website Development	\$4,500	\$2,500
GSearch Integration Setup	-0-	-0-
GSearch Fee	-0-	-0-
Hosting & Support	\$2,000	\$2,000
Annual Fee (Years 2+)	\$2,000	\$2,000
Hosting & Support	\$2,000	\$2,000

*



The Technical Sovereignty Guarantee

To ensure the City of Seven Points remains focused on governance rather than IT management, the GforGov® platform includes full-spectrum technical oversight. We assume 100% responsibility for the following "Digital Utilities":

- **Managed Sovereignty:** Oversight of full transition and technical management of the **Seven Points.gov** domain and DNS records.
- **Hardened Hosting:** Enterprise-grade security and hosting on our T-3 Stack, including the first full year of service (**\$2,250 value**).
- **The Triple-Lock Guarantee:** Ongoing maintenance of your GSearch/Google Drive integration to ensure your data remains ADA-compliant and AI-Ready for three (3) years.
- **Direct Partner Access:** Zero-latency human support. No tickets, no bots, and no phone trees—just direct access to the team that built your infrastructure.

Option 2: The "Hands-Free" Management (Recommended) ★

- **Total Project Investment: \$5,000**
- **Annual Fee (Years 2+): \$3,500**

Option 2 functions as a **Strategic Concierge**, providing the expertise and capacity of a full-time employee without the associated overhead. This results in a **significant Return on Investment** by eliminating the need to recruit, train, and maintain specialized in-house technical staff.

Category	Standard 1-Year Investment	Multi-Year Investment (Recommended)
Year 1 Total Investment	\$8,000	\$5,000 (You Save \$3,000!)
Website Development	\$4,500	\$1,500
GSearch Integration Setup	-0-	-0-
GSearch Fee	-0-	-0-
Hosting & Support	\$2,000	\$2,000
Strategic Concierge (50 hrs)	\$1,500	\$1,500
Annual Fee (Years 2+)	\$3,500	\$3,500
Hosting & Support	\$2,000	\$2,000
Strategic Concierge (50 hrs)	\$1,500	\$1,500



The "Strategic Concierge" ROI Comparison

This **comparison** shows the impact of **adding website duties** to an existing staff member's "multiple hats" versus the Option 2 Managed Service.

While your staff already wears many hats, **'Webmaster' shouldn't be one of them**. For **less than the cost of part-time help**, our **Option 2 Strategic Concierge** service ensures your team stays focused on their primary duties while we manage your digital 'front door'.

Metric	Existing Staff (Multi-Hat)	GforGov® Strategic Concierge
Direct Annual Fee	Hidden (Diverted Wages)	\$1,500
Staff Workload	50+ Hours/Year	0 Hours (Hands-Free)
Primary Job Impact	Distracts from Core Duties	Protects Core Duties
ADA Compliance Risk	Medium (Human Error)	Minimal (Professional Management)
Technical Training	Ongoing Requirement	Not Required



Why Choose the Multi-Year Agreement?

- **Up to a \$3,000 Multi-Year Partnership Credit** on the development fee in exchange for a 3-year commitment. This locks in your pricing and ensures you have a "Strategic Concierge" handling your site.
- **Complimentary Website Refresh:** Receive a new homepage design and updated overall website theme (colors, fonts) upon renewal of the 3-year agreement.
- **Future-Proofing:** Ensures your website is always state-of-the-art and impeccably maintained, maximizing your digital impact without burdening internal resources.
- **Access to New Features:** Get the latest and greatest tools from GforGov® as soon as they are launched.

Key Benefits:

- **Includes all features of Option 1.**
- **1st Year of Hosting & Support Included:** The investment for both Option 1 and Option 2 includes the first year of Hosting & Support + GSearch (**\$2,250 value**), starting from the time the new website is made live.
- **Our Strategic Concierge:** Think of Option 2 as adding a digital specialist to your team for a fraction of the cost of a new hire. While "Big Box" companies charge extra for every minor update or change, our "Hands-Free" management includes 50 hours of dedicated human labor to keep your site pristine, accurate, and compliant. (**\$1,500 value**)
- **Access to New Features:** Get the latest and greatest tools from GforGov® as soon as they are launched.



Next Steps

The typical "Go-Live" timeline for this project is **60 to 90 days**, following a structured phase-gate process:

1. **Project Confirmation:** Confirm preferred service tier (Option 1 or 2).
2. **Master Agreement:** GforGov® sends the formal agreement and initial invoice for signature and processing.
3. **Design Kick-off & Discovery:** We begin the brand discovery phase to develop your custom homepage theme and navigation layout.
4. **Content Migration & Page Building:** - Development of the site architecture (menus and sub-pages).
 - Creating and formatting core page content (Department pages, Contact forms, History, etc.).
 - Note: All text formatting and page layouts are finalized during this stage to ensure the site is "Information Ready" before the technical heavy lifting begins.
5. **Technical Integration:** Once the site structure and content are stable, we coordinate the Google Drive "Hands-Free" folder integration and GSearch indexing setup.
6. **Staff Training & Launch:** Conduct training for city staff on ADA-compliant document creation and perform the final domain cutover to go live.



Council Summary: Modernization, Compliance, and Intelligence

City of Seven Points, TX | May 2026

1. The Challenge: Legacy Risks & Hidden Costs

The City currently operates on a legacy platform that no longer meets federal standards or staff needs. This creates three primary risks:

- **Legal Liability:** Modern ADA (Title II) and DOJ mandates now require "forensic-grade" accessibility for all digital content, including PDFs. Failure to comply increases the City's legal exposure.
- **Operational Drag:** Staff are currently diverted from core duties to manage "administrative bottlenecks" and redundant phone calls/FOIA requests caused by a lack of self-service tools.
- **Technical Vulnerability:** Without a hardened, modern architecture, the City remains exposed to evolving cybersecurity threats.

2. The Solution: A Triple-Lock on Transparency

GforGov® is a **National Technical Registrar**. We don't just build a website; we provide a verified infrastructure that turns your public data into a strategic asset through **Active Intelligence**:

- **Zero-Tagging Efficiency:** Our proprietary GSearch technology indexes the actual text within your documents automatically. Your staff drops a file into a folder, and it is instantly searchable and **AI-Ready**—no manual tagging required.
- **FOIA Mitigation via AI:** We provide a "self-answering library." Residents can use their own AI tools (like Gemini or ChatGPT) to perform deep-dives into city records via GSearch links, deflecting complex information requests away from City Hall.
- **Internal Staff Intelligence:** On the backend, staff can use native Gemini integration to summarize decades of ordinances or budget reports in seconds, turning hours of research into instant answers.



3. Economic Investment & Partnership

We propose a **3-year Partnership Agreement** designed to lock in pricing and ensure long-term digital sovereignty:

- **Recommended Option: The Hands-Free Management plan** (\$5,000 Year 1) is recommended to completely offload website maintenance from City Hall staff.
 - **Fiscal Stewardship:** This model eliminates the need to recruit or train specialized in-house IT staff, providing professional-grade management for a fraction of the cost of a new hire.
 - **Future-Proofed:** Includes a **complimentary website refresh** upon renewal, ensuring the City's digital "front door" never becomes obsolete.

Key Municipal Features

Investment Tier	Year 1 (Implementation & Setup)	Year 2+ (Annual Service & Support)
Option 1	\$4,500	\$2,000
Option 2	\$5,000	\$3,500

Implementation Timeline

- **Project Kickoff:** Immediate upon approval.
- **Design & Concept:** 30 Days.
- **Content Migration & Launch:** Total 90-day turnaround from graphic approval.

Gassman Web Innovations LLC

Timothy & Hannah Gassman

\$7,500



To :

City of Seven Points

March 27, 2026

The City of Seven Points needs a digital "front door" that is welcoming and functional. This proposal outlines a plan to transition the current website into an easy to use and mobile friendly platform that simplifies resident communication, improves transparency, and streamlines administrative tasks like public meeting postings and permit access. A city website is a living document. Our maintenance plan ensures the site never falls behind. We will focus on fast turnaround updates for meeting agendas, public notices, and news posts.

The "New Build" will have a modern user friendly design with emphasis on a "mobile-first" approach ensuring the site looks great on smartphones (where most residents will access it) as well as desktops. It should have clear pathways for common tasks with headers such as:

"I Want To..." (Pay a ticket, view minutes, report a road issue).

Government (Mayor & Council, Agendas, Elections).

Community (Local events, Cedar Creek Lake info, Library).

We will ensure to adhere to ADA (Section 508) Compliance: Ensuring the site is accessible to residents with visual or hearing impairments. We will also ensure to comply with Texas Government Code with a built in archive for meeting agendas, minutes, and financial transparency requirements.

Some additional key features will include:

An emergency alert banner for weather, burn ban notices or utility notices

Updated Community Calendar

Document repository for city ordinances and forms.

Links and buttons to the secure online payment integration for citations or water bills.

Project Timeline

Week 1 - Goal setting, sitemap planning, and brand review.

Week 2 - Mockups of the home and internal pages.

Week 3 & 4 - Building the functional site and migrating old data.

Week 5 - Testing on all devices, ADA compliance check, link checks.

Week 6 - Launch and training for city staff if needed.

Contact Us

903-802-2828

gassmanwebinnovations@gmail.com

www.gassmanwebinnovations.com

Gassman Web Innovations LLC

Timothy & Hannah Gassman

We are a local family based business. We grew up here at Cedar Creek Lake in our wonderful community. We briefly moved away for additional education and early career opportunities. After living the big city life in Austin and the DFW, we are proud to be back and serving local businesses by creating web based interfaces. We also specialize in social media management ensuring the businesses we serve have professional and timely interactions with customers. We appreciate the opportunity and if you have any questions regarding the information, please feel free to reach out to us.

-The Gassman's

SALES QUOTE

PREPARED FOR

Alexis Dear - City of Seven Points

428 E Cedar Creek Pkwy, Seven Points, TX 75143

PREPARED DATE

March 27, 2026

EXP. DATE

April 27, 2026

ITEM	QTY	PRICE	Annual
Website Design	1	\$1500	\$1500
Website Management	12	\$500	\$6000

\$1500 one time fee for web design

\$500 monthly

Year Total: \$7,500

Contact Us

903-802-2828

gassmanwebinnovations@gmail.com

www.gassmanwebinnovations.com

\$5,100

No longer local

A Website the City of Seven Points Can Be Proud Of

From: Rusty Glaze <rusty@sugar-rock.com>
Sent: Wed, Mar 11, 2026 at 2:11 pm
To: citysecretary@sevenpointstexas.com
Cc: Valerie Bahm



Images not displayed.

SHOW IMAGES | ALWAYS SHOW IMAGES FROM THIS SENDER

Hi Charlotte,

Thank you again for sharing your thoughts about the current Seven Points website. I appreciate the honesty — and I understand exactly what you mean.

Right now, the website doesn't reflect the pride or identity of the city. When residents, visitors, or potential businesses land on the site, it feels dated and lacks the energy that a growing community deserves.

For a city chamber site, the website is often the first place people go to learn about the community. If the experience feels outdated or difficult to navigate, it can unintentionally create the wrong impression about the city itself. It also makes everyday tasks — like organizing meeting minutes, sharing updates, or communicating with residents — harder than they should be.

At Sugar Rock, we specialize in creating modern, easy-to-manage websites that communities can be proud of. After reviewing the current site, I checked and the current page count is under 20 pages, which fits perfectly within our standard program.

Our approach would allow Seven Points to have:

- A modern, visually engaging website that represents the city well
- Clear organization for meeting minutes and required public documents
- Simple updates so information stays current and easy to manage
- Ongoing support whenever the city needs changes or updates

We also maintain strong working relationships with nearby cities, and our support team is very familiar with the needs of municipal and chamber-style websites.

Our standard engagement includes:

- **\$1,500 upfront onboarding** – full custom redesign and setup
- **\$300 per month** – ongoing support with unlimited updates and assistance

\$ 1,500

X 12

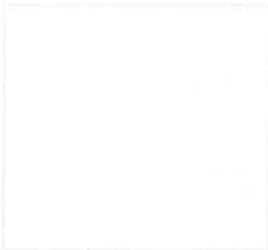
3600

\$ 5,100

This allows the city to have a reliable partner maintaining the site without worrying about technical issues or future updates.

If you feel this direction would better represent Seven Points and serve the community, the next step would be to move forward with onboarding so we can begin planning the redesign.

I'd be excited to help build a website the city can truly be proud of.



Rusty Glaze

Client Success Manager

Sugar Rock

(903) 887-4561 ext. 100

www.Sugar-Rock.com

 **CIVICPLUS**
Municipal Websites
CENTRAL

\$ 5,514 Standard
Premium
\$ 7,472

Web Central Starter: Summary

Proposal valid for 60 days from date of receipt



Company Overview

CivicPlus started back in June of 1998 with a simple yet powerful vision: to create a website solution that allowed municipal staff to maintain their websites daily without needing a technical webmaster. As technology advanced, we saw our customers' need to bring more services online. We expanded our vision to make local government work better as a whole.

Today, CivicPlus provides public sector technology that automates processes, digitizes services, and enhances civic experiences. Our wide range of government software solutions are designed to be flexible, scalable, and customizable, ensuring a frictionless experience for residents and staff. Our portfolio includes solutions for:



- Process Automation and Digital Services
- Planning, Permitting, Licensing, and Code Enforcement
- Fire and Life Safety Inspections
- Asset Management
- Utility Billing
- Social Media Archiving
- FOIA Management
- Municipal Websites
- Web Accessibility
- Agenda and Meeting Management
- Codification
- Emergency and Mass Notifications
- Parks and Recreation Management
- 311 and Citizen Relationship Management

EXPERIENCE & RECOGNITION

25+ Years

10,000+ Customers

950+ Employees



CivicPlus has over 25 years of experience working with municipal organizations across the US and Canada. Our commitment to deliver the right solutions in design and development, end-user satisfaction, and secure hosting has been instrumental in making us a leader in government web technology. We are proud to have earned the trust of our over 10,000 customers and their over 100,000 administrative users. In addition, over 340 million residents engage with our solutions daily. With such experience, we are confident that we can provide the best solution for you.

CONTACT INFORMATION

Primary Office

302 S. 4th Street, Suite 500, Manhattan, KS 66502

Phone: 888.228.2233 | Fax: 785.587.8951

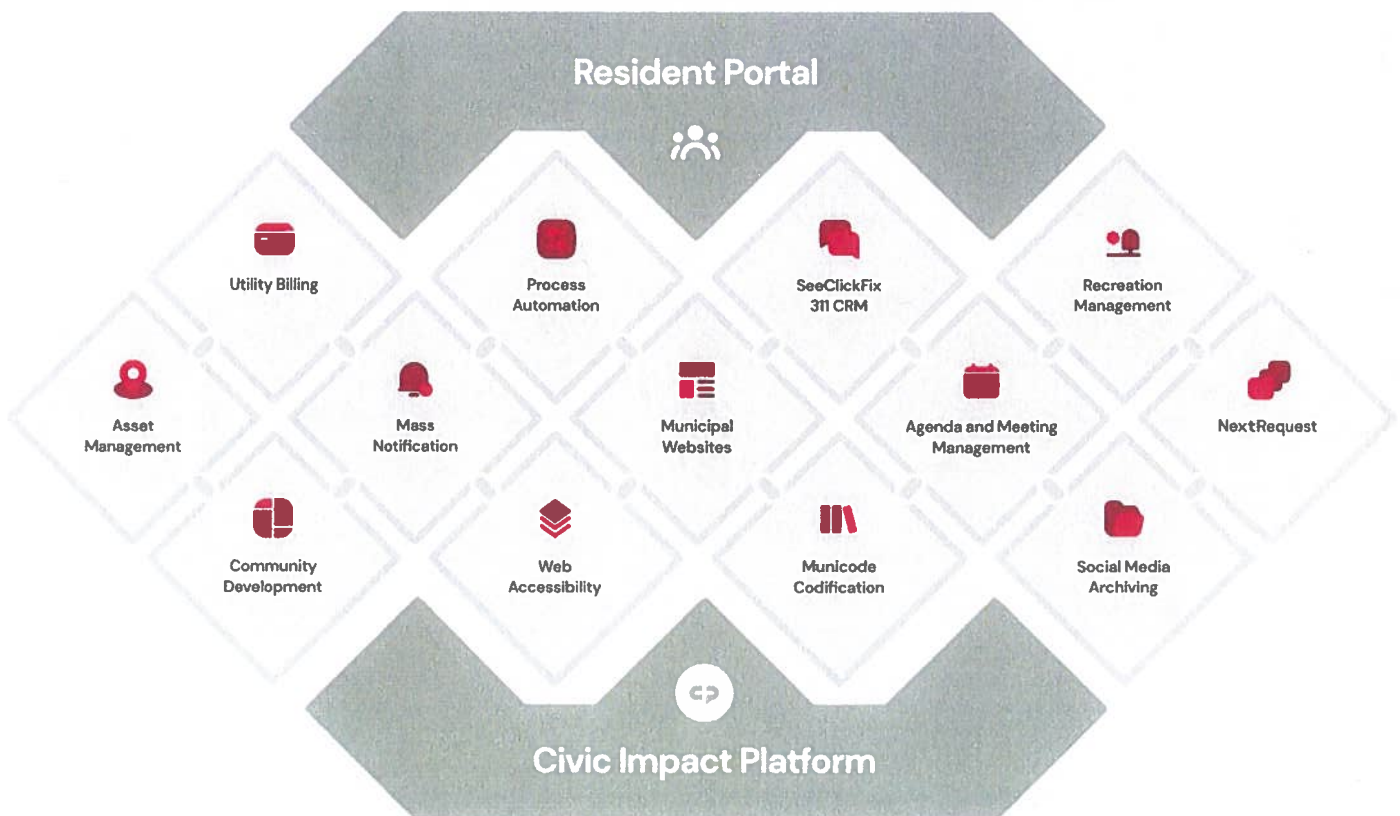
[Civicplus.com](https://www.civicplus.com)

Powering & Empowering Government

We empower municipal leaders to transform interactions between residents and government into consistently positive experiences that elevate resident satisfaction, increase revenue, and streamline operations.

Government leaders tell us that one of their most pressing needs is to improve how residents access and experience municipal services; however, they struggle with budget cutbacks and technology constraints. CivicPlus enables civic leaders to solve these problems, making consistently positive interactions between residents and government possible.

CivicPlus is the only government technology company exclusively committed to powering and empowering governments to efficiently operate, serve, and govern using our innovative and integrated technology solutions built and supported by former municipal leaders and award-winning support teams. With it, municipalities increase revenue and operate more efficiently while fostering trust among residents.





Pricing is valid for 90 days

Website	Standard	Premium
One-Time Standard Implementation	\$850	\$1,700
Annual Subscription Fees	\$4,664	\$5,772
Bundling Discounts Available		
	\$5,514	\$7,472

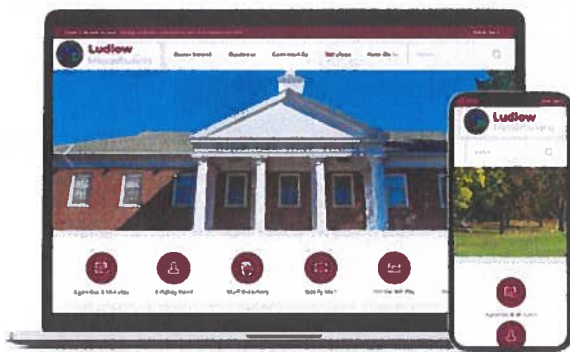
Base Inclusions			Price
Agenda Center	Graphic Links	Guardian/Cloudflare Tier 1	Included
Calendar	Quick Links	Security for PCI Compliance	
Alert Center	Info Advanced	and Visitor Surges.	
Document Center	News Flash	DNS Domain Management	
Notify Me	Staff Directory	SSL Management	
Form Center	FAQs	Hosting and Security	
Website Optional Add-On			
Additional Live Training Per Module			\$375 one-time
Additional Meetings and Agenda Migration per 100 Meetings (2 previous years plus current year included in base price)			\$850 one-time
Standard Department Header Page			\$2,933 one-time \$813 annual fee
Premium Department Header Page			\$4,515 one-time \$938 annual fee
Accessibility with AudioEye			\$500 one-time \$2,500 annual fee
CommonLook – PDF Remediation – One License			\$1,443 annual fee
48 Month Redesign Annual Fee			Standard \$250 Premium \$425
Convert PDF Forms to Fillable Forms			\$40 per PDF page
Facilities and Reservations Module			\$350 annual fee
Resource - Business Directory Module			\$350 annual fee
Activities Module			\$350 annual fee
Bids Posting Module			\$350 annual fee
Jobs Module			\$350 annual fee
Opinion Polls Module			\$350 annual fee
Blog Module			\$350 annual fee
Real Estate Locator Module			\$350 annual fee
CivicSend – E News Letter Builder Added to Notify Me			\$750 one-time \$2,374 annual fee
CivicPlus Pay with Forte			\$500 one-time \$250 annual fee
Additional Block of 500 Notify Me SMS Subscribers (Comes with a block of 500)			\$945 annual fee
Chatbot			\$2,750 annual fee
Other Popular Integrated Solutions			Price
Mass Notification			Ask Me – Scoping Necessary
Meetings and Agenda Management			Ask Me – Scoping Necessary
Social Media Archiving			Ask Me – Scoping Necessary
Next Request (Public Records Request)			Ask Me – Scoping Necessary
Municode Codification (Code of Ordinance)			Ask Me – Scoping Necessary
SeeClickFix 311 CRM			Ask Me – Scoping Necessary
Web Accessibility			Ask Me – Scoping Necessary
Community Development (Permitting, Licensing, Code Enforcement)			Ask Me – Scoping Necessary
Asset Management			Ask Me – Scoping Necessary
Process Automation (Advanced fillable forms with automated workflow)			Ask Me – Scoping Necessary
Recreation Management			Ask Me – Scoping Necessary

Standard Package Designs

You will choose one of our fixed layout options as the base of your website. You will then be given the opportunity to submit personalized information, like imagery, branding, graphic button preferences, and more to be taken into design consideration. This finalized design will not only represent your unique community, but—combined with the functionality of the Web Central Starter CMS – will help you provide an attractive and convenient online resource for your community.

DESIGN EXAMPLES

The included design portfolio will provide you with an idea of the different directions we can take your creative design with the standard implementation package.



Ludlow, MA



Rocky Hill, CT



Clark County, KY



Geneva, NY



Malvern, AR

Premium Package Designs

You will meet with your art director to discuss your website vision based on the goals and needs of your users. This process involves conversing with your art director on the order, placement, and format of your homepage content and design elements, aimed at achieving your usability goals. Your preferences will be solidified into a homepage layout wireframe, which will provide the structural blueprint for the visual design application.

We will then collaborate with you to customize your design to represent your community using your logo, chosen colors, and imagery. We will focus on including the functionality to meet your website needs, including an option for up to one Advanced Design Component, if desired. Advanced Design components provide next-level user engagement by leveraging the latest design enhancements in the Web Central Starter product. Your art director will help you choose the component that works best for your website and desired site maintenance level.

DESIGN EXAMPLES

The included design portfolio will provide you with an idea of the different directions we can take your creative design with the standard implementation package.



Burkburnett, TX



Greenbrier, TN



Cheverly, MD



Blaine, WA

Standard Package Timeline | 8-10 Weeks

PHASE 1: INITIATE & ANALYZE	2 Weeks	<ul style="list-style-type: none"> Project Kickoff Meeting Planning & Scheduling Customer Deliverable Submission
PHASE 2: CONTENT IMPLEMENTATION & DESIGN CREATION	5 Weeks	<ul style="list-style-type: none"> Site Map Creation Content Implementation Design Creation Google Analytics Account Creation Quality Control.
PHASE 3: EDUCATE	1 Week	<ul style="list-style-type: none"> Group Training
PHASE 4: LAUNCH	1 Week	<ul style="list-style-type: none"> Project Scope Completion Website Launch

Premium Package Timeline | 10-12 Weeks

PHASE 1: INITIATE & ANALYZE	3 Weeks	<ul style="list-style-type: none"> Project Kickoff Meeting Planning & Scheduling Customer Deliverable Submission Design Discovery Meeting
PHASE 2: CONTENT IMPLEMENTATION & DESIGN CREATION	5 Weeks	<ul style="list-style-type: none"> Site Map Creation Content Implementation Design Creation Google Analytics Account Creation Quality Control.
PHASE 3: EDUCATE	1 Weeks	<ul style="list-style-type: none"> Training Engagement
PHASE 4: LAUNCH	2 Weeks	<ul style="list-style-type: none"> Project Scope Completion Website Launch

Approaching Your Project Implementation

Communication between you and your CivicPlus team will be continuous throughout your project. Sharing input and feedback through email, virtual meetings, phone calls, and our project management software will keep all stakeholders involved and informed. Cloud Coach offers task management transparency with a multi-level work breakdown structure and Gantt Chart-based project plan.

- Centralized project communication and task management tools are located in a cloud-based project workspace
- Tasks, deliverables, and milestones are aligned to your specific scope of work

The tools available through Cloud Coach combined with regular communication with your project manager provide you ample opportunities to quickly and efficiently review your project, check deliverables, and communicate feedback.

Standard	Premium
<p>PHASE 1: INITIATE & ANALYZE</p> <p>Project Kickoff Email – Your project manager will kick off your project via email, introducing your CivicPlus team, detailing deliverables needed, providing a high-level overview of the development process, and introducing tools and resources used to manage your project.</p> <p>Planning & Scheduling – Your project manager will create a comprehensive project timeline based on the project scope and your specific needs.</p> <p>Customer Deliverable Submission – You will be responsible for submitting deliverables as outlined.</p>	<p>PHASE 1: INITIATE & ANALYZE</p> <p>Project Kickoff Email – Your project manager will kick off your project via email, introducing your CivicPlus team, detailing deliverables needed, providing a high-level overview of the development process, and introducing tools and resources used to manage your project.</p> <p>Planning & Scheduling – Your project manager will create a comprehensive project timeline based on the project scope and your specific needs.</p> <p>Customer Deliverable Submission – You will be responsible for submitting deliverables as outlined.</p>

	<p>Design Discovery Meeting – Your project manager and art director will meet with you to discuss design preferences and establish design structure from flexible layout options.</p>
<p>PHASE 2: CONTENT IMPLEMENTATION & DESIGN CREATION</p>	
<p>Site Map Creation – Our content development team will generate a site map of your existing website in preparation for the content implementation.</p> <p>Content Implementation – Our Content Development team will migrate up to 150 pages of content (including their text, documents, and images) from your current website to your new, Central Starter website. Additional pages of content can be added for an additional fee. Content will be enhanced for accessibility, and we will organize your website pages to make them easy to navigate. They will also migrate the current year and the previous two years of simple meeting agendas and minutes to the Agenda Center module. Additional years can be added for an additional fee.</p> <p>Design Creation – You’ll have the chance to review the responsive design prototype and provide feedback and/or approval.</p> <p>Google Analytics Account Creation – Your website will be set up with a Google Analytics account.</p> <p>Quality Control – Our Content Development team will complete a quality control check to ensure proper content migration.</p>	
<p>PHASE 3: EDUCATE</p> <p>Group Training – Throughout the development and after launch, you and your team can access on-demand training, resources, and educational opportunities. Our initial training is offered online to administrators and content contributors. Individuals can attend group training sessions in the weeks prior to going live.</p>	<p>PHASE 3: EDUCATE</p> <p>Training Engagement – Our goal with your training plan is to give your staff the skills and tools they need to quickly and easily keep your website current. Your trainer will deliver training sessions for both administrators and users. These sessions will be customized to equip your staff with the knowledge and comfort level needed to prepare your website for launch and maintain it in the future. The training session will use your production website so that users are familiar with your specific configuration, and you can obtain hands-on experience.</p>
<p>PHASE 4: LAUNCH</p> <p>Project Scope Completion – Your Central Starter project team confirms all the details that are necessary to take your website live and explain what you can expect on launch day.</p> <p>Website Launch – After final confirmation, your website will be made live and available to the public.</p>	

Your Role During Implementation

- To help create the strongest possible website, we will need you to:
- Choose your desired layout – *Standard Package Only*
- Complete the Content form – *Standard Package Only*
- Gather photos and logos that will be used in the overall branding and design

- Provide website statistics to be utilized in reorganizing your website content, navigation, and design *(if available)*
- Complete the Design Form to communicate design preferences
- Provide technical information in the DNS form for the set-up of your website domain name(s)
- Perform reviews and provide official approvals throughout the project
- Update the content on your current website and delete any pages you no longer need
- Track website updates to be completed during your training session
- Ensure you have the most up-to-date web browsers installed on your organization's computers
- Compile a list of your website users and desired permission levels
- Reserve training location and necessary resources (computers, conference phone, etc.)

CMS Features & Functionality

CivicPlus' Municipal Websites Central Standard (Web Central Starter) content management system (CMS) is robust and flexible with all the features and functionality you need today and in the future. Developed for municipalities that need to update their website frequently, CivicPlus provides a powerful government content management structure and website menu management system. The easy-to-use system allows non-technical employees to efficiently update any portion of your website.

Each website begins with a unique design developed to meet your specific communication and marketing goals, while showcasing the individuality of your community. Features and capabilities are added and customized as necessary, and all content is organized in accordance with web usability standards.

Modules & Widgets

RESIDENT ENGAGEMENT

Web Central Starter offers many effective and easy-to-use resident engagement features. These tools easily integrate with other key features.

Calendar – Create multiple calendars and events for upcoming activities that are viewable by list, week, or month.

Notices and Alerts – Post emergency or important information on your website and notify residents through email and SMS, via Alert Center.

Form Center – Create custom, online forms via simple drag-and-drop functionality. Track form submissions within the CMS and route email notifications to the appropriate individual(s).

News – Post news items and keep your residents up to date on important information via News Flash.

Notifications – Allow your residents to subscribe to receive text and email notifications on topics that are important to them via Notify Me® (includes up to 500 SMS users).

Pop-up Module – Use a pop-up modal to call attention to important information and notices, sitewide or on specific pages.

ASSET MANAGEMENT

Web Central Starter is fully equipped with a robust set of document and image management tools that work with other key features of our CMS, making it easy to build dynamic content that is easy for residents to navigate and access.

Agenda Center – Create and display meetings and agendas on the website utilizing our built-in Agenda Center module. For advanced functionality, including live meeting management, our integrated Agenda and Meeting Management product is available as an add-on.

Document Center – Organize and management documents in one central repository.

Public Images – Store all your images in one central location, to utilize individually or create slideshows on our site. Use the built-in editor to crop and resize photos, as needed. Images are optimized for performance, mobile responsiveness, and contain alt text for accessibility compliance.

INFORMATION & NAVIGATION

Organize your content and pages to make it easy to locate the information you and your residents need most with modules that help you update information quickly.

Easy for Residents to Navigate – An intuitive design, mega menu options, prominent buttons, and dynamic breadcrumbs throughout your site, all allow residents to easily find what they're looking for.

Frequently Asked Questions (FAQs) – Provide answers to the most frequently asked questions to reduce phone and foot traffic for staff.

Graphic Links – Create visually appealing buttons to direct users to important information.

Info Advanced – Use Info Advanced to create engaging displays of information for reuse throughout the website.

Quick Links – Provide links to highly requested services and information. These are commonly displayed in website footers and right-hand navigation.

Staff Directory – Provide contact information for departments and individual staff members. Use the information throughout the site and keep updated in one location. The Staff Directory widget allows you to quickly place specific persons or departments on relevant pages.

COMMONLY USED WIDGETS

An extensive widget library is available for ease of placing dynamic and visually appealing information on specific pages. Each widget is easy to use with drag-and-drop functionality and is configurable with individual styling options.

Custom HTML Widget – Embed videos or other HTML features in your page.

Editor Widget – Edit text with word processing tools, plus web tools like code view and the Accessibility Checker.

Form Center Widget – Embed simple forms on a page.

Image Widget – Add images to a page.

Related Documents Widget – Create a dynamic list of documents referenced in the Document Center.

Slideshow Widget – Add a slideshow of images.

Tabbed Widget – Organize larger pages of information in horizontal, vertical, or stacked vertical or accordion style tabs.

ADMINISTRATIVE FEATURES

The administration of your Web Central Starter website is browser based, with no installation of software needed. You'll be able to update your website from an internet connection on any platform (Mac or PC). Administrators can control access to pages and manipulation of content as well as use automated features to streamline processes.

Administrative Dashboard – A home base for messages and quick access to your recent activities and time-sensitive action items such as pending approvals and expiring items.

Content Scheduling & Versioning – Set your content to auto-publish and auto-expire, with an archive of all published content and previous versions.

Dynamic Page Components – Modules such as Calendar, FAQs, and News Flash, may be included as dynamic page components on any page.

History Log – Track changes made to your website.

Intranet – Use permissions to set a secure location on your website that allows employees to login and access nonpublic resources and information.

Levels of Permissions – Assign staff members to groups with different levels of permissions of access and authority throughout the CMS.

Pending Approval Items – Administrators have access to a queue of pending items to be published and reviewed.

Website Statistics – Provided website analytics for analysis.

USER-FRIENDLY FEATURES

Not only is Web Central Starter easy for your staff to use, various administrative features help make a more attractive, engaging, and intuitive website for your community.

Automatic Alt Tags – Built-in features assist with ongoing ADA compliance of your website.

Credit Card Processing – With the add-on feature CivicPlus Pay (Pay), you can integrate with an approved payment processor to accept payments on your website (separate agreement must be made directly between you and the chosen approved processor). Additional fees apply.

Preset Styling Standards and Ongoing Styling Flexibility – Site changes automatically inherit design standards and styles that you've set up for your homepage, interior layouts, and simple layouts. This keeps your website looking clean and always matching. We also offer large amounts of flexibility with placement and styles on an ongoing basis. As you edit your website, you can easily adjust the location and style of widgets, content, carousels, lists, calendars, etc. to meet the look and feel you need for that area.

Link Redirects – Instead of sending your users to <http://civicplus.com/248/Awards-and-Recognition>, you can send them to <http://civicplus.com/awards>.

Live Edit – See where your information will be posted on a page before you make any changes with our WYSIWYG editor and drag-and-drop tools.

Maps – Easily embed maps from Google, ESRI, and more using the HTML widget. **Mega Menu** – A main navigation menu makes it easy to get to any page on your website quickly.

Predictive Site Search – Our powerful site search functionality automatically indexes all content making it easy for visitors to find information across pages, documents, and images.

Site Search Log – All search words are kept in a log.

Real Simple Syndication (RSS) Feeds – Administrators and website visitors can use RSS feeds to display content or be notified of content updates.

Responsive Design – With responsive design, your website adjusts to the screen size regardless of what device is being used, providing a seamless user experience.

Social Media – Set various modules to automatically post to your Facebook and/or X (formerly Twitter) feeds and incorporate compatible social media feeds and widgets into your website.

Supported Browsers – View your website in the latest versions of major browsers including Microsoft Edge, Firefox, Safari, and Chrome.

Third-Party Access – Utilize iframes, embeds, and/or links to most of your third-party services. Or use our growing list of APIs to build applications right from your website.

Translation – Integration with Google Translate translates web pages into over 100 languages.

ACCESSIBILITY COMPLIANCE

With over 20% of adults in the United States having a disability, you need a website that conforms to all residents. CivicPlus wants to help our customers maximize accessibility for all users and surpass Section 508 ADA accessibility requirements while providing you the freedom to create a visually rich and appealing website. Our multi-faceted approach sets you up for success:

- We build websites using WCAG guidelines to be highly accessible at go live.
- Our trainers will teach your staff best-practices to keep your content and design elements accessible and up to date with the latest ADA/ WCAG standards.
- Your staff can use the Accessibility Checker included within the CMS to scan content created in the editor for accessibility issues so you can correct them before publishing.

- Any new regulations that require code changes are done automatically by our product team, at least quarterly, with no additional effort required from you.
- In addition, our product team updates our best practices and provides regular updates to customers via the CivicPlus website, blog articles, webinars, and other publications.

Due to the dynamic nature of website content updates, an ongoing accessibility solution can be incredibly beneficial in ensuring sustained accessibility compliance. CivicPlus provides three long-term web accessibility solutions offering varying approaches to help with your compliance maintenance challenges. Additional details and/or a quote can be provided upon request.

- **AudioEye Partnership** – CivicPlus partners with AudioEye to provide a suite of accessibility tools and services for WCAG 2.2 compliance at a discounted rate to our customers.
- **Acquia Optimize: Website Optimization & Compliance Tools** – Acquia Optimize is an easy-to-use web governance platform available to purchase and add to your project. Acquia Optimize’s tools help you identify, prioritize, and address content quality assurance and accessibility issues on your website so that you can achieve and maintain compliance according to WCAG 2.1 standards. Further, we can help you meet the latest data privacy and government policy standards.
- **CivicPlus CommonLook Accessibility Software** – Efficiently and accurately ensure PDFs are accessible to all members of your community. CommonLook provides an all-in-one environment for testing, remediating, and verifying PDF documents and provides a set of automated tools.

ADD-ON MODULES

In addition to our comprehensive CMS offering, we provide a range of additional modules designed to enhance functionality and meet specific organizational needs. Each module is tailored to deliver specialized capabilities, ensuring you have the flexibility to create a solution that aligns perfectly with your objectives. Please reach out if you are interested in including any of these options into your new CMS project.

Blog – Post opinions/information about various community topics and allow resident comments and subscriptions.

Get Community Input – Post initiatives and project ideas to receive feedback and interact with your residents via Community Voice.

Opinion Poll – Poll your residents on important topics by showing the Opinion Poll widget on relevant pages, to grab resident attention and quickly capture their responses to your polls. Polling helps with gathering and evaluating resident feedback, increasing resident engagement, and understanding your community.

Photo Gallery – Display photos of parades, local sporting events, or historical locations through albums or slideshows. Users can vote on favorites or share via email and social media.

Archive Center – Manage and retain serial and older documents.

Real Estate Locator – Lets community members list and manage residential and commercial properties separately, with dedicated search functions. Users can post and manage listings 24/7 after setting up a profile and paying a subscription fee, while administrators can approve or auto-publish listings.

Resource Directory – Use the Resource Directory to showcase information on local businesses and/or community resources.

Activities – Create and post activities, events, and classes so residents can register for them and even pay online. Your administrators can view and create rosters. The Activities module integrates with the Facilities module so residents can view the location of the activity.

Facilities & Reservations – Display facilities on your site for residents to browse. Allow them to filter by amenities, view facility details, and even make reservations online.

Job Postings – Post available jobs online and accept online applications.

Bids – Post open bid opportunities for contractors to view available work, download supporting documentation, receive notifications on posted opportunities and submit bid applications online.

Continuing Services

Technical Support & Services

With technology, unlimited support is crucial. Our live technical support engineers based in North America are ready to answer your staff members' questions and ensure their confidence. CivicPlus' support team is available 7 a.m. – 7 p.m. CST to assist with any questions or concerns regarding technical functionality and usage of Web Central Starter.

CivicPlus Technical Support will provide a toll-free number, online chat support, as well as an online email support system for users to submit technical issues or questions. If the customer support specialist is unable to assist with the question or issue, the three-tier escalation process will begin to report issues to our product engineering team for resolution.

Emergency technical support is available 24/7 for designated, named points-of-contact, with members of CivicPlus' support teams available for urgent requests.

CIVICPLUS HELP CENTER - CivicPlus customers have 24/7 access to our online Help Center where users can review articles, user guides, FAQs, and can get tips on best practices. Our Help Center is continually monitored and updated by our dedicated Knowledge Management Team to ensure we are providing the information and resources you need to optimize your solution. In addition, the Help Center provides our release notes to keep your staff informed of upcoming enhancements and maintenance.

AWARD-WINNING - CivicPlus has been honored with three Gold Stevie® Awards, six Silver Stevie® Awards, and nine Bronze Stevie® Awards. The Stevie Awards are the world's top honors for customer service, contact center, business development, and sales professionals.

Support at a Glance

- Technical support engineers available 7 a.m. – 7 p.m. (CST) Monday – Friday (excluding holidays)
- Accessible via phone, email, and chat
- 4-hour initial response during normal hours
- 24/7 emergency technical support for named points of contact
- Dedicated customer success manager
- Online self-service help with the CivicPlus Help Center (civicplus.help)

CONTINUING PARTNERSHIP - We won't disappear after your website is launched. You'll be assigned a dedicated customer success manager who will partner with you by providing information on best practices and how to utilize the tools of your new system to most effectively engage your residents.

ENGAGEXCHANGE

The ENGAGEXCHANGE is an online community and the central hub of ideas, guidance, tips, advice, and more for our Web Central Starter customers. It reflects our commitment to:

Connection – Customers can connect with their peers to ask questions, discover solutions, share ideas, and join focus groups and beta opportunities.

Direction – Customers will have the opportunity to provide targeted input on the future direction of the Web Central Starter roadmap and will be able to submit ideas for improvements and enhancements. MAINTENANCE CivicPlus is proactive in identifying any potential system issues. Through regularly scheduled reviews of site logs, error messages, servers, router activity, and the internet in general, our personnel often identify and correct issues before they ever affect our customers' web solutions. Our standard maintenance includes:

- Full backups performed daily
- Regularly scheduled upgrades including fixes and other enhancements
- Testing
- Development
- Operating system patches

Hosting & Security

CivicPlus protects your investment and takes hosting and security of our customers' websites seriously. Redundant power sources and internet access ensure consistent and stable connections. You'll find that our extensive, industry-leading process and procedures for protecting and hosting your website are unparalleled. We offer secure data center facilities, constant and vigilant monitoring, and updating of your system, including 99.9% guaranteed up-time (excluding maintenance). If you experience a DDoS attack or threat, CivicPlus has mitigation and DDoS Advanced Security options available to you at the time of an event. Whatever your needs are, we have an option that will fit your community.

Data Center	<ul style="list-style-type: none"> • Highly Reliable data center & secure facility • Managed network infrastructure • On-site power backup & generators • Multiple telecom/network providers • Fully redundant network • System monitoring – 24/7/365
Bandwidth	<ul style="list-style-type: none"> • Multiple network providers in place • Burst bandwidth – 22 Gb/s • Unlimited bandwidth usage for normal business operations (does not apply in the event of a cyber attack)
Hosting	<ul style="list-style-type: none"> • Web Central Starter software updates • Server management & monitoring • Multi-tiered software architecture • Server software updates & security patches • Database server updates & security patches • Antivirus management & updates • Server-class hardware from nationally recognized provider • Redundant firewall solutions • High performance SAN with N+2 reliability
Disaster Recovery	<ul style="list-style-type: none"> • Emergency after-hours support, live agent (24/7) • On-line status monitor by Data Center • 8-hour guaranteed recovery TIME objective (RTO) • 24-hour guaranteed recovery POINT objective (RPO) • Pre-Emptive monitoring for disaster situations • Multiple, geographically diverse data centers
DDoS Migration	<ul style="list-style-type: none"> • Defined DDoS Attach Process • Identify attack source and type • Monitor attack for threshold* engagement
DDoS Advanced Security Coverage	<ul style="list-style-type: none"> • Not Included – additional coverage available at time of event (fees will apply)

*Thresholds: Traffic exceeds 25 Mb/s sustained for 2+ hours. Traffic over 1 Gb/s at any point during an attack.

GUARDIAN SECURITY

Our Guardian Security Package provides a comprehensive, cost-effective solution tailored for local governments seeking robust security without breaking the bank. Powered by enterprise Cloudflare, this package includes:

- Web Application Firewall (WAF) fully customized for our application
- OWASP ModSecurity Core Rule Set for protection against the Top 10 vulnerabilities identified by the Open
- Web Application Security Project (OWASP), such as SQL injection (SQLi) and cross-site scripting (XSS) attacks
- User Agent Blocking rules to block specific browser or web application User-Agent request headers
- Visitor blocking or challenging by IP address, autonomous system number (ASN), or country code
- Reputation-based threat protection and collective intelligence (CI) to identify new threats

Optional Website Enhancements

RECURRING REDESIGN

At CivicPlus, we understand trends change daily and we continually analyze different ways to design our websites—making it easier and more user friendly for your residents to navigate. One of our best practices to help keep up with these new trends is by adding a redesign to your project. During the redesign, you'll also receive a quality control review to ensure content is as expected with the new design application (although no changes will be made to the content itself). With this new design, you'll stay up to date with current trends and best practices, providing a welcoming yet familiar virtual hub to engage your community.

AUDIOEYE MANAGED

AudioEye offers a range of products and services from self-service to turnkey managed solutions. At the core of AudioEye, is the Digital Accessibility Platform (DAP), this powerful tool empowers auditors, designers, and developers to understand issues of accessibility and improve website infrastructure through the use of an innovative and easy-to-use interface. The AudioEye Toolbar offers web personalization tools. Conforming to Web Content Accessibility Guidelines (WCAG) 2.2 has never been easier.

ACQUIA OPTIMIZE: WEBSITE OPTIMIZATION & COMPLIANCE TOOLS

Acquia Optimize empowers government organizations to maintain accessible, high-quality websites that comply with WCAG 2.1 standards and other international accessibility regulations, such as ADA, Section 508, and EN 301 549. Its accessibility tools identify and address web issues, providing actionable recommendations to enhance user experiences for all. Acquia Optimize's content policies module ensures consistency and accuracy by scanning for content errors or violations of brand, regulatory, or industry standards. The quality assurance tools detect and fix broken links, images, misspellings, and other issues that could hinder navigation or usability. Additionally, the data privacy module scans for sensitive information, prioritizes high-risk violations, and helps organizations reduce privacy risks. Together, these features enable government organizations to deliver inclusive, reliable, and secure digital services.

CIVICPLUS CHATBOT POWERED BY FRASE

CivicPlus Chatbot is designed to convincingly simulate the way a human would behave during a customer service interaction. Our advanced technology combines the power of site search and artificial intelligence (AI) to deliver exceptional customer experiences to residents using your website. Our Chatbot crawls your website and other linked databases to create a continually, automatically updated, AI-powered knowledgebase that you don't have to maintain separately.

PLATFORM IDENTITY PROVIDER (IDP) INTEGRATION

CivicPlus offers IdP integration capabilities, which means you'll benefit from easier integration between your Web Central Starter website and your favorite third-party solutions. Provide single sign-on (SSO) functionality to streamline managing and supporting user credentials and identify management solutions. CivicPlus IdP partners include Microsoft's Entra ID, Microsoft's Active Directory Federation Services (AD FS) versions 3.0, 4.0, and 5.0, and Okta.

STANDARD DEPARTMENT HEADER PACKAGE

A department or division within your organization may need a personalized digital presence. A Department Header Package is a cost-effective way for these groups to differentiate themselves informatively and graphically from the look of the main website while still benefiting from the functionality, service, and support of your Web Central Starter system. Unique customizations include:

- Department-specific URL
- Separate SSL Certificate / DNS & Hosting
- Department Logo
- Global Navigation and Menus
- Banner Image(s) and/or Slideshow Image(s) (if applicable)
- Graphic Links
- Widget Content

BANNERS

A cost-effective way to bring a different look to specific pages or departments is by placing a unique banner image on those pages. Each banner can rotate through as a slide show.

CIVICPLUS MARKETPLACE APP

The CivicPlus Marketplace App is a fully configurable mobile application that serves as a centralized digital hub for community engagement across all CivicPlus solutions. Offering residents convenient access to your agency's information and services, as well as native SeeClickFix 311 CRM starter functionality, the app enhances transparency, service accessibility, and community satisfaction by serving as a mobile gateway to essential services and civic resources.

Our app offers extensive customization options, allowing agencies to configure branding, buttons, and links in real time to maintain brand consistency and enhance the user experience with over 300 configurable icons. It integrates seamlessly with CivicPlus solutions, including SeeClickFix 311 CRM, municipal websites, and mass notifications, providing a unified platform for streamlined engagement. The app improves service visibility and trust by enabling quicker responses to resident concerns and supports diverse community needs, from reporting issues to registering for classes. Additionally, its multi-jurisdictional capabilities allow residents to engage across neighboring areas while offering agencies control over displayed branding and information.

UPGRADE TO PLATINUM SECURITY

CivicPlus' Platinum Hosting and Security package comes with enterprise-level Cloudflare software and:

- Fully customized Web Application Firewall (WAF), customized for our application
- OWASP ModSecurity Core Rule Set protects you against the Top 10 vulnerabilities identified by the Open Web Application Security Project (OWASP), such as SQL injection (SQLi) and cross-site scripting (XSS) attacks
- User agent blocking

- Block or challenge visitors by IP address, autonomous system number (ASN) or country code
- Reputation-based threat protection and collective intelligence (CI) to identify new threats

CONSULTING ENGAGEMENT

Implementing a new software solution is a huge undertaking. Not only does it touch every department in your organization, it has the potential to positively impact the end-users in your community. Sometimes getting to that positive end point is tough with incongruent agendas from stakeholders such as elected officials and department heads. CivicPlus consulting helps your organization do the heavy-lifting, starting with data-driven research and ending with service-level process optimization. We'll help you facilitate the tough conversations and guide you to set realistic timelines and tasks for implementation as well as assist you in setting goals and sustainment plans for your launch and beyond.

CREDIT CARD PROCESSING WITH CIVICPLUS PAY

CivicPlus Pay (Pay) is our integrated, secure, PCI-compliant, utility application. Pay acts as the connector to facilitate a transaction between the CivicPlus solution and the selected payment gateway. CivicPlus has partnered with several integrated gateways which we can assist with the facilitation, set-up, support, and troubleshooting services. Pay can also integrate with many other supported gateway providers in addition to our partner network, in a more limited fashion, to assist you in developing a successful system. To utilize any of the approved gateways, an agreement will need to be executed directly between you and the vendor, that will assess separate merchant account and transaction fees. Additional information can be provided upon request.

Because EMV and Card-Swipe devices are encrypted specifically for individual payment gateways, you'll need to procure any required devices directly from your selected gateway provider for either purchase or rent.

Invoicing Details

- 100% of Year 1 cost upon contracting.
- Annual recurring services shall be invoiced on the start date of each renewal term.
- Annual recurring services shall be subject to a 5% annual increase beginning in year 2 of service.
- All invoices are due within 30 days of the date of such invoice.

If the payment terms noted above does not meet your needs, please discuss with us so that we can try to accommodate your goals.

Disclaimer

PROPOSAL AS NON-BINDING DOCUMENT

A successful project begins with a contract that meets the needs of both parties. This proposal is intended as a non-binding document, and the contents hereof may be superseded by an agreement for services. Its purpose is to provide information on a proposed project we believe will meet your needs based on the information available. If awarded the project, CivicPlus reserves the right to negotiate the contractual terms, obligations, covenants, and insurance requirements before a final agreement is reached. We look forward to developing a mutually beneficial contract with you.



CivicPlus

302 South 4th St. Suite 500
 Manhattan, KS 66502
 US

Quote #:
CivicPlus Pricing
Approval Date:
Expires On:

Statement of Work
Q-122159-1
4/2/2026 1:13 PM
6/1/2026

Client:
 City of Seven Points, TX

Bill To:
 SEVEN POINTS CITY, TEXAS

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
David Hall		david.hall@civicplus.com		Net 30

One-time(s)

QTY	PRODUCT NAME	DESCRIPTION	12 Month Value
1.00	DNS and Domain Hosting Setup	DNS and Domain Hosting Setup: https://sevenpointstexas.com/	USD 158.00
1.00	Municipal Websites Central : Starter Standard Implementation	Central Starter Standard Implementation includes virtual group system training - up to two 3-hour blocks for up to 3 users, migration of up to 150 pages of content the current year plus two previous years of simple meeting agendas and minutes.	USD 692.00
1.00	Municipal Website External Processor Implementation - Forte	Includes setting CivicPlus Pay configuration, configuring CivicPlus products for accepting payments, advanced troubleshooting with our partner's support.	USD 500.00

Recurring Service(s)

QTY	PRODUCT NAME	DESCRIPTION	12 Month Value
1.00	Municipal Websites Central: Starter Standard Annual Fee	Municipal Websites Central : Starter Standard Annual Fee	USD 2,464.50
1.00	Municipal Websites Central: Starter Hosting and Security Annual Fee	Municipal Websites Central: Module Based Hosting and Security Annual Fee	USD 600.00

QTY	PRODUCT NAME	DESCRIPTION	12 Month Value
1.00	Municipal Websites Central: Starter Guardian Security (Cloudflare WAF/CDN)	Starter Cloudflare Tier 1 WAF/CDN security protection	USD 300.00
1.00	DNS and Domain Hosting Annual Fee	DNS and Domain Hosting Annual Fee: https://sevenpointstexas.com/	USD 141.75
1.00	SSL Management CivicPlus Provided	SSL Management CivicPlus Provided: https://sevenpointstexas.com/	USD 66.75
1.00	Municipal Websites Central : Facilities Module Annual Fee	Municipal Websites Central: Facilities Module Annual Fee	USD 350.00
1.00	Municipal Website External Processor Annual Fee - Forte	Pay Maintenance and Support Annual Fee	USD 250.00

QTY	PRODUCT NAME	DESCRIPTION	12 Month Value
1.00	Pay - Forte	Pay - Forte	USD 0.00

List Price - Initial Term Total	USD 10,649.00
Total Investment - Initial Term	USD 5,523.00
Annual Recurring Services (Subject to Uplift)	USD 4,173.00

Initial Term	12 Months Beginning at Signing
Initial Term Invoice Schedule	100% Invoiced upon Signature Date

Renewal Procedure	Automatic 1 year renewal term, unless 60 days notice provided prior to renewal date
Annual Uplift	5% to be applied in year 2

This Statement of Work ("SOW") shall be subject to the terms and conditions of the CivicPlus Master Services Agreement and the applicable Solution and Services terms and conditions located at <https://www.civicplus.help/hc/en-us/p/legal-stuff> (collectively, the "Binding Terms"). By signing this SOW, Client expressly agrees to the terms and conditions of the Binding Terms throughout the term of this SOW.

Please note that this document is a SOW and not an invoice. Upon signing and submitting this SOW, Client will receive the applicable invoice according to the terms of the invoicing schedule outlined herein.

Client may issue purchase orders for its internal, administrative use only, and not to impose any contractual terms. Any terms contained in any such purchase orders issued by the Client are considered null and will not alter the Binding Terms, the Agreement or this SOW.

Acceptance of Quote # Q-122159-1

The undersigned acknowledges having read, understood, and agreed to be bound by the binding terms and conditions incorporated into this SOW. This SOW shall become effective as of the date of the last signature below ("Effective Date").

For CivicPlus Billing Information, please visit <https://www.civicplus.com/verify/>

Authorized Client Signature

CivicPlus

By (please sign):

By (please sign):

Printed Name:

Printed Name:

Title:

Title:

Date:

Date:

Organization Legal Name:

Billing Contact:

Title:

Billing Phone Number:

Billing Email:

Billing Address:

Mailing Address: (If different from above)

PO Number: (Info needed on Invoice (PO or Job#) if required)