



**NOTICE OF SPECIAL MEETING
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, JUNE 3, 2025
6:00 P.M.**

Notice is hereby given of a Meeting of the City Council of Sealy to be held on the abovementioned date, time, and location for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

A. Call to Order

B. Invocation and Pledges of Allegiance

C. Roll Call and Certification of a Quorum

D. Petition(s) and Public Comments

Individuals shall have three (3) minutes to speak.

E. Discussion and Possible Action to Approve the agenda order or reorder

F. Proclamation(s)

None

G. Consent Agenda

(In accordance with Sec. 2-35. (1) of the Code of Ordinances, "Routine matters thought to require little or no deliberation by city council may be placed on a consent agenda, which shall be treated as one agenda item." At any time prior to the call for a vote on the consent agenda, any council member may request that one or more items may be removed from the consent agenda and handled separately in the same manner as a regular agenda item.)

None

H. Presentation(s)

- **2025 Street Pavement Assessment Study by Mike Barrow, Assistant City Manager, and Jared Engelke with Strand and Associates**
- **Fiscal Year 2025-2026 Budget Priorities and Request from Assistant City Manager**

I. Business

1. Discussion and Possible Action to Elect a Mayor Pro Tem.
2. Discussion and Possible Action regarding Approving the Investment Report for the Quarter ending March 31, 2025.
3. Discussion and Possible Action regarding a Business Incentive for the Trevino Project with Sealy EDC Funding and a Performance Agreement for Business Interior Improvements in an amount not to exceed \$15,000.
4. Discussion and Possible Action regarding a Resolution for the Trevino Project.

5. Discussion and Possible Action regarding a Task Order No. 25-01 with Strand Associates for a Jacqueline A. Cryan Memorial Park Pond and Path Lighting Project.
 6. Discussion and Possible Action to Rescind Resolution 2025-13 A Resolution of the City of Sealy, Texas, Approving, Memorializing, and Ratifying Applications for 2025 Transportation Alternatives Set-Aside (TA) Program with the Texas Department of Transportation (TxDOT), Whereby Staff has Applied for Funding for the Construction and Improvement of Sidewalks for Highway 36, FM 2187, and Main Street.
 7. Discussion and Possible Action regarding the Approval of Ordinance Chapter 42 for Collection Boxes.
(First of two readings)
 8. Discussion and Possible Action regarding Amending Ordinance for the Master Fee Schedule for:
(First of two readings)
 - Collection Box Permit Fee
 - J. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**
 - a) **Texas Government Code, Section 551.074, Personnel Matters:** To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
 - Public Works Director
 9. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.
 10. Reports, Announcements, or Requests from Councilmembers.
- K. Adjourn

CERTIFICATION

I, Sandra Vrabec, City Secretary of the City of Sealy, do hereby certify that the above notice of the City of Sealy, Texas, City Council, was posted in a place convenient to the general public in compliance with Chapter 551, of the Texas Government Code, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting as well as on required website(s).



Sandra Vrabec, City Secretary

F. Proclamation(s)

None

G. Consent Agenda

None

H. Presentation(s)



Strand Associates, Inc.®
1906 Niebuhr Street
Brenham, TX 77833
(P) 979.836.7937
www.strand.com

March 27, 2025

Mr. Mike Barrow, Assistant City Manager and Planning Director
City of Sealy
415 Main Street
Sealy, TX 77474

Re: 2025 Street Pavement Assessment Study
City of Sealy, Texas

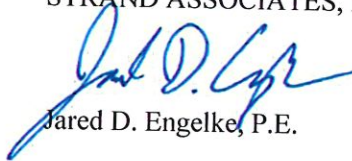
Dear Mr. Barrow:

Enclosed is the final 2025 Street Pavement Assessment Study, which includes the Opinion of Probable Construction Costs.

Please call 979-836-7937 should you have any questions.

Sincerely,

STRAND ASSOCIATES, INC.®



Jared D. Engelke, P.E.

Enclosure: Report

TBPE No. F-8405
TBPLS No. 10030000

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Arizona | Illinois | Indiana | Iowa | Kentucky | Ohio | Tennessee | Texas | Wisconsin

Technical Memorandum for City of Sealy, Texas

2025 Street Pavement Assessment Study



Prepared by:

STRAND ASSOCIATES, INC.®
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TBPLS No. 10030000
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www.strand.com

March 2025



TABLE OF CONTENTS

Page No.
or Following

2025 STREET PAVEMENT ASSESSMENT STUDY

Introduction	1
Street Pavement Assessment Method	1
Sealy Pavement Assessment (Assessment) and Inventory	11
Opinion of Probable Construction Costs (OPCC)	12
Conclusion	13

FIGURE

Figure 1	Anderson Street–Rehabilitated in 2024	2
Figure 2	Fowlkes Street–Light Surface Material Raveling	4
Figure 3	Mourning Dove Drive–Unsealed Expansion Joints	5
Figure 4	Shadowlake Court–Regular Unsealed Tight Transverse Cracks	6
Figure 5	Briar Circle–Occasional Longitudinal Cracking	7
Figure 6	East 2nd Street–Severe Alligator Cracking	8
Figure 7	Vail Street–Open and Spalled Joints, Moderate Block Cracking	9
Figure 8	Lux Street–Severe Raveling, Loss of Surface Integrity, and Potholes	10
Figure 9	Street Rating Distribution by Length	12

APPENDICES

APPENDIX A–OPCC

APPENDIX B–ASSESSMENT AND INVENTORY

APPENDIX C–PAVEMENT CONDITION INVENTORY–FEBRUARY 2025

INTRODUCTION

This Technical Memorandum (Memorandum) documents the City of Sealy, Texas (City) 2025 Street Pavement Assessment Study (Study) for the condition and anticipated reconstruction costs of City-owned roadways.

STREET PAVEMENT ASSESSMENT METHOD

The University of Wisconsin-Madison Transportation Information Center's *Pavement Surface Evaluation and Rating—Asphalt PASER Manual* (Asphalt PASER Manual) and *Pavement Surface Evaluation and Rating—Concrete PASER Manual* (Concrete PASER Manual) provide methods for determining Pavement Surface Evaluation and Ratings (PASER) via visual observation of the roadway surface condition. These manuals have been adopted by the Department of Transportation in numerous states throughout the United States. The Asphalt and Concrete PASER Manuals were used in evaluating the condition of the City's roadways, assigning PASERs for these roadways, and provided the basis for the following discussion.

The Asphalt PASER Manual provides PASERs that vary from a value of 10 (indicating a roadway that is newly constructed or recently overlaid with no known base failures) to a value of 1 (indicating a roadway that has effectively failed, displaying severe base failure and widespread loss of surface integrity). The Concrete PASER Manual provides equivalent PASERs on the same scale based on concrete failure types. Asphalt and concrete roadways with PASERs greater than or equal to 5 are considered to be in good structural condition with wear and tear primarily being evident on the surface of the pavement. Preservative maintenance is often a cost-effective option for extending the lifespan of the pavement and options include crack-sealing, sealcoating, and overlaying. Asphalt and concrete roadways with PASERs less than or equal to 4 are not as viable for preservative maintenance, and often require more extensive repairs that may include mill and overlay, cement stabilization of the existing materials and overlay, or a full-depth reconstruction.

The Asphalt PASER Manual provides examples of failure types and frequency associated with each PASER. Characteristics of each PASER are discussed in the following Memorandum.

A. PASERs 10 and 9—New or Recently Overlaid

1. Asphalt Roadways
 - a. Newly constructed or recently overlaid.
 - b. Excellent condition.
 - c. No signs of visible wear.
 - d. No maintenance necessary.



Figure 1 Anderson Street–Rehabilitated in 2024

2. Concrete Roadways

- a. Newly constructed or recent concrete reclamation.
- b. Slight traffic wear visible in the wheel path and map cracking.
- c. No maintenance necessary.

B. PASER 8–Very Good

1. Asphalt Roadways

- a. Recently seal-coated or overlaid.
- b. Displaying longitudinal or transverse cracking; cracks are either tight or sealed.
- c. Little to no maintenance is necessary.

2. Concrete Roadways
 - a. Surface wear and slight defects are apparent in lanes.
 - b. Slight surface scaling, partial loss of joint sealant, and minor cracking may be present.
 - c. Isolated manhole distress.
 - d. Little to no maintenance is required

C. PASER 7–Good

1. Asphalt Roadways
 - a. Showing first signs of aging.
 - b. Slight raveling.
 - c. Longitudinal cracks are along the paving joint.
 - d. Transverse cracks no closer than 10 feet.
 - e. Cracks are no larger than 0.25 inch, and spot patches are not evident or are in very good condition.
 - f. Maintenance includes routine crack-sealing.



Figure 2 Fowlkes Street–Light Surface Material Raveling

2. Concrete Roadways
 - a. First signs of transverse cracking and patching.
 - b. Pop-outs, scaling, and manhole displacement may be common, and isolated heaves or settlements may occur.
 - c. Joint- and crack-sealing completed as needed.



Figure 3 Mourning Dove Drive—Unsealed Expansion Joints

D. PASER 6—Good

1. Asphalt Roadways
 - a. Transverse cracks are less than 10 feet apart and as large as 0.5 inch wide, sealed or unsealed.
 - b. Pavement adjacent to cracks is generally structurally sound, and the first signs of block cracking may be visible.
 - c. Slight surface raveling and polishing may be evident.
 - d. Seal-coating may be the most economical option to extend the pavement's useful life.
2. Concrete Roadways
 - a. First signs of corner cracking or shallow reinforcement are evident.
 - b. Transverse cracks are somewhat frequent, and open joints and cracks are less than 0.25 inch wide.
 - c. Joint- and crack-sealing should be the primary repairs considered.



Figure 4 Shadowlake Court–Regular Unsealed Tight Transverse Cracks

E. PASER 5–Fair

1. Asphalt Roadways
 - a. Structurally sound but is displaying moderate to severe raveling (especially in the wheel path) with substantial aggregate loss and/or extensive surface polishing.
 - b. Longitudinal cracking near pavement edges and block cracking of less than one-half the surface is evident.
 - c. Patches (if any) are in good condition.
 - d. Seal-coating may be considered; however, an asphalt overlay may be necessary.
2. Concrete Roadways
 - a. First signs of joint- or crack-spalling, and multiple cracking at the corners result in broken pieces.
 - b. Patches are in fair condition.
 - c. Surface texturing repairs may be necessary.
 - d. Partial depth patching and joint repairs are likely necessary.

F. PASER 4–Fair

1. Asphalt Roadways

- a. Severe surface raveling that is beyond being sealed.
- b. Longitudinal cracking is present in the wheel path.
- c. Transverse tracking is abundant, and block cracking is greater than 50 percent of the surface.
- d. Patches are in fair condition with slight distortion (less than 0.5 inch).
- e. Overlay is likely necessary to strengthen the pavement structure and restore the driving surface; mill and overlay may be the most cost-effective solution for restoration.

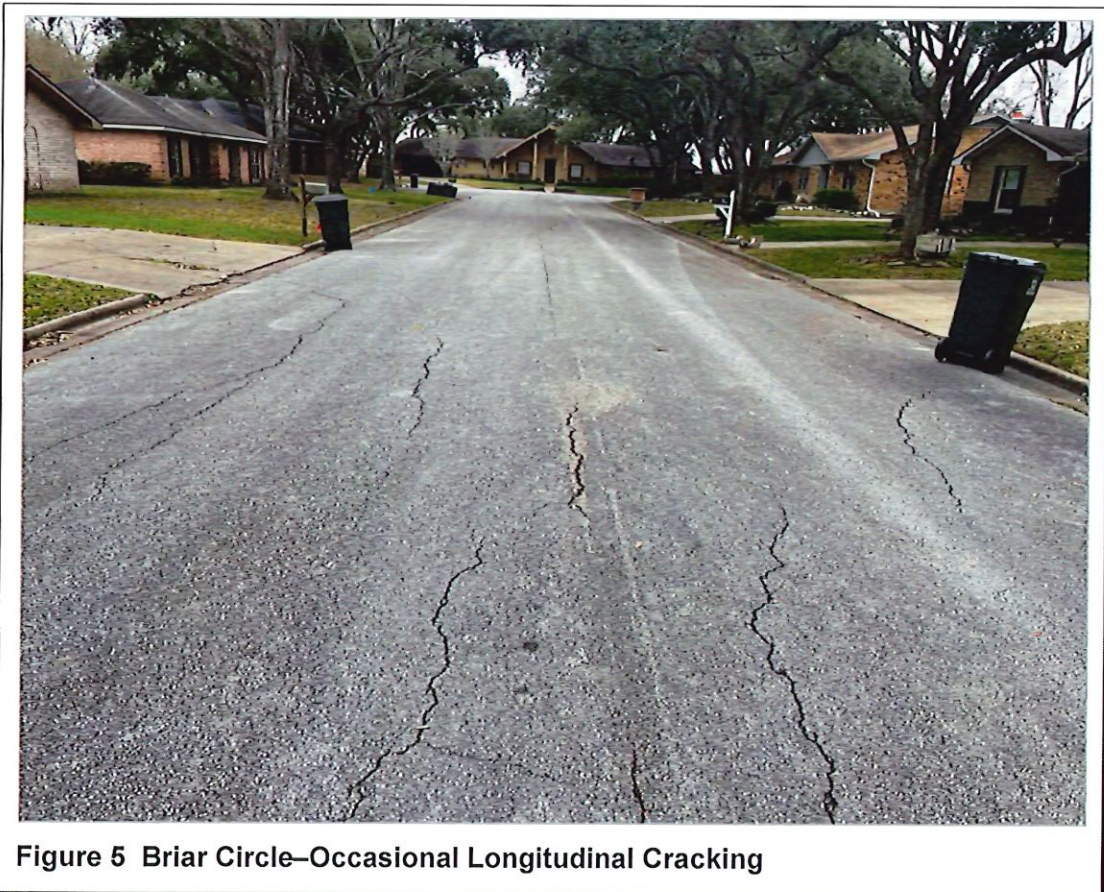




Figure 6 East 2nd Street–Severe Alligator Cracking

2. Concrete Roadways
 - a. Severe surface distress and multiple transverse cracks with spalling and broken sections are evident.
 - b. Corner cracking with potholes and patches are present.
 - c. Full-depth joint and crack repair are required.
 - d. Asphalt overlay or surface texturing is necessary to restore the contact surface.

G. PASER 3–Poor

1. Asphalt Roadways
 - a. Extensive cracking.
 - b. Block cracking is abundant, and the beginning of alligator cracking is present.

- c. Patches (if any) are in fair or poor condition, and moderate distortion or rutting (1 to 2 inches) and potholes are present.
 - d. Structural overlay (greater than or equal to 2 inches) is likely the most cost-effective alternative to restore the roadway. After milling, and before overlay, patching and/or crack sealing may be necessary
2. Concrete Roadways
- a. Most joints and cracks are open 1 inch, spalled, or patched.
 - b. D-cracking and severe faulting are present.
 - c. Full-depth patching and the replacement of entire slabs are necessary.



Figure 7 Vail Street–Open and Spalled Joints, Moderate Block Cracking

H. PASER 2–Poor

1. Asphalt Roadways

- a. Alligator cracking, distortion, rutting, potholes, and patches in poor condition are present on more than 25 percent of the surface.
- b. Reconstruction is necessary rather than maintenance. Surface pulverization and new base material may be a cost-effective method for reconstruction.



Figure 8 Lux Street–Severe Raveling, Loss of Surface Integrity, and Potholes

2. Concrete Roadways

- a. Extensive slab cracking, spalling, and settlements or heaves, and joint failures are evident.
- b. Recycling and reconstruction of the pavement are necessary.

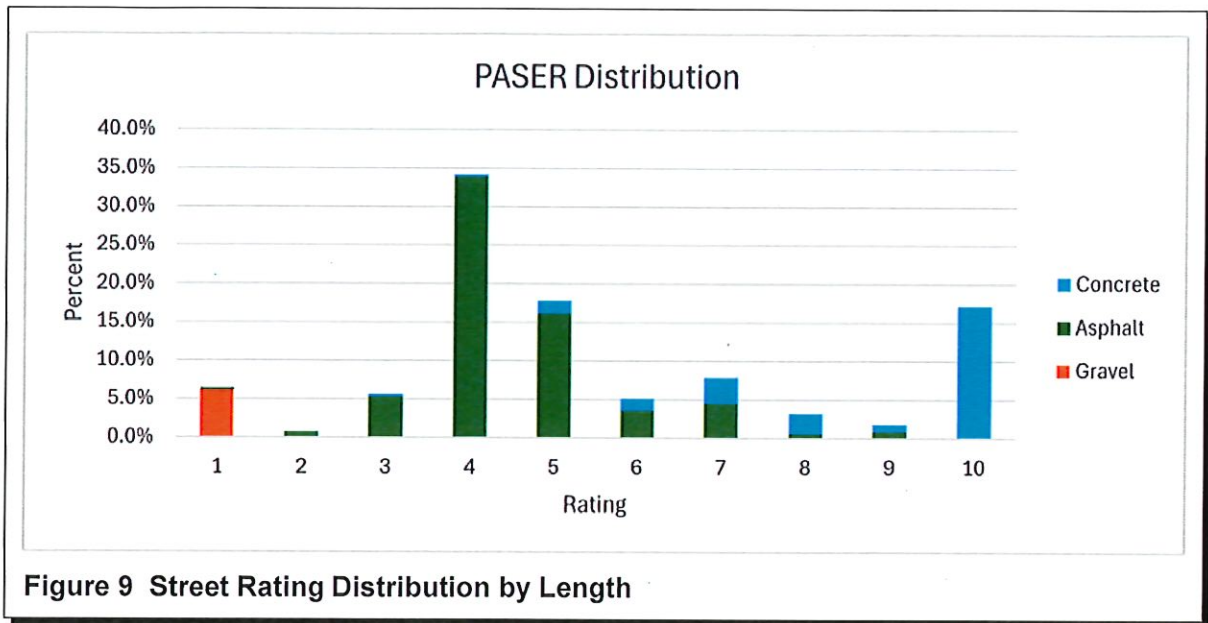
- I. PASER 1–Failed
 1. Asphalt Roadways
 - a. Roadway has failed.
 - b. There is extreme distress and extensive to complete loss of surface integrity.
 - c. Reconstruction is the only viable restoration method.
 2. Concrete Roadways
 - a. Extensive potholes and near total loss of pavement integrity are causing restricted speeds.
 - b. Full reconstruction is necessary.

SEALY PAVEMENT ASSESSMENT (ASSESSMENT) AND INVENTORY

On February 14, 2025, Strand Associates, Inc.[®] (Strand) staff, with a representative from the City, performed the Assessment using the Asphalt and Concrete PASER Manuals to determine PASERs via visual observation while driving the natural wheel path of each roadway. For the purposes of a comprehensive inventory, recently completed and not yet completed developments were included in this Memorandum and inventory. These include Hunters Crossing Phase II, Cane Crossing, Westward Pointe, and Southfork Ranch. Incomplete roads were assumed to have a PASER of 10 and consolidated to a single line item per development in the inventory with an average width for simplicity and conciseness.

During this Assessment, the ten pavement condition ratings were observed and documented. PASERs equal to or less than 6 represented the vast majority of pavement condition ratings, comprising more than 75 percent of the roadways. It may be more common for municipalities to expect a distribution that represents a traditional bell curve; however, the frequency of gravel roads and new developments significantly increases the representation of roads that have a PASER of 1 and 10, respectively. Roadways with a PASER of 4 made up approximately 34 percent of City roadways (by length). Roadways with a PASER of 5 made up approximately 18 percent of roadways, which may be of significant importance to the City as there may be viable options to increase these roadways' PASER and extend the pavement life at an economical advantage compared to more extensive reconstruction at a later date.

Similarly, PASERs 6 and 7 make up approximately 5 and 8 percent of the City's roadways, respectively. Figure 9 illustrates this distribution based on the approximate length of roadway for each PASER value. The figure demonstrates the distribution of each pavement condition rating for asset management and provides the City with a better understanding of its aging roadway infrastructure. This understanding can be used for budgetary and funding purposes.



Enclosed is a pavement asset inventory that is alphabetically organized by roadway quality rating (reference Appendix B). Roadways are also broken into segments where significant changes in roadway condition were observed that resulted in a different PASER. This organization structure is not intended to define or imply the ideal order of operations for maintenance, reclamation, or reconstruction, but rather provide an organized breakdown that the City can use to determine when and where to focus resources. Also enclosed is a map of City streets and their assigned PASERs (reference Appendix C).

It should be noted that some roads included isolated locations where the PASER was lower than the rest of the road segment (for example, an intersection, cul-de-sac, or less than 50-foot section with a rating at least one PASER lower than adjacent sections of roadway). These isolated lower PASER sections are displayed in the enclosed map exhibit and may be considered for spot improvements with the improvement of adjacent roadways (reference Appendix B).

OPINION OF PROBABLE CONSTRUCTION COSTS (OPCC)

The enclosed OPCCs (reference Appendix A) were established for roadways with a PASER equal to or less than 4. These roadways will likely need to be rehabilitated or reconstructed in the near future.

The City experiences a variety of soil and existing roadway subbase conditions, which may or may not be considered for each construction project. For the purpose of this Study, three pavement sections were assumed for establishing OPCCs. The assumed pavement structures are noted along with the OPCCs. Soil conditions and traffic demands were not part of this Study and may impact the pavement section necessary to adequately rehabilitate or reconstruct the roadways with a desirable service life. It is recommended that a geotechnical engineer perform a geotechnical investigation and provide a pavement section recommendation. Furthermore, these OPCCs were developed using March 2025 dollars. These variables should be taken into consideration when establishing project budgets in the future.

OPCCs are established for three pavement restoration options:

1. Rehabilitation—The rehabilitation pavement section consists of the cement stabilization of the existing materials in place (10 inches deep at 5 percent cement content by dry weight) and a double course of asphaltic surface treatment, commonly referred to as a double course chip seal.
2. Asphaltic Reconstruction—The asphaltic reconstruction pavement section consists of the removal of 2 inches of existing pavement, cement stabilization of the materials in place (8 inches deep at 5 percent cement content by dry weight), and adding 2 inches of hot mix asphaltic concrete.
3. Concrete Reconstruction—The concrete reconstruction option consists of the removal of 6 inches of existing pavement, lime stabilization of the subgrade in place (8 inches deep at 10 percent lime by dry weight), and 6 inches of reinforced concrete pavement. Concrete reconstruction includes replacement of all curb and gutter, when present.

For both the rehabilitation and asphaltic reconstruction options, it was assumed that 10 percent of the existing curb and gutter, when present, would need to be replaced as well. Concrete OPCCs were provided for roads regardless of existing surface material; however, rehabilitation and asphaltic reconstruction OPCCs were not provided for roads that currently have a concrete surface as changing concrete to asphaltic roads is generally not desired by municipalities. Additionally, the minimum width applied to concrete reconstruction OPCCs was set at 20 feet, not including curb and gutter. Cost modifications must be considered if additional work is anticipated (such as replacing additional curb and gutter or the replacement of existing underground utilities).

Included with the OPCCs and inventory are columns indicating the presence of existing utilities under the roadway that may need to be replaced in the near future. These utilities were based on Strand's documentation of utilities in the City as well as potential projects identified in previous impact fee projects. It is noted whether the utilities cross under or run in line with the street under the pavement.

CONCLUSION

This Memorandum presented information for the Study, including an inventory of City-maintained roads and OPCCs to reconstruct roads with a PASER equal to or less than 4.

CITY OF SEALY
ROAD ASSET INVENTORY - ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST
STRAND PROJECT NO. 3000.000
MARCH 2025

roadway Quality Rating 1	Existing Material	Length (ft)	Width (ft)	Recommendation - Chip Seal	Cost Per Square Foot	Recommendation - PMA	Cost Per Square Foot	Recommendation - Concrete	Cost Per Square Foot	Water	Sewer	Dis
Downey Street	Asphalt	60	24	6,000.00 \$	6.16 \$	7.04 \$	8,400.00 \$	28,500.00 \$	476.00 \$	10.72		
East Front Street	Gravel	250	21	5,250.00 \$	5.08 \$	6.04 \$	15,000.00 \$	125,000.00 \$	500.00 \$	10.53		
Cashford Road	Gravel	2,025	20	40,500.00 \$	5.03 \$	6.04 \$	121,500.00 \$	1,154,500.00 \$	570.87 \$	19.47		
Key Underpass Road	Gravel	915	20	18,300.00 \$	4.08 \$	5.51 \$	50,600.00 \$	412,500.00 \$	453.33 \$	18.47		
West Lane	Gravel	315	30	9,450.00 \$	6.85 \$	8.08 \$	25,050.00 \$	210,000.00 \$	678.00 \$	18.80		
283 1/2 south of 1st leader road 1,850 ft south	Gravel	1,850	14	25,900.00 \$	5.10 \$	6.71 \$	26,490.00 \$	224,500.00 \$	122.00 \$	19.50		
Washburn Street	Gravel	300	12	3,600.00 \$	6.42 \$	8.58 \$	24,000.00 \$	117,000.00 \$	390.00 \$	19.49		
East Front Street to Sullivan Street	Gravel	3,000	20	60,000.00 \$	5.07 \$	6.58 \$	151,800.00 \$	1,284,000.00 \$	852.00 \$	19.49		
370 feet south of Auding Dove Circle to Harrison Road	Gravel	4,080	10	40,800.00 \$	5.04 \$	6.59 \$	111,000.00 \$	1,092,000.00 \$	267.50 \$	10.51		
Sealy-Fryck Road	Gravel	1,075	15	16,125.00 \$	5.11 \$	6.65 \$	31,000.00 \$	271,000.00 \$	252.27 \$	10.48		
Key Underpass Road to Weeping Willow Road	Asphalt	875	10	8,750.00 \$	5.22 \$	6.27 \$	20,500.00 \$	224,000.00 \$	267.54 \$	10.48		
Ward Bend Road	Gravel	1,050	15	15,750.00 \$	5.21 \$	6.70 \$	40,500.00 \$	408,500.00 \$	398.52 \$	10.45		

roadway Quality Rating 2	Existing Material	Length (ft)	Width (ft)	Recommendation - Chip Seal	Cost Per Square Foot	Recommendation - PMA	Cost Per Square Foot	Recommendation - Concrete	Cost Per Square Foot	Water	Sewer	Dis
Legio Lake Road	Asphalt	725	24	17,400.00 \$	5.17 \$	6.05 \$	47,000.00 \$	265,000.00 \$	364.28 \$	10.48		
Sinky Road	Asphalt	1,095	30	32,850.00 \$	5.01 \$	6.50 \$	71,550.00 \$	427,000.00 \$	389.50 \$	10.50		

roadway Quality Rating 3	Existing Material	Length (ft)	Width (ft)	Recommendation - Chip Seal	Cost Per Square Foot	Recommendation - PMA	Cost Per Square Foot	Recommendation - Concrete	Cost Per Square Foot	Water	Sewer	Dis
8th Street	Asphalt	615	16	9,840.00 \$	6.03 \$	8.13 \$	50,000.00 \$	240,000.00 \$	391.53 \$	19.53	Parallel	Parallel
9th Street	Asphalt	340	12	4,080.00 \$	5.27 \$	6.85 \$	28,000.00 \$	134,000.00 \$	387.35 \$	19.71	Parallel	Parallel
Branchville Circle	Concrete	750	30	22,500.00 \$	5.30 \$	6.81 \$	36,500.00 \$	172,000.00 \$	229.55 \$	19.55	Parallel	Parallel
Dickerson Street	Asphalt	440	12	5,280.00 \$	6.09 \$	8.20 \$	44,000.00 \$	157,000.00 \$	356.82 \$	19.44	Parallel	Parallel
Engle Lake Road	Asphalt	850	12	10,200.00 \$	5.30 \$	6.81 \$	55,500.00 \$	255,500.00 \$	302.42 \$	19.42	Parallel	Parallel
Engle Lake Road	Asphalt	870	20	17,400.00 \$	5.28 \$	6.82 \$	61,500.00 \$	287,500.00 \$	330.82 \$	20.50	Parallel	Parallel
Engelking Street	Asphalt	320	20	6,400.00 \$	4.84 \$	6.36 \$	24,000.00 \$	127,000.00 \$	396.88 \$	20.48	Parallel	Parallel
West Front Street	Asphalt	3,100	20	62,000.00 \$	5.02 \$	6.59 \$	155,000.00 \$	1,200,000.00 \$	766.60 \$	20.50	Parallel	Parallel
Garner Street	Asphalt	500	20	10,000.00 \$	5.03 \$	6.59 \$	25,000.00 \$	215,000.00 \$	430.00 \$	19.68	Parallel	Parallel
Cashford Road	Asphalt	1,980	14	27,720.00 \$	5.49 \$	7.04 \$	21,000.00 \$	125,000.00 \$	625.00 \$	19.68	Parallel	Parallel
Merced Lane	Asphalt	1,440	15	21,600.00 \$	5.00 \$	6.62 \$	20,000.00 \$	775,000.00 \$	536.81 \$	19.62	Parallel	Parallel
Newcom Lane	Asphalt	960	10	9,600.00 \$	5.10 \$	6.65 \$	64,000.00 \$	298,500.00 \$	311.88 \$	19.85	Parallel	Parallel
Old San Felipe Road	Asphalt	1,000	10	10,000.00 \$	6.04 \$	8.05 \$	60,000.00 \$	401,000.00 \$	401.00 \$	19.47	Parallel	Parallel
Pino Street	Asphalt	295	11	3,245.00 \$	5.23 \$	6.87 \$	26,000.00 \$	143,000.00 \$	484.74 \$	19.40	Parallel	Parallel
Sullivan Street	Asphalt	1,005	10	10,050.00 \$	5.04 \$	6.61 \$	50,000.00 \$	420,000.00 \$	417.52 \$	19.52	Parallel	Parallel
Volt Street	Concrete	315	30	9,450.00 \$	5.04 \$	6.61 \$	191,000.00 \$	100,000.00 \$	317.78 \$	20.11	Crossing	Crossing

Assumptions:

- Chip Seal:
 - Comment stabilization of materials in place at a depth of 10-inches and rate of 5% by dry weight
 - Double course asphaltic surface treatment
 - Replacement of 10% existing curb and gutter if present
- Asphalt:
 - Remove or existing pavement to a depth of 2-inches
 - Comment stabilization of materials in place at a depth of 6-inches and rate of 5% by dry weight
 - Hot mix asphaltic concrete pavement (2-inches)
 - Replacement of 10% existing curb and gutter if present
- Concrete:
 - Remove or existing pavement to a depth of 6-inches
 - Line stabilization of materials in place at a depth of 8-inches and rate of 10% by dry weight
 - Reinforce concrete pavement (6-inches)
 - Replacement of all existing curb and gutter

Water - cast in place, steel, subgrade concrete
Sewer - vitrified clay, concrete, cast iron
Gas - steel
*Additional utilities were included if replacement/installation is anticipated based on one of Strand/Associate pass/present projects

APPENDIX B
ASSESSMENT AND INVENTORY

CITY OF SEALY
ROAD ASSET INVENTORY
STRAND PROJECT NO. 3903.090
MARCH 2025

Roadway Quality Rating 5		Existing Material	Length (ft)	Water	Sewer	Gas
2nd Street	Lux Road to 905 ft west of North Hardeman Street (curb and gutter transition)	Asphalt	1,550	Parallel	Parallel	Parallel
4th Street	West Street to 555 ft east of Loescher Street	Asphalt	990			
10th Street	TX-36 to Fowlkes Street	Asphalt	335	Parallel	Parallel	Parallel
Acres Lane	1,255 ft northwest of Schmidt Road to Schmidt Road	Asphalt	1,255			
Andrews Street	West End to Cleveland Street	Asphalt	195	Parallel	Parallel	Parallel
Andrews Street	Cleveland Street to Cleveland Street	Asphalt	680	Parallel	Parallel	Parallel
Andrews Street	Cleveland Street to East End	Asphalt	525	Parallel	Parallel	Parallel
Atchison Street	North Circle to 10th Street	Asphalt	600	Parallel	Parallel	Parallel
Bob White Trail	Full Length	Asphalt	1,050			
Championship Drive	400 ft south of US-90 to Eagle Lake Road (south section)	Asphalt	470			
Chickadee Street	Full Length	Asphalt	275			
Cleveland Street	Andrews Street to San Felipe Road (west section)	Asphalt	490	Parallel	Parallel	Parallel
Cleveland Street	Andrews Street to Travis Street (east section)	Asphalt	305	Parallel	Parallel	Parallel
Columbus Road	TX-36 to North Fowlkes Street	Asphalt	360	Parallel	Parallel	Parallel
Daniels Street	Full Length	Asphalt	750	Parallel	Parallel	Parallel
Downey Street	Garland Street to City Limits	Asphalt	3,660			
Eagle Lake Road	West Street halfway to 5th Street	Asphalt	378			
Fowlkes Street	Water Road to concrete-asphalt transition	Concrete	55			
Fowlkes Street	North 8th Street to Columbus Road	Asphalt	1,278	Parallel	Parallel	Parallel
Front Street	San Felipe Street to 2nd Street	Asphalt	420			
Front Street	2nd Street to Main Street	Asphalt	360			
West Front Street	2nd Street to Main Street	Asphalt	375	Parallel	Parallel	Parallel
West Front Street	5th Street to 8th Street	Asphalt	1,118	Parallel	Parallel	Parallel
Frydek Road	Moore Street to US-90	Asphalt	3,235			
Garland Street	Downey Street to East end	Asphalt	830			
Gebhardt Road	Rogers Lane to Start curve adjacent to US-90	Asphalt	430			
Hillcrest Drive	Full Length	Asphalt	1,245			
Kathy Avenue	Magnolia Street to Brookside Lane	Asphalt	760			
Kloacker Road	US-90 to Eagle Lake Road	Asphalt	575			
Kloacker Road	Championship Drive to Rexville Road	Asphalt	1,450			
Lakeside Drive	Hillcrest Drive to Lakeview Drive	Asphalt	520			
Live Oak Street	Full Length	Asphalt	780			
Loescher Street	Full Length	Asphalt	345	Parallel	Parallel	Parallel
West Luchan Road	415 ft south of I-10 feeder road 210 ft south	Asphalt	210			
Lux Road	Columbus Road to Railroad	Asphalt	100	Crossing	Crossing	Crossing
Magnolia Street	Full Length	Asphalt	1,060	Parallel	Parallel	Parallel
Main Street	Silman Street to East end	Asphalt	545	Crossing	Crossing	Crossing
Water Road	Full Length	Concrete	925			
Meadowlark Circle	Full Length	Asphalt	310			
Milner Road	Eagle Lake Road to US-90	Asphalt	850			
Mockingbird Bend	Full Length	Asphalt	835			
North 4th Street	North Fowlkes Street to east end	Asphalt	335			
Nelson Street	Full Length	Asphalt	1,020			
Oak Street	Full Length	Concrete	1,690			
Oak Park Drive	Concrete section	Concrete	410			
Old San Felipe Road	Silman Street to Deepest Street	Asphalt	1,835	Parallel	Parallel	Parallel
Overcreek Way	TX-36 to West Front Street	Asphalt	260			
Quail Bend	Full Length	Asphalt	575			
Quail Hollow	Full Length	Asphalt	1,220			
Robin Road	Full Length	Concrete	420	Crossing	Crossing	Crossing
Roosevelt Street	US-90 to Rexville Road	Asphalt	410			
Rosalia Lane	Full Length	Asphalt	545			
Sealy Road	San Felipe Road to Business driveway	Asphalt	580	Parallel	Parallel	Parallel
Silman Street	2nd Street to Main Street	Asphalt	360			
Sunset Avenue	Full Length	Asphalt	1,055	Parallel	Parallel	Parallel
Tauber Lane	Roosevelt Street to Olander Street	Asphalt	280			
Tiger Lane	West Street to North Circle	Asphalt	275	Parallel	Parallel	Parallel
West Street	4th Street to concrete section at 8th Street	Asphalt	1,555	Parallel	Parallel	Parallel
West Street	concrete section at 8th Street to Tiger Lane	Asphalt	800	Parallel	Parallel	Parallel
Westview Terrace Drive	Full Length	Concrete	1,720			
Wilson Street	Andrews Street to North end	Asphalt	430			

Utilities noted to be replaced if the below materials exist under roadway pavement:

- Water - cast iron, steel, asbestos concrete
- Sewer - vitrified clay, concrete, cast iron
- Gas - steel

*Additional utilities were included if replacement/installation is anticipated based on one of Strand Associates past/present projects

Roadway Quality Rating 6		Existing Material	Length (ft)	Water	Sewer	Gas
Championship Drive	US-90 to Eagle Lake Road (north section)	Concrete	233			
Cleveland Street	Travis Street to San Felipe Road (east section)	Asphalt	233	Parallel	Parallel	Parallel
Dove Landing Drive	Full Length	Concrete	925			
Eagle Lake Road	Westview Terrace Drive intersection to West Street	Asphalt	820	Parallel	Parallel	Parallel
Fowlkes Street	4th Street to 5th Street	Asphalt	389	Parallel	Parallel	Parallel
Frydek Road	Silman Street to Moore Street	Asphalt	955			
Lakefield Drive	Full Length	Asphalt	1,065			
Lakeside Drive	Lakeview Drive to Lakefield Drive	Asphalt	520			
West Luchan Road	I-10 feeder road to 415 ft south	Asphalt	415			
Lux Road	Peschal Lane to 100 ft west of park driveway	Asphalt	315			
Schmidt Road	Sinky Road to 320 feet south of Nesting Dove Circle	Asphalt	2,470			
Shadowlake Drive	South end to bend located 500 ft north of US-90	Concrete	500			
Shadowlake Drive	West 90-degree corner to Westview Terrace Drive	Concrete	810			
Shadowlake Circle	Full Length	Concrete	325			
Shadowlake Court	Full Length	Concrete	350			
Silman Street	Main Street to Old San Felipe Road	Asphalt	2,240	Parallel	Parallel	Parallel
Westview Terrace Circle	Shadowlake Drive to south cul-de-sac	Concrete	320			
White Wing Lane	Southwest end to Dove Landing Drive	Concrete	685			

Utilities noted to be replaced if the below materials exist under roadway pavement:

- Water - cast iron, steel, asbestos concrete
- Sewer - vitrified clay, concrete, cast iron
- Gas - steel

*Additional utilities were included if replacement/installation is anticipated based on one of Strand Associates past/present projects

CITY OF SEALY
ROAD ASSET INVENTORY
STRAND PROJECT NO. 3903.090
MARCH 2025

Roadway Quality Rating 7		Existing Material	Length (ft)	Water	Sewer	Gas
Fowlkes Street	Railroad to 4th Street	Asphalt	1,050	Parallel	Parallel	Parallel
West Front Street	I-10 ROW Drivts	Asphalt	400			
Lakeview Drive	Full Length	Asphalt	1,170			
Lux Road	Railroad to Paschel Lane	Asphalt	710	Crossing	Crossing	Crossing
Lux Road	100 ft west of park driveway to 2nd Street	Asphalt	305			
Main Street	2nd Street to band in Main Street	Asphalt	585	Parallel	Parallel	Parallel
Main Street	220 ft west of Loescher Street to TX-36	Asphalt	2,375	Parallel	Parallel	Parallel
Main Street	TX-36 to North Fowlkes Street	Asphalt	340	Parallel	Parallel	Parallel
Main Street	West Front Street to Silman Street	Asphalt	750	Parallel	Parallel	Parallel
Mear Road	US-90 to Revivie Road	Concrete	1,605			
Mourning Dove Trail	Full Length	Concrete	1,370			
Mourning Dove Trail	Full Length	Concrete	335			
Revivie Road	FM 3538 to Cane Crossing entrance	Asphalt	600			
Schmidt Road	TX-36 to asphalt section	Concrete	890			
Schmidt Road	Sinky Road to Concrete section prior to TX-36	Asphalt	1,820			
Sealy Road	1500 ft prior to City Limits to City Limits	Asphalt	1,500			
Shadowlake Drive	Bend located 500 ft north of US-90 to West 90-degree corner	Concrete	410			
Turtle Dove Drive	Full Length	Concrete	1,300			
Ward Bend Road	US-90 to Kersten Road	Concrete	1,590			
West Street	Intersection at 8th Street	Concrete	230	Parallel	Parallel	Parallel
Westview Terrace Circle	Eagle Lake Road to Shadowlake Drive	Concrete	385			
Westview Terrace Circle	south cul-de-sac to Westview Terrace Drive	Concrete	255			
White Wing Lane	Dove Landing Drive to Northeast end	Concrete	735			

Utilities noted to be replaced if the below materials exist under roadway pavement:

- Water - cast iron, steel, asbestos concrete
- Sewer - vitrified clay, concrete, cast iron
- Gas - steel

*Additional utilities were included if replacement/installation is anticipated based on one of Strand Associates past/present projects

Roadway Quality Rating 8		Existing Material	Length (ft)	Water	Sewer	Gas
Anderson Street	DePriest Street to 35 ft west of Nelson Road	Asphalt	1,090	Crossing	Crossing	Crossing
Buttercup Court	Full Length	Concrete	400			
Dogwood Court	Full Length	Concrete	520			
Elizabeth Lane	Full Length	Concrete	240			
Honeysuckle Court	Full Length	Concrete	220			
Jasmine Court	Full Length	Concrete	60			
Lantana Circle	All Lantana Circle not including entrance	Concrete	2,970			
Lantana Circle	Entrance Full Length	Concrete	200			
Main Street	Bend in Main Street to 220 ft west of Loescher Street	Asphalt	375	Parallel	Parallel	Parallel
Riverwood Village Lane	Full Length	Concrete	1,300			
Sweet Pea	Full Length	Concrete	225			
Village Drive	Full Length	Concrete	960			

Utilities noted to be replaced if the below materials exist under roadway pavement:

- Water - cast iron, steel, asbestos concrete
- Sewer - vitrified clay, concrete, cast iron
- Gas - steel

*Additional utilities were included if replacement/installation is anticipated based on one of Strand Associates past/present projects

Roadway Quality Rating 9		Existing Material	Length (ft)	Water	Sewer	Gas
Anderson Street	Walker Street to DePriest Street	Asphalt	520			
DePriest Street	Full Length	Asphalt	1,000	Parallel	Parallel	Parallel
Hunters Sideroad 1	NW Cul-de-sac to Hunters Xing Drive	Concrete	385			
Hunters Sideroad 3	Hunters Xing Drive to SW end	Concrete	510			
Hunters Xing Drive	Full Length	Concrete	1,830			
Walker Street	Full Length	Asphalt	635			

Utilities noted to be replaced if the below materials exist under roadway pavement:

- Water - cast iron, steel, asbestos concrete
- Sewer - vitrified clay, concrete, cast iron
- Gas - steel

*Additional utilities were included if replacement/installation is anticipated based on one of Strand Associates past/present projects

Roadway Quality Rating 10		Existing Material	Length (ft)	Water	Sewer	Gas
Cane Crossing	All Roads within development	Concrete	7,100			
Harrison Road	Schmidt Road to FM 3013	Concrete	3,400			
Hunters Sideroad 2	NW Cul-de-sac to SE end	Concrete	585			
Hunter Crossing - Phase II	All roads within fully built cut development	Concrete	7,550			
South Fork Ranch	All Roads within development	Concrete	3,925			
Westward Pointe	All Roads within fully built cut development	Concrete	23,000			

Utilities noted to be replaced if the below materials exist under roadway pavement:

- Water - cast iron, steel, asbestos concrete
- Sewer - vitrified clay, concrete, cast iron
- Gas - steel

*Additional utilities were included if replacement/installation is anticipated based on one of Strand Associates past/present projects

PAVEMENT CONDITION INVENTORY
MARCH 2025
CITY OF SEALY
AUSTIN COUNTY, TEXAS



Legend

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City Limits



I. Business

Item #1

Item #2



AGENDA ITEM NO:

Discussion and Possible Action regarding Approving the Investment Report for the quarter ending March 31, 2025.

SUBMITTED BY: Jennifer Matura, Finance Director

MEETING DATE: June 03, 2025

STAFF REPORT

PURPOSE:

To present the Quarterly Investment Report for the period ending March 31, 2025, in accordance with the Public Funds Investment Act and the City's adopted investment policy.

SUMMARY:

The City of Sealy's investment portfolio is managed in compliance with the Texas Public Funds Investment Act (Chapter 2256 of the Texas Government Code) and the City's investment strategy as approved by Council. The Finance Department prepares quarterly reports to provide transparency and accountability in the management of public funds

During the reporting period, the City received over \$20 million from the issuance of the 2025 Certificates of Obligation. These funds were deposited into the City's primary depository account at Wells Fargo on March 18, 2025. As the deposit occurred near the end of the quarter, these funds were not yet reinvested at the end of the quarter. This has influenced the portfolio composition as of March 31, 2025, increasing the share of non-invested cash and reducing the portion of funds held in investment pools.

Key Highlights:

- Total Portfolio Balance as of 03/31/2025: \$59,079,157.95
- Quarter-to-Date Interest Earnings: \$301,760.01
- Fiscal Year-to-Date Interest Earnings: \$622,416.43

FINANCIAL IMPACT:

The interest earnings represent an additional source of revenue that supports city operations. These earnings contribute positively to the financial stability of each fund.

RECOMMENDATION

Staff recommends acceptance of the Investment Report for the period ending March 31, 2025



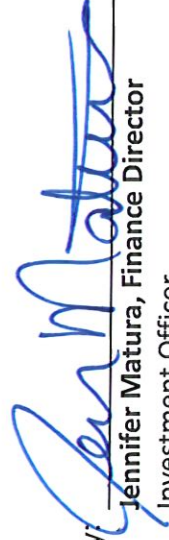
CITY OF SEALY, TEXAS

INVESTMENT REPORT

FOR THE QUARTER ENDED MARCH 31, 2025

The investment portfolio of the City of Sealy, Texas, is in compliance with the Public Funds Investment Act (Chapter 2256, Texas Government Code) and the investment policy and strategy as approved by the City Council.

Prepared by:

A handwritten signature in blue ink, appearing to read 'Jennifer Matura', is written over a horizontal line.

Jennifer Matura, Finance Director
Investment Officer
City of Sealy, Texas

**CITY OF SEALY, TEXAS
INVESTMENT PORTFOLIO BY FUND
FOR THE QUARTER ENDED MARCH 31, 2025**

	BALANCE AS OF 12/31/2024	BALANCE AS OF 03/31/2025	QUARTER-TO- DATE INTEREST EARNED	FISCAL-YEAR-TO-DATE INTEREST EARNED
General Fund	\$ 4,077,447.34	\$ 5,172,180.02	\$ 38,856.75	\$ 65,979.30
Hotel/Motel Occupancy Tax Fund	\$ 685,010.83	\$ 730,579.59	\$ 5,349.02	\$ 11,723.59
Police Donations Fund	\$ 54,208.59	\$ 55,844.83	\$ 421.47	\$ 900.75
State LEOSE Allocations Fund	\$ 8,668.25	\$ 12,709.59	\$ 77.69	\$ 157.59
PEG Franchise Fees Fund	\$ 34,132.98	\$ 34,393.52	\$ 260.54	\$ 575.17
Municipal Court Technology Fund	\$ 26,925.45	\$ 29,955.79	\$ 221.98	\$ 459.38
Time Payment Reimb Fee Fund	\$ 37,645.38	\$ 39,828.16	\$ 296.59	\$ 639.67
Municipal Court Bldg Security Fund	\$ 231,993.73	\$ 237,057.21	\$ 1,787.15	\$ 3,916.18
Child Safety Fund	\$ 12,659.67	\$ 12,932.16	\$ 97.49	\$ 213.75
Park Land Dedication Fund	\$ 91,493.26	\$ 92,191.69	\$ 698.43	\$ 1,541.84
Local Youth Diversion Fund	\$ 95,660.36	\$ 100,439.01	\$ 750.95	\$ 1,619.59
Municipal Jury Fund	\$ 1,329.88	\$ 1,378.48	\$ 10.35	\$ 22.35
Chapter 59 Forfeited Property Fund	\$ 106,897.32	\$ 107,713.87	\$ 816.55	\$ 1,814.35
TIRZ #2 Tax Increment Fund	\$ 5,538.57	\$ 5,580.84	\$ 42.27	\$ 93.34
PID #1 Assessment Fund	\$ 42,270.85	\$ 56,522.35	\$ 421.15	\$ 623.47
Sealy Development Authority	\$ -	\$ -	\$ -	\$ -
Economic Development Sales Tax Fund	\$ 3,141,416.07	\$ 3,336,024.49	\$ 26,522.89	\$ 56,246.00
Municipal Drainage Utility Fund	\$ 530,553.97	\$ 573,041.65	\$ 4,236.47	\$ 9,217.52
Debt Service Fund	\$ 1,266,080.39	\$ 2,203,933.24	\$ 6,280.02	\$ 11,021.71
Downtown Revitalization Fund	\$ 2,496.66	\$ 2,515.73	\$ 19.07	\$ 42.09
American Rescue Plan Act Fund	\$ 554,546.13	\$ 265,343.38	\$ 2,725.54	\$ 7,652.78
Drainage Remediation Fund	\$ 90,047.94	\$ 90,047.94	\$ -	\$ -
Water & Sewer Fund	\$ 2,787,712.41	\$ 3,247,141.10	\$ 24,315.80	\$ 50,947.73
2022 COs Construction Fund	\$ 16,387,704.57	\$ 16,494,549.25	\$ 124,844.68	\$ 280,432.81
Developer Deposits Fund	\$ 24,465.52	\$ 23,660.52	\$ -	\$ -
Water Impact Fees Fund	\$ 881,465.30	\$ 896,697.03	\$ 6,779.23	\$ 14,904.75
Sewer Impact Fees Fund	\$ 1,027,874.93	\$ 1,045,237.82	\$ 7,902.89	\$ 17,378.05
Water Utility Deposits Fund	\$ 223,894.15	\$ 227,029.15	\$ 2,151.57	\$ 4,539.63
Gas Fund	\$ 1,670,135.10	\$ 1,941,458.38	\$ 13,828.89	\$ 29,211.35
Gas Utility Deposits Fund	\$ 426,555.00	\$ 429,855.00	\$ 4,302.13	\$ 9,074.03
Solid Waste Fund	\$ (379,873.23)	\$ (267,562.61)	\$ (1,997.34)	\$ (4,296.63)
Self-Insurance Fund	\$ (22,936.26)	\$ (20,223.26)	\$ -	\$ -
Donation Fund	\$ 17,146.55	\$ 15,737.69	\$ 121.64	\$ 157.76
2025 COs Construction Fund	\$ -	\$ 20,015,401.01	\$ 15,401.01	\$ 15,401.01
Opioid Grant Fund	\$ -	\$ 7,744.66	\$ 5.95	\$ 5.95
Grand Total	\$ 36,320,124.39	\$ 59,079,157.95	\$ 301,760.01	\$ 622,416.43

CITY OF SEALY, TEXAS
INVESTMENT PORTFOLIO BY FUND CATEGORY
FOR THE QUARTER ENDED MARCH 31, 2025

	BALANCE AS OF 12/31/2024	BALANCE AS OF 03/31/2025	QUARTER-TO- DATE INTEREST EARNED	FISCAL-YEAR-TO-DATE INTEREST EARNED
Governmental Funds				
2022 COs Construction Fund	\$ 16,387,704.57	\$ 16,494,549.25	\$ 124,844.68	\$ 280,432.81
American Rescue Plan Act Fund	\$ 554,546.13	\$ 265,343.38	\$ 2,725.54	\$ 7,652.78
Chapter 59 Forfeited Property Fund	\$ 106,897.32	\$ 107,713.87	\$ 816.55	\$ 1,814.35
Child Safety Fund	\$ 12,659.67	\$ 12,932.16	\$ 97.49	\$ 213.75
Debt Service Fund	\$ 1,266,080.39	\$ 2,203,933.24	\$ 6,280.02	\$ 11,021.71
Developer Deposits Fund	\$ 24,465.52	\$ 23,660.52	\$ -	\$ -
Downtown Revitalization Fund	\$ 2,496.66	\$ 2,515.73	\$ 19.07	\$ 42.09
Drainage Remediation Fund	\$ 90,047.94	\$ 90,047.94	\$ -	\$ -
Economic Development Sales Tax Fund	\$ 3,141,416.07	\$ 3,336,024.49	\$ 26,522.89	\$ 56,246.00
General Fund	\$ 4,077,447.34	\$ 5,172,180.02	\$ 38,856.75	\$ 65,979.30
Hotel/Motel Occupancy Tax Fund	\$ 685,010.83	\$ 730,579.59	\$ 5,349.02	\$ 11,723.59
Local Youth Diversion Fund	\$ 95,660.36	\$ 100,439.01	\$ 750.95	\$ 1,619.59
Municipal Court Bldg Security Fund	\$ 231,993.73	\$ 237,057.21	\$ 1,787.15	\$ 3,916.18
Municipal Court Technology Fund	\$ 26,925.45	\$ 29,955.79	\$ 221.98	\$ 459.38
Municipal Drainage Utility Fund	\$ 530,553.97	\$ 573,041.65	\$ 4,236.47	\$ 9,217.52
Municipal Jury Fund	\$ 1,329.88	\$ 1,378.48	\$ 10.35	\$ 22.35
Park Land Dedication Fund	\$ 91,493.26	\$ 92,191.69	\$ 698.43	\$ 1,541.84
PEG Franchise Fees Fund	\$ 34,132.98	\$ 34,393.52	\$ 260.54	\$ 575.17
PID #1 Assessment Fund	\$ 42,270.85	\$ 56,522.35	\$ 421.15	\$ 623.47
Police Donations Fund	\$ 54,208.59	\$ 55,844.83	\$ 421.47	\$ 900.75
Sealy Development Authority	\$ -	\$ -	\$ -	\$ -
State LEOSE Allocations Fund	\$ 8,668.25	\$ 12,709.59	\$ 77.69	\$ 157.59
Time Payment Reimb Fee Fund	\$ 37,645.38	\$ 39,828.16	\$ 296.59	\$ 639.67
TIRZ #2 Tax Increment Fund	\$ 5,538.57	\$ 5,580.84	\$ 42.27	\$ 93.34
Donation Fund	\$ 17,146.55	\$ 15,737.69	\$ 121.64	\$ 157.76
2025 COs Construction Fund	\$ -	\$ 20,015,401.01	\$ 15,401.01	\$ 15,401.01
Opioid Grant Fund	\$ -	\$ 7,744.66	\$ 5.95	\$ 5.95
Governmental Funds Total	\$ 29,705,296.99	\$ 51,579,525.34	\$ 244,476.84	\$ 500,657.52
Proprietary Funds				
Gas Fund	\$ 1,670,135.10	\$ 1,941,458.38	\$ 13,828.89	\$ 29,211.35
Gas Utility Deposits Fund	\$ 426,555.00	\$ 429,855.00	\$ 4,302.13	\$ 9,074.03
Self-Insurance Fund	\$ (22,936.26)	\$ (20,223.26)	\$ -	\$ -
Sewer Impact Fees Fund	\$ 1,027,874.93	\$ 1,045,237.82	\$ 7,902.89	\$ 17,378.05
Solid Waste Fund	\$ (379,873.23)	\$ (267,562.61)	\$ (1,997.34)	\$ (4,296.63)
Water & Sewer Fund	\$ 2,787,712.41	\$ 3,247,141.10	\$ 24,315.80	\$ 50,947.73
Water Impact Fees Fund	\$ 881,465.30	\$ 896,697.03	\$ 6,779.23	\$ 14,904.75
Water Utility Deposits Fund	\$ 223,894.15	\$ 227,029.15	\$ 2,151.57	\$ 4,539.63
Proprietary Funds Total	\$ 6,614,827.40	\$ 7,499,632.61	\$ 57,283.17	\$ 121,758.91
Grand Total	\$ 36,320,124.39	\$ 59,079,157.95	\$ 301,760.01	\$ 622,416.43

CITY OF SEALY, TEXAS
INVESTMENT PORTFOLIO BY FUND TYPE
FOR THE QUARTER ENDED MARCH 31, 2025

	BALANCE AS OF 12/31/2024	BALANCE AS OF 03/31/2025	QUARTER-TO- DATE INTEREST EARNED	FISCAL-YEAR-TO- DATE INTEREST EARNED
General Funds				
Developer Deposits Fund	\$ 24,465.52	\$ 23,660.52	\$ -	\$ -
General Fund	\$ 4,077,447.34	\$ 5,172,180.02	\$ 38,856.75	\$ 65,979.30
PEG Franchise Fees Fund	\$ 34,132.98	\$ 34,393.52	\$ 260.54	\$ 575.17
Police Donations Fund	\$ 54,208.59	\$ 55,844.83	\$ 421.47	\$ 900.75
State LEOSE Allocations Fund	\$ 8,668.25	\$ 12,709.59	\$ 77.69	\$ 157.59
Donation Fund	\$ 17,146.55	\$ 15,737.69	\$ 121.64	\$ 157.76
Opioid Grant Fund	\$ -	\$ 7,744.66	\$ 5.95	\$ 5.95
General Funds Total	\$ 4,216,069.23	\$ 5,322,270.83	\$ 39,744.04	\$ 67,776.52
Special Revenue Funds				
American Rescue Plan Act Fund	\$ 554,546.13	\$ 265,343.38	\$ 2,725.54	\$ 7,652.78
Chapter 59 Forfeited Property Fund	\$ 106,897.32	\$ 107,713.87	\$ 816.55	\$ 1,814.35
Child Safety Fund	\$ 12,659.67	\$ 12,932.16	\$ 97.49	\$ 213.75
Economic Development Sales Tax Fund	\$ 3,141,416.07	\$ 3,336,024.49	\$ 26,522.89	\$ 56,246.00
Hotel/Motel Occupancy Tax Fund	\$ 685,010.83	\$ 730,579.59	\$ 5,349.02	\$ 11,723.59
Local Youth Diversion Fund	\$ 95,660.36	\$ 100,439.01	\$ 750.95	\$ 1,619.59
Municipal Court Bldg Security Fund	\$ 231,993.73	\$ 237,057.21	\$ 1,787.15	\$ 3,916.18
Municipal Court Technology Fund	\$ 26,925.45	\$ 29,955.79	\$ 221.98	\$ 459.38
Municipal Drainage Utility Fund	\$ 530,553.97	\$ 573,041.65	\$ 4,236.47	\$ 9,217.52
Municipal Jury Fund	\$ 1,329.88	\$ 1,378.48	\$ 10.35	\$ 22.35
Park Land Dedication Fund	\$ 91,493.26	\$ 92,191.69	\$ 698.43	\$ 1,541.84
PID #1 Assessment Fund	\$ 42,270.85	\$ 56,522.35	\$ 421.15	\$ 623.47
Sealy Development Authority	\$ -	\$ -	\$ -	\$ -
Time Payment Reimb Fee Fund	\$ 37,645.38	\$ 39,828.16	\$ 296.59	\$ 639.67
TIRZ #2 Tax Increment Fund	\$ 5,538.57	\$ 5,580.84	\$ 42.27	\$ 93.34
Special Revenue Funds Total	\$ 5,563,941.47	\$ 5,588,588.67	\$ 43,976.83	\$ 95,783.81
Debt Service Funds				
Debt Service Fund	\$ 1,266,080.39	\$ 2,203,933.24	\$ 6,280.02	\$ 11,021.71
Debt Service Funds Total	\$ 1,266,080.39	\$ 2,203,933.24	\$ 6,280.02	\$ 11,021.71
Capital Projects Funds				
2018 COs Construction Fund	\$ 2,178,956.73	\$ 1,862,218.67	\$ 14,211.19	\$ 30,199.57
2022 COs Construction Fund	\$ 16,387,704.57	\$ 16,494,549.25	\$ 124,844.68	\$ 280,432.81
Downtown Revitalization Fund	\$ 2,496.66	\$ 2,515.73	\$ 19.07	\$ 42.09
Drainage Remediation Fund	\$ 90,047.94	\$ 90,047.94	\$ -	\$ -
2025 COs Construction Fund	\$ -	\$ 20,015,401.01	\$ 15,401.01	\$ 15,401.01
Capital Projects Funds Total	\$ 18,659,205.90	\$ 38,464,732.60	\$ 154,475.95	\$ 326,075.48
Enterprise Funds				
Gas Fund	\$ 1,670,135.10	\$ 1,941,458.38	\$ 13,828.89	\$ 29,211.35
Gas Utility Deposits Fund	\$ 426,555.00	\$ 429,855.00	\$ 4,302.13	\$ 9,074.03

CITY OF SEALY, TEXAS
 INVESTMENT PORTFOLIO BY FUND TYPE
 FOR THE QUARTER ENDED MARCH 31, 2025

	BALANCE AS OF 12/31/2024	BALANCE AS OF 03/31/2025	QUARTER-TO- DATE INTEREST EARNED	FISCAL-YEAR-TO- DATE INTEREST EARNED
Sewer Impact Fees Fund	\$ 1,027,874.93	\$ 1,045,237.82	\$ 7,902.89	\$ 17,378.05
Solid Waste Fund	\$ (379,873.23)	\$ (267,562.61)	\$ (1,997.34)	\$ (4,296.63)
Water & Sewer Fund	\$ 2,787,712.41	\$ 3,247,141.10	\$ 24,315.80	\$ 50,947.73
Water Impact Fees Fund	\$ 881,465.30	\$ 896,697.03	\$ 6,779.23	\$ 14,904.75
Water Utility Deposits Fund	\$ 223,894.15	\$ 227,029.15	\$ 2,151.57	\$ 4,539.63
Enterprise Funds Total	\$ 6,637,763.66	\$ 7,519,855.87	\$ 57,283.17	\$ 121,758.91
Internal Service Funds				
Self-Insurance Fund	\$ (22,936.26)	\$ (20,223.26)	\$ -	\$ -
Internal Service Funds Total	\$ (22,936.26)	\$ (20,223.26)	\$ -	\$ -
Grand Total	\$ 36,320,124.39	\$ 59,079,157.95	\$ 301,760.01	\$ 622,416.43

CITY OF SEALY, TEXAS
INVESTMENT PORTFOLIO BY SECURITY TYPE
FOR THE QUARTER ENDED MARCH 31, 2025

	QUARTER-TO-DATE			
	BALANCE AS OF 12/31/2024	BALANCE AS OF 03/31/2025	INTEREST EARNED	FISCAL-YEAR-TO-DATE INTEREST EARNED
Demand Deposit Accounts				
2018 COs Construction Fund	\$ 632,117.40	\$ 1,077,228.89	\$ 1,281.89	\$ 2,021.71
2022 COs Construction Fund	\$ 4,751,089.11	\$ 9,536,540.07	\$ 11,295.19	\$ 20,889.36
American Rescue Plan Act Fund	\$ 160,963.34	\$ 153,592.34	\$ 228.17	\$ 536.16
Chapter 59 Forfeited Property Fund	\$ 30,984.56	\$ 62,261.55	\$ 73.73	\$ 133.61
Child Safety Fund	\$ 3,674.61	\$ 7,485.70	\$ 8.83	\$ 15.81
Debt Service Fund	\$ 944,825.87	\$ 1,701,582.24	\$ 2,488.68	\$ 3,426.94
Developer Deposits Fund	\$ 7,101.40	\$ 13,695.74	\$ -	\$ -
Downtown Revitalization Fund	\$ 724.68	\$ 1,456.21	\$ 1.73	\$ 3.11
Drainage Remediation Fund	\$ 26,137.44	\$ 52,123.68	\$ -	\$ -
Economic Development Sales Tax Fund	\$ 767,405.24	\$ 956,265.90	\$ 1,476.30	\$ 2,962.84
Gas Fund	\$ 484,775.76	\$ 1,123,800.91	\$ 1,281.67	\$ 2,200.31
Gas Utility Deposits Fund	\$ 7,229.00	\$ 16,370.89	\$ -	\$ -
General Fund	\$ 1,190,474.15	\$ 2,997,625.50	\$ 3,501.70	\$ 5,129.22
Hotel/Motel Occupancy Tax Fund	\$ 198,608.44	\$ 422,440.38	\$ 477.72	\$ 860.33
Local Youth Diversion Fund	\$ 27,766.51	\$ 58,138.49	\$ 68.21	\$ 120.29
Municipal Court Bldg Security Fund	\$ 67,338.83	\$ 137,219.07	\$ 161.99	\$ 289.92
Municipal Court Technology Fund	\$ 7,815.42	\$ 17,339.72	\$ 20.22	\$ 34.39
Municipal Drainage Utility Fund	\$ 153,999.34	\$ 331,701.54	\$ 386.05	\$ 684.92
Municipal Jury Fund	\$ 386.01	\$ 797.92	\$ 0.93	\$ 1.65
Park Land Dedication Fund	\$ 26,556.96	\$ 53,364.58	\$ 63.20	\$ 113.87
PEG Franchise Fees Fund	\$ 9,907.49	\$ 19,908.47	\$ 23.57	\$ 42.46
PID #1 Assessment Fund	\$ 12,269.60	\$ 32,717.61	\$ 38.25	\$ 49.63
Police Donations Fund	\$ 15,734.66	\$ 32,325.43	\$ 38.24	\$ 66.91
Sealy Development Authority	\$ -	\$ -	\$ -	\$ -
Self-Insurance Fund	\$ (6,657.51)	\$ (11,706.11)	\$ -	\$ -
Sewer Impact Fees Fund	\$ 298,352.42	\$ 605,029.31	\$ 715.50	\$ 1,284.64
Solid Waste Fund	\$ (110,262.54)	\$ (154,876.93)	\$ (170.88)	\$ (307.53)
State LEOSE Allocations Fund	\$ 2,516.06	\$ 7,356.87	\$ 7.37	\$ 12.16
Time Payment Reimb Fee Fund	\$ 10,927.00	\$ 23,054.28	\$ 26.98	\$ 47.55
TIRZ #2 Tax Increment Fund	\$ 1,607.63	\$ 3,230.43	\$ 3.83	\$ 6.90
Water & Sewer Fund	\$ 809,165.32	\$ 1,879,587.10	\$ 2,232.73	\$ 3,814.36
Water Impact Fees Fund	\$ 255,855.36	\$ 519,047.41	\$ 613.78	\$ 1,101.84
Water Utility Deposits Fund	\$ 6,681.53	\$ 15,161.37	\$ -	\$ -
Donation Fund	\$ 4,976.98	\$ 9,109.66	\$ 11.21	\$ 157.76
2025 COs Construction Fund	\$ -	\$ 11,585,788.38	\$ -	\$ -
Opioid Grant Fund	\$ -	\$ 4,482.95	\$ -	\$ -
Demand Deposit Accounts Total	\$ 10,801,048.07	\$ 33,291,247.55	\$ 26,356.79	\$ 45,701.12
Local Government Investment Pools				
2018 COs Construction Fund	\$ 1,546,839.33	\$ 784,989.78	\$ 12,929.30	\$ 28,177.86
2022 COs Construction Fund	\$ 11,636,615.46	\$ 6,958,009.18	\$ 113,549.49	\$ 259,543.45
American Rescue Plan Act Fund	\$ 393,582.79	\$ 111,751.04	\$ 2,497.37	\$ 7,116.62
Chapter 59 Forfeited Property Fund	\$ 75,912.76	\$ 45,452.32	\$ 742.82	\$ 1,680.74
Child Safety Fund	\$ 8,985.06	\$ 5,446.46	\$ 88.66	\$ 197.94

CITY OF SEALY, TEXAS
INVESTMENT PORTFOLIO BY SECURITY TYPE
FOR THE QUARTER ENDED MARCH 31, 2025

	QUARTER-TO-DATE			
	BALANCE AS OF 12/31/2024	BALANCE AS OF 03/31/2025	INTEREST EARNED	FISCAL-YEAR-TO-DATE INTEREST EARNED
Debt Service Fund	\$ 321,254.52	\$ 502,351.00	\$ 3,791.34	\$ 7,594.77
Developer Deposits Fund	\$ 17,364.12	\$ 9,964.78	\$ -	\$ -
Downtown Revitalization Fund	\$ 1,771.98	\$ 1,059.52	\$ 17.34	\$ 38.98
Drainage Remediation Fund	\$ 63,910.50	\$ 37,924.26	\$ -	\$ -
Economic Development Sales Tax Fund	\$ 2,374,010.83	\$ 2,379,758.59	\$ 25,046.59	\$ 53,283.16
Gas Fund	\$ 1,185,359.34	\$ 817,657.47	\$ 12,547.22	\$ 27,011.04
Gas Utility Deposits Fund	\$ 419,326.00	\$ 413,484.11	\$ 4,302.13	\$ 9,074.03
General Fund	\$ 2,886,973.19	\$ 2,174,554.52	\$ 35,355.05	\$ 60,850.08
Hotel/Motel Occupancy Tax Fund	\$ 486,402.39	\$ 308,139.21	\$ 4,871.30	\$ 10,863.26
Local Youth Diversion Fund	\$ 67,893.85	\$ 42,300.52	\$ 682.74	\$ 1,499.30
Municipal Court Bldg Security Fund	\$ 164,654.90	\$ 99,838.14	\$ 1,625.16	\$ 3,626.26
Municipal Court Technology Fund	\$ 19,110.03	\$ 12,616.07	\$ 201.76	\$ 424.99
Municipal Drainage Utility Fund	\$ 376,554.63	\$ 241,340.11	\$ 3,850.42	\$ 8,532.60
Municipal Jury Fund	\$ 943.87	\$ 580.56	\$ 9.42	\$ 20.70
Park Land Dedication Fund	\$ 64,936.30	\$ 38,827.11	\$ 635.23	\$ 1,427.97
PEG Franchise Fees Fund	\$ 24,225.49	\$ 14,485.05	\$ 236.97	\$ 532.71
PID #1 Assessment Fund	\$ 30,001.25	\$ 23,804.74	\$ 382.90	\$ 573.84
Police Donations Fund	\$ 38,473.93	\$ 23,519.40	\$ 383.23	\$ 833.84
Sealy Development Authority	\$ -	\$ -	\$ -	\$ -
Self-Insurance Fund	\$ (16,278.75)	\$ (8,517.15)	\$ -	\$ -
Sewer Impact Fees Fund	\$ 729,522.51	\$ 440,208.51	\$ 7,187.39	\$ 16,093.41
Solid Waste Fund	\$ (269,610.69)	\$ (112,685.68)	\$ (1,826.46)	\$ (3,989.10)
State LEOSE Allocations Fund	\$ 6,152.19	\$ 5,352.72	\$ 70.32	\$ 145.43
Time Payment Reimb Fee Fund	\$ 26,718.38	\$ 16,773.88	\$ 269.61	\$ 592.12
TIRZ #2 Tax Increment Fund	\$ 3,930.94	\$ 2,350.41	\$ 38.44	\$ 86.44
Water & Sewer Fund	\$ 1,978,547.09	\$ 1,367,554.00	\$ 22,083.07	\$ 47,133.37
Water Impact Fees Fund	\$ 625,609.94	\$ 377,649.62	\$ 6,165.45	\$ 13,802.91
Water Utility Deposits Fund	\$ 217,212.62	\$ 211,867.78	\$ 2,151.57	\$ 4,539.63
Donation Fund	\$ 12,169.57	\$ 6,628.03	\$ 110.43	
2025 COs Construction Fund	\$ -	\$ 8,429,612.63	\$ 15,401.01	\$ 15,401.01
Opioid Grant Fund	\$ -	\$ 3,261.71	\$ 5.95	\$ 5.95
Local Government Investment Pools Total	\$ 25,519,076.32	\$ 25,787,910.40	\$ 275,403.22	\$ 576,715.31
Grand Total	\$ 36,320,124.39	\$ 59,079,157.95	\$ 301,760.01	\$ 622,416.43

CITY OF SEALY, TEXAS
INVESTMENT PORTFOLIO BY ISSUER
FOR THE QUARTER ENDED MARCH 31, 2025

			QUARTER-TO-DATE	
	BALANCE AS OF 12/31/2024	BALANCE AS OF 03/31/2025	INTEREST EARNED	FISCAL-YEAR-TO-DATE INTEREST EARNED
TexSTAR				
2018 COs Construction Fund	\$ 777,512.31	\$ 394,490.96	\$ 6,952.08	\$ 14,407.47
2022 COs Construction Fund	\$ 5,859,963.61	\$ 3,507,798.89	\$ 61,103.33	\$ 134,352.82
American Rescue Plan Act Fund	\$ 197,874.16	\$ 56,183.11	\$ 1,320.20	\$ 3,538.56
Chapter 59 Forfeited Property Fund	\$ 38,239.92	\$ 22,926.81	\$ 400.52	\$ 872.07
Child Safety Fund	\$ 4,517.25	\$ 2,738.22	\$ 47.73	\$ 102.57
Debt Service Fund	\$ 1,083.20	\$ 90,398.64	\$ 11.70	\$ 24.24
Developer Deposits Fund	\$ 8,729.83	\$ 5,009.82	\$ -	\$ -
Downtown Revitalization Fund	\$ 890.86	\$ 532.67	\$ 9.33	\$ 20.19
Drainage Remediation Fund	\$ 32,131.07	\$ 19,066.51	\$ -	\$ -
Economic Development Sales Tax Fund	\$ 1,708,065.88	\$ 1,716,512.62	\$ 18,068.30	\$ 38,310.35
Gas Fund	\$ 595,940.63	\$ 411,079.25	\$ 6,791.99	\$ 14,086.11
Gas Utility Deposits Fund	\$ 8,886.69	\$ 5,988.37	\$ -	\$ -
General Fund	\$ 1,451,750.78	\$ 1,093,692.11	\$ 19,147.49	\$ 32,208.46
Hotel/Motel Occupancy Tax Fund	\$ 244,922.63	\$ 155,305.14	\$ 2,604.35	\$ 5,615.67
Local Youth Diversion Fund	\$ 34,133.70	\$ 21,266.69	\$ 367.74	\$ 778.03
Municipal Court Bldg Security Fund	\$ 82,780.42	\$ 50,193.86	\$ 875.27	\$ 1,880.01
Municipal Court Technology Fund	\$ 9,607.59	\$ 6,342.76	\$ 108.74	\$ 221.25
Municipal Drainage Utility Fund	\$ 189,313.23	\$ 121,334.32	\$ 2,075.46	\$ 4,432.74
Municipal Jury Fund	\$ 474.53	\$ 291.88	\$ 5.07	\$ 10.74
Park Land Dedication Fund	\$ 32,646.79	\$ 19,520.42	\$ 341.84	\$ 739.65
PEG Franchise Fees Fund	\$ 12,179.39	\$ 7,282.39	\$ 127.52	\$ 275.92
PID #1 Assessment Fund	\$ 15,083.16	\$ 11,967.89	\$ 205.96	\$ 306.13
Police Donations Fund	\$ 19,342.81	\$ 11,824.44	\$ 206.79	\$ 433.62
Sealy Development Authority	\$ -	\$ -	\$ -	\$ -
Self-Insurance Fund	\$ (8,184.16)	\$ (4,282.02)	\$ -	\$ -
Sewer Impact Fees Fund	\$ 366,768.20	\$ 221,315.88	\$ 3,868.27	\$ 8,337.44
Solid Waste Fund	\$ (135,547.05)	\$ (56,653.00)	\$ (970.89)	\$ (2,070.13)
State LEOSE Allocations Fund	\$ 3,093.02	\$ 2,691.09	\$ 37.42	\$ 75.11
Time Payment Reimb Fee Fund	\$ 13,432.69	\$ 8,433.11	\$ 145.35	\$ 307.37
TIRZ #2 Tax Increment Fund	\$ 1,976.28	\$ 1,181.67	\$ 20.69	\$ 44.78
Water & Sewer Fund	\$ 994,716.60	\$ 687,541.05	\$ 11,929.59	\$ 24,608.62
Water Impact Fees Fund	\$ 314,526.05	\$ 189,864.25	\$ 3,318.28	\$ 7,150.87
Water Utility Deposits Fund	\$ 8,213.68	\$ 5,545.93	\$ -	\$ -
Donation Fund	\$ 6,118.26	\$ 3,332.26	\$ 61.61	
2025 COs Construction Fund	\$ -	\$ 4,238,007.92	\$ -	\$ -
Opioid Grant Fund	\$ -	\$ 1,639.83	\$ -	\$ -
TexSTAR Total	\$ 12,891,184.01	\$ 13,030,365.74	\$ 139,181.73	\$ 291,070.66
Wells Fargo Bank				
2018 COs Construction Fund	\$ 632,117.40	\$ 1,077,228.89	\$ 1,281.89	\$ 2,021.71
2022 COs Construction Fund	\$ 4,751,089.11	\$ 9,536,540.07	\$ 11,295.19	\$ 20,889.36
American Rescue Plan Act Fund	\$ 160,963.34	\$ 153,592.34	\$ 228.17	\$ 536.16
Chapter 59 Forfeited Property Fund	\$ 30,984.56	\$ 62,261.55	\$ 73.73	\$ 133.61
Child Safety Fund	\$ 3,674.61	\$ 7,485.70	\$ 8.83	\$ 15.81

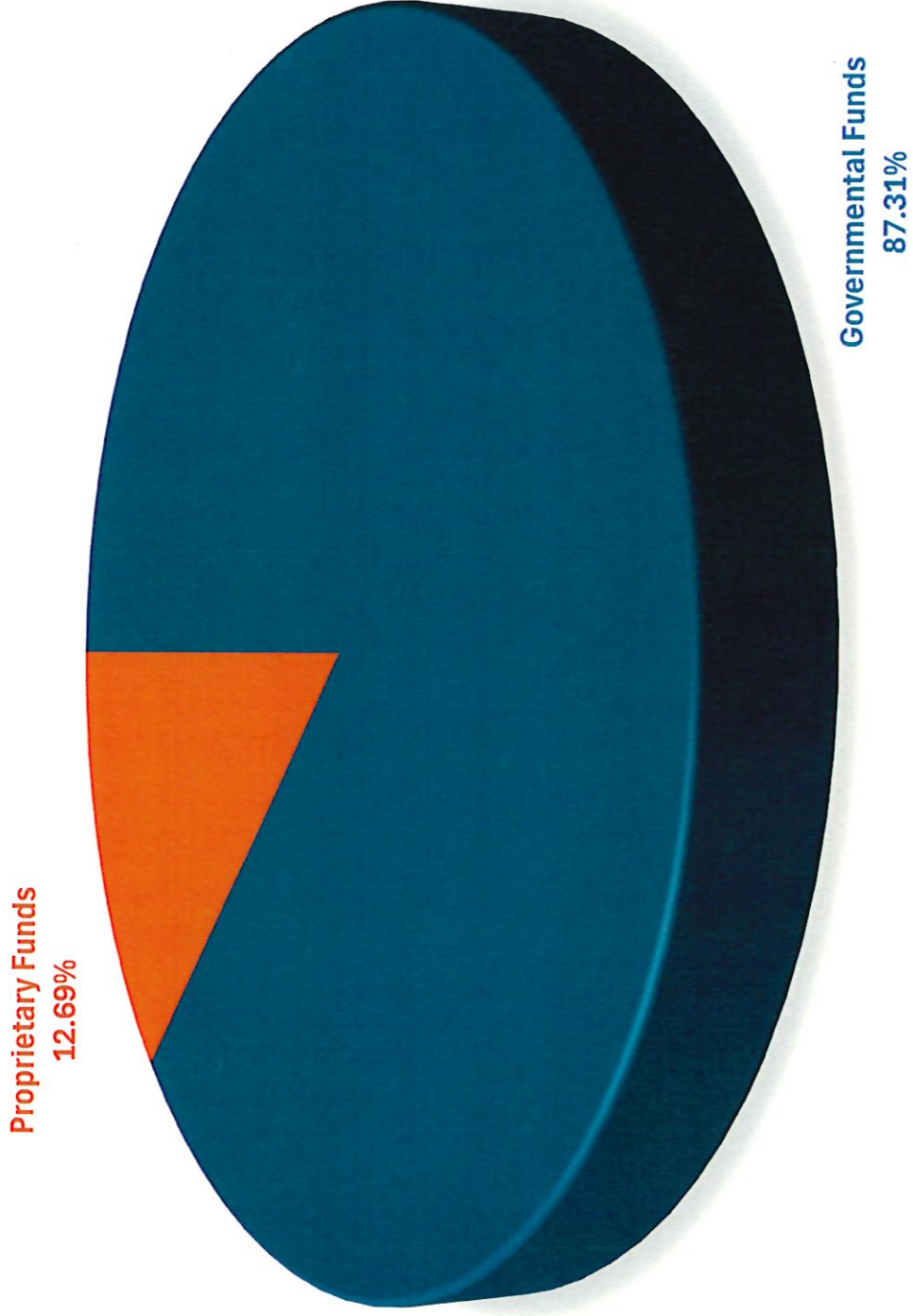
CITY OF SEALY, TEXAS
INVESTMENT PORTFOLIO BY ISSUER
FOR THE QUARTER ENDED MARCH 31, 2025

			QUARTER-TO-DATE	
	BALANCE AS OF 12/31/2024	BALANCE AS OF 03/31/2025	INTEREST EARNED	FISCAL-YEAR-TO-DATE INTEREST EARNED
Debt Service Fund	\$ 944,825.87	\$ 1,701,582.24	\$ 2,488.68	\$ 3,426.94
Developer Deposits Fund	\$ 7,101.40	\$ 13,695.74	\$ -	\$ -
Downtown Revitalization Fund	\$ 724.68	\$ 1,456.21	\$ 1.73	\$ 3.11
Drainage Remediation Fund	\$ 26,137.44	\$ 52,123.68	\$ -	\$ -
Economic Development Sales Tax Fund	\$ 767,405.24	\$ 956,265.90	\$ 1,476.30	\$ 2,962.84
Gas Fund	\$ 484,775.76	\$ 1,123,800.91	\$ 1,281.67	\$ 2,200.31
Gas Utility Deposits Fund	\$ 7,229.00	\$ 16,370.89	\$ -	\$ -
General Fund	\$ 1,190,474.15	\$ 2,997,625.50	\$ 3,501.70	\$ 5,129.22
Hotel/Motel Occupancy Tax Fund	\$ 198,608.44	\$ 422,440.38	\$ 477.72	\$ 860.33
Local Youth Diversion Fund	\$ 27,766.51	\$ 58,138.49	\$ 68.21	\$ 120.29
Municipal Court Bldg Security Fund	\$ 67,338.83	\$ 137,219.07	\$ 161.99	\$ 289.92
Municipal Court Technology Fund	\$ 7,815.42	\$ 17,339.72	\$ 20.22	\$ 34.39
Municipal Drainage Utility Fund	\$ 153,999.34	\$ 331,701.54	\$ 386.05	\$ 684.92
Municipal Jury Fund	\$ 386.01	\$ 797.92	\$ 0.93	\$ 1.65
Park Land Dedication Fund	\$ 26,556.96	\$ 53,364.58	\$ 63.20	\$ 113.87
PEG Franchise Fees Fund	\$ 9,907.49	\$ 19,908.47	\$ 23.57	\$ 42.46
PID #1 Assessment Fund	\$ 12,269.60	\$ 32,717.61	\$ 38.25	\$ 49.63
Police Donations Fund	\$ 15,734.66	\$ 32,325.43	\$ 38.24	\$ 66.91
Sealy Development Authority	\$ -	\$ -	\$ -	\$ -
Self-Insurance Fund	\$ (6,657.51)	\$ (11,706.11)	\$ -	\$ -
Sewer Impact Fees Fund	\$ 298,352.42	\$ 605,029.31	\$ 715.50	\$ 1,284.64
Solid Waste Fund	\$ (110,262.54)	\$ (154,876.93)	\$ (170.88)	\$ (307.53)
State LEOSE Allocations Fund	\$ 2,516.06	\$ 7,356.87	\$ 7.37	\$ 12.16
Time Payment Reimb Fee Fund	\$ 10,927.00	\$ 23,054.28	\$ 26.98	\$ 47.55
TIRZ #2 Tax Increment Fund	\$ 1,607.63	\$ 3,230.43	\$ 3.83	\$ 6.90
Water & Sewer Fund	\$ 809,165.32	\$ 1,879,587.10	\$ 2,232.73	\$ 3,814.36
Water Impact Fees Fund	\$ 255,855.36	\$ 519,047.41	\$ 613.78	\$ 1,101.84
Water Utility Deposits Fund	\$ 6,681.53	\$ 15,161.37	\$ -	\$ -
Donation Fund	\$ 4,976.98	\$ 9,109.66	\$ 11.21	\$ 157.76
2025 COs Construction Fund	\$ -	\$ 11,585,788.38	\$ -	\$ -
Opioid Grant Fund	\$ -	\$ 4,482.95	\$ -	\$ -
Wells Fargo Bank Total	\$ 10,801,048.07	\$ 33,291,247.55	\$ 26,356.79	\$ 45,701.12
TexPool				
2018 COs Construction Fund	\$ 769,327.02	\$ 390,498.82	\$ 5,977.22	\$ 13,770.39
2022 COs Construction Fund	\$ 5,776,651.85	\$ 3,450,210.29	\$ 52,446.16	\$ 125,190.63
American Rescue Plan Act Fund	\$ 195,708.63	\$ 55,567.93	\$ 1,177.17	\$ 3,578.06
Chapter 59 Forfeited Property Fund	\$ 37,672.84	\$ 22,525.51	\$ 342.30	\$ 808.67
Child Safety Fund	\$ 4,467.81	\$ 2,708.24	\$ 40.93	\$ 95.37
Debt Service Fund	\$ 320,171.32	\$ 411,952.36	\$ 3,779.64	\$ 7,570.53
Developer Deposits Fund	\$ 8,634.29	\$ 4,954.96	\$ -	\$ -
Downtown Revitalization Fund	\$ 881.12	\$ 526.85	\$ 8.01	\$ 18.79
Drainage Remediation Fund	\$ 31,779.43	\$ 18,857.75	\$ -	\$ -
Economic Development Sales Tax Fund	\$ 665,944.95	\$ 663,245.97	\$ 6,978.29	\$ 14,972.81
Gas Fund	\$ 589,418.71	\$ 406,578.22	\$ 5,755.23	\$ 12,924.93

**CITY OF SEALY, TEXAS
INVESTMENT PORTFOLIO BY ISSUER
FOR THE QUARTER ENDED MARCH 31, 2025**

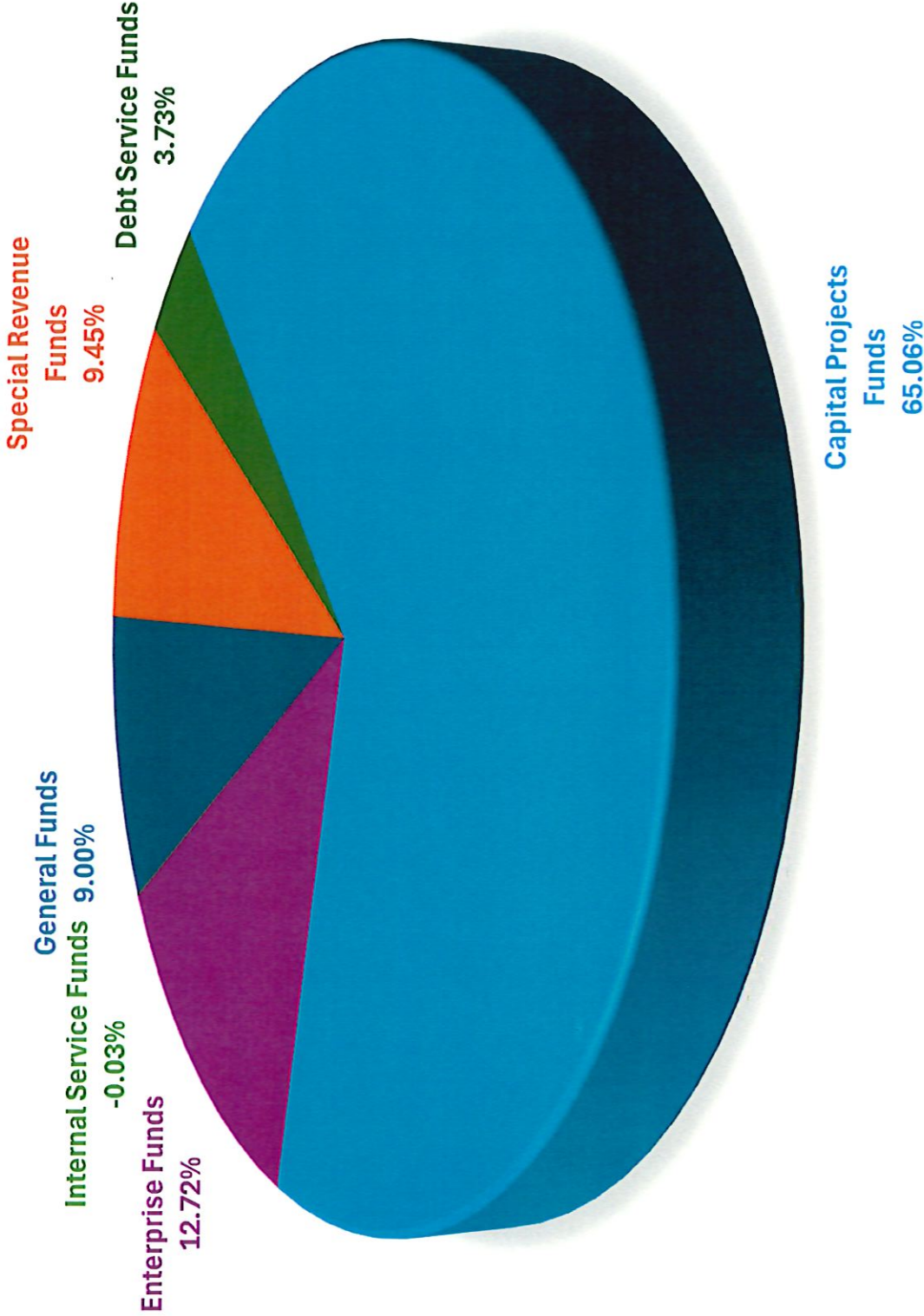
			QUARTER-TO-DATE	
	BALANCE AS OF 12/31/2024	BALANCE AS OF 03/31/2025	INTEREST EARNED	FISCAL-YEAR-TO-DATE INTEREST EARNED
Gas Utility Deposits Fund	\$ 410,439.31	\$ 407,495.74	\$ 4,302.13	\$ 9,074.03
General Fund	\$ 1,435,222.41	\$ 1,080,862.41	\$ 16,207.56	\$ 28,641.62
Hotel/Motel Occupancy Tax Fund	\$ 241,479.76	\$ 152,834.07	\$ 2,266.95	\$ 5,247.59
Local Youth Diversion Fund	\$ 33,760.15	\$ 21,033.83	\$ 315.00	\$ 721.27
Municipal Court Bldg Security Fund	\$ 81,874.48	\$ 49,644.28	\$ 749.89	\$ 1,746.25
Municipal Court Technology Fund	\$ 9,502.44	\$ 6,273.31	\$ 93.02	\$ 203.74
Municipal Drainage Utility Fund	\$ 187,241.40	\$ 120,005.79	\$ 1,774.96	\$ 4,099.86
Municipal Jury Fund	\$ 469.34	\$ 288.68	\$ 4.35	\$ 9.96
Park Land Dedication Fund	\$ 32,289.51	\$ 19,306.69	\$ 293.39	\$ 688.32
PEG Franchise Fees Fund	\$ 12,046.10	\$ 7,202.66	\$ 109.45	\$ 256.79
PID #1 Assessment Fund	\$ 14,918.09	\$ 11,836.85	\$ 176.94	\$ 267.71
Police Donations Fund	\$ 19,131.12	\$ 11,694.96	\$ 176.44	\$ 400.22
Sealy Development Authority	\$ -	\$ -	\$ -	\$ -
Self-Insurance Fund	\$ (8,094.59)	\$ (4,235.13)	\$ -	\$ -
Sewer Impact Fees Fund	\$ 362,754.31	\$ 218,892.63	\$ 3,319.12	\$ 7,755.97
Solid Waste Fund	\$ (134,063.64)	\$ (56,032.68)	\$ (855.57)	\$ (1,918.97)
State LEOSE Allocations Fund	\$ 3,059.17	\$ 2,661.63	\$ 32.90	\$ 70.32
Time Payment Reimb Fee Fund	\$ 13,285.69	\$ 8,340.77	\$ 124.26	\$ 284.75
TIRZ #2 Tax Increment Fund	\$ 1,954.66	\$ 1,168.74	\$ 17.75	\$ 41.66
Water & Sewer Fund	\$ 983,830.49	\$ 680,012.95	\$ 10,153.48	\$ 22,524.75
Water Impact Fees Fund	\$ 311,083.89	\$ 187,785.37	\$ 2,847.17	\$ 6,652.04
Water Utility Deposits Fund	\$ 208,998.94	\$ 206,321.85	\$ 2,151.57	\$ 4,539.63
Donation Fund	\$ 6,051.31	\$ 3,295.77	\$ 48.82	
2025 COs Construction Fund	\$ -	\$ 4,191,604.71	\$ 15,401.01	\$ 15,401.01
Opioid Grant Fund	\$ -	\$ 1,621.88	\$ 5.95	\$ 5.95
TexPool Total	\$ 12,627,892.31	\$ 12,757,544.66	\$ 136,221.49	\$ 285,644.65
Grand Total	\$ 36,320,124.39	\$ 59,079,157.95	\$ 301,760.01	\$ 622,416.43

PORTFOLIO COMPOSITION BY FUND CATEGORY
MARCH 31, 2025



PORTFOLIO COMPOSITION BY FUND TYPE

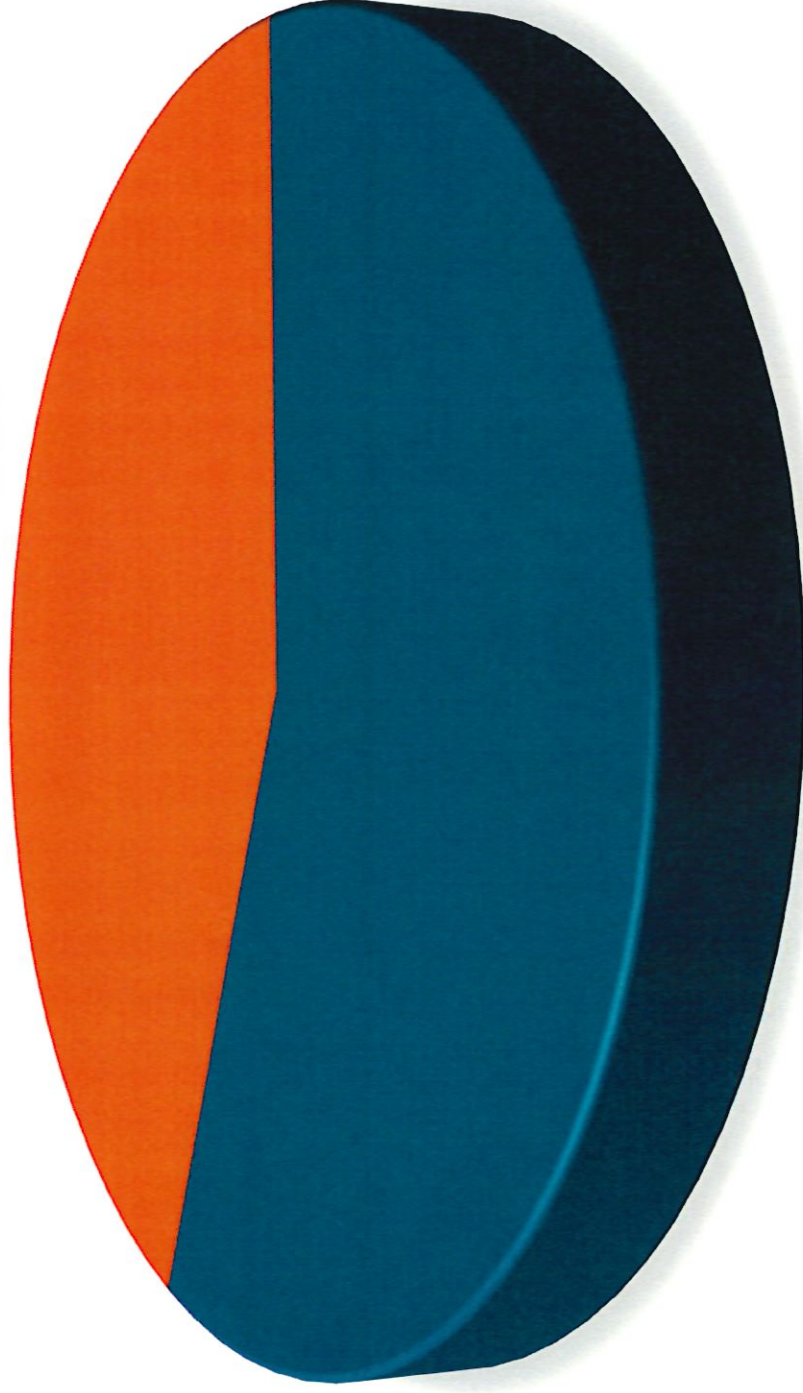
MARCH 31, 2025



PORTFOLIO COMPOSITION BY SECURITY TYPE

MARCH 31, 2025

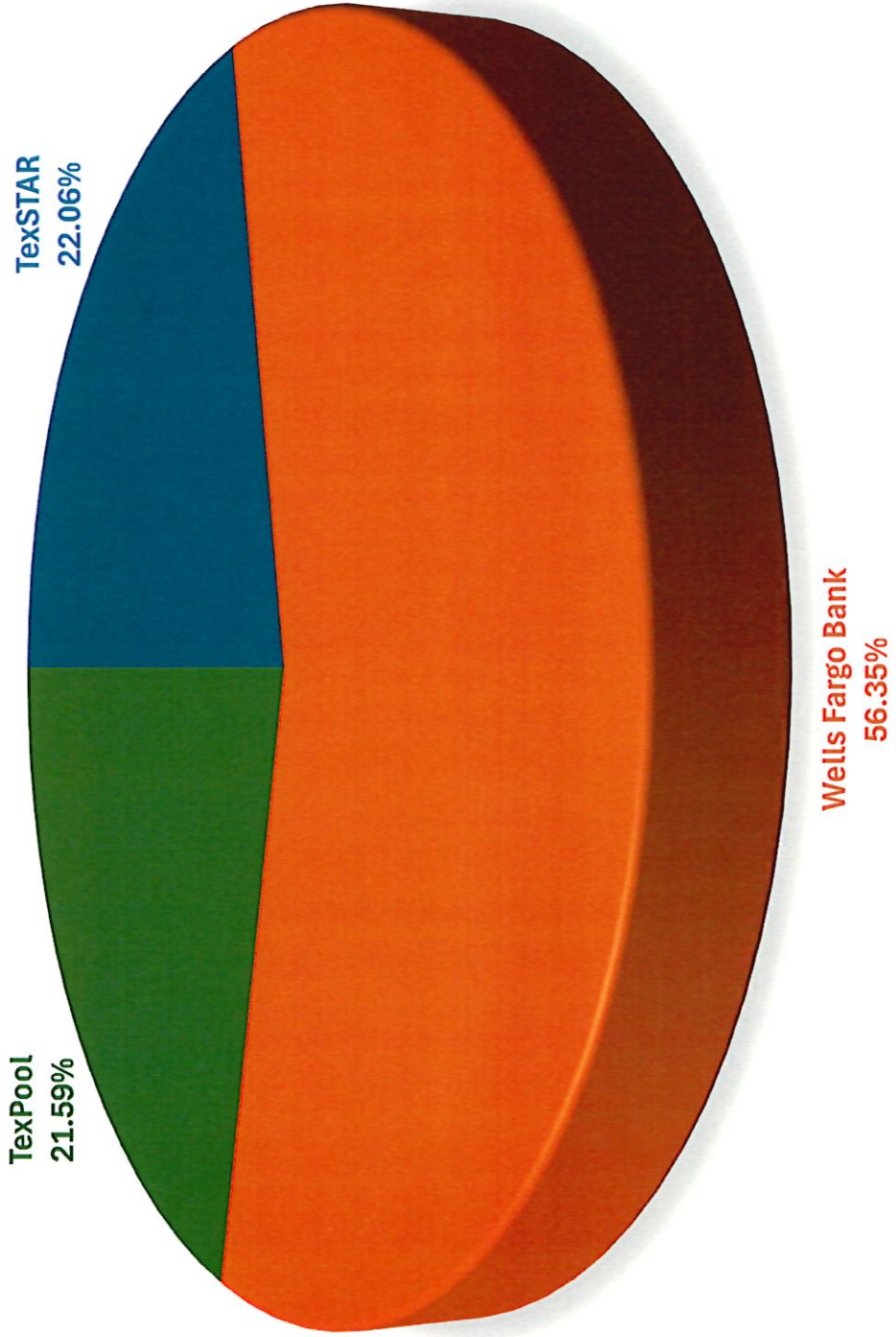
**Local Government
Investment Pools
43.65%**



**Demand Deposit
Accounts
56.35%**

PORTFOLIO COMPOSITION BY ISSUER

MARCH 31, 2025



**CITY OF SEALY, TEXAS
 INVESTMENT PORTFOLIO YIELD PERFORMANCE
 FOR THE QUARTER ENDED MARCH 31, 2025**

ISSUER	AVERAGE DAILY RATE FOR JANUARY 2025	AVERAGE DAILY RATE FOR FEBRUARY 2025	AVERAGE DAILY RATE FOR MARCH 2025	3-MONTH AVERAGE DAILY RATE
TexSTAR	4.3896%	4.3625%	4.3394%	4.3638%
Wells Fargo Bank	0.6800%	0.6800%	0.6800%	0.6800%
TexPool	4.3919%	4.3555%	4.3345%	4.3606%
BENCHMARKS				
3-month US Treasury Bill	4.3400%	4.3300%	4.3400%	4.3367%
Federal Funds	4.3300%	4.3300%	4.3300%	4.3300%
Texas CLASS Government	4.5419%	4.4943%	4.4379%	4.4914%
LOGIC	4.5390%	4.5009%	4.4641%	4.5013%

WEIGHTED AVERAGE YIELD TO MATURITY OF THE PORTFOLIO: 2.2873%

Item #3



CITY COUNCIL AGENDA ITEM NO: Discussion and possible action to approve the Trevino Project funding and Performance Agreement for interior improvements in an amount not to exceed \$15,000.

MEETING DATE: June 3, 2025

STAFF REPORT

DESCRIPTION

Jeff Trevino, owner of the building(s) located at USPS addresses 222 and 224 Fowlkes, is seeking SEDC funding to complete a restaurant build-out to create a usable space for their leasee, who plans to open a family-friendly Italian Restaurant. The project qualifies under Texas Local Government Code 505.158 as a project related to business development, including equipment, buildings, facilities expenditures, and improvements found to promote new or expanded business development.

ANALYSIS

The Trevino Project is projected to bring 20 new part-time & full-time jobs downtown. The building(s) façade was restored about 4 years ago. The current capital investment in the interior is projected to be \$425,000.00. Building owners are seeking assistance with the last \$30,000.00 of improvements. The restaurant interior build-out has started, but still needs some additional items. These include: accessible restrooms, some kitchen equipment installed, plumbing, fixtures, and electrical work, dining area built-ins, overhead lighting, and installation of a vent hood (fans and filtration), and an ANSUL fire suppression system. Current pictures of the spaces where items are still needed are attached.

The business incentives application highlighted how the project supports the Sealy Comprehensive Plan. The City's Comprehensive Plan has goals that promote downtown growth and revitalization. The owners noted that they could have made their jobs easier by making use of a modern facility outside of downtown, but they believe the Trevino Restaurant Project will be a catalyst for downtown redevelopment. It will increase tourism, tax revenue, maintain the architectural integrity of the building(s), and create economic growth, with additional investment and jobs.

In January 2021, the building owner inquired with the Sealy EDC about façade grants and started a process to complete the facades of three buildings downtown. The buildings were restored to reflect their historical character. Skilled labor was employed to ensure the restorations maintained historical accuracy and quality. Jeff Trevino took time and care and did an excellent job with the façade funds he was granted, which enhanced our downtown.

The new restaurant project is taking great care to honor the historical essence of the building(s). Significant effort and investment have gone into ensuring both functional and high-end finishes. The interior has undergone extensive renovation, including complete replumbing with new lines cut into the slab/floor, a substantial electrical upgrade, and will soon have entirely redone bathrooms. The buildouts and bar areas are designed to "wow" patrons. The layout will feature a full kitchen, a spacious dining area, two bars, and a private room, all coming together to create an Italian-style family restaurant.

The project recently navigated a change in partnership, with one partner departing and a replacement now secured. The current partners bring experience, holding titles such as Attorney, General Contractor, and Restaurant Proprietor. With a local Chef now on board, the team is fully on track to bring this highly anticipated restaurant to fruition

The performance agreement terms require the completion of the project investment to be \$30,000.00, two (6) full-time jobs for twelve (12) months from the COO, and the building owners cannot sell the property for two (2) years. The terms provide six (6) months to complete the build-out. Modifications of terms may be made with the approval of the SEDC Executive Director or the SEDC Board President and with their concurrence, the SEDC Board and City Council. The project may receive an extension of six (6) months for good cause.

FINANCIAL IMPACT

The financial impact of the project will be \$15,000 for the fiscal year 2025-2026, and if approved, will come out of the line-item *Business Incentives*.

RECOMMENDATION

The SEDC Board and Staff recommends that the City Council approve the Trevino Project, the Performance Agreement, and the SEDC funding of \$15,000 out of the line-item Business Incentives.



APPLICATION FOR INCENTIVES

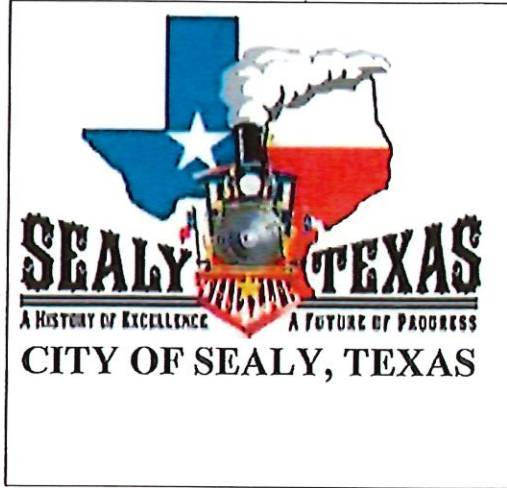
SEALY ECONOMIC DEVELOPMENT CORPORATION

222 & 224 Fowlkes St



- Index:
- Application for Incentives/Business Information Form
- Map
- Property Description
- 3-year Report of Employment Opportunities, Wages/Salaries of Restaurant
- Current Financial Statement/Proof of Financial Health of Building Owner

Application for Incentives/Business Information Form



Public Hearing



Business Applicant Name: 222 Sealy LLC

Date of Application: 24 April 2025

Legal name of business: 222 Sealy LLC

LLC Inc. Other:

Principal Owner(s) Name(s) & Title(s): Jeff Trevino

Person(s) authorized to commit your firm to a contract: Jeff Trevino

Email(s): jeff@jeffrevino.com

kerrywhitehead@yahoo.com

Phone

Number(s): (713) 829-2140

Physical Address: 222 and 224 Fowlkes Street, Sealy TX 77474

Own Lease

If land/building is being purchased, what is the projected closing date: N/A

If land/building is owned, what is the acreage and value: 0.1928 acres and \$202,868.00

Will land/building be titled in a different name? No

Projected Ground Breaking Month/Year: N/A

Projected Completion Month/Year: June 2025

New Relocation Expansion, if Expansion, what is the current number of on-site full-time jobs: New Business

If Relocation or Expansion, number of years in business/ location: N/A

Will project have high visibility, image impact, or be located near a gateway of the City, or contribute to the aesthetic appeal in the design and materials of the building, landscape or greenspace? No Yes, If Yes, explain:

New tenant will occupy prime downtown position on Fowlkes St. near Main St. intersection and attract locals and visitors.

Did project request a variance from the City of Sealy's code of ordinances? No Yes:

Is project LEED Certified? No Yes

Type of Business: Manufacturing Only Manufacturing and Sales Retail Technology Restaurant/Entertainment
 Service Distribution Cold Storage Winery/Brewery Food Sales/Service Other:

Describe: Family friendly Italian Restaurant.

Contractor Name: John E. Tre LLC

TCEQ Permit required: No Yes,

Explain: Beer and alcohol served, licensed, required.

Any other Permits or Licenses required, other than City permits: None.

Does project pose any negative operational, visual or other impacts, such as noise or traffic congestion? No Yes

If Yes, explain:

Will there be heavy truck traffic to and from the site on a regular basis? No Yes:

Will a traffic study be initiated by the Project? No Yes

Number of Phases:

One Phase, Describe: Complete build-out of accessible restrooms (TDLR/TAS compliant), complete miscellaneous kitchen equipment install (plumbing & electrical), complete misc. dining area built-ins, complete overhead lighting, install kitchen exhaust hood ANSUL fire suppression system.

Two Phases, Describe Phase 2: N/A

Time to begin Phase 2 following completion of Phase 1: N/A

Three, Describe: N/A

NAICS (North American Industry Classification) CODE: 99-1652544 722511

How will project be funded: Cash Loan: Details -

FEIN:

TID:

Site location/Project Considerable Features:

Rehabilitation Project Supports City's Comp Plan

Unique or unequalled contribution to Sealy

Desirable aesthetic appeal Beautification Project

If any considerable features are included, please

describe: 2015 Sealy Comprehensive Plan (now 10 years in) mentions "downtown" 175 times, pointing to goals that promote downtown growth and revitalization. In particular, we meet Community and Economic goals by fostering growth and celebrating Sealy's local heritage. We could have made our job easier by building-out a modern commercial kitchen and dining rooms in a newer building outside of downtown. We are choosing downtown and buildings with 100 years of history. Like you, we believe our restaurant will be a powerful catalyst for redevelopment and economic growth for downtown. We will attract foot traffic for locals and tourists, add to a sense of place, spur adjacent development signaling the viability of reuse, drive economic growth, increase tax revenue, enhance heritage tourism, and maintain the architectural integrity of Sealy.

Will infrastructure construction be required for the site? No Yes, If Yes, what are you requiring from the City? Water Sewer Gas,

Describe:

What will your contribution be? \$15,000 plus project management of remaining work scope described above.

Are you considering other Texas locations? No Yes: If Yes, please indicate where:

What type of incentives/assistance are you seeking from the EDC / City of Sealy?

Assistance with getting infrastructure to the site \$ _____ Type: _____

Utility taps \$ _____ Impact Fees \$ _____

Building Permits \$ _____

Other: Construction costs to complete build-out \$ 30,000

Tax Abatement

Electrical \$9,000
Plumbing \$9,000
Built-ins \$3,000
Bar rails \$3,000
ANSUL Fire Suppression \$6,000

Add fixtures 5.22/25

THE INFORMATION ON THE FOLLOWING PAGES IS REQUIRED FOR APPLICATION FOR ALL TYPES OF INCENTIVES:

Capital Investment:	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
LAND Acreage: 0.1928	\$	\$	\$	\$	\$	\$
BUILDING 8,807 SF Size: 7,268 SF Lease Space	\$ Percentage of cost for LABOR: _____% Percentage of cost for MATERIALS: _____% Percentage of materials that are taxable supplies: _____%	\$ Percentage of cost for LABOR: _____% Percentage of cost for MATERIALS: _____% Percentage of materials that are taxable supplies: _____%	\$ Percentage of cost for LABOR: _____% Percentage of cost for MATERIALS: _____% Percentage of materials that are taxable supplies: _____%	\$ Percentage of cost for LABOR: _____% Percentage of cost for MATERIALS: _____% Percentage of materials that are taxable supplies: _____%	\$ Percentage of cost for LABOR: _____% Percentage of cost for MATERIALS: _____% Percentage of materials that are taxable supplies: _____%	\$
EQUIPMENT	\$ Equipment purchases: <input type="checkbox"/> Taxable <input type="checkbox"/> Tax Exempt <i>Machinery and equipment used in manufacturing or processing operations are not taxable</i>	\$ Equipment purchases: <input type="checkbox"/> Taxable <input type="checkbox"/> Tax Exempt <i>Machinery and equipment used in manufacturing or processing operations are not taxable</i>	\$ Equipment purchases: <input type="checkbox"/> Taxable <input type="checkbox"/> Tax Exempt <i>Machinery and equipment used in manufacturing or processing operations are not taxable</i>	\$ Equipment purchases: <input type="checkbox"/> Taxable <input type="checkbox"/> Tax Exempt <i>Machinery and equipment used in manufacturing or processing operations are not taxable</i>	\$ Equipment purchases: <input type="checkbox"/> Taxable <input type="checkbox"/> Tax Exempt <i>Machinery and equipment used in manufacturing or processing operations are not taxable</i>	\$
FURNITURE/FIXTURES THAT ARE SUBJECT TO SALES TAX	\$	\$	\$	\$	\$	\$
BUILDING PERMIT Fees	\$ PREVIOUSLY PURCHASED	\$	\$	\$	\$	\$
TOTAL CAPITAL INVESTMENT:	\$	\$	\$	\$	\$	\$
Direct Pay Requested Information:	ELIGIBLE \$800K or more of taxable purchases during construction each year of project	Will Participate	Year 1 Taxable Purchases for Construction	Year 2 Taxable Purchases for Construction	Year 3 Taxable Purchases for Construction	Year 4 Taxable Purchases for Construction
Response:	Indicate Eligibility: <input type="checkbox"/> Yes <input type="checkbox"/> No	Indicate if you are willing to participate: <input type="checkbox"/> Yes <input type="checkbox"/> No	\$_____ EDC USE ONLY: EDC revenue \$_____ COS revenue \$	\$_____ EDC USE ONLY: EDC revenue \$_____ COS revenue \$	\$_____ EDC USE ONLY: EDC revenue \$_____ COS revenue \$	\$_____ EDC USE ONLY: EDC revenue \$_____ COS revenue \$
ON SITE Full-time Jobs:	New Created:	New Jobs Created - Year 1	New Jobs Created - Year 2	New Jobs Created - Year 3	New Jobs Created - Year 4	New Jobs Created - Year 5

Only list those jobs that will work on-site, not remote workers. If you have remote workers please list on a separate piece of paper.	<u>20 - 30</u> TOTAL JOBS Created between years 1 – 5	# <u>20</u>	# <u>7</u>	# <u>3</u>	# _____	# _____
Wages/Salary:	CHOOSE: <input type="checkbox"/> Minimum wage <input type="checkbox"/> National median income for NAICS per Bureau of Labor Statistics \$ _____ / HR <input type="checkbox"/> Top tier 15% over national median \$ _____ <input type="checkbox"/> Other: \$ _____ Please choose: Percentage of annual increase in wages over national average: <input type="checkbox"/> 2% <input type="checkbox"/> 3%	Benefits: <input type="checkbox"/> Health Insurance, 50% or more paid by employer <input type="checkbox"/> Dental/Vision Insurance <input type="checkbox"/> Profit Sharing <input type="checkbox"/> Retirement/ 401K <input type="checkbox"/> Disability Insurance <input type="checkbox"/> Life Insurance <input type="checkbox"/> Vacation days: _____ <input type="checkbox"/> Sick days: _____ <input type="checkbox"/> Paid holidays	Submit an attachment with description of all job types, wages/salaries, and relevant employment information for all staff that will be employed on the site.			
Percentage of new employees relocating to Sealy	<input type="checkbox"/> 20% <input type="checkbox"/> 50% <input type="checkbox"/> 30% <input type="checkbox"/> 60% <input type="checkbox"/> 40% <input checked="" type="checkbox"/> 75%					
Company's annual taxable purchases in the City of Sealy (Materials, supplies, services)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
<input checked="" type="checkbox"/> 2% annual increase <input type="checkbox"/> 3% annual increase	\$ 60,000	\$ 62,000	\$ 66,000	\$ 70,000	\$ 74,000	\$ 78,000
Taxable Inventory Value at the end of each year, Years 1-5	Year 1	Year 2	Year 3	Year 4	Year 5	
<input type="checkbox"/> 2% annual increase <input type="checkbox"/> 3% annual increase	\$ 5,000	\$ 5,200	\$ 5,500	\$ 5,700	\$ 5,700	CONTINUED NEXT PAGE
Taxable Inventory Value at the end of each year, Years 6-10	Year 6	Year 7	Year 8	Year 9	Year 10	
<input type="checkbox"/> 2% annual increase <input type="checkbox"/> 3% annual increase	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	
Annual Taxable Sales	Year 1	Year 2	Year 3	Year 4	Year 5	
<input type="checkbox"/> 2% annual increase <input type="checkbox"/> 3% annual increase	\$ 1,600,000	\$ 1,800,000	\$ 2,000,000	\$ 2,060,000	\$ 2,100,000	
Estimated Utility Usage/ Requirements IF KNOWN -	WATER Select: <input type="checkbox"/> Per Day <input type="checkbox"/> Per Month	WASTEWATER Select: <input type="checkbox"/> Per Day <input type="checkbox"/> Per Month	SOLID WASTE Select: <input type="checkbox"/> Per Day <input type="checkbox"/> Per Month	ELECTRICITY Select: <input type="checkbox"/> Per Day <input type="checkbox"/> Per Month	NATURAL GAS Select: <input type="checkbox"/> Per Day <input type="checkbox"/> Per Month	OTHER:
MONTHLY PURCHASES: Please respond if known, otherwise indicate N/A:	\$ 30,000	\$ 35,000	\$ 40,000	\$ 45,000	\$ 45,000	\$
Estimated TOTAL Annual Utility Expenses	\$ 82,000	\$ 84,000	\$ 86,000	\$ 88,000	\$ 90,000	

THE INFORMATION ON THE FOLLOWING PAGES IS REQUIRED FOR APPLICATION FOR ALL TYPES OF INCENTIVES:

Please ensure that the following items have a response or are attached with your submission:

- Map showing the location of the proposed site/project
- Property description
- Plat of proposed site property, demonstrating the number and location of all proposed improvements of the property
- Where will inventory be stored? N/A
- Detailed report of employment opportunities, wages/salaries
- Current financial statement/Proof of financial health –

List item attached: Jeff Trevino Bank Statements

In the case of MODERNIZATION, include:

- statement of the assessed value of the facility separately stated for real and personal property for the tax year immediately preceding the application.

Applicant Signature/ Title

Date

Thank you for completing the City of Sealy/Sealy EDC's Impact Analysis Business Information Form. Please submit this form to the emails listed below. We appreciate your interest in considering Sealy, Texas.

EDC INCENTIVES REQUEST - Please return the completed application to:

Bill Atkinson, Sealy EDC Executive Director	batkinson@ci.sealy.tx.us	979-627-6121
Katherine Ellis, SEDC Deputy Executive Director	kellis@ci.sealy.tx.us	979-627-6127

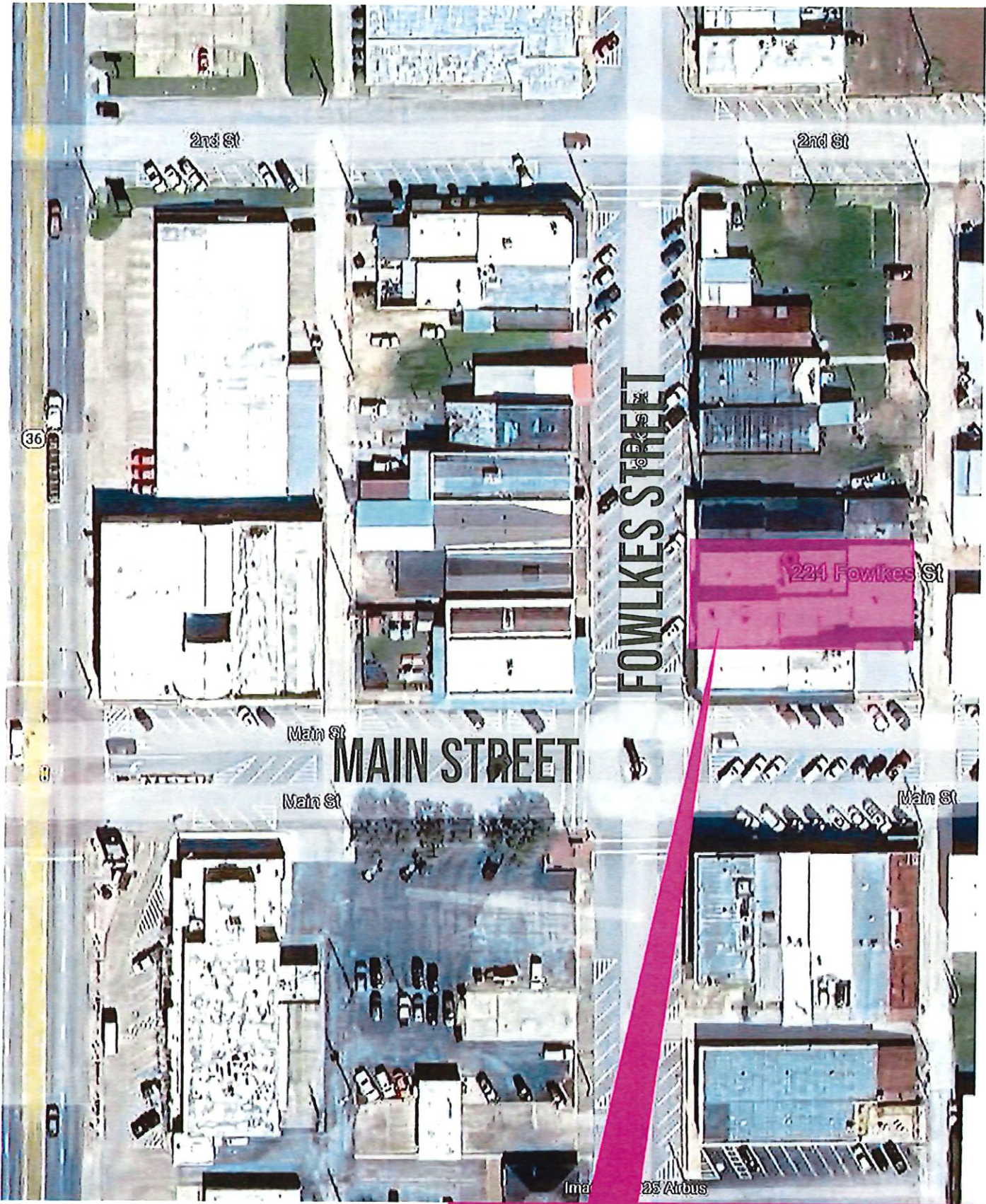
Sealy EDC, P.O. Box 517 330 Main Street Suite 8, Sealy, Texas 77474

CITY OF SEALY TAX ABATEMENT REQUEST – Please return the completed application to:

Kimbra Hill, City Manager	khill@ci.sealy.tx.us	979-627-6106
Sandra Vrablec, City Secretary	svrablec@ci.sealy.tx.us	979-627-6116

222 & 224 Fowlkes Street

Map



DOWNTOWN SEALY MAP

222 AND 224 FOWLKES ST

222 & 224 Fowlkes Street

Property Description

Property ID: 13254 For Year

2025

Property Details

Account	
Property ID:	13254
Type:	Real
Acreage:	0.1928
Location	
Situs Address:	224 FOWLKES ST SEALY 77474
Map ID:	150.M
Legal Description:	SEALY TOWNSITEBLOCK 27 LOT 19 & 18
Abstract/Subdivision:	S579 / S579 SEALY TOWNSITE

PROPERTY DESCRIPTION 224 AND 222 FOWLKES ST

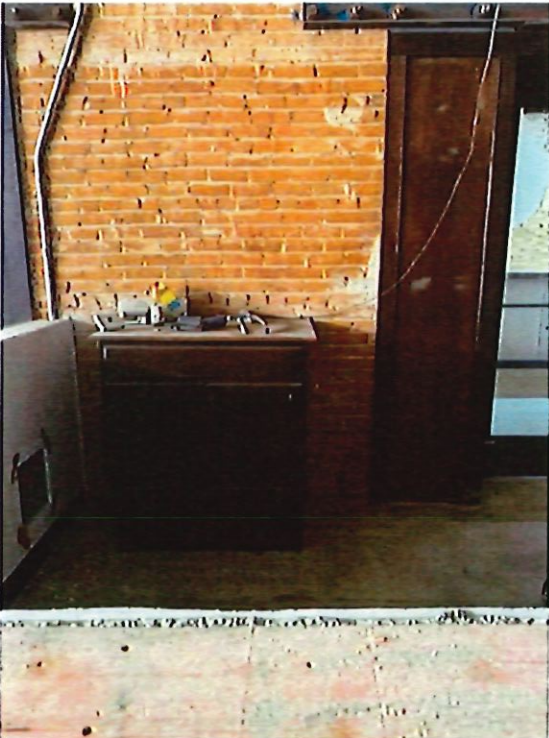
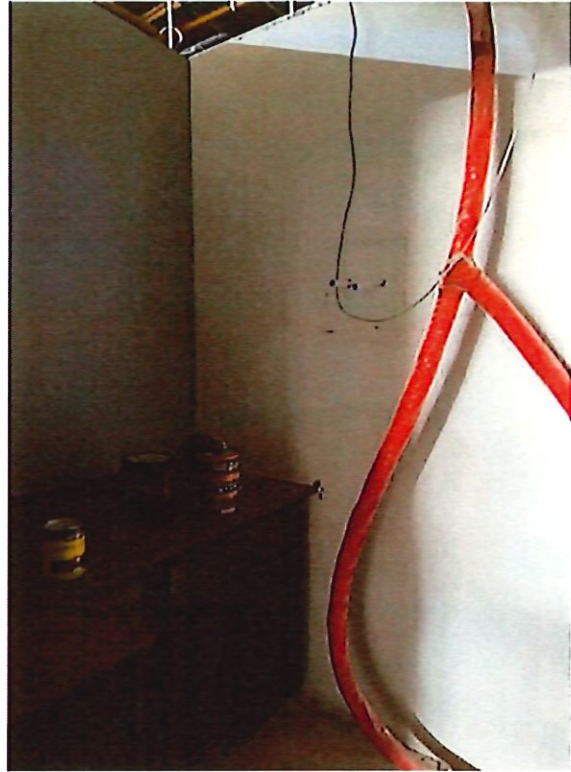


**Example of
previous facade
work**



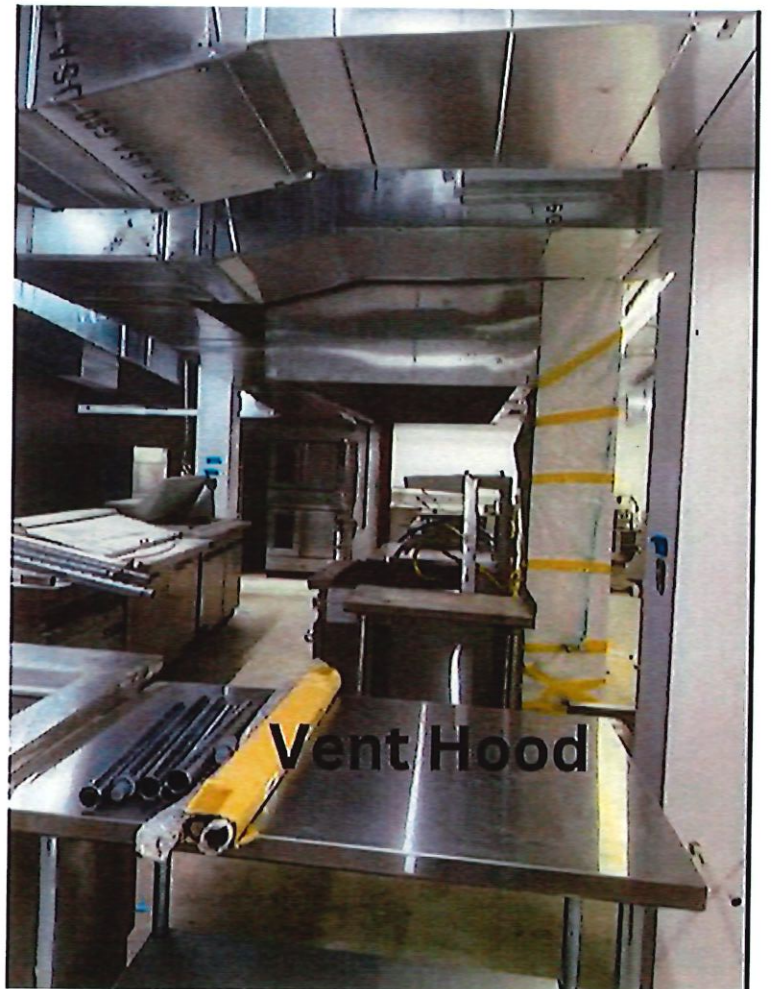
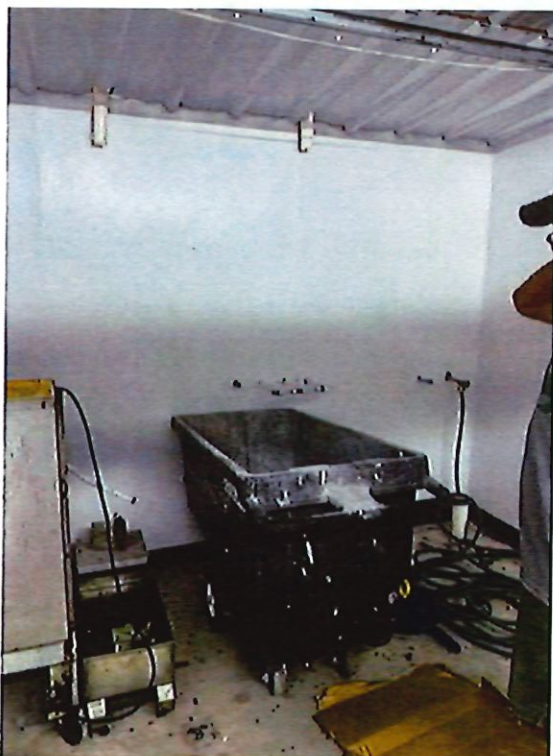
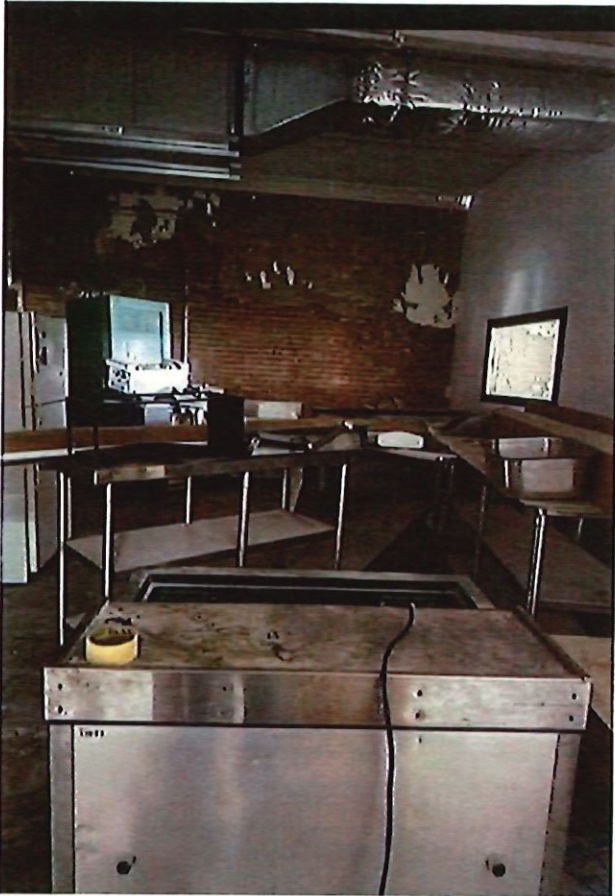
Bar Areas

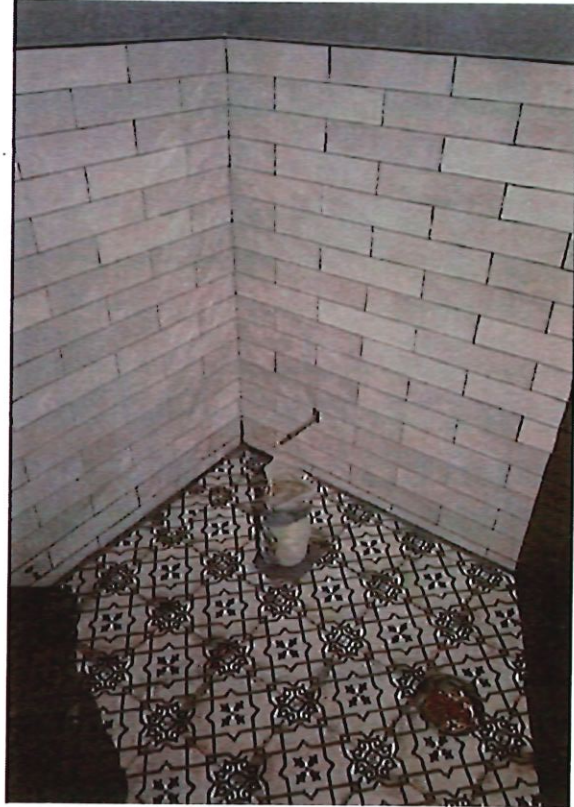
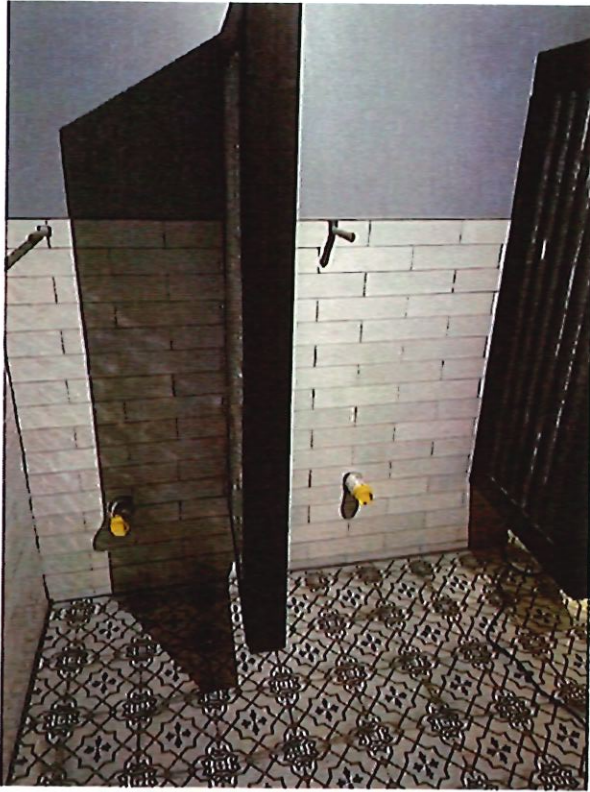




**Examples of
Areas for
built-ins**

Kitchen Buildout





Examples of Build-out for 2 Bathrooms

Electrical Build-Out



DEFINITIONS

Benchmark means all the performance criteria requirements outlined in this Agreement, which the Building Owner must satisfy in order to qualify for the SEDC Grant.

Grant means the economic development funds the SEDC tenders to the Building Owner in an amount not to exceed \$15,000.00 (FIFTEEN THOUSAND DOLLARS AND NO/100s), subject to the Building Owner's compliance with the terms and conditions of this Agreement. Otherwise, the Grant proceeds shall accrue interest until repaid in accordance with the terms of this Agreement.

Full-time employees shall mean permanent, full-time employment position that results in actual paid employment on the Property of at least one thousand, eight hundred and twenty (1,820) hours per position in a year.

Improvements shall mean those certain public improvements which increase the appraised value that may result from the upgrading, construction, alteration, or installation of buildings, structures, fixed machinery, equipment, and/or personal property.

Undocumented worker shall mean an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in that manner in the United States.

TERMS

1.1. Grant. The EDC agrees to tender a grant in an amount not to exceed \$15,000.00 to Building Owner for business development expenditures that promote economic development for restaurant and bar facility, which will be located at 222 & 224 Fowlkes Street to provide funding for building improvements including: completing the kitchen installation, electrical, plumbing, fixtures, lighting, built-ins, bar rails, a kitchen vent hood (fans and filtration) fire suppression system, and other associated expenses to promote new and expanded business development. The total capital investment for the Trevino project will be at least \$30,000.00.

a. Benchmark 1: Building Owner shall:

Complete interior improvements, the kitchen installation, electrical, plumbing, fixtures, lighting, built-ins, bar rails, a kitchen vent hood (fans and filtration), fire suppression system, and other associated expenses to promote new and expanded business development of the Trevino Project. The total capital investment for the Trevino Project shall be at least \$30,000.00. The building owner shall lease to a business that will ensure the job creation and retention of at least two (6) full-time employees/jobs for at least twelve (12) months after receiving a certificate of occupancy from the City of Sealy, Texas, which must all occur on or before December 15, 2025.

If Benchmark 1 is completed timely, EDC shall pay Building Owner \$15,000.00 within forty-five (45) days of receiving a copy of receipts showing total capital investment of \$30,000.00.

b. Benchmark 2: Building Owner shall:

retain building ownership and to not sell or assign such building to another person or entity for two (2) years. The building owner shall lease to a business that will ensure the job creation and retention of at least two (6) full-time employees/jobs for at least twelve (12) months after receiving a certificate of occupancy from the City of Sealy, Texas.

Retention of jobs will be verified by the EDC by means of proof to be determined at the discretion of the EDC Executive Director or Board President.

c. Extensions: The EDC Executive Director or Board President may extend any timeframes in this Section 1.1. for good cause, but in no event shall the Executive Director or Board President be authorized to grant an extension for longer than six (6) months. Good cause includes but is not limited to local, state, or federal economic restrictions or regulations that impose difficulty in operating its business.

d. Modifications: Any modifications must first receive approval from the Executive Director or Board President. The terms of this agreement may be revised at the discretion of the EDC Executive Director or Board President. Additionally, the EDC Executive Director or Board President may bring any possible revision of the terms of the agreement to the attention of the EDC Board and Council for their review and/or approval. The Executive Director or Board President may require EDC and City Council approval of a request for modification. Failure to obtain such approval prior to making any such modifications could render the applicant ineligible to receive grant funding. Any modifications that result in legal fees, which may be incurred as a result of any legal action required to amend the performance agreement, will be the responsibility of the grant recipient.

1.2. Proof of Proper Expenditure. As a condition of this Agreement, within ninety (90) days from completion of work, Building Owner shall provide the EDC with a copy of proof of paid receipt(s) demonstrating the use of the grant funds provided in paragraph 1.1. a.

1.3. No Assumption. By executing this Agreement, the EDC assumes no obligation, duty, or other responsibility with regard to any duty, right, obligation, liability, or responsibility associated with the Trevino Project for which Building Owner is responsible, nor does the EDC assume any legal liability for any action, duty, right, obligation, or responsibility of Building Owner or its successors or assigns by virtue of the execution of this Agreement.

1.4. Completion. This Agreement shall be deemed complete upon (1) the EDC tendering its grant to Building Owner, or upon Building Owner's request, tendering the grant to a third-party on behalf of Building Owner, and (2) Building Owner tendering to the EDC copies of receipts or other invoices demonstrating the use of the grant for expenditures relating to the complete the kitchen installation, electrical, plumbing, fixtures, lighting, built-ins, bar rails, a kitchen vent hood (fans and filtration) fire suppression system, and other associated expenses to promote new and expanded business development of the Trevino Project. (3) Once the Building Owner has retained ownership of the building for 2 years in full-time operation, and leased the building(s) to a business that has employed 6 full-time employees for 12 months after receiving a certificate of occupancy from the City of Sealy.

1.5. Default and recapture. Building Owner shall be in default under this Agreement if it uses the EDC's grant for any purpose other than for expenditures related to the Trevino Project or fails to complete work in the timeframe set forth herein. In the event of default, Building Owner shall refund any and all grant fund proceeds to the EDC. Upon default, Building Owner shall tender a refund to the EDC within thirty (30) days of the EDC sending a written demand for repayment and recapture. Building Owner shall refund to the EDC any and all grant funds, and reimburse the EDC for all attorney's fees and costs which may be incurred as a result of any legal action required to seek reimbursement of all grant funding received by Building Owner. In the event that an amendment to the executed agreement is requested by Building Owner, any legal fees which may be incurred as a result of any legal action required to amend the performance agreement will be the responsibility of Building Owner.

1.6. Merger. The terms contained in this Agreement represent the final agreement among and between the Parties with respect to the subject matter hereof and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the Parties. The Parties agree that by entering into this Agreement, they have not relied upon any representation other than those contained in this Agreement. The Parties agree that they have read this Agreement, sought the advice of counsel, understand the terms of this Agreement, and have executed this Agreement voluntarily.

1.7. Undocumented Workers. Building Owner shall lease to a business at 222 & 224 Fowlkes Street that will not employ undocumented workers, defined as an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in that manner in the United States. Building Owner must agree that if, after receiving grant funds, leasee is convicted of a violation under 8 U.S.C. Section 1324a(f), Building Owner shall repay the amount of the grant funds with interest, at the rate of 12% per annum, or the maximum allowed by law, within 120 days after the SEDC notifies Building Owner of the violation. The SEDC shall have the authority to bring a civil action to recover any amounts that the Building Owner must repay the SEDC under this provision, and in such action may recover court costs and reasonable attorney fees.

AGREED AND ACCEPTED:

Sealy Economic Development Corp.

By: _____

Its: President

Date: _____

AGREED AND ACCEPTED:

Building Owner, Jeff Trevino & 222 Sealy, LLC

By: _____

Date: _____

Item #4

RESOLUTION 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS, APPROVING THE SEALY ECONOMIC DEVELOPMENT CORPORATION'S EXPENDITURE OF FUNDS USING A BUSINESS INCENTIVE FOR JEFF TREVINO AND THE 222 SEALY, LLC (THE TREVINO PROJECT) TO PROMOTE NEW AND EXPANDED BUSINESS DEVELOPMENT.

* * * * *

WHEREAS, the Sealy Economic Development Corporation (“SEDC”) approved a performance agreement on May 27, 2025, with Jeff Trevino and 222 Sealy, LLC (The Trevino Project) in an amount not to exceed \$15,000.00 to promote new and expanded business development; and

WHEREAS, the City Council finds that the SEDC complied with state law regarding such funding;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS:

SECTION 1. The facts and recitations contained in the preamble to the Resolution are true and correct and incorporated herein for all purposes.

SECTION 2. The City Council authorizes the expenditure of funds by the SEDC in an amount not to exceed \$15,000.00 to Jeff Trevino and 222 Sealy, LLC (The Trevino Project) to promote new and expanded business development pursuant to Texas Local Government Code, Section 505.158.

SECTION 3. Severability. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Resolution or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Resolution as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Sealy, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 4. That this Resolution shall be in full force upon second reading.

PASSED AND APPROVED ON FIRST READING this 3rd day of June, 2025.

PASSED AND APPROVED ON SECOND READING this 17th day of June, 2025

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrabec, City Secretary

Item #5



AGENDA ITEM: Discussion and possible action regarding Task Order No.25-01 with Strand Associates for a Jacqueline A. Cryan Memorial Park Pond and Path Lighting project.

SUBMITTED BY: Sealy EDC Staff

MEETING DATE: June 3, 2025

STAFF REPORT

DESCRIPTION

Discussion regarding this project was identified in a study conducted and reported in September 2023 to improve the detention pond and path lighting in Jacqueline A. Cryan Park. If the Task Order No. 25-01 is approved, the project will be executed in phases. The first phase starts with design, the second phase, bidding services, and the third phase, construction-related services.

ANALYSIS

The existing detention pond within Cryan Park requires redesign and reconstruction to improve its functionality. This need was identified in a study conducted and reported in September 2023. The project will be executed in phases:

- **Phase 1: Design Services:** This phase will involve a detailed survey of the existing pond and surrounding area, followed by the development of engineering the 90 percent design drawings for pond expansion and path lighting. This will include the study and design for grading, drainage structure layout, electrical plans, construction details, standard detail sheets, soil improvements, and vegetation establishment.
- **Phase 2: Bidding Related Services:** The second phase will encompass distribution of one set of bidding documents, submitting advertisement to bid, preparing, and answering questions and addenda during bidding, attending bid opening, providing tabulation and analysis of bid results, assist in the award of the construction contract and prepare two (2) sets of contract documents for signature.
- **Phase 3: Construction Related Services:** Strand will provide contract related services, attend preconstruction conference, review contractor shop drawings, review periodic pay requests, attend up to four (4) construction progress meetings, up to twelve (12) site visits, and participate in project closeout, with an estimated 120 calendar day construction schedule.

LEGAL REVIEW

Not necessary at this time.

FINANCIAL IMPACTS

This is a lump sum Task Order of \$74,000. The Sealy EDC 2024-2025 Fiscal Year Budget had budgeted \$60,000 for which will carry over into FY 2025-2026, at which time the new budget number can be approved, accounting for the difference of \$14,000.



For your knowledge, Strand provided the following Engineer's Opinion of Probable Construction Cost dated January 23, 2025, and confirmed the estimate was still valid.

Detention Reconstruction	\$373,200
Walking Trail Lighting	<u>\$218,500</u>
Total Estimated Construction	\$591,700
+ Contingency 10%	<u>\$ 59,200</u>
Total Estimated Cost:	\$651,000

RECOMMENDATION

Staff recommends approval of the Task Order 25-01 design, bidding, and construction-related services for the expansion of Cryan Park's Pond capacity and Path Lighting.



NFS TO OWNER

Strand Associates, Inc.®

1906 Niebuhr Street
Brenham, TX 77833
(P) 979.836.7937
www.strand.com

Task Order No. 25-01
Sealy Economic Development Corporation (OWNER)
and Strand Associates, Inc.® (ENGINEER)
Pursuant to Agreement for Technical Services dated July 8, 2024

Project Information

Project Name: Cryan Park Pond Capacity

Services Description: Design, bidding-, and construction-related services for the expansion of Cryan Park's pond capacity and path lighting.

Scope of Services

ENGINEER will provide the following services to OWNER.

Design Services

1. Attend an initial kickoff meeting with OWNER and gather project-related data.
2. Submit a Texas 811 request to locate existing underground utilities within the survey limits. Conduct a topographic survey of the area enclosed within the 1,725-linear-foot paved pedestrian path around the existing pond. Survey from inside pavement edge to edge of the existing pond water level and locate overhead and marked-underground utilities.
3. Prepare and submit 90 percent design drawings for pond expansion and path lighting including title sheet, index sheet, site grading plan, drainage structure layout and details, electrical layout and details, construction details, and standard detail sheets in accordance with OWNER standards. Prepare and provide an opinion of probable construction cost.
4. Attend one design review meeting with OWNER and incorporate feedback, as appropriate.
5. Prepare one set of Bidding Documents using Engineers Joint Contract Documents Committee C-700 Standard General Conditions of the Construction Contract, 2018 edition, technical specifications, and engineering drawings.

Bidding-Related Services

1. Distribute one set of Bidding Documents electrically through CivCast, available at www.strand.com and civcastusa.com. Submit Advertisement to Bid to OWNER's newspaper of choice for publishing. OWNER shall pay newspaper directly for publishing.
2. Prepare addenda and answer questions during bidding.

TBPE No. F-8405
TBPLS No. 10030000

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Strand Associates, Inc.[®]
 1906 Niebuhr Street
 Brenham, TX 77833
 (P) 979.836.7937
 www.strand.com

SEALY ECONOMIC DEVELOPMENT CORPORATION
 CITY OF SEALY, TEXAS (CITY)
 CRYAN PARK RETENTION POND EXPANSION AND PATH LIGHTING IMPROVEMENTS
 ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST (OPCC)
 January 23, 2025

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT COST	TOTAL COST
1.	Mobilization.	1 LS	\$ 45,000.00	\$ 45,000.00
2.	Stormwater Pollution Prevention Plan.	1 LS	\$ 7,500.00	\$ 7,500.00
3.	Perform Vegetation Clearing and Grubbing (Large Trees and Vegetation).	1 LS	\$ 15,000.00	\$ 15,000.00
4.	Remove and Dispose of the Existing Pond Outfall Structure.	1 LS	\$ 4,000.00	\$ 4,000.00
5.	Remove and Dispose of the Existing Concrete Picnic Table Pad.	125 SF	\$ 35.00	\$ 4,375.00
6.	Construct the Reinforced Concrete Pond Outfall Structure.	1 LS	\$ 8,500.00	\$ 8,500.00
7.	Rock Riprap.	145 CY	\$ 200.00	\$ 29,000.00
8.	Perform Excavation and Grading.	1 LS	\$ 35,000.00	\$ 35,000.00
9.	Haul Off and Dispose of the Excess Material.	12,400 CY	\$ 17.00	\$ 210,800.00
10.	Install the Light Pole, Base, Conduit, and Wire.	19 EA	\$ 11,500.00	\$ 218,500.00
11.	Traffic Control According to the Texas Manual on Uniform Traffic Control Devices.	1 LS	\$ 3,500.00	\$ 3,500.00
12.	Construction Materials Testing.	1 LS	\$ 3,000.00	\$ 3,000.00
13.	Site Restoration, Seeding, and Cleanup.	1 LS	\$ 7,500.00	\$ 7,500.00
Subtotal Construction Cost (Rounded):				\$ 591,700.00
10 Percent Contingency (Rounded):				\$ 59,200.00
TOTAL ENGINEER'S OPCC (ROUNDED):				\$ 651,000.00

Assumptions:

- a. A clay liner is not needed due to the existing soils.
- b. The City staff will remove or relocate the existing picnic tables and grill.
- c. The City staff will remove trees that are 8 inches in diameter or less.

Jared D. Engelke, P.E.
 Strand Associates, Inc.[®] (TBPE No. F-8405)
 1906 Niebuhr Street
 Brenham, TX 77833



Item #6

RESOLUTION 2025-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS,
REPEALING AND RESCINDING RESOLUTION 2025-13.**

* * * * *

WHEREAS, The City Council of the City of Sealy, Texas (“City”) adopted Resolution 2025-13 on March 18, 2025; and

WHEREAS, The City Council desires to repeal and rescind Resolution 2025-13 in its entirety as it is no longer feasible for the City to participate in the TxDOT Transportation Alternative Program Grant for sidewalks.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS:

SECTION 1. The facts and recitations contained in the preamble to this Resolution are true and correct and incorporated herein for all purposes.

SECTION 2. Resolution 2025-13 is hereby repealed and rescinded in its entirety.

SECTION 3. Severability. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Resolution or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Resolution as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Sealy, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED AND APPROVED this 3rd day of June 2025.

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrabec, City Secretary

Items #7 & #8



Meeting Date: June 3, 2025

Agenda Items – Discussion and Possible Action regarding Approval of an Ordinance Chapter 42 for Collection Boxes.

Discussion and Possible Action regarding Amending Ordinance for the Master Fee Schedule for:

- Collection Boxes

Prepared by: Mike Barrow, Assistant City Manager

SUMMARY:

Donation or Collection boxes have a tendency to invite nuisance dumping of items left outside of collection boxes. This ordinance creates requirements for the regulation and permitting of collection boxes in order to prevent nuisances, reduce visual clutter and the disposal of unwanted personal property.

The Master Fee Schedule changes include permit fee of \$75.00 and \$50.00 each additional collection box. Each box will require a medallion (sticker) issued by the Planning Department to be affixed to the collection box to show that the collection box is permitted.

FINANCIAL IMPACT:

NA

RECOMMENDATION:

Recommend approval of the Collection Box Ordinance for Chapter 42.

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY OF SEALY, TEXAS, ADDING A NEW ARTICLE VIII OF CHAPTER 42 OF THE CODE OF ORDINANCES; PROVIDING RULES AND REGULATIONS FOR DONATION BOXES; REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT OR INCONSISTENT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City Council of the City of Sealy, Texas, ("City") finds that adding rules and regulations for donation boxes is for the good of the government and protects the health and safety of citizens and visitors;

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

Section 1. The facts and recitations contained in the preamble to this ordinance are true and correct and incorporated herein for all purposes.

Section 2. A new Article VIII of Chapter 42 of the City of Sealy Code of Ordinances is added to read as follows:

"CHAPTER 42 – HEALTH AND SANITATION

* * * * *

ARTICLE VIII. – DONATION BOXES

Sec. 42-151. Purpose.

The is purpose of this article is to promote the public health, safety and welfare and to preserve the value of real property by adopting regulations to control the placement and maintenance of unattended donation boxes in order to prevent nuisances, reduce visual clutter and the improper disposal of unwanted personal property.

Sec. 42-152. Definitions.

As used in this article:

- (1) "Unattended donation box" or "UDB" means an unattended box, bin, container, dumpster or similar receptacle that is placed outdoors at a location visible from

a public place for the purpose of soliciting, receiving and/or temporarily storing donated food, clothing, shoes, toys or other items of personal property.

- (2) "Director" means the director of planning or the director's designee for the administration and enforcement of this article.
- (3) "Residential property" means property used or restricted to use for one- or two-family dwellings, including townhomes or duplexes. The term does not include apartments or other similar multifamily properties with three or more dwellings per building.

Sec. 42-153. Violations; penalty.

- (a) A person who violates a provision of this article, or who fails to perform an act required of the person by this chapter, commits an offense. A person commits a separate offense for each and every day during which a violation is committed, permitted, or continued.
- (b) The provisions of this article are intended to protect public health and promote sanitation by preventing unlawful dumping or the establishment of conditions that attract unlawful dumping. An offense under this article is punishable by a fine of not more than \$2,000.00.

Sec. 42-154. Permit required.

- (a) A person commits an offense under this article if the person places a UDB within the corporate limits of the city without obtaining a permit for its operation.
- (b) The owner or another person in effective control of real property commits an offense under this article if the person allows an unpermitted UDB to remain on property under the person's control after having notice that the UDB has not been permitted for the location.

Sec. 42-155. Permit application.

- (a) To obtain a UDB permit a person must submit an application on a form provided for that purpose to the director. A single application may cover multiple UDB's that are owned and operated by the applicant. The application must contain the following:
 - (1) The name, street address, mailing address, facsimile number, and telephone number of the applicant.
 - (2) The address of the premises where each UDB will be placed.
 - (3) The written consent of the owner, manager, lawful occupant, or authorized agent of the premises where each UDB will be placed.
 - (4) A site plan showing the proposed location where each UDB will be placed on the property and a drawing depicting the dimensions of the UDB. The location must be well lighted for visibility at all hours of the day or night. A map or satellite photo showing the location in sufficient detail to determine if the location will conform to the requirements of this article will satisfy the requirement of a site plan.
 - (5) A certificate of insurance reflecting the commercial general liability insurance coverage required by this article.
 - (6) Pay a UDB permit fee as set forth by city council in a schedule of fees for each UDB permit medallion issued under the permit. The fee for additional UDB permit medallions under the permit shall be set forth by city council in a schedule of fees whether filed contemporaneously with the permit application or after the original permit application.
- (b) A UDB permit is site specific and does not authorize the transfer of a UDB from a permitted site to a site not covered by the permit. Where multiple sites have been permitted under one permit a UDB bearing a valid medallion associated with the permit may be moved from one permitted site to another as long as the placement of the UDB otherwise conforms to the requirements of this article.

Sec. 42-156. Issuance and display of permit medallion.

- (a) The director shall issue a permit medallion or sticker to be affixed to the side of each UDB that is permitted under this article. The medallion must be visible to the public and any UDB not displaying a valid permit medallion is in violation of this article.
- (b) A UDB permit is valid for one calendar year and expires on December 31 of the year issued. A UDB permit may be renewed from year to year.

Sec. 42-157. UDB regulations.

- (a) A UDB may only be placed or maintained on commercial property with an active commercial tenant and must be removed from the property within 30 days of the date on which all active commercial activity ceases. A UDB may not be placed on

unimproved or unoccupied property. A UDB may not be placed on residential property or within 50 feet of the property line of an adjacent residential property.

- (b) Every UDB owner/operator must at all times maintain commercial general liability insurance with coverage of not less than \$1,000,000.00.
- (c) Generally only one UDB per property will be allowed, except that one additional UDB may be permitted on a property with more than 300 feet of road frontage. Where two UDBs are permitted on the same property they must be arranged side-by-side with no more than 12 inches of separation. For the purposes of this paragraph a shopping center, strip center, office park or other similar commercial property operated with common access and shared parking or interconnected parking areas is considered a single property.
- (d) No UDB may be placed on any property without the written consent of the property owner, manager, lawful occupant or an authorized agent thereof. All UDB's shall be set back at least forty (40) feet from any public street, road, alley, or highway.
- (e) No UDB may be placed within a public easement or right-of-way, within a fire lane, within a visibility triangle or at any other location that will cause an unsafe obstruction of view for pedestrian or vehicular traffic.
- (f) A UDB may not exceed 175 cubic feet in container volume or be more than seven feet in height or more six feet in width on any side. Every UDB must display the operator's name, address and phone number on the front of the UDB in clearly legible text at least two inches tall, together with any other information required by state law. A statement identifying the kind of goods accepted for donation should appear on the face of the UDB as well as a statement that all donated goods must be placed inside the UDB and prohibiting persons from leaving goods on or adjacent to the UDB.
- (g) Every UDB must be placed on a concrete or asphalt surface accessible by a motor vehicle. A UDB may be placed in a parking lot stall if at least ten parking stalls remain available for vehicle parking. A UDB may not be placed in a parking lot at a location that would obstruct the ordinary movement of vehicles through the lot.
- (h) Every UDB must be secured from unauthorized access and designed with a one-way door or receiving chute to allow goods to be deposited into the UDB in a manner that prevents unauthorized persons from removing the contents. The door or receiving chute must be faced away from the street and toward the interior of the property.
- (i) Every UDB must be maintained in a good state of repair free from graffiti, peeling paint, dents, damage, or defects other than ordinary wear and tear. All notices required to appear on the UDB must be clearly legible at all times. A UDB that does not conform to this requirement must be promptly repaired or removed. Repair or removal of any and all nonconformities identified in this paragraph must be made within seven days or the nonconformity shall constitute a violation of this article.
- (j) Every UDB must be fully emptied at least once each week and regardless of their condition all personal property items deposited at the UDB must be removed from the premises. Items not deemed suitable for reuse must be removed and disposed of in a lawful manner.

(k) Donated items that cannot be fully contained within a UDB may not be placed or permitted to remain on the ground adjacent to a UDB and must be promptly removed by the permit holder.”

Section 3. Repeal. All ordinances or parts of ordinances in conflict herewith are repealed.

Section 4. Severability. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Sealy, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 5. Penalty. Any person who violates or causes, allows, or permits another to violate any provision of this ordinance, rule, or police regulation of the city shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine or penalty not to exceed two thousand dollars (\$2,000.00). If such rule, ordinance, or police regulation governs the dumping of refuse, the fine or penalty shall not exceed four thousand dollars (\$4,000.00). Each occurrence of any violation of this ordinance, rule, or police regulation shall constitute a separate offense. Each day on which any such violation of this ordinance, rule, or police regulation occurs shall constitute a separate offense.

Section 6. Effective Date. This ordinance shall become effective immediately upon second reading and enforceable in municipal court when published as required by law.

PASSED AND APPROVED at this first reading on the _____ day of _____ 2025.

PASSED, APPROVED AND ADOPTED at this second reading on the _____ day of _____ 2025.

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrabec, City Secretary

Type	Fee
NEW CONSTRUCTION/ADDITIONS RESIDENTIAL PERMIT FEES	
All Single-Family & Duplex New Residential Construction	\$0.70 per square foot (rounded up) plus \$35.00 Permit issuance Fee
BUILDING PERMIT FEES	
(To include Flatwork, Driveways, Sidewalks, Accessory Structures, and Initial Placement of Manufactured Home)	
Contractor Registration fee (yearly)	\$100.00
Permit Issuance Fee	\$35.00
Valuation of less than \$1,000.00, without inspection	No fee
Valuation of less than \$1,000.00, with inspection	\$75.00/inspection
Valuation of \$1,001.00 to \$50,000.00	\$30.00 for 1st \$1,001.00 plus \$5.00 each add'l 1,000.00 or fraction thereof
Valuation of \$50,001.00 to \$100,001.00	\$260.00 for 1st \$50,001.00 plus \$4.00 each add'l 1,000.00 or fraction thereof
Valuation of \$100,001.00 to \$500,000.00	\$460.00 for 1st \$100,001.00 plus \$3.00 each add'l 1,000.00 or fraction thereof
Valuation of over \$500,001.00	\$1,660.00 for 1st \$500,001.00 plus \$2.00 each add'l 1,000.00 or fraction thereof
Reinspection Fees*	\$75.00 – 1st reinspection \$75.00 – 2nd reinspection \$75.00 – 3rd reinspection
Fees are doubled if work begins before the issuance of a valid permit.	
Reinspection fees are required for failed inspections and must be paid prior to the reinspection.	

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE

Type	Fee
COMMERCIAL BUILDING PERMIT FEES	
Contractor Registration fee (yearly)	\$100.00
Permit Issuance Fee	\$35.00
Less Than \$10,000.00	No fee unless inspection required, in which case, a \$75.00 inspection fee shall be charged.
\$10,000-50,000.00	\$550.00 for 1st \$10,001.00 plus \$5.75 for each additional thousand or fraction thereof
\$50,001.00 - \$100,000.00	\$800.00 for 1st \$50,001.00 plus \$4.75 for each additional thousand or fraction thereof
\$100,001.00 - \$500,000.00	\$1,000.00 for 1st \$100,001.00 plus \$3.50 for each additional thousand or fraction thereof
\$500,001.00 - \$1,000,000.00	\$3,500.00 for 1st \$500,001.00 plus \$3.00 for each additional thousand or fraction thereof
\$1,000,001.00 and greater	\$4,064.00 for 1st \$1,000,001.00 plus \$3.00 for each additional thousand or fraction thereof
Commercial Plan Review Fee (this provision and fee is not applicable to single-family or (two family (duplex) residential structures)	One-half of commercial permit fee
* 3rd+ submittals for review will be charged	½ of the original Commercial Plan Review Fee
Certificate of Occupancy or Temporary Certificate of Occupancy	
Reinspection Fees*	Fee is included in Permit Fee, but New Use or New Tenant is \$100.00 \$75.00 – 1st reinspection \$75.00 – 2nd reinspection \$75.00 – 3rd reinspection
Fees are doubled if work begins before the issuance of a valid permit.	
Reinspection fees are required for failed inspections and must be paid prior to the reinspection.	
Moving of any building or structure	\$250.00
Demolition of any building(s) or structure(s):	
0 - 100,000 cubic feet	\$250.00
100,001 cubic feet and over	\$2.50 per 1,000 cubic feet
* Fees are doubled if work begins before the issuance of a valid permit.	

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE

Type	Fee
MISCELLANEOUS FEES	
Overnight Camping Permit	\$30.00 per unit
Circus Permit	\$100.00
Fireworks Permit	\$45.00
Banner Fee	\$50.00 per location
Donation Collection Boxes (Chapter 42)	\$75.00 for permit and medalion + \$50.00 each addition medalion
TAX ABATEMENT POLICY FEE	
Application Fee	\$1,500.00
NAMING AND DONATION POLICY FEE	
Application Fee	\$75.00
CITY SECRETARY FEES	
Alcohol Beverage License	Maximum amount allowed by State Law, Equal to 1/2 of the Applicable Texas TABC License Fees
Peddlers and Solicitors Permit	\$30.00 (covers up to 6 people)
Replacement Identification Cards	\$5.00
Copies of Public Information	Reference Texas Administrative Code - CH. 70.3
WRECKER SERVICE FEES	
Transfer and service permits	\$75.00
Unlimited Auto Wrecker Permits	\$200.00 per Yard
*The same fee is payable annually 30 days before expiration of a permit for a one-year extension.	
HEALTH PERMIT FEES	
Retail Food Stores and Food Service Establishments (annual)	1-4 employees \$200.00, 5-9 employees \$500.00, 10-25 employees \$400.00, 26+ employees \$500.00 (Number of employees is based on number of employees on largest shift)
Mobile Vending Food Unit(s)	\$50.00 per month (30 day period)
Temporary Food Service Permit	\$50.00
14 days	\$50.00
Multiple Events (yearly)	\$200.00
SAFETY INSPECTION FEES	
Day Care Facility; Foster Home Facility; or Commercial Business Inspections	\$100.00 per yearly inspection
Industrial Safety Inspections for Electrical Turn On and Reinspect for TCO	\$300.00
Nursing/Assisted Living Facility or School	\$300.00
Manufactured Home Safety Inspections	\$100.00

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE

Type	Fee
OUTDOOR EVENT PERMIT (when on City property and/or City streets)	
Small events – 50 people or less	\$100.00
Large events – over 50 people	\$250.00
GAME ROOM FEES- COIN OPERATED / AMUSEMENT REDEMPTION MACHINES	
License Fee & Inspection per machine	\$60.00
Plus, fee per machine (tax)	\$15.00
SEXUALLY ORIENTED BUSINESS	
New or Renewal Sexually Oriented Business License	\$500.00
Employee License	\$100.00
MULTI-FAMILY FEES	
License fee (Sec 14-433)	\$25.00 per dwelling unit
Replacement license (Sec 14-433)	\$10.00
Reinspection fee (Sec 14-437)	A fee of \$20.00 for each reinspection of each noted violation in a dwelling unit, but not to exceed \$40.00 per unit, within an apartment complex
Exterior Reinspection Fee (Sec 14-437)	A reinspection fee of \$20.00 for each exterior violation item reinspected shall be assessed for inspections that are required to verify that a violation has been repaired or corrected.
MOBILE HOME PARK FEES	
Original mobile home park or recreational vehicle park license (Sec 58-86 (a))	\$300.00
Renewal of mobile home park license (Sec 58-86(b))	\$100.00
Transfer of mobile home park or recreational vehicle park license (Sec 58-81)	\$50.00
Transfer or replacement of mobile home (Sec 58-46 (b))	\$75.00
Mobile Home Reinspection fee (Sec 58-46 (a))	\$25.00
DRAINAGE REVIEW FEE	
Small Site Projects (Less than 10 acres)	\$2,500.00 + \$30.00 processing fee
Small to Medium Residential Subdivisions (20 to 60 lots)	\$4,000.00 + \$30.00 processing fee
Large Residential Subdivisions (over 60 lots)	\$6,000.00 + \$30.00 processing fee
Large Sites (10 acres or larger)	\$8,000.00 + \$30.00 processing fee
All 3rd Party Reviews above will be charged an Administrative Fee	10% of the Review Fee
* 3rd+ submittals for review by engineer will be charged	$\frac{1}{2}$ of the review fee

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE

Type	Fee
CULVERT INSTALLATION	
20 feet Driveway	\$650 plus the cost of the pipe and materials
30 feet Driveway	\$850 plus the cost of the pipe and materials
UTILITIES DEVELOPMENT REVIEW FEE	
Utility-Master Plan Model Reviews (Large Residential, > 60 Lots)	\$4,000.00
Utility-Master Plan Model Reviews (Small-Medium Residential, 20 to 60 Lots)	\$3,000.00
Utility-Master Plan Model Reviews (Large Site, > 10 Acres)	\$4,000.00
Utility-Master Plan Model Reviews (Small Site, < 10 Acres)	\$2,500.00
Lift Station Reviews (One Lift Station > 20 gpm)	\$6,500.00
Lift Station Reviews (Each Additional Lift Station > 20 gpm)	\$2,500.00
Traffic Impact Analysis Reviews (One Intersection)	\$1,500.00
Traffic Impact Analysis Reviews (Each Additional Intersection)	\$1,000.00
All 3rd Party Reviews above will be charged an Administrative Fee	10% of the Review Fee
* 3rd+ submittals for review by engineer will be charged	½ of the review fee
SUBDIVISION PLAT REVIEW	
Land plan/conceptual plan	\$1,500.00
Preliminary plat/residential	Base \$500.00 plus \$10.00 per lot
Preliminary plat/commercial - industrial	Base \$500.00 plus \$20.00 per acre
Final plat/residential	Base \$500.00 plus \$10.00 per lot
Final plat/commercial - industrial	Base \$500.00 plus \$10.00 per acre
All 3rd Party Reviews above will be charged an Administrative Fee	10% of the Review Fee
Lot line Adjustment	\$20.00
Plat amendment	\$300.00
Variance Request	Residential \$200.00
Hardship Permit	Commercial \$500.00
Comprehensive sign variance program	\$75.00
Parkland Dedication Fees - (Sec 87-52 (c)(3))	\$150.00
* 3rd+ submittals for review by engineer will be charged	\$1200.00 per. lot
	½ of the review fee

Type	Fee
CIVIL AND ENGINEERING PLAN REVIEW FEES	
Civil Drawings with Plats:	
Residential (Large, > 50 lots)	\$10,000
Residential (Small-Medium, < 50 lots)	\$7,500
Non-Residential (Large Site, > 5 acres)	\$7,500
Non-Residential (Small Site, < 5 acres)	\$5,000
Plats and Re-Plats, No Civil Drawings:	
Residential (Large, > 50 lots)	\$2,500
Residential (Small-Medium, < 50 lots)	\$2,000
Non-Residential (Large Site, > 5 acres)	\$2,000
Non-Residential (Small Site, < 5 acres)	\$1,500
All 3rd Party Reviews above will be charged an Administrative Fee	10% of the Review Fee
* 3rd+ submittals for review by engineer will be charged	½ of the review fee
DEVELOPMENT POLICIES	
Tax Increment Reinvestment Zone (TIRZ)	\$5,000 per application
Public Improvement Utilities District (PID)	\$5,000 per application
In-City Municipal Utility District (MUD)	\$5,000 per application
Chapter 380 Agreement	\$5,000 per application
Development Agreement	\$5,000 per application
DEVELOPMENT DEPOSITS, INSPECTIONS, AND ADDITIONAL REVIEWS AND MEETINGS FOR ENGINEERING AND LEGAL	
Development of 1 acre or less	Minimum \$500.00
Development of 1 acre - 4.99 acres	Minimum \$2,500.00
Development of 5 acres - 49.99 acres	Minimum \$5,000.00
Development of 50 acres - 199.99 acres	Minimum \$10,000.00
Development of 200 acres or more	Minimum \$15,000.00
Processing Fee For Development Deposits	\$75.00
Inspections, Reviews, and Meetings	
City Engineer	Actual Costs
City Attorney	Actual Costs
Administrative Fee for all Inspections, Reviews, and Meetings	10% of the inspection, review, and meeting costs

Type	Fee
ANNEXATION FEES	
Due upon application for 1st Tract of land	\$3,500.00
Due upon application for each additional tract of land	\$1,500.00
RIGHT-OF-WAY USE PERMIT APPLICATION	
Utility Installation within City of Sealy Right-of-Way	\$100.00 per location
Fees are doubled if work begins before the issuance of a valid permit.	
NETWORK NODES	
Construction Permit	\$500.00 for 1 st five nodes
Each additional nodes not to exceed 30 nodes	\$250.00 per node
Annual Collocation fee	\$20.00
Annual public right-of-way rate	\$250.00 per network node site installed in the city right-of-way
<p>Public right-of-way rate adjustment: As provided in Section 284.054 of the Code, the city may adjust the amount of the annual public right-of-way rate not more than annually by an amount equal to one-half the annual change, if any, in the Consumer Price Index (CPI). The city shall provide written notice to each network provider of the new rate; and the rate shall apply to the first payment due to the city on or after the 60 the day following the written notice.</p>	
NODE SUPPORT POLES	
Construction Permit	\$1,000.00
Annual public right-of-way rate fee	\$250.00
<p>Public right-of-way rate fee: As provided in Section 284.054 of the Code, this amount will be adjusted by an amount equal to one-half the annual change, if any, in the consumer price index. The city shall provide written notice to each network provider of the new rate; and the rate shall apply to the first payment due to the city on or after the 60th day following the written notice.</p>	
TRANSPORT FACILITIES	
Construction permit	\$500.00
Each additional node	\$250.00 per node
Public right-of-way rate fee	\$28/month per node

Type	Fee
<p>Public right-of-way fee: As provided in Section 284.054 of the Code, this amount will be adjusted by an amount equal to one-half the annual change, if any, in the consumer price index. The city shall provide written notice to each network provider of the new rate; and the rate shall apply to the first payment due to the city on or after the 60th day following the written notice; however, no rate is required if the network provider is already paying the city an amount equal to or greater than the amount of other city right-of-way fees for access lines under Chapter 283 of the Code or cable franchise fees under V.T.C.A., Utility Code, Chapter 66.</p>	
<p>MICO NETWORK NODES</p>	
<p>No Application Fee</p>	
<p>Collocation of network nodes on service poles</p>	<p>\$20.00/year per service pole</p>
<p>ELECTRICAL PERMIT FEES</p>	
<p>Permit Issuance Fee</p>	<p>\$35.00</p>
<p>Meter loop and service:</p>	
<p>Up to and including 200 amps</p>	<p>\$25.00</p>
<p>Over 200 amps to and including 250 amps</p>	<p>\$30.00</p>
<p>Over 250 amps</p>	<p>\$40.00</p>
<p>Panels with eight (8) or more circuits</p>	<p>\$25.00/each</p>
<p>Electrical outlets and fixtures</p>	<p>\$1.00/each</p>
<p>Solar Panel System</p>	<p>6000 watts or less is \$250.00, each additional 1,000 watts is \$25.00 or fraction thereof</p>
<p>Generator System</p>	<p>25 kW or less is \$150.00, each additional kW is \$5.00 or fraction thereof</p>
<p>Electrical appliances - domestic:</p>	
<p>Range receptacle</p>	<p>\$10.00/each</p>
<p>Clothes dryer</p>	<p>\$10.00/each</p>
<p>Cooking top</p>	<p>\$10.00/each</p>
<p>Ovens</p>	<p>\$10.00/each</p>
<p>Garbage disposal</p>	<p>\$10.00/each</p>
<p>Dishwashers</p>	<p>\$10.00/each</p>
<p>Window air conditioner receptacle</p>	<p>\$5.00/each</p>
<p>Motors and transformers, permanently installed:</p>	
<p>Up to and including 1 HP</p>	<p>\$5.00/each</p>
<p>Over 1 HP through and including 10 HP</p>	<p>\$15.00/each</p>
<p>Over 10 HP (plus \$0.30 per HP)</p>	<p>\$25.00/each</p>
<p>Streamers and festoon lighting per circuit</p>	<p>\$15.00/each</p>
<p>Ball Park & parking lot light poles (no outlet or fixture charge)</p>	<p>\$55.00/each</p>

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE

Type	Fee
ELECTRICAL PERMIT FEES (Continued)	
Pole with guy wires	\$15.00/each
Temporary installation such as wood saws, floor-surfacing machines, paint spraying apparatus, and the like	\$30.00/installation
Temporary installation of commercial sound equipment	\$35.00/installation
Temporary lighting installations	\$30.00/installation
Temporary installation such as carnivals or similar installation for amusement show display or similar uses - 10 kVA or less	\$35.00/kVA
Temporary installation such as carnivals or similar installation for amusement show display or similar uses - all loads above 10kVA	\$25.00/kVA
Temporary saw pole	\$30.00/installation
Temporary cut-ins made permanent	\$40.00/installation
Misc Electric requiring inspection	\$30.00
*Additions to old work shall be charged for at the same rate as new work	
Reconnection fee	\$30.00
Sign inspection and installation	\$80.00
Plan examination fee	one-half of permit fee
Plan re-examination fee due to alteration of approved plans	one-half of permit fee
*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.	
Reinspection Fees*	
	\$75.00 - 1st reinspection
	\$75.00 - 2nd reinspection
	\$75.00 - 3rd reinspection
PLUMBING PERMITS	
Permit Issuance Fee	\$35.00
Gas Test Fee	\$45.00
Plumbing fixture, floor drain or trap (including water and drainage piping)	\$10.00/each
Gas piping and up to 4 outlets	\$30.00 and \$10.00 each add'l outlet
House sewer	\$20.00/each
House sewer having to be replaced and repaired	\$25.00/each
Cesspool	\$25.00/each
Septic tank and seepage pit or drain field, grease traps	\$200.00 each
Water heater and/or vent	\$20.00/each

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE

Type	Fee
PLUMBING PERMITS (Continued)	
Installation, alteration or repair of water piping and/or water treating equipment	\$20.00/each
Repair or alteration of drainage or vent piping	\$20.00/each
Vacuum breakers or backflow protective devices installed subsequent to the installation of the piping or equipment served - Up to 5 Lawn Sprinkler System	\$20.00 and \$10.00 each add'l \$35.00
*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.	
*Fees are doubled if work begins before the issuance of a valid permit.	
*A plumbing, gas permit may be canceled by the applicant at any time within 30 days of issuance. If no work has been done under such permit, the plumbing and mechanical inspector shall refund 75 percent of the permit fee paid; however, in no case shall the city retain less than \$25.00 to cover administrative costs.	
Reinspection Fees*	\$75.00 - 1st reinspection \$75.00 - 2nd reinspection \$75.00 - 3rd reinspection
MECHANICAL PERMIT FEES	
Contractor Registration fee (yearly)	\$100.00
Permit Issuance Fee	\$35.00
Inspect heating, ventilation, ductwork, air conditioning, and refrigeration system	\$30.00 for 1st \$1,000.00 or fraction thereof, of valuation plus \$4.00 each add'l \$1,000.00
Inspect repairs, alterations, and additions to an existing system	\$10.00 plus \$4.00 for each \$1,000.00 or fraction thereof
Boiler Inspections (based upon Btu input):	
33,000 Btu (1BHp) to 165,000 (5 Bhp)	\$15.00
165,001 Btu (5BHp) to 330,000 (10 Bhp)	\$25.00
330,001 Btu (10BHp) to 1,165,000 (52 Bhp)	\$35.00
1,165,001 Btu (52 Bhp) to 3,300,000 (98 Bhp)	\$55.00
Over 3,300,000 Btu (98 Bhp)	\$75.00
Reinspection fee of a heating, ventilation, air conditioning, or refrigeration system, boiler installation	
Temporary operation inspection fee	\$15.00
Self-Contained units less than two tons	\$15.00
Total cost of all units combined	

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE

Type	Fee
MECHANICAL PERMIT FEES (Continued)	
Reinspection Fee*	\$75.00 - 1st reinspection \$75.00 - 2nd reinspection \$75.00 - 3rd reinspection
*Mechanical permit may be canceled by the applicant at any time within 30 days of issuance. If no work has been done under such permit, the plumbing and mechanical inspector shall refund 75 percent of the permit fee paid; however, in no case shall the city retain less than \$25.00 to cover administrative costs.	
*Fees are doubled if work begins before the issuance of a valid permit.	
*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.	
COMMERCIAL FIRE ALARM SYSTEM	
Contractor Registration Fee (yearly)	\$100.00
Permit Issuance Fee	\$35.00
Fire Alarm System Inspection Fee plus, each device	\$200.00 \$2.00
Reinspection Fee*	\$150.00 - 1st reinspection \$150.00 - 2nd reinspection \$150.00 - 3rd reinspection
*Fees are doubled if work begins before the issuance of a valid permit.	
*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.	
COMMERCIAL FIRE SUPPRESSION SYSTEM INSPECTIONS	
Contractor Registration Fee (yearly)	\$100.00
Permit Issuance Fee	\$100.00
Automatic Fire Sprinkler System Wet/Dry Fee plus, each head	\$200.00 \$2.00
All Inspections, including inspections for items listed under Commercial and M After hours and weekends	\$200.00 \$400.00 per inspection
COMMERCIAL FIRE SUPPRESSION SYSTEM INSPECTIONS (Continued)	
Reinspection Fee*	\$150.00 - 1st reinspection \$150.00 - 2nd reinspection \$150.00 - 3rd reinspection
*Fees are doubled if work begins before the issuance of a valid permit.	
*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.	
COMMERCIAL AND MULTIFAMILY FIRE CODE PLAN REVIEW	
Fire Sprinkler system installation first 10,000 square feet	\$200.00

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE

Type	Fee
Fire Sprinkler system each additional 10,000 square feet	\$100.00
Fire Sprinkler Remove, Add, or Release over 1-25 sprinkler heads	\$100.00
Fire Sprinkler Remove, Add, or Release over 25 sprinkler heads	\$100.00
Fire Sprinkler Specialty Systems to include dry, foam, anti-freeze, and fixed-fire suppression will be in addition to fee above for each system.	\$150.00
Fire Alarm system installation first 20,000 square feet	\$100.00
Fire Alarm system installation first 20,000 square feet	\$100.00
Fire Pump - each pump, Smoke Control System, Standpipe System, Underground Private Fire Main, Fire Protection Water Supplies, Emergency Standby Power Systems - Generator, and Fire Apparatus Access Roads - Site	\$125.00
Private Fire Hydrant - each	\$25.00
Premise Identification - Address	\$25.00
Key Box - Rapid Entry Access	\$25.00
Elevator Operation and Service Keys	\$100
Emergency Standby Power Systems - Generators	\$75.00
Commercial Kitchen Hoods - Suppression System not included (fee for specialty system above)	\$75.00
Commercial Kitchen Cooking Oil Storage	\$75.00
Fire Protection Systems Required	\$75.00
Portable Fire Extinguishers	\$75.00
Interior Finishes and Decorative Vegetation	\$200.00
Mechanical Refrigeration - Cold Storage	\$900.00
Stationary Battery Storage	\$150.00
Dry Cleaning Facilities	\$300.00
Combustible Dust-Producing Operations	\$300.00
Motor Fuel Dispensing Facilities	\$300.00
Lumber Yard / Agro-Industrial / Solid Biomass / Woodworking Facilities	\$350.00
Flammable Finishes	\$300.00
Compressed Gases	\$350.00
Carbon Dioxide Beverage Dispensing	\$200.00
Liquified Petroleum Gases - except Propane	\$300.00
Temporary Fuel Storage / Dispensing	\$150.00
Aviation Facilities	\$800.00

Type	Fee
Low-Pile Storage	\$200.00
High-Pile Storage	\$1,000.00
Hazardous Materials	\$1,000.00
Access Control Locks	\$150.00
COMMERCIAL FUEL TANKS	
Contractor Registration Fee	\$100.00
Permit Issuance Fee	\$35.00
Underground Fuel Tank Removal	\$250.00 per tank
Underground Fuel Tank Installation	\$250.00 per tank
Aboveground Fuel Tank Installation	\$250.00 per tank
Fuel Dispenser	\$25.00 each
After hours and weekends	\$500.00 per inspection
Reinspection Fee*	\$75.00 - 1st reinspection
	\$75.00 - 2nd reinspection
	\$75.00 - 3rd reinspection

*Fees are doubled if work begins before the issuance of a valid permit.

Type	Fee
*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.	
WOODCHIPPING SERVICES	
CHIPPING RATES:	
No free minute will be provided as in the past. Chipping is to be billed at a rate of:	\$3.00 for the first minute with a minimum charge of \$5.00
City crews to determine if the pickup would be more cost effective for the customer using the tractor or chipping. No stumps or bushes will be chipped. Trunk pieces to be	
HEAVY LIMB PICK-UP:	
No free minutes will be provided as in the past. Heavy pick-up is to be billed at a rate of:	\$4.50 per minute, with a minimum charge of \$25.00
All limbs to be stacked with the ends facing the curb in a neat pile. No limbs over six feet (6') in length. Root balls are required to have the dirt removed prior to pick-up.	
FINANCIAL POLICIES	
RETURNED PAYMENTS:	
Collection of a check or bank draft drawn on an account with insufficient funds or returned unpaid for any other reason	\$30.00
DEBIT/CREDIT CARD PROCESSING SERVICES:	
Any City-provided goods and services paid for in person, by telephone, fax, or via the internet	3.5% of transaction amount or a minimum of \$0.95, whichever is larger
ELECTRONIC CHECK PROCESSING SERVICES:	
Any City-provided goods and services paid for in person, by telephone, fax, or via the internet	\$1.95 per payment
Any payment not honored by a credit card company subsequent to approval	
UTILITY BILLING SERVICES:	
Any request for external notices to insert literature into city utility billing envelopes; literature must first be approved by the City Manager prior to placement.	30% markup from City's cost, rounded to the nearest whole dollar, to be paid in advance of services.
*All customers incurring delinquent charges of \$10.00 or more shall be assessed an administrative fee in accordance with the fee schedule adopted by the council	
Utility Bad Debt Payment:	
	30% reimbursement for collection cost
BLUEBONNET GROUNDWATER CONSERVATION DISTRICT FEES	
Based on consumption for each water meter	\$0.07 per 1,000 gallons
WASTEWATER/SEWER DISCHARGE FEES	

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE

Type	Fee
Wastewater Discharge Permit	\$200.00
Renewing and/or transferring wastewater	\$100.00
Fee for monitoring, inspection, and surveillance procedures, including the cost of collections	\$100.00
DRAINAGE DISCHARGE FEES	
Residential	\$2.00 per month/ per unit
Non-Residential	Base fee of \$2.00 multiplied by number of ERU's

Type		Fee
IMPACT FEES		
Water		\$3,381 / per unit*
Sewer		\$3,784 / per unit*

* Refer to the AWWA Equivalency Table for Unit Ratio

AWWA Equivalency Table

Meter Size (Inch)	Meter Type	Continuous Duty Maximum Flow Rate (gpm)	Ratio to 5/8-inch Meter	Meter Size (Inch)	Meter Type	Continuous Duty Maximum Flow Rate (gpm)	Ratio to 5/8-inch Meter
5/8	Displacement Type	10	1.0	4	Compound	300	30.0
5/8x3/4	Displacement Type	10	1.0	4	Turbine Vertical Shaft	420	42.0
3/4	Displacement Type	15	1.5	4	Turbine High Velocity	650	65.0
1	Displacement Type	25	2.5	6	Compound	675	67.5
1.5	Displacement Type	50	5.0	6	Turbine Vertical Shaft	865	86.5
2	Displacement Type	80	8.0	6	Turbine High Velocity	1,400	140.0
2	Compound	80	8.0	8	Compound	900	90.0
3	Compound	175	17.5	8	Turbine High Velocity	2,400	240.0
3	Turbine Vertical Shaft	220	22.0	10	Turbine High Velocity	3,500	350.0
3	Turbine High Velocity	350	35.0	12	Turbine High Velocity	4,400	440.0

Type	Fee
WATER AND SANITARY SEWER RATES	
Water:	
Radio Transmission Fee (per. month)	\$0.89
Fixed charges (per. month)	
¼ -inch	\$20.30
1-inch	\$30.20
1 ½ -inch	\$74.40
2-inch	\$116.50
3-inch	\$261.60
4-inch	\$445.30
6-inch	\$992.70
8-inch	\$1,190.20
10-inch	\$1,487.80
0-2,000 gallons (minimum charge)	\$2.00 or fraction thereof
2,001-8,000 gallons (per 1,000 gallons)	\$4.20 or fraction thereof
8,001-23,000 gallons (per 1,000 gallons)	\$5.40 or fraction thereof
Greater than 23,000 gallons (per 1,000 gallons)	\$6.70 or fraction thereof
Bulk Water Rates: Bulk Water/Fire Hydrant Meters:	
Minimum charge (less than 1,000 gallons)	\$100.00 or fraction thereof
1,000 gallons or more (per 1,000 gallons)	\$50.00 or fraction thereof
Sanitary Sewer:	
Fixed charges (per. month)	
Residential	\$24.10
Commercial	\$79.20
Industrial	\$120.00
Government	\$79.20
Non-Profit Flat <8,000 gal Water Usage and <1-1/2 in water service - (flat rates do not have volumetric component)	\$24.00
Residential Flat – (flat rates do not have volumetric component)	\$42.20
Commercial Flat – (flat rates do not have volumetric component)	\$57.70

Type	Fee
0-2,000 gallons	\$2.30 or fraction thereof
Greater than 2,000 gallons	\$4.95 or fraction thereof
Sanitary Sewer Surcharge	
<p>Industrial Waste Established Surcharges:</p> <p>(a) The surcharges are to provide for the reimbursement of costs to the city to provide treatment for those wastes of quantity and strength produced by industrial processes, including wastes of characteristics difficult to treat for final disposal, but are accepted without pretreatment.</p> <p>(b) These surcharges are in addition to base sewer service charge, sanitary sewer connection charges and/or industrial cost recovery charges established by the city.</p> <p>(c) All surcharges established in this subdivision shall be an obligation of the permittee as a condition of keeping his permit valid.</p> <p>Computation of Surcharge:</p> <p>The surcharges to be determined for producers of industrial waste will be computed by the use of the following formula:</p> $S = BC \times F \times [(A/100 - 1) + (B/250 - 1) + (C/400 - 1) + (D/250 - 1)]$ <p>S = Surcharge in dollars BC = Base sewer service charge in dollars A = Total of actual measured oil and grease in mg/l, but not less than 100. B = Total of actual measured BOD in mg/l, but not less than 250. C = Total of actual measured COD in mg/l, but not less than 400. D = Total of actual measured suspended solids in mg/l, but not less than 250. E = Cost factor which is the factor of 50.00</p>	

Type	Fee
<p>For single-unit consumers with City water service, the billing rate structure consists of two components: A monthly fixed charge for the service, regardless of water meter. For multiple-unit consumers utilizing a single water meter, the billing rate structure consists of two components: A monthly fixed charge for the service, regardless of water meter size, multiplied by the number of units being served plus Tiered volumetric charges per thousand gallons of water consumed, as registered by the water meter serving the consumer and based on a winter averaging calculation specified below. In calculating the charge, the number of gallons specified in each tier is multiplied by the number of units being served to determine the upper consumption limit for that tier.</p>	
<p>WATER AND SANITARY SEWER RATES (Continued)</p>	
<p>Note: Sanitary sewer charges for residential and commercial accounts are calculated based upon water consumed as registered by the water meter serving each consumer.</p>	
<p>WATER / SANITARY SEWER TAPS FEES</p>	
<p>Water Tap Fees:</p>	
3/4-inch service	\$1,400.00
1 inch service	\$1,675.00
<p>Boring fee shall be charged if the main is located on the opposite side of the street. (per foot)</p>	
<p>Services of larger sizes will be determined by the Water Superintendent on a cost-plus basis. Installation fee shall be paid prior to installation and connection</p>	
<p>Sanitary Sewer Tap Fees:</p>	
4-inch service	\$1,100.00
<p>Additional tap or larger than four inches (4") will be determined by Water/Sewer Superintendent including a proper allowance for labor performed.</p>	

Type	Fee
Boring fee shall be charged if the main is located on the opposite side of the street (per foot)	\$50.00
* The boring fee should only be charged for an original sewer tap installation.	
WATER / SANITARY SEWER / SOLID WASTE SERVICE DEPOSITS	
Residential: Owner Occupied	\$75.00
Residential: Senior Citizen (65 or over)	\$40.00
Residential: Tenant and/or mobile home	\$125.00
Commercial	1 1/2 times estimated bill; however, the minimum deposit shall be no less than \$250.00
NATURAL GAS TAPS FEES	
Gas Tap Fees For Connection: The rates applicable for a gas service tap for residential, commercial, and industrial use are as follows:	
One inch (1") residential service tap: service line up to 100 feet in length, meter, and regulator)	\$1,200.00
Boring fee shall be charged if the gas main is located on the opposite side of the street (per foot)	\$30.00
For all service taps over one inch (1") in size or service lines over 100 feet in length: actual cost of installation, including, but not limited to, the cost of materials, labor, The one inch (1") tap fee shall be paid before the tap is made. The larger taps may be billed to owner and will be due within ten (10) days after receipt of bill.	
NATURAL GAS RATES	

Type	Fee
<p>For single-unit consumers, the billing rate structure consists of three components:</p> <ol style="list-style-type: none"> 1. Monthly fixed charge for the service, based on the type of consumer, plus 2. (Based on the type of consumer), a volumetric charge per hundred cubic feet (CCF) of gas consumed, as registered by the gas meter serving the consumer during the billing period, plus 3. Fuel adjustment factor per CCF of gas consumed that adjusts monthly to pass-through the actual cost of gas (as provided to the City through the contract with its current gas supplier). 	
<p>For multiple-unit consumers utilizing a single gas meter, the billing rate structure consists of three components:</p>	

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE

Type	Fee
The following rates shall be charged for each month of service from the City's natural gas system. Charges for gas supplied by the City's gas system shall be based on the gas	
Fixed Charges (per month)	
Residential	\$11.60
Commercial	\$40.00
Industrial	\$600.00
Governmental	\$58.20
Volumetric Base Charges (per CCF)	
Residential	\$0.88
Commercial/Governmental	\$1.14
Small Industrial – Monthly Usage 25,000 CCF and under	\$0.83
Medium Industrial – Monthly Usage 25,001 to 50,000 CCF	\$0.59
Large Industrial – Monthly Usage 50,001 to 100,000 CCF	\$0.59

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE

Type	Fee
Extra Large Industrial – Monthly Usage 100,001 CCF and Above	\$0.59
* Industrial Contracts: The City may negotiate industrial contracts as needed regarding rates, charges, and deposits.	
GAS SERVICE DEPOSITS	
Residential: Owner-occupied	\$75.00
Residential: Senior citizen (age 65 or older)	\$40.00
Residential: Tenant-occupied/mobile home or manufactured home	\$300.00
Commercial	1 ½ times the estimated monthly bill; however, the minimum deposit shall be no less than \$250.00
<p>All deposits shall be paid in cash by the customer before any connection shall be made. Any deposit shall be refunded only after the customer gives notice to the City that such service is to be disconnected. All deposits shall be held by the City as security for the payment of all services rendered by the City to the customer, as well as for providing for payment: The bill for gas service shall become due and payable at the City office of said City on the first (1st) day of each month. A ten percent (10%) penalty shall be added if paid after the tenth (10th) day of the month, and shall be delinquent if not paid on or before the twentieth (20th) day of such month. The City Manager, or For billing purposes, multi-family dwellings containing more than one (1) independent dwelling unit that share one (1) meter shall be billed that number of minimum</p> <p>Disconnect and Reconnect: The City shall cause service of said system to be disconnected and discontinued on and after the date that any bill shall become delinquent.</p>	
Administrative Fee	
All customers having delinquent bills of ten dollars (\$10.00) or more shall be assessed an administrative fee, regardless of whether service is disconnected or not; this fee, along with the full amount of the delinquent bill, must be paid in order to maintain service connection or to attain service reconnection.	\$30.00

Type	Fee
After hours and weekends connection/reconnection of service	\$30.00
Service charge will be made for any requested summer disconnection and winter reconnection of gas service	\$15.00
SOLID WASTE RATES	
<p>Solid waste and recyclables shall be picked up and removed by the City's contractor, Texas Disposal Systems ("TDS"), from each residence and non-residential establishment within the City at the following rates. When residential and non-residential activities are located within the same building, the commercial billing fee schedule will be applied to the utility account. For multiple-unit customers, the monthly fixed charge will be multiplied by the number of units. If the disposal of solid waste of a particular establishment is prohibited under the terms of the operating permit of the landfill facility being utilized by the City or its contractor, such establishment must make TDS will not be collecting customers' garbage or recyclables on any scheduled collection day that falls on New Year's Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.</p>	
<p>Each residence will also be provided curbside collection one (1) time per month on the customer's last day of pickup for the month. TDS will collect up to three (3) cubic yards per pickup of bulky waste or brush collected. Brush must be cut no longer than four (4) feet in length and three (3) inches in diameter. Brush must be bundled and Single-stream recycling will be collected one (1) time every-other-week for each Residential Unit. The Contractor will provide one (1) ninety-six (96) gallon cart specifically</p>	
RESIDENTIAL RATES AND CHARGES	
Standard service (one cart)	\$36.80
Each additional cart	\$18.80
RESIDENTIAL SERVICE DEPOSITS	
Residents having water, sanitary sewer, or natural gas service with the City are not required to pay an additional deposit for solid waste service. If the resident has only solid Owner Occupied	\$75.00
Senior Citizen (65 or older)	\$40.00

Type	Fee
Tenant-occupied/mobile or manufactured home	\$125.00
* All deposits shall be paid in cash by the customer before any service shall be provided. Any deposit shall be refunded only after the customer gives notice to the City that such service is to be discontinued. All deposits shall be held by the City as security for the payment of all services rendered by the City to the customer, as well as for damages to any City property. The City Manager is authorized to adjust the deposit(s) for service on a case-by-case basis.	
COMMERCIAL RATES AND CHARGES	
Every customer having a commercial building utility connection is presumed to be making substantial use of the solid waste collection service and is required to establish Customers that utilize roll-off containers must contract directly with TDS for their garbage collection needs. These entities may contact TDS at (800) 375-8375.	
Commercial pricing for Container Service:	

Commercial - Solid Waste						
Container Size	Fixed Charges (Per Month)					
	1x Per Week	2x Per Week	3x Per Week	4x Per Week	5x Per Week	6x Per Week
2CY	\$195.40	\$364.10	\$536.10			Extra Pick-Up \$116.90
3CY	\$227.10	\$432.50	\$634.50			\$121.90
4CY	\$268.90	\$506.00	\$746.40	\$983.50	\$1,220.60	\$124.90
6CY	\$364.10	\$678.00	\$996.90	\$1,305.80	\$1,624.80	\$133.50
8CY	\$454.20	\$843.30	\$1,234.00	\$1,624.80	\$2,012.20	\$158.60
Cart 96 Gallon	\$83.36				\$2,303.00	

Type	Fee
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COMMERCIAL RATES AND CHARGES (Continued)	
Lock Bars	\$43.50
Casters	\$43.50
Commercial Recycling:	

Commercial - Recycle		
Fixed Charges (Per Month)		
Container Size	Every Other Week	1x Per Week
4CY	\$135.20	\$228.70
6CY	\$182.00	\$308.90
8CY	\$227.10	\$384.90
Cart 96 Gallon	\$31.80	\$64.60
All Waste Must Be Containerized		

Providing for Payment; Discontinue Service:	
Bills for solid waste and recycling services shall become due and payable at the City office of said City on the first day of each month.	
A ten percent (10%) penalty shall be added to the bill if paid after the tenth (10th) day of the month, and a bill shall be delinquent if not paid on or before the twentieth	
The City shall have the right to discontinue the solid waste and recycling services to any person (or premises) that fails or refuses to make timely payment of solid waste and recycling services.	

Type	Fee
All customers having delinquent bills of ten dollars (\$10.00) or more shall be assessed an administrative fee, regardless of whether service is assessed. It shall be presumed that every person having an active residential, apartment, or commercial building is making substantial use of the solid waste and recycling services and for billing purposes, multi-family dwellings containing more than one (1) independent dwelling shall be billed for each unit the minimum charges whether occupied or not.	\$30.00

CITY RENTAL VENUES			
FACILITY – GENERAL PUBLIC USE (4 hours)	DEPOSIT	BASE RATE	ADDITIONAL HOURS
Liedertafel Hall	\$350	\$850 (up to 4 hrs.)	\$50/hr
Mark A. Chapman Park Pavilion	\$100	\$180 (up to 4 hrs.)	\$25/hr
W. E. Hill Community Center	\$250	\$450 (up to 4 hrs.)	\$50/hr
Abe & Irene Levine Park Pavilion	\$50	\$40 (all day)	N/A
FACILITY – NON PROFIT USE (3 hours) (3 days per yr.)	DEPOSIT	BASE RATE	ADDITIONAL HOURS
Liedertafel Hall	\$150	\$150 (up to 3 hrs.)	\$50/hr
Mark A. Chapman Park Pavilion	\$150	\$150 (up to 3 hrs.)	\$25/hr
W. E. Hill Community Center	\$150	\$150 (up to 3 hrs.)	\$50/hr

Type		Fee		
FACILITY – NON PROFIT USE (Reoccurring Meetings)		HOURLY RENTAL RATE		
DEPOSIT				
Mark A. Chapman Park Pavilion	\$150	\$25/hr		
CITY RENTAL VENUES (Continued)				
ADDITIONAL FEES (deducted from deposit or directly billed)	Liedertafel Hall	Mark A. Chapman Park Pavilion	W. E. Hill Community Center	Abe & Irene Levine Park Pavilion
Tables/Chairs not cleaned and/or returned to storage	\$25	\$25	\$25	N/A
Garbage not removed and taken from facility	\$25	\$25	\$25	\$25
Restrooms not cleaned	\$50	\$50	\$50	N/A
Air/Heat or lights left on	\$75	\$75	\$75	\$50
Debris left in or around the facility creating unsanitary or unhealthy conditions, such as food, diapers, etc.	\$100	\$100	\$100	\$50
Not securing the facility upon departure	\$100	\$100	\$100	N/A
Use of confetti, tape, nails or tacks within the facility	\$50	\$50	\$50	\$50
Floors not swept (or mopped in the case of a spill)	\$50	\$50	\$50	N/A
Facility key not picked up or returned on time	\$25	\$25	\$25	N/A
Day Prior for Decorating (Up to three hours. Can be deducted from security deposit)	\$50/hr	N/A	N/A	N/A
Day Prior for Decorating (Four hours. Can be deducted from security deposit)	\$150	N/A	N/A	N/A
Day Prior for Decorating Base Rate for five or more hours (paid up front, not eligible for deduction from security deposit)	\$500	N/A	N/A	N/A

J. Executive Session

Item #10
Reports,
Announcements, or
Requests from
Councilmembers

K. Adjournal