



**NOTICE OF REGULAR MEETING
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, DECEMBER 2, 2025
6:00 P.M.**

Notice is hereby given of a Regular 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

Comments may not be addressed to or at individuals and are limited to three minutes per speaker; however, if a large quantity of individuals has registered to speak, the time may be reduced. Speakers may not poll the council members or attendees.

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

F. 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.)

- a) **Approval of Amending Section 74-32 of Division I of Article II of Chapter 74 of the Code of Ordinances, providing Rules and Regulations for Peddlers and Solicitors.**
(Second of two readings)

- b) **Approving Uniform Contract through the BuyBoard Purchasing Cooperative.**

G. Presentation(s)

- **Introduction of New Police Officers**

H. Business

1. Presentation, Discussion, and Possible Action regarding Liedertafel Hall and W. E. Hill Community Center ADA Projects for Design Approval.
2. Discussion and Possible Action regarding Improvements to the Intersections of Highway 36 and South Circle Drive, Highway 36 and North Circle Drive, and Highway 36 and Gebhardt Road.
3. Discussion and Possible Action regarding W. Front Street Infrastructure Project.

4. Discussion and Possible Action regarding Amendment to Allens Creek Trunk Sewer Project Phase I.
5. Discussion and Possible Action regarding Amending the Ordinance of the Master Fee Schedule:
(First of two readings)
 - Water Rates
 - Sewer Rates
 - Gas Rates.
6. Discussion and Possible Action regarding Approval or an Extension of the Amended and Restated Agreement of the current Park Entry, Maintenance, Use, and Improvements between the City of Sealy and Greater Sealy Little League, Inc.
7. Discussion and Possible Action regarding Closing, Abandoning, and Vacating Alley Way located at approximately between San Felipe Road and Dawson Street, just East of Menke Street.
8. Discussion and Possible Action regarding Approval of a Resolution for the Disposition of Police Department Surplus Property.
9. Reports, Announcements, or Requests from Councilmembers.

I. 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 (and the City's website) in compliance with Chapter 551, of the Texas Government Code, and at least 3 business days before the scheduled time of the meeting.



Sandra Vrabec, City Secretary

F. CONSENT AGENDA

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY OF SEALY, TEXAS, AMENDING SECTION 74-32 OF DIVISION I OF ARTICLE II OF CHAPTER 74 OF THE CODE OF ORDINANCES; PROVIDING RULES AND REGULATIONS FOR PEDDLERS AND SOLICITORS; REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT OR INCONSISTENT WITH THIS ORDINANCE; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City Council of the City of Sealy, Texas, ("City") finds that updating the rules and regulations for peddlers and solicitors is for the good of the government and provides for efficient government operations and protects the welfare of the citizens and the public;

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. Section 74-32 of Division I of Article II of Chapter 74 of the City of Sealy, Texas code of ordinances is amended to read as follows:

"CHAPTER 74 – PEDDLERS AND SOLICITORS

* * * *

ARTICLE II. – PEDDLERS AND SOLICITORS

DIVISION I. – GENERALLY

* * * *

Sec. 74-32. Exemption from coverage.

- (a) A peddler, solicitor, or canvasser who conducts activities on the property of another by express prior invitation of the owner thereof is exempt from the coverage of this article.
- (b) Professionals licensed by the state such as, but not limited to, real estate agents (Texas Real Estate Commission), insurance agents (Texas Department of Insurance), and financial advisors (Texas State Securities Board)."

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

Section 4. *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 five hundred dollars (\$500.00). If such rule, ordinance, or police regulation governs fire safety, or public health and sanitation, other than the dumping of refuse, the fine or penalty shall not 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 5. *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 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 18th day of November 2025.

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

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrabec, City Secretary



AGENDA ITEM NO: _____

SUBMITTED BY: Patrick Parsons, Public Works Director

MEETING DATE: December 2, 2025

STAFF REPORT

DESCRIPTION

Discussion and Possible Action regarding Approving Uniform Contract through BuyBoard Purchasing Cooperative.

ANALYSIS

The city provides uniforms to Public Works personnel. Currently, UniFirst has a three-year Buy Board contract with the City which expires on Dec 18, 2025. Employees receive 11 shirts and 11 trousers for a two-week period. The uniforms are picked up weekly to be cleaned and maintained by UniFirst. UniFirst also provides some janitorial supplies and lockers. The City incurs the cost for lost or damaged garments as with most contracts. This new agreement will be a 5 year Buy Board agreement similar to what we have now.

RECOMMENDATION

To approve renewal of UniFirst Uniform Contract through BuyBoard.

FINANCIAL IMPACTS

This service agreement is within the budget for Public Works uniforms.

**THE LOCAL GOVERNMENT PURCHASING COOPERATIVE
D/B/A BUYBOARD
ENROLLMENT FORM**

Enrollment Form

This Enrollment Form confirms that the below listed Cooperative Member wishes to receive its textile rental merchandise and services from UniFirst Corporation (“UniFirst”) under the auspices of, consistent with and subject to, the terms and conditions of that BuyBoard Contract, Effective July 1, 2025 based upon the Notice of the Local Government Purchasing Cooperative Contract Award, Proposal Invitation no. 773-25, Uniforms and Accessories (“Contract”).

Cooperative Member Name: _____

The following specific locations (“Location(s)”) are expressly included in this request for service.

See Schedule I attached hereto

Pricing will be in accordance with requirements of the Contract and will increase when pricing under the Contract is increased.

Services provided to the above-referenced Locations will be governed by the terms and conditions of the Contract and the supplemental terms contained in this Enrollment Form (collectively, the “Agreement”).

Term: This Agreement is effective when signed by both the Cooperative Member and UniFirst and continues in effect for 60 months after merchandise is first installed on the premises of each Location.

Early Termination: If the Cooperative Member breaches or terminates this Agreement before the expiration date for any reason (other than for UniFirst’s breach or non-appropriation of funds, as outlined in the Contract), the Cooperative Member will pay UniFirst, as liquidated damages and not as a penalty (the parties acknowledging that actual damages would be difficult to calculate with reasonable certainty) an amount equal to 50 percent of the average weekly amounts invoiced in the preceding 26 weeks, multiplied by the number of weeks remaining in the Term. These damages will be in addition to all other obligations or amounts owed by the Cooperative Member to UniFirst on the date of termination.

**THE LOCAL GOVERNMENT PURCHASING COOPERATIVE
D/B/A BUYBOARD
ENROLLMENT FORM**

The person signing of behalf of each party, intending to be legally bound hereby, warrants to the other party that he / she has the authority and power to execute this Enrollment Form.

(Cooperative Member)

UniFirst Corporation

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

For UniFirst internal use only: Sales Rep Name: _____

Loc# _____ Customer #: _____ Contract #: _____

This enrollment form is an agreement that must be scanned onto Onbase as such.

BuyBoard Specification Item No. Category	Part / Item Number	Item Description	Price Per Unit
18	0167	Security Shirt L/S	\$0.45
18	0607	Security Shirt S/S	\$0.45
18	04MO	Snag-Proof Tactical Polo Shirt	\$0.54
19	0102	65 / 35 Work Shirt - L/S	\$0.22
19	0202	65 / 35 Work Shirt - S/S	\$0.22
19	0101	100% Cotton Work Shirt - L/S	\$0.34
19	0201	100% Cotton Work Shirt - S/S	\$0.34
19	0335	Women's 65/35 Work Shirt L/S	\$0.21
19	0436	Women's 65/35 Work Shirt S/S	\$0.21
19	12AG	Women's Work Nmotion Pants	\$0.45
19	1002	65 / 35 Work Pants	\$0.27
19	1060	65 / 35 Jean Style Work Pants	\$0.27
19	1001	100% Cotton Work Pants	\$0.44
19	1138	Flexwaist Pants	\$0.27
19	1034	Flat Front Uniform Shorts	\$0.27
19	10AI	Cargo Pants	\$0.40
19	1271	Cargo Shorts	\$0.40
19	1167	Women's Flex Waist Pants	\$0.33
19	10A4	Women's Cargo Pants	\$0.48
19	10A9	Women's Cargo Shorts	\$0.48
19	11AN	Women's Microfiber Front Pocket Pants	\$0.71
19	03UW	Men's Spotlight MV 65 / 35 Workshirt L/S	\$0.58
19	02UW	Men's Spotlight MV 65 / 35 Workshirt S/S	\$0.58
19	05UV	Women's Spotlight MV 65/35 Work Shirt L/S	\$0.58
19	05UW	Women's Spotlight MV 65/35 Work Shirt S/S	\$0.58
19	04UD	Men's Spotlight MV Polo SS	\$0.49
19	05U3	Women's Spotlight MV Polo SS	\$0.49
19	10UV	Men's Spotlight MV 65 / 35 Cargo Work Pants	\$0.51
19	12UV	Men's Spotlight MV 65 / 35 Cargo Work Shorts	\$0.51
19	11UV	Women's Spotlight MV 65 / 35 Cargo Work Pants	\$0.51
19	11UU	Women's Spotlight MV 65 / 35 Cargo Work Shorts	\$0.51
19	15UX	Spotlite MV 65 / 35 Jacket	\$0.80
19	16UX	Spotlite MV 65 / 35 Vest	\$0.56
19	03CB	Mini Check Shirt - L/S	\$0.43
19	04CB	Mini-Check Shirt - S/S	\$0.43
19	1034	Jean Style Pants	\$0.34
19	1086	Cell Phone Pants	\$0.34
19	12KB	Cell Phone Shorts	\$0.34
19	08MX	Mimix Ripstop Work Shirt L/S	\$0.43
19	06MX	Mimix Ripstop Work Shirt S/S	\$0.43
19	05MW	Women's Mimix Ripstop Work Shirt L/S	\$0.43
19	05MX	Women's mimix Ripstop Work Shirt S/S	\$0.43
19	10MX	Mimix Utility Pants	\$0.49
19	11MX	Women's Mimix Utility Pants	\$0.49
19	08EM	Airflow Work Shirt L/S	\$0.45
19	04EM	Airflow Work Shirt S/S	\$0.45
19	03UM	Microcheck Work Shirt L/S	\$0.29
19	04UM	Microcheck Work Shirt S/S	\$0.29
BuyBoard Specification Item No. Category	Part / Item Number	Item Description	Price Per Unit
19	15UM	Microcheck Shirt Jac S/S	\$0.29
19	0123	Blue/White Stripe Work Shirt L/S	\$0.28
19	0223	Blue/White Stripe Work Shirt S/S	\$0.28
19	0138	Lt. Blue/Navy Stripe Work Shirt L/S	\$0.28
19	0238	Lt. Blue/Navy Stripe Work Shirt S/S	\$0.28
19	0348	Service Stripe Work Shirt L/S	\$0.28
19	0448	Service Stripe Work Shirt S/S	\$0.28
19	0171	Contrast Collar Work Shirt L/S	\$0.34
19	0276	Contrast Collar Work Shirt S/S	\$0.34
19	0314	Thin Stripe Work Shirt L/S	\$0.34
19	0137	Thin Stripe Work Shirt L/S	\$0.34
19	0414	Thin Stripe Work Shirt S/S	\$0.34
19	0237	Thin Stripe Work Shirt S/S	\$0.34
19	0373	Bold Stripe Work Shirt L/S	\$0.34
19	0482	Bold Stripe Work Shirt S/S	\$0.34
19	0172	Breezeweave Work Shirt L/S	\$0.28
19	0405	Breezeweave Work Shirt S/S	\$0.28
19	010B	Oilblok Performance Shirts - L/S	\$0.54
19	020B	Oilblok Performance Shirts - S/S	\$0.54
19	050B	Women's Oilblok Performance Shirts - L/S	\$0.54
19	050C	Women's Oilblok Performance Shirts - S/S	\$0.54
19	01MS	Motorsports Image Shirt - L/S	\$0.45
19	02MS	Motorsports Image Shirt - S/S	\$0.45
19	08CS	Ripstop Crew Shirt - L/S	\$0.48
19	07CS	Ripstop Crew Shirt - S/S	\$0.48

19	08UF	Tri-Color Ripstop Shirt - L/S	\$0.53
19	07UF	Tri-Color Ripstop Shirt - S/S	\$0.53
19	01MB	Solid Ripstop Shirt - L/S	\$0.41
19	02MB	Solid Ripstop Shirt - S/S	\$0.41
19	08WW	Wrangler Workwear Canvas Work Shirt - L/S	\$0.51
19	07WW	Wrangler Workwear Canvas Work Shirt - S/S	\$0.51
19	10WW	Wrangler Workwear Flat Front Work Pants	\$0.54
19	11WW	Wrangler Workwear Cargo Pants	\$0.54
19	12WW	Wrangler Workwear Cargo Shorts	\$0.54
19	0871	Long Sleeve T-Shirt	\$0.29
19	087B	Long Sleeve T-Shirt	\$0.29
19	4277	Short Sleeve T-Shirt	\$0.29
19	427B	Short Sleeve T-Shirt	\$0.29
19	03YB	Chambray Long Sleeve Shirt	\$0.40
19	04YB	Chambray Short Sleeve Shirt	\$0.40
19	0108	Snap Front Chambray Shirt - L/S	\$0.34
19	0208	Snap Front Chambray Shirt - S/S	\$0.34
19	0178	Men's Long Sleeve Snap Front Denim Shirt	\$0.36
19	027A	Men's Short Sleeve Snap Front Denim Shirt	\$0.36
19	0850	Men's Long Sleeve Button Down Denim Shirt	\$0.29
19	2205	Men's Short Sleeve Button-Down Collared Denim Shirt	\$0.29
19	0361	Men's Long Sleeve Open Collar Denim Shirt	\$0.32
19	04SS	Men's Short Sleeve Open Collar Denim Shirt	\$0.32
19	10DO	Performance Shop Pants	\$0.51
19	12DO	Performance Shop Shorts	\$0.51
19	11CP	ZeroScratch Lightweight Crew Pants	\$0.49
19	12NS	Zeroscratch Lightweight Crew Shorts	\$0.49
19	1091	UniFirst Classic Fit Jeans	\$0.38
19	10HD	UniFirst HD Denim Relaxed Fit Jeans	\$0.43
19	12UH	UniFirst Carpenter Jeans	\$0.43
19	10JJ	Flex Denim Jeans	\$0.43
19	1144	Men's Wrangler Relaxed Fit Jeans	\$0.57
19	114C	Riggs by Wrangler Carpenter Shorts	\$0.57
19	1092	Women's Wrangler Blue Jeans	\$0.57
19	1118	Wrangler Cowboy Cut Jeans	\$0.64
19	1150	Wrangler Classic Fit Jeans	\$0.62
19	1506	Permalined Jackets	\$0.61
19	1527	Permalined Hip Jacket	\$0.67
19	1550	Lined Coach's Jacket	\$0.69
19	1507	Ike Jacket	\$0.57
19	1721	Zip-In/Out Liners	\$0.38
19	15WW	Wrangler Workwear Jackets	\$1.00
19	15AN	Challenger Jackets	\$0.89
19	1456	Women's Challenger Jackets	\$0.89
19	15QQ	Soft Shell Bomber Jackets	\$0.89
19	15ML	Core Soft Shell Jackets	\$0.82
BuyBoard			
Specification	Part / Item	Item Description	Price Per Unit
Item No.	Number		
Category			
19	14ML	Women's Core Soft Shell Jackets	\$0.82
19	1696	Core Soft Shell Vests	\$0.67
19	1695	Women's Core Soft Shell Vests	\$0.67
19	18BW	Berne Gasoline Jacket	\$0.93
19	3528	Insulated Bib Overalls	\$1.21
19	3045	Insulated Coveralls	\$1.51
19	3002	Cotton Blend Zip Front Coverall	\$0.51
19	2525	Shop Coats	\$0.56
19	3001	Cotton Snap-Front Coveralls	\$0.77
19	09DH	Class 3 High-Vis L/S Work Shirt	\$1.17
19	06DH	Class 3 High-Vis S/S Work Shirt	\$1.17
19	09MY	Mimix Class 3 High-Vis L/S Work Shirt	\$1.50
19	06MY	Mimix Class 3 High-Vis S/S Work Shirt	\$1.50
19	08HX	Class 3 High-Vis T-Shirt w/Pocket L/S	\$0.56
19	06HX	Class 3 High-Vis T-Shirt w/Pocket S/S	\$0.56
19	09AH	Class 2 High-Vis L/S Work shirt	\$0.94
19	06AH	Class 2 High-Vis S/S Work shirt	\$0.94
19	09MH	Mimix Class 2 High-Vis L/S Work Shirt	\$1.15
19	06MH	Mimix Class 2 High-Vis S/S Work Shirt	\$1.15
19	02HY	Class 2 High-Vis Pocket T-Shirt	\$0.45
19	03HE	High-Vis Black Bottom Shirts	\$0.41
19	03TO	High-Vis Ripstop Shirts L/S	\$0.54
19	04TO	High-Vis Ripstop Shirts S/S	\$0.54
19	109A	Enhanced Visibility Classic Fit Jeans	\$0.82
19	04HV	Enhanced Visibility Polo Shirt	\$0.38
19	10DP	Enhanced Visibility Cargo Pants	\$0.38
19	013B	Enhanced Visibility L/S Work Shirt	\$0.55
19	023B	Enhanced Visibility S/S Work Shirt	\$0.55
19	013C	Enhanced Visibility S/S Work Shirt	\$0.55
19	023C	Enhanced Visibility L/S Work Shirt	\$0.55
19	123B	Enhanced Visibility Work Shirt	\$0.54
19	07AG	Enhanced Visibility Cotton S/S Work Shirt	\$0.55

19	08AG	Enhanced Visibility Cotton L/S Work Shirt	\$0.55
19	0325	Enhanced Visibility Cotton S/S Work Shirt	\$0.55
19	0425	Enhanced Visibility Cotton L/S Work Shirt	\$0.55
19	123C	Enhanced Visibility Work pants	\$0.54
19	15EH	Enhanced Visibility Jacket	\$0.76
19	15EI	Enhanced Visibility Jacket	\$0.76
19	15EL	Enhanced Visibility Permalined Jacket	\$1.21
20	50AY	Food Processor Coat w/Knit Cuffs & No Pockets	\$0.32
20	50AZ	Food Processor Coat w/Open Cuffs	\$0.32
20	04GM	Micro Pique Gripper Polo Shirt	\$0.36
20	0198	Mens's 65 / 35 Food Service Work Shirt L/S	\$0.27
20	0240	Men's 65/35 Food Service Work Shirt S/S	\$0.27
20	0369	Women's 65/35 Food Service Work Shirt L/S	\$0.27
20	0540	Women's 65/35 Food Service Work Shirt S/S	\$0.27
20	0157	100% Cotton Food Service Shirt L/S	\$0.38
20	0626	100% Cotton Food Service Shirt S/S	\$0.38
20	2537	10-Knot 3/4 Sleeve Chef Coat	\$0.38
20	2531	10-Button Full Sleeve Chef Coat	\$0.38
20	255B	Mesh Back Chef Coat	\$0.45
20	255C	Long Sleeve Mesh Back Chef Coat	\$0.45
20	25GD	Executive Chef Coat w/piping	\$0.36
20	25GA	Men's 10-Knot Full Sleeve Chef Coat	\$0.45
20	25MX	Men's Mimix Oilblok 10-Button Chef Coat	\$0.49
20	25MW	Men's Mimix Oilblok 10-Button Chef Coat S/S	\$0.49
20	25MZ	Men's Mimix Oilblok Knotted 10-Button Chef Coat	\$0.56
20	25MY	Women's Mimix Oilblok 10-Button Chef Coats	\$0.49
20	25MV	Women's Mimix Oilblok 10-Button Chef Coats S/S	\$0.49
20	06MW	Men's Oilblok Cook Shirts S/S	\$0.36
20	05MR	Women's Oilblok Cook Shirts S/S	\$0.36
20	7011	Cobbler Apron	\$0.43
20	7046	Knee Length Bib Apron	\$0.18
20	5026	Uniwear Butcher Coats - 100% Spun Poly	\$0.35
20	5033	Uniwear Butcher Coats - 100% Spun Poly	\$0.35
20	5020	Uniwear Butcher Coats - 65/35 Blend	\$0.35
20	5009	Uniwear Butcher Coats - 65/35 Blend	\$0.35
20	105A	Classic Fit Chef Pants	\$0.41
20	117A	Baggy Chef Pants	\$0.36
20	1141	Comfort Fit Chef Pants	\$0.30
20	10FE	Softwill Service Pants	\$0.32
20	11UM	Softwill No Pocker Service Pants	\$0.32
21	2524	Uniwear Men's Lab Coats	\$0.38
21	2626	Women's Lab Coats	\$0.38
21	25BD	Unisex protective Lab Coat	\$0.38
BuyBoard			
Specification	Part / Item	Item Description	Price Per Unit
Item No.	Number		
Category			
21	25CL	Unisex Consultation Lab Coat	\$0.38
21	4520	Women's Short Sleeve Smock	\$0.32
21	2526	Unisex Counter Coats	\$0.27
21	2542	Unisex Static Control (ESD) Lab Coats	\$0.51
21	2539	Uniwear Unisex (ESD) Counter Coat	\$0.51
21	7250	Women's Cross-Over Tunic	\$0.29
21	7257	Women's Double V-Neck Tunic	\$0.32
21	10A5	Women's Scrub Pants	\$0.32
21	7217	Women's Flair Scrub Pants	\$0.32
21	4502	Solid Warm-Up Jacket	\$0.27
21	4254	Unisex Solid Scrub Top	\$0.16
21	1276	Unisex Solid Scrub Pants	\$0.19
21	7245	Unisex Ultimate Cargo Pants	\$0.32
21	725A	Unisex Spun-Poly Scrub Top	\$0.16
21	725B	Unisex Spun-Poly Scrub Pant	\$0.19
21	725C	Unisex Spun-Poly Warm Up Scrub Jacket	\$0.30
21	7262	Unisex Scrub Tops S/S	\$0.21
21	7265	Unisex Cargo Scrub Pant	\$0.27
21	725H	Women's Notched Neck Tunics w/side flex	\$0.27
21	7264	Women's Flare Cargo Scrub Pant	\$0.27
21	725I	Women's V-Neck Tunics	\$0.27
21	725J	Women's Mock Wrap Tunics	\$0.27
21	025I	Unisex V-Neck Scrub Tops	\$0.27
21	7260	Women's Mock Crossover Tunics	\$0.27
21	10D3	Women's Straight Leg Cargo Scrub Pants	\$0.32
21	10D2	Unisex Ultimate Cargo Scrub Pants	\$0.32
21	02A1	Women's V-Neck Tunics	\$0.32
21	7253	Women's Flare leg Scrub Pants	\$0.32
21	05WT	Wonderwink Women's Indy V-Neck Scrub Top	\$0.28
21	05WU	Wonderwink Women's Indy Notch-Neck Scrub Top	\$0.28
21	10SF	Wonderwink Unisex Utility Cargo Scrub Pants	\$0.37
21	02WW	Wonderwink Indy Unisex Scrub Top	\$0.29
21	11SE	Wonderwink Women's Indy Utility Cargo Scrub Pants	\$0.36
21	4586	Wonderwink Indy Unisex Warm-up Jacket	\$0.43
22	0111	Park Street Men's Oxford Long Sleeve Shirt	\$0.32

22	0211	Park Street Men's Oxford Short Sleeve Shirt	\$0.32
22	0112	Women's Oxford Long Sleeve	\$0.32
22	0422	Women's Oxford Short Sleeve	\$0.34
22	0820	Button Down Collar Poplin Shirt - Men's Long Sleeve	\$0.38
22	0636	Button Down Collar Poplin Shirt - Mens Short Sleeve	\$0.38
22	0960	Button Down Collar Poplin Shirt Women's Long Sleeve	\$0.38
22	4248	Button Down Collar Poplin Shirt - Women's Short Sleeve	\$0.38
22	0137	Long Sleeve Stripe Casual	\$0.35
22	0237	Short Sleeve Stripe Casual Shirt	\$0.35
22	03AR	Pinpoint Button-Down Dress Shirt - Men's L/S	\$0.49
22	04AR	Pinpoint Button-Down Dress Shirt - Mens S/S	\$0.49
22	05AE	Pinpoint Button-Down Dress Shirt - Women's L/S	\$0.49
22	05EE	Pinpoint Button-Down Dress Shirt - Women's S/S	\$0.49
22	1122	Men's Pleated Poly/Cotton Softwill Pants	\$0.32
22	1113	Women's Pleated Poly/Cotton Pants	\$0.32
22	04MM	Men's Sport-Tek Short Sleeve Polo Shirt	\$0.26
22	05MM	Women's Sport-Tek Short Sleeve Polo Shirt	\$0.26
22	04MR	Sport-Tek Short Sleeve Polo w/Pocket	\$0.54
22	08AP	Sport-Tek Long Sleeve Polo	\$0.43
22	05MQ	Women's Sport Tek Tri-Color Polo	\$0.43
22	04MT	Two-Color Snag Proof Polo w/Pocket	\$0.48
22	04MF	Lightweight Snag-Proof Polos	\$0.41
22	05MF	Women's Lightweight Snag-Proof Polos	\$0.41
22	08AB	Blended Cotton Long Sleeve Polo Shirt	\$0.48
23	09FR	7 oz. Indura Ultrasoft FR Work shirt	\$0.62
23	09TC	7 oz. Tecasafe Plus FR Work shirt	\$0.65
23	01NX	4.5oz Nomex FR Work shirt	\$0.69
23	10FR	9oz. Indura Ultrasoft FR Work pants	\$0.67
23	10TS	8.5oz. Tecasafe Plus FR Work pants	\$0.77
23	10NX	6oz. Nomex FR Work Pants	\$0.73
23	09AU	7 oz. Tecasafe Plus FR Food Service Shirt	\$0.54
23	30FR	9oz. Indura Ultrasoft FR Coverall	\$1.30
23	30TS	7oz. Tecasafe Plus FR Coverall	\$1.32
BuyBoard	Specification		
Item No.	Part / Item	Item Description	Price Per Unit
Category	Number		
23	30NX	6oz. Nomex FR Coverall	\$1.26
23	09FC	Armorex Cool Work Shirt	\$0.60
23	30TT	Armorex Cool Coveralls	\$0.87
23	10UC	Men's Armorex FR Carpenter Jeans	\$0.87
23	11KG	Men's Armorex FR Jeans	\$0.79
23	10FB	Wrangler FR Relaxed Fit Jeans	\$0.84
23	10FC	Wrangler FR Carpenter Jeans	\$0.84
23	01EF	FR Button-Front Workshirt	\$0.74
23	08FE	FR Long Sleeve Polo	\$1.43
23	06FE	FR Short Sleeve Polo	\$1.43
23	18SC	Flame Resistant Jacket	\$2.62
23	25NY	Unisex FR Lab Coats	\$1.26
23	09FU	7oz. Indura Ultrasoft FR Enhanced Vis Work Shirt	\$0.97
23	08BQ	4.5oz. CXP with Reflective Striping	\$0.72
23	11BQ	6oz. Nomex IIIA FR Work Pants with Reflective Striping	\$1.33
23	30RX	7oz. Ultrasoft FR Coverall w/Reflective Striping	\$2.04
23	30BQ	6oz. CXP Coverall w/Reflective Striping	\$1.74
23	03QD	Bulwark IQ Series Light Weight FR Cat 2	\$0.77
23	03QE	Bulwark IQ Series Light Weight FR Cat 2	\$0.77
23	03QR	Bulwark IQ Series Light Weight FR Cat 2 w/ Reflective Striping	\$0.92
23	03QS	Bulwark IQ Series Light Weight FR Cat 2 w/ Reflective Striping	\$0.92
23	09F2	Bulwark FR Button Down Knit Shirt	\$1.04
23	09F3	Bulwark FR Button Down Knit Shirt	\$1.04
23	09F4	Bulwark FR Button Down Knit Shirt	\$1.04
23	30QA	Bulwark IQ Series Light Weight FR Cat 2 Coveralls	\$1.38
23	30QR	Bulwark IQ Series Light Weight Cat 2 Coveralls w/Reflective Striping	\$1.38
23	10FH	Bulwark IQ Series Light Weight FR Work Pants	\$0.97
23	11KU	Bulwark IQ Series Straight Fit FR Jeans with Stretch	\$1.07
23	11KT	Bulwark IQ Series Relaxed Fit Boot Cut FR Jeans with Stretch	\$1.07
24	8023	18X18 Bagged Shop Towels	\$0.10
24	8581	16x19 Bagged Bar Towels	\$0.17
24	8437	Microfiber Glass Towels	\$0.13
24	8438	Microfiber Multi-Purpose Towels	\$0.13
25	76GA	3x5 Great Impressions 2.0 Mat	\$2.05
25	76GB	4x6 Great Impressions 2.0 Mat	\$3.14
25	76GC	3x10 Great Impressions 2.0 Mat	\$3.99
25	76GF	3x5 Great Impressions 2.0 HD Mat	\$2.25
25	76GG	4x6 Great Impressions 2.0 HD Mat	\$3.50
25	76GH	3x10 Great Impressions 2.0 HD Mat	\$4.15
25	UL03 / UL46	3x5 Custom Logo Mat *Requires Buyout*	\$3.22
25	UL16 / UL59	4x6 Custom Logo Mat *Requires Buyout*	\$4.31
25	UL07 / UL50	3x10 Custom logo Mat *Requires Buyout*	\$5.27
25	5388	3x5 Scraper Mat	\$2.40
25	5389	4x6 Scraper Mat	\$3.12

25	7751	3x5 Comfort First Mat	\$2.68
25	7753	4x6 Comfort First Mat	\$3.97
25	76AT	3x5 Comfort Plus Flow-Through Mat	\$2.06
25	76AH	3x9 Comfort Plus Flow-Through mat	\$3.12
26	8318	18" Dust Mops	\$0.75
26	8324	24" Dust Mops	\$0.81
26	8336	36" Dust Mops	\$1.22
26	8348	48" Dust Mops	\$1.60
26	8360	60" Dust Mops	\$2.04
26	8134	18" Collapsible Frame	\$0.02
27	N/A	Direct Embroidery - Name	\$3.75
27	N/A	Size Premium Sleeve Length 35"+ - 20% of Unit Rate	20%
27	N/A	Size Premium Any Long Tail Requested - 20% of Unit Rate	20%
27	N/A	Size Premium Mens 44" Waist; Women's 22" Waist - 20% of Unit Rate	20%
27	N/A	Size Premium Inseams exceeding 35" - 20% of Unit Rate	20%
27	N/A	DEFE (Delivery Energy Fuel Environmental)	\$9.00
27	N/A	Ancillary Charge (First Aid Only)	\$9.95
27	N/A	Temp Surcharge	\$2.00
27	N/A	Minimum Stop Charge	\$30.00
28	8957	Hanger Rack	\$0.11
28	6249	Centerpull Hand Towel Roll	\$11.02
28	6268	Centerpull Hand Towel Roll Dispenser	\$0.20
28	6231	Torkmatic Hand Towel Roll	\$14.51
28	6231	Torkmatic Hand Towel Roll Dispenser - Manual	\$0.20
28	6229	Torkmatic Hand Towel Roll Dispenser - Touchless	\$0.50
28	623Q	Multi-Fold Paper Towels	\$4.42
28	6257	Multi-Fold Paper Towel Dispenser	\$0.20
28	6221	Mini Twin Toilet Paper Roll	\$5.38
28	6210	Mini Twin Toller Paper Roll Dispenser	\$0.20
28	88UA	UniFirst Pearl Lotion Soap	\$8.26
28	88UH	UniFirst Luxury Foam Soap	\$10.04
28	88UI	UniFirst E2 Foam Soap	\$8.26
28	88UC	UniFirst Hand Sanitizer Gel	\$12.82
28	88UJ	UniFirst Heavy-Duty Hand Scrub	\$13.93
28	88UK	UniFirst Heavy-Duty Cherry Hand Scrub	\$13.93
28	88UD	UniFirst Soap Dispenser - Manual	\$0.20
28	8721	F-Matic Twist - Soothing White Tea	\$1.75
28	629P	Bowl Clip - Naturally Clean	\$1.00
28	991F	Auto Flush Toilet / Urinal	\$1.00
28	1914	Pink and Clean	\$5.74
28	1980	Gojo Luxury Foam Soap	\$20.00
28	1981	Gojo Luxury Foam Anti-Bacterial Handwash	\$19.00
28	1920	800 ML Purell Hand Sanitizer Gel	\$8.85
28	19AT	1200 ML Purell Hand Sanitizer Gel	\$19.12
28	1976	1976 Purell Hand Sanitizer Foam	\$39.53
28	99TD	Tough Green All Purpose Cleaner	\$19.12
28	99TC	Foamy Mac Restroom Cleaner	\$18.47
28	99TB	Multi-Shine Glass & Surface Cleaner	\$22.36
28	99PD	e-Fecticide Disinfectant	\$29.16
28	99TF	MC-10 Sanitizer	\$28.51
28	99SR	Chemical Dispensing Unit	\$1.00
28	99VC	Purell Surface Sanitizer & Disinfectant Sprayer	\$13.93

Additional Pricing Information

All Emblem & Preparation Charges are waived on the Initial order	
Non Standard items will require a buyout at the point of reduction	
Poly wrapped (HACCP Compliant) products will be charged per garment*	\$0.01
Special Cuts & Sizes will be billed a one time Charge	
Shirts	
2XL Neck & Above	\$2.00
Sleeve Lengths Exceeding 35"	\$2.00
Any Long tail requested	\$2.00
Pants	
Men:	
Size 44"+ Waist	\$2.00
Inseams exceeding 35"	\$2.00
Women:	
Size 22"+ Waist	\$2.00

Service Charges

PERSONALIZATION

EMBLEMS: All emblem charges are waived at the time of initial installation of service at each Customer Location.
EMBROIDERY: Direct Embroidery charges are waived at the time of initial installation of service at each Customer Location.

G. PRESENTATION(S)

H. BUSINESS

ITEM #1



SEALY CITY COUNCIL AGENDA ITEM NO: Presentation, Discussion, and Possible Action regarding Liedertafel Hall and W. E. Hill Community Center ADA Projects.

SUBMITTED BY: Bill Atkinson, SEDC Executive Director

MEETING DATE: December 3, 2025

STAFF REPORT

DESCRIPTION

Architect Scott Maddux of M-6 Studios will present an update on the status of the Professional Services Task Order authorized by the City Council on May 29, 2025, for architectural and design services related to improvements at the historic Liedertafel Hall and the W.E. Hill Community Center. The presentation will brief the Council on current progress, timelines, and budget utilization while identifying several design elements requiring Council guidance to maintain project momentum and alignment with the City's operational and financial objectives.

ANALYSIS

M-6 Studios has completed its initial investigation, documentation, and ADA compliance modeling for the Liedertafel Hall. Design elements needing Council direction include the preferred kitchen layout, restroom configuration, ADA-compliant entrance approach, storage addition footprint, and preferred historic-appropriate finishes. Council direction will allow advancement to construction documents.

For the W.E. Hill Community Center, design advancement remains contingent upon Council direction regarding the future use of the facility. The FY 2025-26 budget includes funding for ADA upgrades and architectural services under Task Order #2; however, expanded programming or functional enhancements may require additional design or construction funding. Council guidance is needed on long-term facility purpose, level of modernization, priority improvements, and phasing expectations.

Timelines for both projects depend on decisions made at this meeting. Once Council confirms the remaining design elements for Liedertafel Hall, construction drawings are expected to require six to eight weeks, with bid-ready documents anticipated in late Q1 or early Q2 2026. The Hill Center design process will begin following approval of Task Order #2, with construction phasing anticipated to begin mid-2026.

FINANCIAL IMPACTS

**Hill Center Design and Improvement
SEDC Adopted Fiscal Year 2025-2026 Budget
FUND 29 – EDC’s Capital Outlay**

<u>Description</u>	<u>Budgeted</u>	<u>Committed</u>	<u>Available</u>
29-522-56010-(EDC)-Architectural Services	\$17,750	(\$17,850)	(\$100)
29-522-56010-(EDC)-Buildings	<u>\$70,000</u>	<u>0</u>	<u>\$70,000</u>
Total	\$87,750	(\$17,850)	\$69,900

**Liedertafel Hall Design and Improvement
SEDC and Hotel Occupancy Tax Fund Fiscal Year 2025-2026 Budget
Fund 29 – EDC’s Capital Outlay and Fund 20 - HOT Funds**

<u>Description</u>	<u>Budgeted</u>	<u>Committed</u>	<u>Available</u>
29-522-56996-(EDC)-Architectural Service	\$17,750	(\$14,500)	\$ 3,250
29-522-56010-(EDC)-Buildings	\$75,000	\$ 0	\$75,000
20-557-56020-(HOT-Cat. E) Building Improvements	<u>\$35,475</u>	<u>\$ 0</u>	<u>\$35,475</u>
Total	\$128,225	(\$14,500)	\$113,725

RECOMMENDATION

Staff recommends that the City Council receive the presentation from M-6 Studios, provide guidance on outstanding design elements and facility direction. Staff also recommends directing staff to return with any required budget amendments, schedule adjustments, or scope modifications for future Council consideration.

ITEM #2



STAFF REPORT

Meeting Date: December 2, 2025

Agenda Item No. - Discussion and Possible Action regarding Improvements to the Intersections of Highway 36 and South Circle Drive, Highway 36 and North Circle Drive, and Highway 36 and Gebhardt Road.

Prepared by: Mike Barrow, Assistant City Manager

SUMMARY:

Attached are updates to the design of the intersections of Hwy 36 at North Circle Drive and South Circle Drive. Gebhardt Road intersection with Hwy 36 at the time of my meeting with Mark Curtin with TxDOT 11.21.25 was not as far along. I told Mr Curtin that I would put the updated plans on the city council meeting for December 2 for him to come and present and discuss the plans with city council at the December 16 city council meeting.

At the conclusion of my meeting, I gave Mr Curtin my contacts of adjacent businesses and he was going to start reaching out to those businesses

FINANCIAL IMPACT:

At this time there is no costs to the City except the fact that the new connection of South Circle Drive at Hwy 36 aligns with the current location of SEALY TEXAS monument sign is in front of Tony's. This also aligns with the narrow driveway (one car wide driveway for the American Legion closest to McDonald's).

RECOMMENDATION:

The purpose of the update is to keep city council updated and give city council time to review the designs before the December 16 city council meeting where city council will have the opportunity to ask questions of TxDOT's design staff.

RESOLUTION 2024-08

Requires City Council to approve the final design.

RESOLUTION 2024-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS, SUPPORTING THE TEXAS DEPARTMENT OF TRANSPORTATION'S TRAFFIC SAFETY PROJECT AT STATE HIGHWAY 36 AT SOUTH LOOP 350.

* * * * *

WHEREAS, the traffic configuration at State Highway 36 at South Loop 350 threatens driver safety and has contributed to 84 automobile accidents since January of 2017; and

WHEREAS, City of Sealy has addressed the safety concerns at State Highway 36 at South Loop 350 with the Texas Department of Transportation; and

WHEREAS, the Texas Department of Transportation conducted a traffic study in 2021 at State Highway 36 at South Loop 350; and

WHEREAS, the City of Sealy has taken the lead in engineering proposed improvements at State Highway 36 at South Loop 350 which are still in the design phase and will require City Council approval; and

WHEREAS, this resolution of support is required before the Texas Department of Transportation will proceed with consideration of the Traffic Safety Project which is vital to the wellbeing and success of the Sealy community;


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

The City of Sealy, acting through its governing body, hereby confirms that it endorses and supports the Texas Department of Transportation's Traffic Safety Improvement Project at State Highway 36 at South Loop 350 which will benefit our local community and help ensure driver safety on this busy roadway.

FURTHER RESOLVED, that for and on behalf of the Governing Body, **Carolyn Bilski, Mayor** is hereby authorized, empowered, and directed to certify this resolution to the Texas Department of Transportation.


This resolution shall take effect immediately upon passage.

PASSED and APPROVED this, the 19th day of March, 2024.



Carolyn Bilski, Mayor

ATTEST:



Jennifer Matura, Deputy City Secretary



SHEET 1 OF 4 SHEETS

STATE OF TEXAS
DEPARTMENT OF TRANSPORTATION

DATE	BY	REVISION
03/21/17	AS/STW	1

30% SUBMITTAL

FINAL PLANS

LETTING DATE: _____
 DATE CONTRACTOR BEGAN WORK: _____
 DATE WORK WAS COMPLETED & ACCEPTED: _____
 FINAL CONTRACT COST: \$ _____
 CONTRACTOR: _____

LIST OF APPROVED FIELD CHANGES:

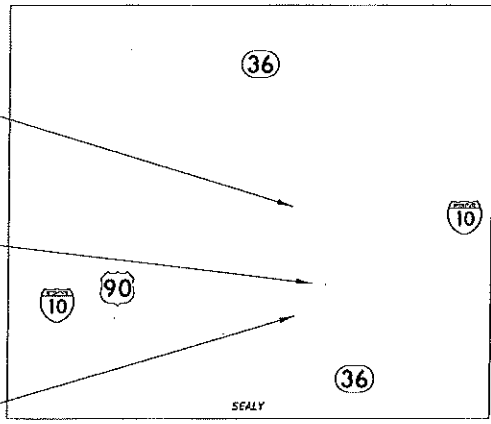
PLANS OF PROPOSED
STATE HIGHWAY IMPROVEMENT

FOR THE CONSTRUCTION OF INTERSECTION IMPROVEMENTS

FEDERAL AID PROJECT NO. XXXXX
AUSTIN COUNTY
 (CCSP: 0187-03-079)
 LIMITS: VARIOUS LOCATIONS IN SEELY, AUSTIN COUNTY

CS: 0187-03-079 (24-30)
 TYPE OF ROAD INTERSECTION IMPROVEMENTS
 (INTERSECTION CLASS: PRINCIPAL ARTERIAL)
 DESIGN SPEED: 80
 AADT: 14553 VPD (2016)
 17718 VPD (2040)
 PROJECT LENGTH: 0.0A

CS: 0187-03-079 (24-30)
 TYPE OF ROAD INTERSECTION IMPROVEMENTS
 (INTERSECTION CLASS: PRINCIPAL ARTERIAL)
 DESIGN SPEED: 80
 AADT: 14553 VPD (2016)
 17718 VPD (2040)
 PROJECT LENGTH: 0.0A



SH 36 AT SL 350
CS: 0187-03-079

SH 36 AT SL 350
CS: 0187-03-079

GERHARDT RD
CS: 0187-03-079

REGISTERED ACCESSIBILITY SPECIALIST (RAS) INSPECTION REQUIRED
YEAR NO.:

30% INTERVIEW REVIEW ONLY
 REVIEWED BY: _____
 DATE: _____



THIS IS TO CERTIFY THAT THE CONSTRUCTION WORK
 WAS PERFORMED IN ACCORDANCE WITH THE PLANS,
 CONTRACT AND LISTED FIELD CHANGES.

AREA ENGINEER: _____ P.E. DATE: _____

CONCURRENCE: _____
CITY OF SEELY

DESIGNED FOR LETTING: _____
 CONSULTANT ENGINEER: _____
 RECOMMENDED FOR LETTING: _____
 DISTRICT ENGINEER: _____
 APPROVED FOR LETTING: _____
 DISTRICT DIRECTOR OF TRANSPORTATION
 PLANNING AND DEVELOPMENT

AUSTIN COUNTY
YOAKUM DISTRICT

NO EQUATIONS
NO EXCEPTIONS
NO PARALLEL CROSSINGS



Texas Department of Transportation

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SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION,
 SEPTEMBER 1, 2014 AND SPECIFICATION REVISIONS LISTED AND DATED AS FOLLOWS,
 SHALL CONTROL ON THIS PROJECT. REQUIRED CONTRACT PROVISIONS FOR ALL
 FEDERAL AND CONSTRUCTION CONTRACTS (PC041 (FORM 117), OCTOBER 2013)

DATE: 11/14/2017 10:46:07 AM
BY: [Signature]

GENERAL

- 2 TITLE SHEET
- 3 INDEX OF SHEETS
- 4 GENERAL NOTES
- 5 EXISTING TYPICAL SECTIONS
- 6 PROPOSED TYPICAL SECTIONS
- 7 QUANTITY SCHEDULE
- 8 ESTIMATE & QUANTITY SHEET

TRAFFIC CONTROL PLAN

- 9 TCP NARRATIVE

TRAFFIC CONTROL STANDARDS

- > 20 EC01-21 THRU EC02-21
- > 21 TCFD-21-21
- > 22 TCFD-21-18
- > 23 TCFD-21-18
- > 24 TCFE-21-18
- > 25 TCFE-21-18
- > 26 TCF - LEFT TURN LANE (FROM OBSTRUCT)
- > 27-28 TCFE-21-13 THRU TCFE-21-13
- > 29 TCFE-21-13

ROADWAY

- 30 PRIMARY SURVEY CONTROL INCH
- 31 PRIMARY HORIZONTAL & VERTICAL CONTROL DATA SHEET
- 32-34 HORIZONTAL ALIGNMENT DATA
- 35-39 ROADWAY LAYOUTS
- 40-41 ROADWAY LAYOUTS

ROADWAY STANDARDS

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- > 43-49 TFD-21

TRAFFIC SIGNALS

- 50 EXISTING SIGNAL LAYOUT (SH 36 AT 87TH ST)
- 51 PERMANENT SIGNAL LAYOUT (SH 36 AT 87TH ST)
- 52 EXISTING CONDITIONS LAYOUT (SH 36 AT 81 31ST)
- 53 PERMANENT SIGNAL LAYOUT (SH 36 AT 81 31ST)

TRAFFIC SIGNAL STANDARDS

- # 54 EC03-25
- # 55-58 EC03-25 THRU EC03-25
- # 59-62 FPOD-21 THRU FPOD-21
- # 63-65 SMOCD-11 THRU SMOCD-11
- # 66 LOM-A-12
- # 67 M-A-12
- # 68 M-A-12
- # 69 M-A-12
- # 70-71 SMA 1201D-11 THRU SMA 1201D-11
- # 72 TS-01-11
- # 73 TS-01-11
- # 74 TS-FO-11

SIGNING AND PAVEMENT MARKING STANDARDS

- # 75 WV & 01-11

ENVIRONMENTAL STANDARDS

- > 76 EPC
- > 77-79 EGD-16

THE STANDARD SHEETS SPECIFICALLY IDENTIFIED ON THE INDEX OF SHEETS HAVE BEEN SELECTED BY THE CLIENT UNDER ITS RESPONSIBLE SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

30% INTERIM REVIEW ONLY
 FEDERAL PROJECT NO. 11-00000000
 PROJECT NO. 11-00000000
 DATE: 11/14/2014

THE STANDARD SHEETS SPECIFICALLY IDENTIFIED ON THE INDEX OF SHEETS HAVE BEEN SELECTED BY THE CLIENT UNDER ITS RESPONSIBLE SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

30% INTERIM REVIEW ONLY
 FEDERAL PROJECT NO. 11-00000000
 PROJECT NO. 11-00000000
 DATE: 11/14/2014

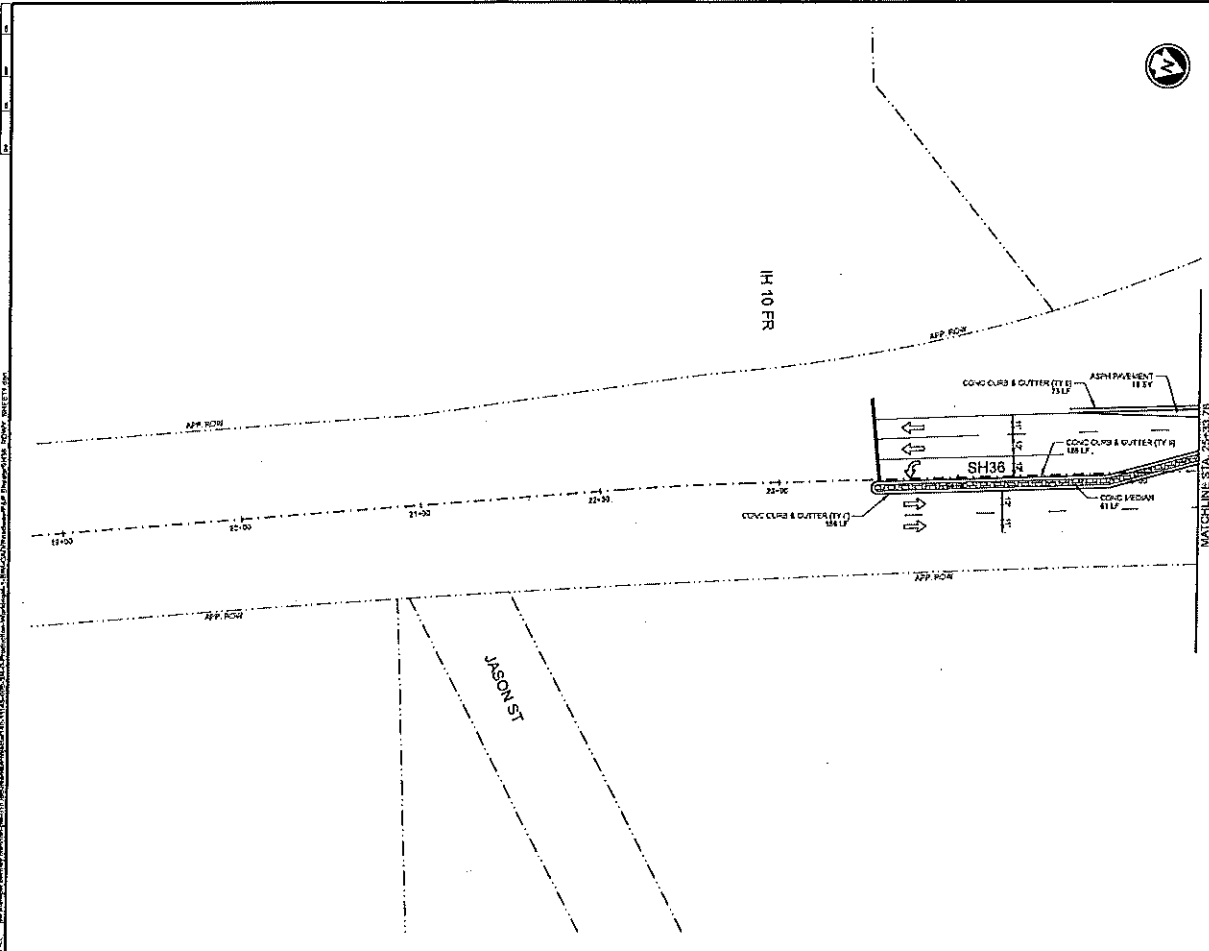


West Virginia Department of Transportation

INDEX OF SHEETS

NO.	DATE	BY	REVISION
1	03	DVB	REVISED
2	03/14	DVB	REVISED
3	03/14	DVB	REVISED
4	03/14	DVB	REVISED
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6	03/14	DVB	REVISED
7	03/14	DVB	REVISED
8	03/14	DVB	REVISED
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PROJECT: 11-00000000 - 11-00000000
 DATE: 11/14/2014
 TIME: 11:14:00 AM
 USER: JADATN
 HOST: JADATN



LEGEND

- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CONG. MEDIAN
- PROPOSED BLOCK PAVING
- APPARENT ROW
- EXIST TRAFFIC FLOW
- PROPOSED TRAFFIC FLOW

HORIZ. SCALE 1" = 20'
 VERT. SCALE 1" = 10'
 SCALE IN FEET

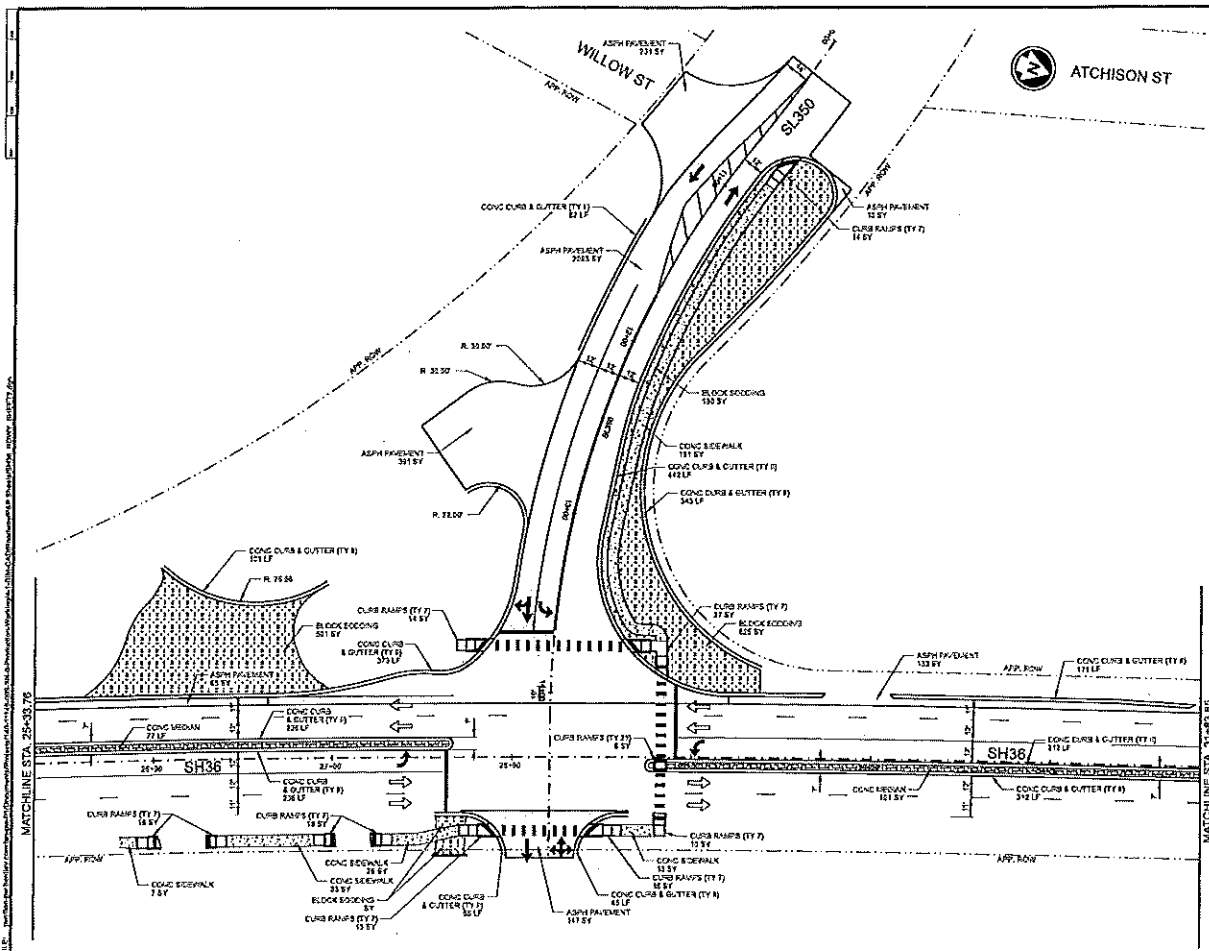
30% INTERIM REVIEW ONLY
 THIS DOCUMENT IS NOT FOR CONSTRUCTION
 FOR THE PROJECT OF THE TEXAS DEPARTMENT OF TRANSPORTATION
 PROJECT NO. SH 36 AT SL 350
 PROJECT NO. CSJ 0187-03-079
 CONTRACT NO. 1-384
 REV. NO. 02/2019



SH 36 AT SL350
 CSJ: 0187-03-079
 ROADWAY LAYOUTS

DATE	BY	APP'D	REV.	DESCRIPTION
02/2019	CSJ	CSJ	1	ISSUE FOR PERMITS
02/2019	CSJ	CSJ	2	REVISED PERMITS
02/2019	CSJ	CSJ	3	REVISED PERMITS
02/2019	CSJ	CSJ	4	REVISED PERMITS

DATE: 02/2019
 TIME: 10:00 AM
 PROJECT: SH 36 AT SL 350
 DRAWING: ROADWAY LAYOUTS
 SHEET NO.: 40



LEGEND

- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED BLOCK EDGING
- APPARENT ROW
- EXIST TRAFFIC FLOW
- PROPOSED TRAFFIC FLOW



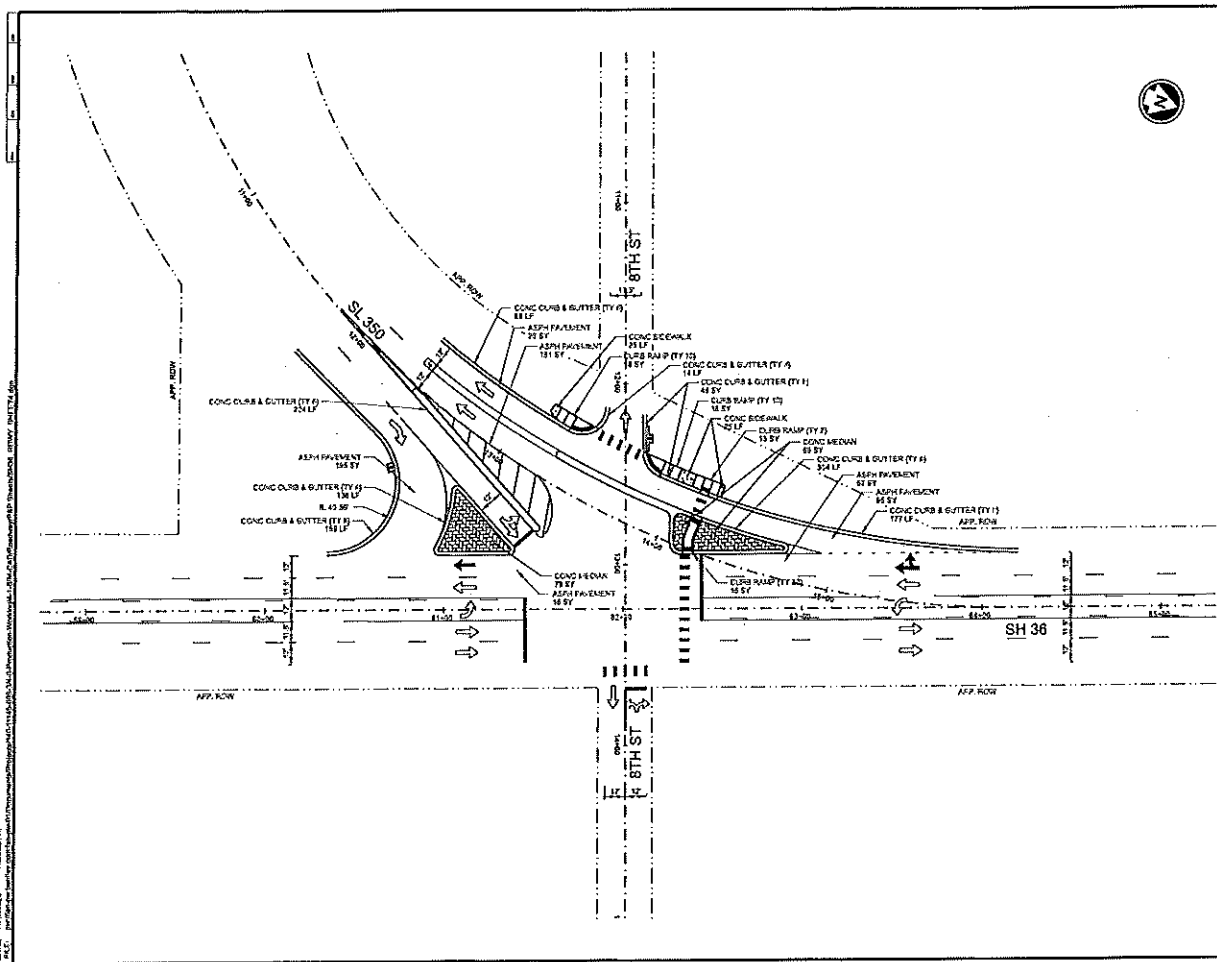
30% INTERIM REVIEW ONLY
 SUBJECT TO BE REVIEWED BY THE ENGINEER
 J.C. BROWN, INC. ENGINEERS & ARCHITECTS
 1000 N. MOORE, SUITE 100, AUSTIN, TX 78701
 TEL: 512.476.1234
 FAX: 512.476.1235
 PROJ: SL350



Texas Department of Transportation
 SH 36 AT SL 350
 CSJ: 0187-03-079
 ROADWAY LAYOUTS

DATE: 11/15/07
 DRAWN BY: JCB
 CHECKED BY: JCB
 APPROVED BY: JCB

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LEGEND

- PROPOSED PAVEMENT
- PROPOSED FODWALK
- PROPOSED CONG. MEDIAN
- PROPOSED BLOCK BORDERS
- APPARENT ROW
- EXIST TRAFFIC FLOW
- PROPOSED TRAFFIC FLOW

HORIZ. SCALE: 1" = 20'

VERT. SCALE: 1" = 10'

SCALE IN FEET

30% INTERIM REVIEW ONLY
 PROJECT APPROVED BY THE BOARD OF ENGINEERING EXAMINERS

DESIGNED BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]



Texas Department of Transportation

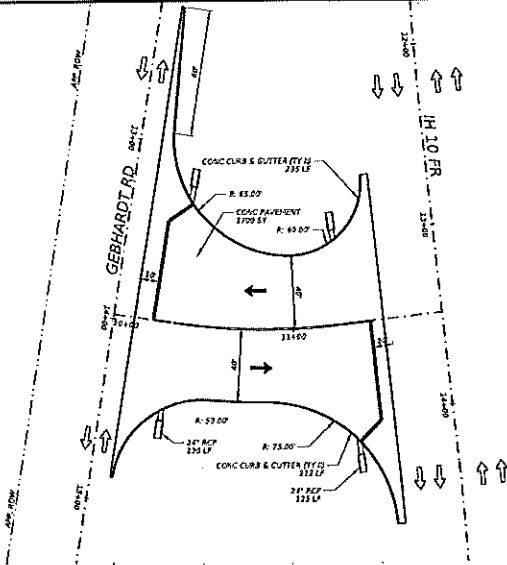
SH 36 AT 8TH ST
CSJ: 0187-03-079
ROADWAY LAYOUTS

E-SET 4 OF 8

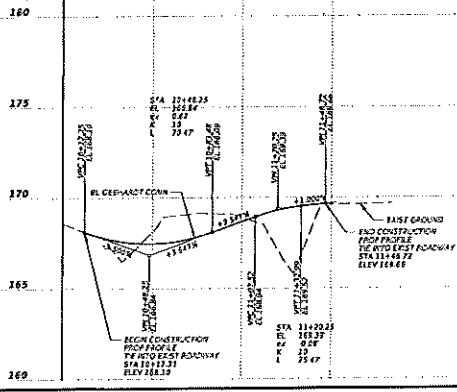
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DATE: 11/15/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: SH 36 AT 8TH ST

DATE: 11/28/2018 11:40:11 AM



LEGEND	
	PROPOSED PAVEMENT
	PROPOSED SERVICE
	PROPOSED CONCRETE MEDIAN
	PROPOSED BLOCK EASINGS
	APPARENT FLOW
	EXISTING TRAFFIC FLOW
	PROPOSED TRAFFIC FLOW



30% INTERIM REVIEW ONLY

FOR THE PROJECT AND DESIGN

DESIGNED BY: MWH & ASSOCIATES

P.E. KEVIN M. ALLEN

SEAL NO. 12345

DATE: 11/28/2018



LAN

Texas Department of Transportation

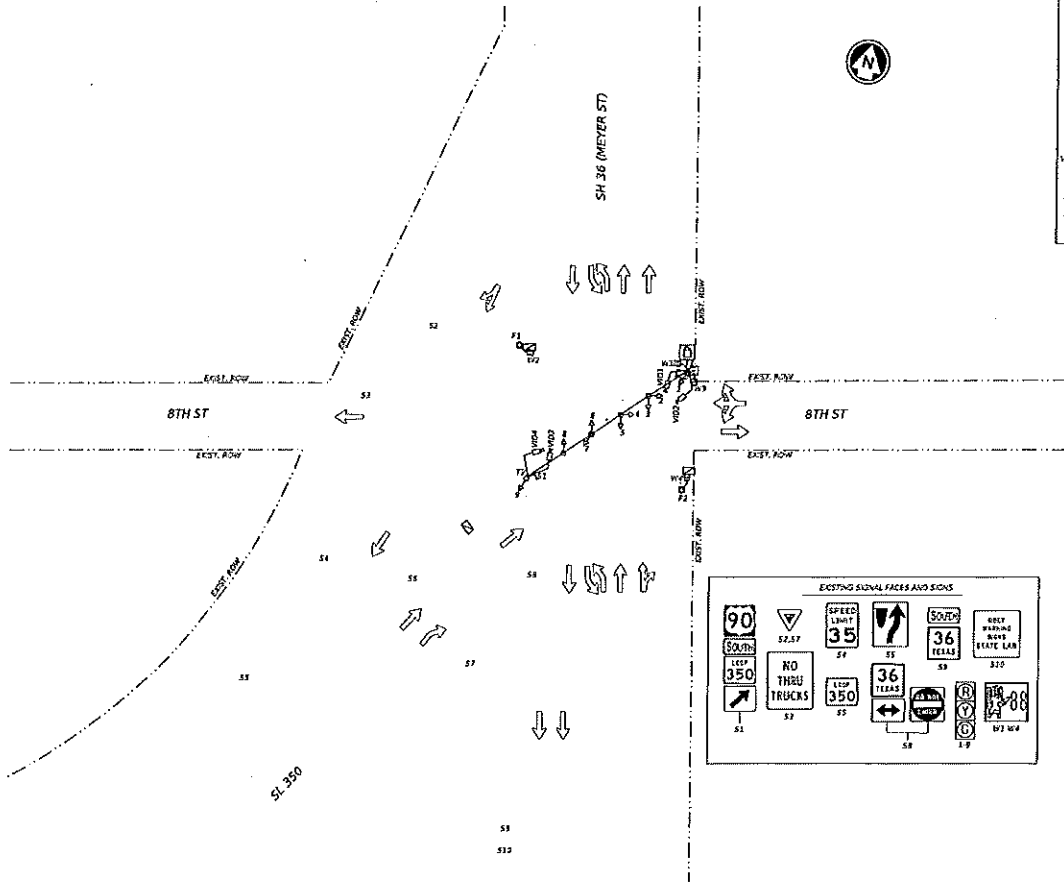
GERHARDT CONNECTION

CSJ: 0187-03-079

ROADWAY LAYOUTS

SHEET 5 OF 5			
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REV		ALLEN	ALLEN
REV		AUSTIN	41

DATE: 11/27/2018 10:54:46 AM
 PROJECT: 0187-03-079 SH 36 AT SL 350
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN
 SCALE: AS SHOWN
 SHEET NO. 50



LEGEND	
P1	EXIST. SIGNAL POLE
H1	EXIST. SIGNAL HEAD
P2	EXIST. PED POLE
H2	EXIST. PED HEAD
WC	EXIST. CONTROL CABINET
EC	EXIST. ELEC. SERVICE
GB	EXIST. GROUND BOX
VS	EXIST. VYLOS
LD	EXIST. LED SIGN
SI	EXIST. SIGN
SM	EXIST. SIGN MOUNTED SIGN
TA	TRAFFIC FLOW ARROW

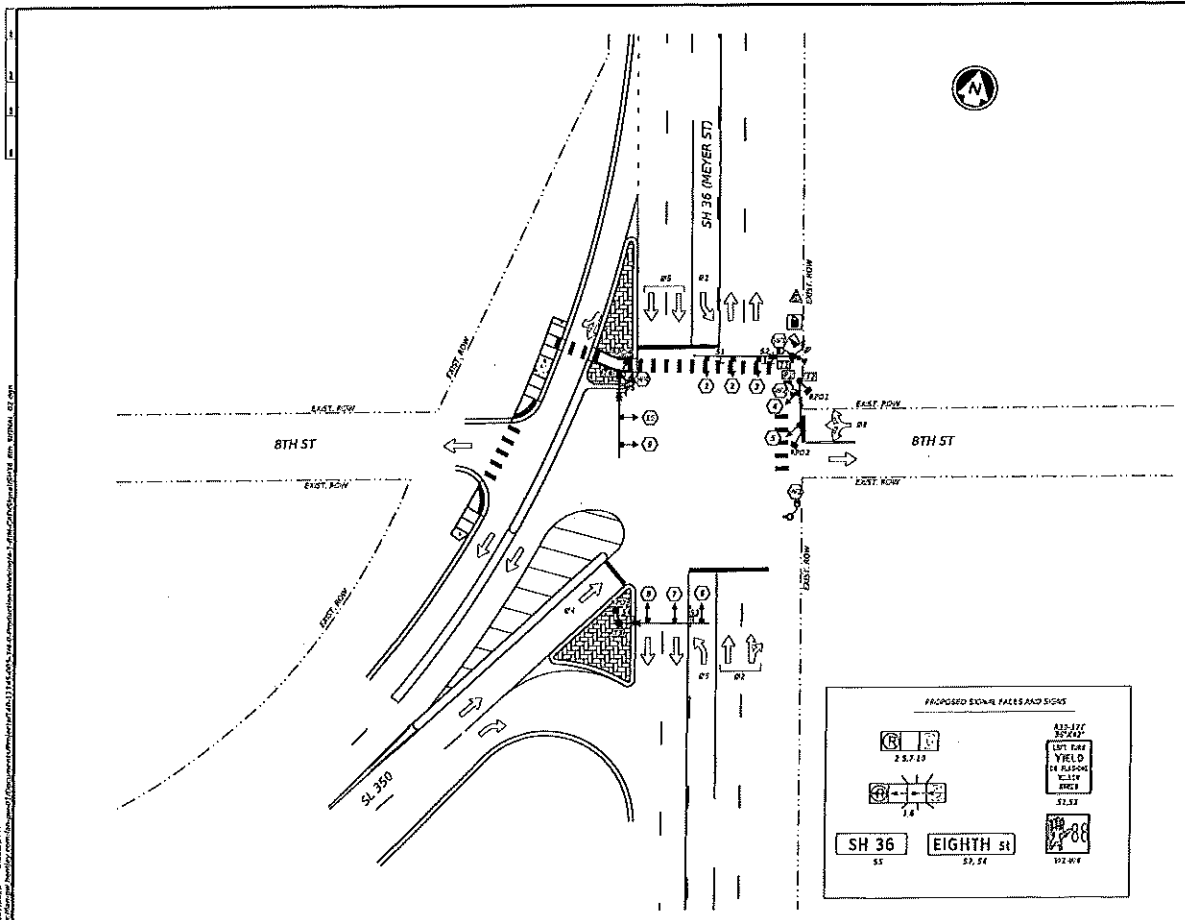


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 PROJECT: 0187-03-079 SH 36 AT SL 350
 DATE: 11/27/2018
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN



Texas Department of Transportation
SH 36 AT SL 350
CSJ: 0187-03-079
EXISTING SIGNAL LAYOUT

SHEET 1 OF 2			
NO.	REV.	DATE	BY
0187	03	079	SH 36
NO.	REV.	DATE	BY
0187	03	079	SH 36
NO.	REV.	DATE	BY
0187	03	079	SH 36



- LEGEND**
- ⊕ SIGNAL POLE & MAST ARM
 - ⊕ REG-UP-BOTTOM POLE
 - ⊕ SIGNAL HEAD & LABEL
 - ⊕ PFD HEAD & LABEL
 - ⊕ ELECTRICAL SERVICE
 - ⊕ CONTROLLER CABINET
 - ⊕ TYPED GROUND BOLT
 - ⊕ LAMP/SLAVE
 - ⊕ RADAR PRESENCE DETECTOR
 - ⊕ RADIO
 - ⊕ PIZ CAMERA
 - ⊕ CONDUIT TRENCH
 - ⊕ CONDUIT BOARD
 - ⊕ CONDUIT LAMP
 - ⊕ S1 I.E. STREET NAME SIGN
 - ⊕ S1 MAST ARM SIGN
 - ⊕ PHASE NUMBER
 - ⊕ TRAFFIC FLOW ARROW

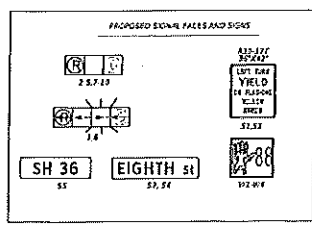


30% INTERIM REVIEW ONLY
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 PROJECT: SH 36 AT SL 350
 DATE: 01/18/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]



Texas Department of Transportation

SH 36 AT SL 350
CSJ: 0187-03-079
PERMANENT SIGNAL LAYOUT



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 PROJECT: SH 36 AT SL 350
 DRAWN BY: [Name]
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SHEET 1 OF 1

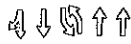
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LEGEND	
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↔	TRAFFIC FLOW ARROW



SL 350 (S. CIRCLE ST)

SH 36 (MEYER ST)



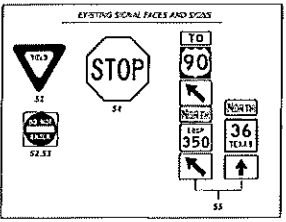
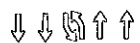
S2

S3



S5

S4



30% INTERIM REVIEW ONLY
 REPLACES A CONSULTING SET APPROVED FOR REVIEW, SUBJECT TO CORRECTIVE ACTION

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 CHECKED BY: [unreadable]



Texas Department of Transportation

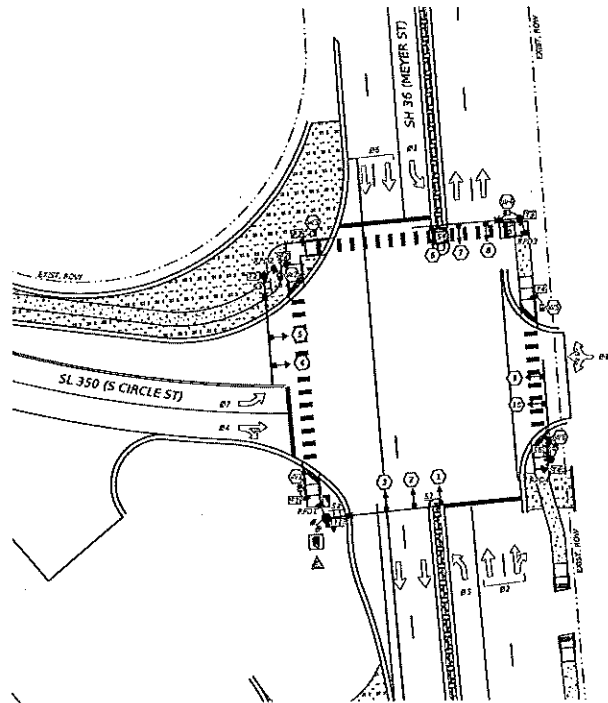
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 CSJ: 0187-03-079

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DATE: 11/07/2023 5:49:54 PM
 USER: jay@lan.com
 PROJECT: 0187-03-079 - SH 36 AT SL 350 (S CIRCLE ST)
 SHEET: 53 OF 53



LEGEND

⊠	SIGNAL POLE & MAST ARM
⊡	REDISTRIBUTION POLE
⊙	SIGNAL HEAD & LABEL
⊕	RED HEAD & LABEL
⊖	ELECTRICAL SERVICE
⊗	CONTROLLER CABINET
⊘	TYPE D GROUND ROD
⊙	UNDERPASS
⊙	RADAR PRESENCE DETECTOR
⊙	RADAR
⊙	PIZ CAMERA
⊙	COULDT FENCED
⊙	COULDT BOARD
⊙	COULDT LABEL
⊙	STREET NAME SIGN
⊙	MAST ARM SIGN
⊙	PHASE NUMBER
→	TRAFFIC FLOW ARROW



30% INTERIM REVIEW ONLY
 ORIGINAL DRAWINGS NOT BEING
 FOR FINAL RECORDS OF CONSTRUCTION

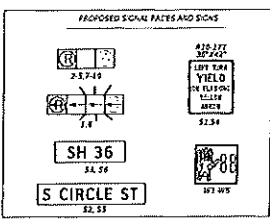
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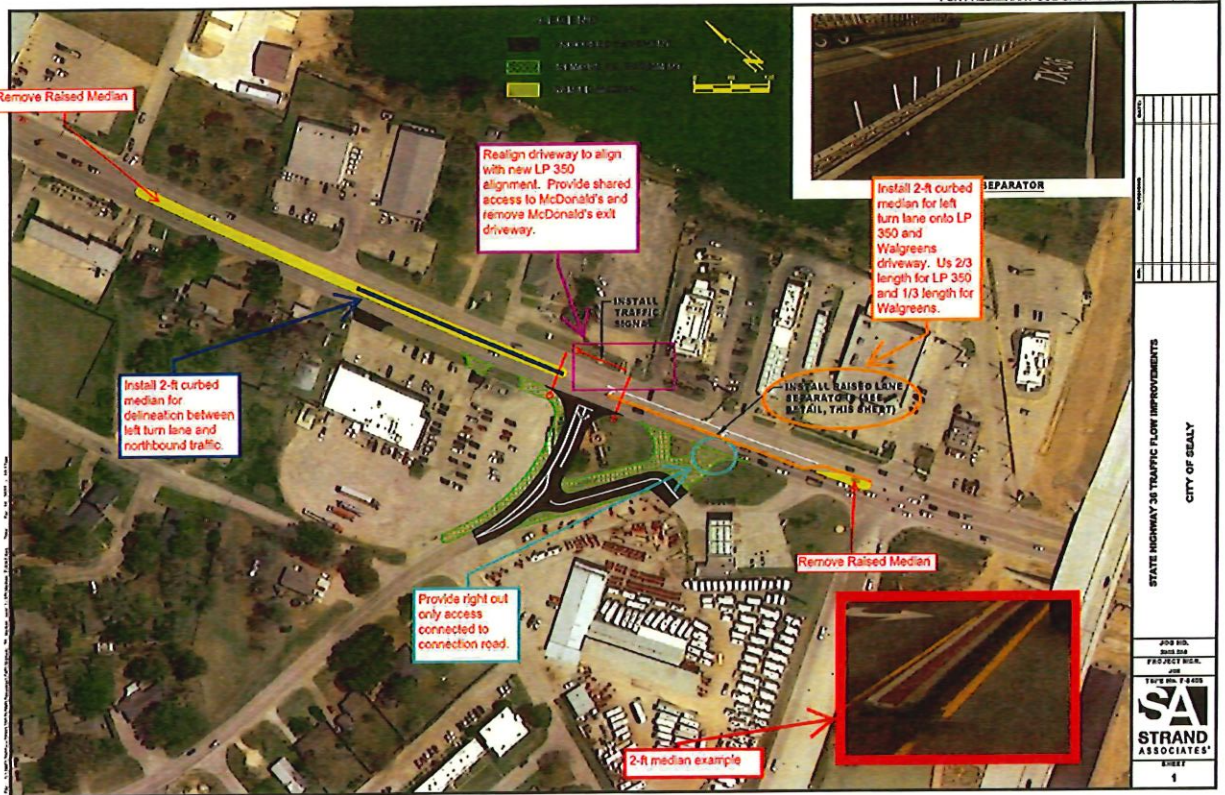
Texas Department of Transportation

SH 36 AT SL 350
 CSJ: 0187-03-079

PERMANENT SIGNAL LAYOUT



SHEET 1 OF 1			
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BY	DATE	PROJECT	
JAY	AUSTIN	53	



Google Maps



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11/19/25, 9:25 AM

Google Maps

Google Maps



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ITEM #3



AGENDA ITEM NO: _____

SUBMITTED BY: Patrick Parsons, Public Works Director

MEETING DATE: December 2, 2025

STAFF REPORT

DESCRIPTION

Discussion and Possible Action regarding W. Front Street Infrastructure Project. The project scope and need will be presented by the City's Engineer, who has also provided the analysis included in this report.

ANALYSIS

HISTORICAL FINDINGS

Prior to the 1980s, the City's WWTP was located at the north end of Menke Street, across the railroad from the North Third Lift Station. Sanitary sewers were installed at depths and grades that would allow for future expansion as the City continued to grow outward from the downtown area. The Menke WWTP was replaced in the late 1970s with a WWTP constructed in the southern part of the City, bounded by the Enterprise site to the north, the railroad to the west, and Allens Creek to the south. This WWTP was decommissioned approximately five years ago and replaced by the current 2.0 MGD WWTP constructed to the southeast.

When the Menke WWTP was decommissioned, the North Third Lift Station was reconfigured to convey sanitary flows previously treated at the Menke WWTP to the intersection of 8th Street and West Front Street, which was likely the extents of the sanitary sewer collection system at the time. This explains why the sanitary sewers at Hill Street and 8th Street flow northward to the North Third Lift Station instead of southward to the current WWTP as well as the extensive length of the North Third Lift Station's force main.

SECTION 3 GRAVITY SANITARY SEWER IMPROVEMENTS

Figure 7 in the PER shows the current sanitary sewer configuration between Hill and 8th Streets. The current configuration of the gravity sewer between Hill and 8th Streets routes sanitary flows tributary to the 8th Street and the Michalke Lift Station to the North Third Lift Station then south to the WWTP. Refer to Figure 8 in the PER for the proposed sanitary sewer rerouting between Hill and 8th Streets.

Diverting sanitary flows from 8th Street and the Michalke Lift Station away from the North Third Lift Station and to the WWTP will reduce pump operation frequency and duration, free up pumping capacity for future development, and provide more consistent sanitary flows to the WWTP.

It was also identified that the current force main discharge configuration allows for sanitary flows to be recirculated back to the North Third Lift Station through a bypass in the intersection of West Front Street and 8th Street. Removing the bypass would prevent the recirculation from occurring, potentially further reducing the pump operation frequency and duration at the North Third Lift Station.

The following table provides an overview of the pumping capacities made available at the North Third Lift Station by implementing the potential Section 3 Gravity Sanitary Sewer Improvements.

Description	Additional Peak Flow (gpm)	Available Connections
Michalke Lift Station Reroute	161	193
8th Street Sanitary Sewer Reroute	288	346
Total	449	539

FORCE MAIN HYDRAULIC ANALYSIS

Evaluation of the North Third Lift Station's force main identified a high point near the intersection of Main Street and West Front Street. Combination air-release valves are required at force main high points but often lead to odors and maintenance issues. The force main could be deepened to eliminate the high point, but this would result in excavation depths of 20 feet or more in some areas.

Upon further review, it was determined that the force main could be terminated at the high point and the trunk sewer could be extended from 8th Street to the high point. Reducing the force main length in this manner offers cost savings, operational efficiencies, and frees up additional capacity for the North Third Lift Station to serve future development. Considering this, four design options were evaluated:

- Option 1—Maintain the existing 8-inch-diameter force main at the existing length (3,660 LF).
- Option 2—Maintain the existing 8-inch-diameter force main at a reduced length (1,942 LF).
- Option 3—Increase to a 10-inch-diameter force main at the existing length (3,660 LF).
- Option 4—Increase to a 10-inch-diameter force main at a reduced length (1,942 LF).

The following table summarizes the operating conditions of each of the configurations. TCEQ guidelines require a minimum velocity of 3 feet-per-second (fps) in force mains and it is generally recommended not to exceed 6 to 7 fps.

Option	Length (LF)	Flow (gpm)	Velocity (fps)
1	3,660	1,130	7.7
2	1,942	1,410	9.5
3	3,660	1,475	5.8
4	1,942	--	--

Option 4 is not feasible with the current pump selection at the North Third Lift Station because it results in a significantly reduced total dynamic head condition. Moving forward with Option 4 would allow the pumps to operate outside their acceptable performance range, which would result in pump and motor failure. Option 4 might be a feasible option in the future, but it would require pump replacements.

IMPROVEMENT PRIORITIZATION

Highest Priority Improvements

1. West Front Street Trunk Sewer Replacement (Upsizing 12" → 24")
2. Section 3 Gravity Sewer Improvements (Rerouting Hill Street & 8th Street to WWTP)
3. Section 1 Roadway, Drainage, and Water Main Improvements (Overcreek Way → I-10)
4. Section 2 Roadway and Drainage Improvements (I-10 → Hwy 90)
5. Section 3 Roadway, Drainage, and Water Main Improvements (Hwy 90 → 8th Street)

Other Priority Improvements

- 6. Force Main Replacement with Possible Trunk Sewer Extension to Main Street
- 7. Section 4 Roadway, Drainage, Water Main, and Gravity Sewer Improvements (8th Street → Railroad)
- 8. Section 5 Roadway, Drainage, Water Main, and Gravity Sewer Improvements (Railroad → Lift Station)

ROADWAY WIDTH: 20 VS. 24 FEET

Sections 1 and 2 are currently 20 feet wide and Section 3 transitions from 20 feet wide to 42 feet wide just north of the Hill Street intersection. The I-10 overpass is the northernmost limit of Section 1 and the roadway underneath the overpass was recently reconstructed as part of the I-10 expansion project. The Hwy 90 overpass is the northernmost limit of Section 2 and the roadway underneath the overpass received a PASER of 3 (poor-extensive cracking).

Widening the roadway from 20 feet to 24 feet provides greater lateral clearance and more closely aligns with the City's design standards. Widening the roadway under the I-10 overpass in Section 1 to 24 feet is not possible due to the existing guardrail and concrete lined ditch that were recently installed by TxDOT. Widening the roadway under the Hwy 90 overpass might be possible, but the roadway is under TxDOT's jurisdiction and would require greater coordination efforts during design and construction.

The following table provides a construction cost comparison between the 20- and 24-foot asphalt roadway widths. Construction costs for drainage improvements are included in the following costs.

Section	Limits	Construction Cost (20' Wide Asphalt)	Construction Cost (24' Wide Asphalt)	Cost Difference
1	Overcreek Way to I-10	\$1,586,000	\$1,709,000	\$123,000
2	I-10 to Hwy 90	\$1,260,000	\$1,367,000	\$107,000
3	Hwy 90 to 8th Street	\$602,000	\$717,000	\$115,000
Total		\$3,448,000	\$3,793,000	\$345,000

RECOMMENDATION AND OPINION OF PROBABLE PROJECT COSTS

If the highest priority improvements outlined in this staff report are advanced as a single project, construction cost savings of \$971,000 would be realized by the City as shown in the following table.

Description	Trunk Sewer	Gravity Sewer	Water Main	Roadway & Drainage (20' Width)	Roadway & Drainage (24' Width)	Potential Savings
Trunk Sewer (Allens Creek to 8th St)	\$4,120,000					\$460,000
Section 1 (Overcreek Way to I-10)			\$670,000	\$1,586,000	\$1,709,000	\$220,000
Section 2 (I-10 to Hwy 90)				\$1,260,000	\$1,367,000	
Section 3 (Hwy 90 to 8th Street)		\$340,000	\$880,000	\$602,000	\$717,000	\$291,000
Total	\$4,120,000	\$340,000	\$1,550,000	\$3,448,000	\$3,793,000	\$971,000

The following table provides a summary of an Opinion of Probable Project Costs for the highest priority improvements with the previously identified construction costs savings included.

Priority	Description	Totals
1	West Front Street Trunk Sewer Replacement	\$3,660,000
2	Section 3 Gravity Sewer Improvements	\$290,000
3	Section 1 Roadway (20-Foot), Drainage, and Water Main Improvements	\$2,036,000
4	Section 2 Roadway (24-Foot) and Drainage Improvements	\$1,367,000
5	Section 3 Roadway (24-Foot), Drainage, and Water Main Improvements	\$1,356,000
Total Construction Cost		\$8,709,000
Total Engineering Cost		\$760,000
Total Engineer's OPPC		\$9,469,000

RECOMMENDATION

Staff recommend approval of the proposed expansion of the West Front Street Infrastructure Project, directing staff to bring back a change order reflecting the proposed expansion of the project.

FINANCIAL IMPACTS

The proposed additional improvements are projected to **increase the total project costs by \$3,079,000** over the originally approved estimated cost of \$6,390,000, to **\$9,469,000**.

Although the close out process for the 2022 CO Funds is in progress since all funds have been assigned to fund various capital improvement projects, until the audit, adjustments, and actual funding have been completed, at this time the estimated portion of this project to be funded is distributed amongst three funding sources as follows:

2022 CO Funds: \$2,260,652.17

Sewer Impact Fund: \$515,571.00

2025 CO Fund: \$6,692,776.83 (\$3,079,000 more than originally assigned)

The estimated impact to the 2025 Certificates of Obligation Fund Balance is to reduce the estimated unassigned fund balance from \$13,769,523.17 to \$10,690,523.17.

It is important to note that the following agenda item, expanding the Allens Creek Trunk Sewer Project, Phase 1, if approved, will also decrease the 2025 CO Fund unassigned fund balance per the staff report/packet information provided for that agenda item.

**ORIGINAL PROJECT
STAFF REPORT WHEN
THE TASK ORDER
WAS APPROVED**

7/15/25

**Showing the summary
and funding sources.**



AGENDA ITEM NO: **11**

Discussion and Possible Action regarding Potential Task Order for W. Front Street Infrastructure Improvements Project.

SUBMITTED BY: Kimbra Hill, City Manager

MEETING DATE: July 15, 2025

STAFF REPORT

DESCRIPTION

On June 17th, City Council authorized staff to have Strand Engineering prepare a Task Order for the West Front Street Infrastructure Improvement Project, which combines two Sewer Capital Improvement Plan (CIP) projects, C2 and C3.

According to the 2023 Master Utility Study, Strand projected these projects would need to be considered in 2025, based on waste load and flow forecasts, as well as computer modeling and sensitivity analysis using a 5-year, 3-hour storm event. The study identified five (5) projects needed to maintain adequate capacity for the City's existing customers.

In addition to addressing capacity constraints, Strand's recommendations considered several areas with frequent customer complaints due to structural defects and the need for ongoing maintenance.

Project Timeline:

- Start Date: July 14, 2025
- Scheduled Completion: January 3, 2028

FINANCIAL IMPACT

	Estimated Cost
Engineering Services Task Order:	\$620,000
C2 Sanitary Sewer Improvements:	\$3,380,000
C3 Sanitary Sewer Improvements:	\$1,770,000
Total:	\$5,770,000

Funding Sources:

- 2022 Certificates of Obligation (CO): \$3,763,942.72 (remaining unallocated)
- Sewer Impact Fee Fund: \$523,576 (50% of fund balance as of 4/30/25)
- 2025 CO: \$1,482,481.28

Optional Additional Consideration:

- C2 Water Main Improvements: \$515,000
- C3 Water Main Improvements: \$575,000
- Total Optional Water Improvements: \$1,090,000

Funding Sources for Water Improvements:

- Water Impact Fee Fund: \$449,169.85 (50% of fund balance as of 4/30/25)
- 2025 CO: \$640,830.15

RECOMMENDATION

Staff recommends approval of the Task Order for the West Front Street Infrastructure Improvement Project.

ATTACHMENTS:

- Task Order
- C2 — Sanitary Sewer Master Plan Project Fact Sheet: *West Front Street*
- C3 — Sanitary Sewer Master Plan Project Fact Sheet: *North Third Lift Station*
- Sewer Impact Fee Use Restrictions
- Approved & Pending Project Costs & Funding Spreadsheet
- Fund Balance Reports (as of April 30, 2025)

Sanitary Sewer Master Plan

Project Fact Sheet

Project Name: West Front Street

Project Type: Sanitary Sewer and Water Main Improvements



Project Overview

The West Front Street Interceptor, a 12-inch VCP, extends from the discharge of the North 3rd Lift Station to the WWTP. The hydraulic model simulation shows surcharging. A new 24-inch sewer will provide capacity for existing customers and accommodate anticipated increased capacities from both the North 3rd Lift Station and Michalke Lift Station to accommodate future growth. The hydraulic simulations also assume improvements at the WWTP pump station have been completed to allow operation of pumps 4-6. The remaining 420 LF of sewer to the WWTP will be replaced including a jack and bore section under the railroad as part of the Schmidt Road Bypass Sewer project (C8) to provide capacity for the Allens Creek Interceptor project (C1).

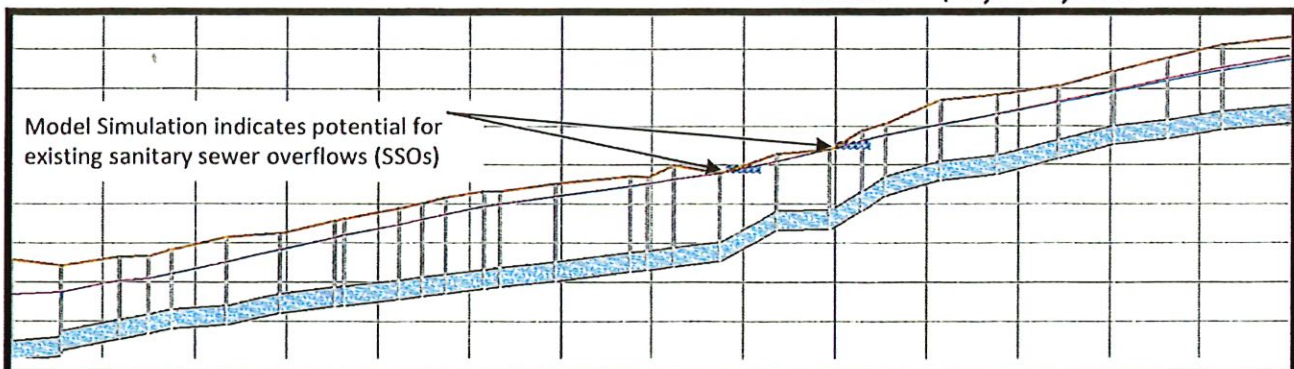


Additional Benefits

The adjacent 6-inch AC water main from I-10 to the WWTP is beyond its useful life and may be included with the sewer replacement leveraging savings in mobilization and restoration costs.

Estimated Capital Cost

Sanitary – \$3,380,000
Water – \$515,000
Total – \$3,890,000



Sanitary Sewer Master Plan

Project Fact Sheet

Project Name: North 3rd Lift Station

Project Type: Lift Station Rehabilitation and Force Main and Water Main Improvements



Project Overview

The North 3rd Street Lift Station conveys approximately half of the wastewater in the City. The existing capacity of the lift station is approximately 900 gpm, and the City is currently in planning to add an additional pump to increase the firm capacity to approximately 1,800 gpm. Once that project is complete, the existing 8-inch force main will be undersized, and the efficiency and operating points of the pumps may be less than desired. Replacement of the force main should be considered and reviewed in conjunction with the lift station improvements. It is anticipated the force main will be either 10- or 12-inches in diameter.

Additional Benefits

The improvements to the force main and lift station should lead to an increase in capacity, efficiency of the lift station, and reduce long term operation and maintenance costs due to higher energy consumption. In addition, there is approximately 2,650 LF of 6- and 8-inch CI water main installed adjacent to the force main. Although the installation date was not available at the time of the Master Plan, CI was a common material until the 1960's and is considered to be past its useful life. Replacement of this adjacent water main in conjunction with the force main can result in a reduction in project costs due to savings on mobilization and restoration.



**Estimated
Capital Cost**

Sanitary – \$1,770,000
Water – \$575,000
Total – \$2,340,000

SEWER IMPACT FEE USE RESTRICTIONS

ID	Name	Year	Description	Connections Served by Project				Opinion of Probable Cost	
				Ultimate	Existing	10-Year	10-Year (Percentage)	Total	Attributable to 10-Year Period
T0	WWTP	2020	Construct a 2.0 MGD average daily flow for the wastewater treatment plant (WWTP).	5,557	2,404	2,944	55%	\$16,318,000	\$8,967,742
T1	WWTP Expansion	2033	Begin planning for an expansion of the existing WWTP.	5,357	2,404	2,944	55%	\$100,000	\$54,956
C0	Highway 36 Sanitary Sewer Extension	2023	Install a 270-gpm lift station (expandable to 550 gpm), 6-inch force main, and 6- to 8-inch gravity sewers from FM 2187 to Junice Road.	347	0	50	14%	\$1,435,000	\$206,772
C1	Allens Creek Interceptor, Phase 1 Replacement	2023	Direct replacement of the existing 18-inch gravity sewer with a 24-inch gravity sewer between Interstate 10 and the WWTP.	4,107	1,425	1,322	32%	\$1,915,000	\$616,418
C2	West Front Street Interceptor Replacement	2025	Direct replacement of the existing 12-inch gravity sewer with a 24-inch gravity sewer between the North 3rd Street Lift Station's force main discharge and the WWTP.	4,107	640	505	12%	\$5,380,000	\$413,962
C3	North 3rd Street Force Main Replacement	2025	Replace the existing 6-inch force main with a 12-inch force main between the North 3rd Street Lift Station and the intersection of West Front Street and 8th Street.	1,785	640	505	28%	\$1,770,000	\$498,773
C4	Willow Street and Brookside Lane Replacement	2026	Direct replacement of the existing 12-inch gravity sewer with an 18-inch gravity sewer immediately upstream of Interstate 10.	2,370	859	1,511	64%	\$675,000	\$430,348
C5	Reynolds Road Interceptor	2026	Install 480-gpm lift station (expandable to 850 gpm), 8-inch force main, and 12-inch gravity sewer to Acres Lane.	1,219	0	497	41%	\$4,172,000	\$1,700,971
C6	Peschel Lane Force Main	2027	Install 6-inch force main from proposed development to existing gravity sewer at the B&PW Park, proposed lift station will be constructed by the developer.	608	0	608	100%	\$210,000	\$210,000
C7	Columbus Road Force Main Replacement	2027	Replace the existing 4-inch force main with a 6-inch force main downstream of the Columbus Road Lift Station and upsize the lift station to 270 gpm (expandable to 450 gpm).	741	75	400	54%	\$2,166,000	\$1,169,231
C8	Allens Creek Interceptor, Phase 2 Replacement	2028	Direct replacement of the existing 12-inch gravity sewer with an 18-inch gravity sewer between the Columbus Road force main discharge to upstream of Project C4.	3,036	235	560	18%	\$2,232,000	\$411,700
C9	Sealy Homestead Lift Station	2030	Increase existing 370-gpm lift station to a minimum 550-gpm capacity.	702	93	503	72%	\$470,000	\$336,766
C10	Interstate 10 Interceptor	2033	Install 270-gpm lift station (expandable to 440 gpm), 6-inch force main, and 10-inch gravity sewer from the Pyka Interchange to Project C5.	560	0	294	53%	\$4,660,000	\$2,446,500
C11	Schmidt Road Bypass Sewer	2033	Install a jack-and-bore section of 18-inch gravity sewer from the intersection of Schmidt Road and Highway 36, under Highway 36 and the railroad to the WWTP.	1,416	33	666	47%	\$750,000	\$352,754
Impact Fee Study	Impact Fee Study	2023	Impact Fee Study and Updates.	2,944	0	2,944	100%	\$97,500	\$97,500
								\$40,350,500	\$17,914,393

Table 13 Wastewater Treatment and Collection Projects

M:\027-adj\GIS\BIC\096-399\93007070\Design-Studies-Report\Impact Fee\Report\Summary Tables.docx

PROJECT TASK ORDER



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

Task Order No. 25-05
City of Sealy, Texas (OWNER)
and Strand Associates, Inc.[®] (ENGINEER)
Pursuant to Agreement for Technical Services dated September 17, 2018

Project Information

Project Name: West Front Street Infrastructure Improvements

Project Description: Replacement of approximately 6,730 linear feet (LF) of gravity sanitary sewer and 3,640 LF of sanitary force main along West Front Street from the North Third Street Lift Station site to approximately 320 LF south of the intersection of West Front Street and Overcreek Way. Sanitary sewer and sanitary force main replacements are anticipated to be by both trench and trenchless construction.

Services Description: Provide design-, bidding-, and construction-related services.

Scope of Services

ENGINEER will provide the following services to OWNER.

Design Services

1. Attend a kickoff meeting with OWNER to review project scope.
2. Conduct a topographic survey and prepare base mapping for approximately 6,730 LF of gravity sanitary sewer replacement and 3,640 LF of sanitary force main replacement within existing utility easements and street rights-of-way. Topographic survey will include the location of overhead and marked underground utilities within the survey limits as field marked through a Texas 811 locate request; additional requests and subsequent surveys will be considered additional services.
3. Prepare a preliminary engineering report summarizing the proposed gravity sanitary sewer and force main alignments, an opinion of probable construction cost (OPCC), and project alternatives for OWNER's consideration. Project alternatives are anticipated to include street reconstruction, drainage improvements, and water main replacements within the rights-of-way for West Front Street. Attend a meeting with OWNER to review the contents of the preliminary engineering report and incorporate feedback, as appropriate. If OWNER decides to include any of the project alternatives in the project, an amendment will be prepared to modify ENGINEER's services.
4. Perform a geotechnical investigation and prepare a geotechnical report of subsurface conditions. It is anticipated that the geotechnical investigation will be limited to where the sewer will be installed by trenchless methods under existing railroads, U.S. Highway 90, and Interstate 10. Up to six borings to a depth of 20 feet will be provided at each of the trenchless installation locations.
5. Develop and submit 60 percent and 90 percent design drawings (including title sheet, index sheet, plan and profile sheets, and standard detail sheets) in accordance with OWNER standards,

TBPE No. F-8405
TBPLS No. 10030000

City of Sealy, Texas
Task Order No. 25-05
Page 2
July 14, 2025

technical specifications, and OPCC to review with OWNER. Attend two design review meetings with OWNER and incorporate feedback, as appropriate.

6. Prepare Bidding Documents using Engineering Joint Contract Documents Committee C-700 Standard General Conditions of the Construction Contract, 2018 edition, technical specifications, and engineering drawings.
7. Prepare and submit permit applications to the Texas Commission on Environmental Quality, Texas Department of Transportation, Burlington Northern Santa Fe Railroad, and Union Pacific Railroad. OWNER shall pay permit fees directly to the permitting agency, if applicable.

Bidding-Related Services

1. Distribute Bidding Documents electronically through CivCast, available at www.strand.com and www.civcastusa.com. Submit Advertisement to Bid to OWNER's newspaper of choice for publishing. OWNER shall pay newspaper directly for publishing.
2. Attend a prebid meeting, prepare addenda, and answer questions during bidding.
3. Attend bid opening, tabulate and analyze bid results, and assist OWNER in the award of the Construction Contract.
4. Prepare two sets of Contract Documents for signature.

Construction-Related Services

1. Provide contract administration services including attendance at a preconstruction conference, review of contractor's up to three iterations of shop drawing submittals, review of contractor's periodic pay requests, attendance at up to 15 construction progress meetings, periodic site visits, and participation in project closeout. Services are based on a 450-day total construction schedule.
2. Provide resident project representative for up to 520 hours of part-time observation of construction; part-time observation is anticipated to be one site visit per week for up to 65 weeks, based on a 450-day total construction schedule.
3. Provide record drawings in electronic format from information compiled from the contractor's records. ENGINEER is providing drafting services only for record drawings based on the records presented to ENGINEER by contractor and OWNER. ENGINEER will not be liable for the accuracy of the record drawing information provided by contractor and OWNER.

Compensation

OWNER shall compensate ENGINEER for Services under this Task Order a lump sum of \$620,000.

Schedule

Services will begin upon execution of this Task Order, which is anticipated the week of July 14, 2025. Services are scheduled for completion on January 3, 2028.

City of Sealy, Texas
Task Order No. 25-05
Page 3
July 14, 2025

OWNER's Responsibilities

In addition to those indicated in the Agreement for Technical Services, OWNER shall provide all railroad coordination with Burlington Northern Santa Fe Railroad and Union Pacific Railroad related to the following at its expense:

1. Railroad Protective Liability Insurance.
2. Access to railroad right-of-way.
3. Railroad flagging.

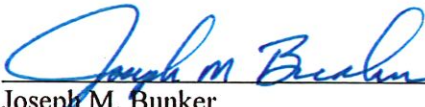
TASK ORDER AUTHORIZATION AND ACCEPTANCE:

ENGINEER:

OWNER:

STRAND ASSOCIATES, INC.®

CITY OF SEALY, TEXAS



Joseph M. Bunker
Corporate Secretary

Date

7/22/25



Carolyn Bilski
Mayor

Date

7/15/2025

PROJECT SUMMARY



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

October 16, 2025

Ms. Kimbra Hill, City Manager
City of Sealy
415 Main Street
Sealy, TX 77474

Re: West Front Street Infrastructure Improvements Preliminary Engineering Report (PER)
City of Sealy, Texas (City)

Dear Ms. Hill:

Enclosed is the draft of the West Front Street Infrastructure Improvements PER for the City's review and comment.

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

Sincerely,

STRAND ASSOCIATES, INC.®

Ryan D. Tinsley, P.E., ENV SP

Enclosure: Report

TBPE No. F-8405
TBPLS No. 10030000

RDT:MLI:cdgR:\BRE\Documents\Reports\Archive\2025\Sealy, City of (TX)\W Front St Infra Imp PER.3903.093.RDT.Sept\Report\Report.docx\101625

Preliminary Engineering Report for City of Sealy, Texas

West Front Street Infrastructure Improvements

This document is released for the purpose of review under the authority of Ryan D. Tinsley, P.E., ENV SP 13230 on October 16, 2025. It is not to be used for construction, bidding, or permit purposes.

Prepared by:

STRAND ASSOCIATES, INC.®
TBPE No. F-8405
TBPLS No. 10030000
1906 Niebuhr Street
Brenham, TX 77833
www.strand.com

October 2025



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WEST FRONT STREET INFRASTRUCTURE IMPROVEMENTS**

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PURPOSE

The purpose of this West Front Street Infrastructure Improvements Preliminary Engineering Report (PER) is to evaluate the West Front Street sanitary trunk sewer and the North Third Lift Station sanitary force main, in addition to other potential infrastructure improvements along the West Front Street corridor (including gravity sanitary sewers, water mains, natural gas mains, roadways, and drainage) in the City of Sealy, Texas (City). This will be completed by reviewing the City's existing infrastructure conditions and connection availability to accommodate potential future development and growth. The PER provides improvements for each category to accommodate the growth anticipated over the next 20 years.

For clarity, the PER groups the potential infrastructure improvements into five sections that can be constructed in conjunction with or separate from the installation of the West Front Street sanitary trunk sewer and North Third Lift Station sanitary force main. Descriptions of the project area limits for each section are shown in Figure 1 and provided in the following:

- Section 1—Overcreek Way to Interstate 10 (I-10)
- Section 2—I-10 to Highway 90 (Hwy 90)
- Section 3—Hwy 90 to 8th Street
- Section 4—8th Street to 2nd Street
- Section 5—2nd Street to North Third Lift Station

WEST FRONT STREET SANITARY TRUNK SEWER

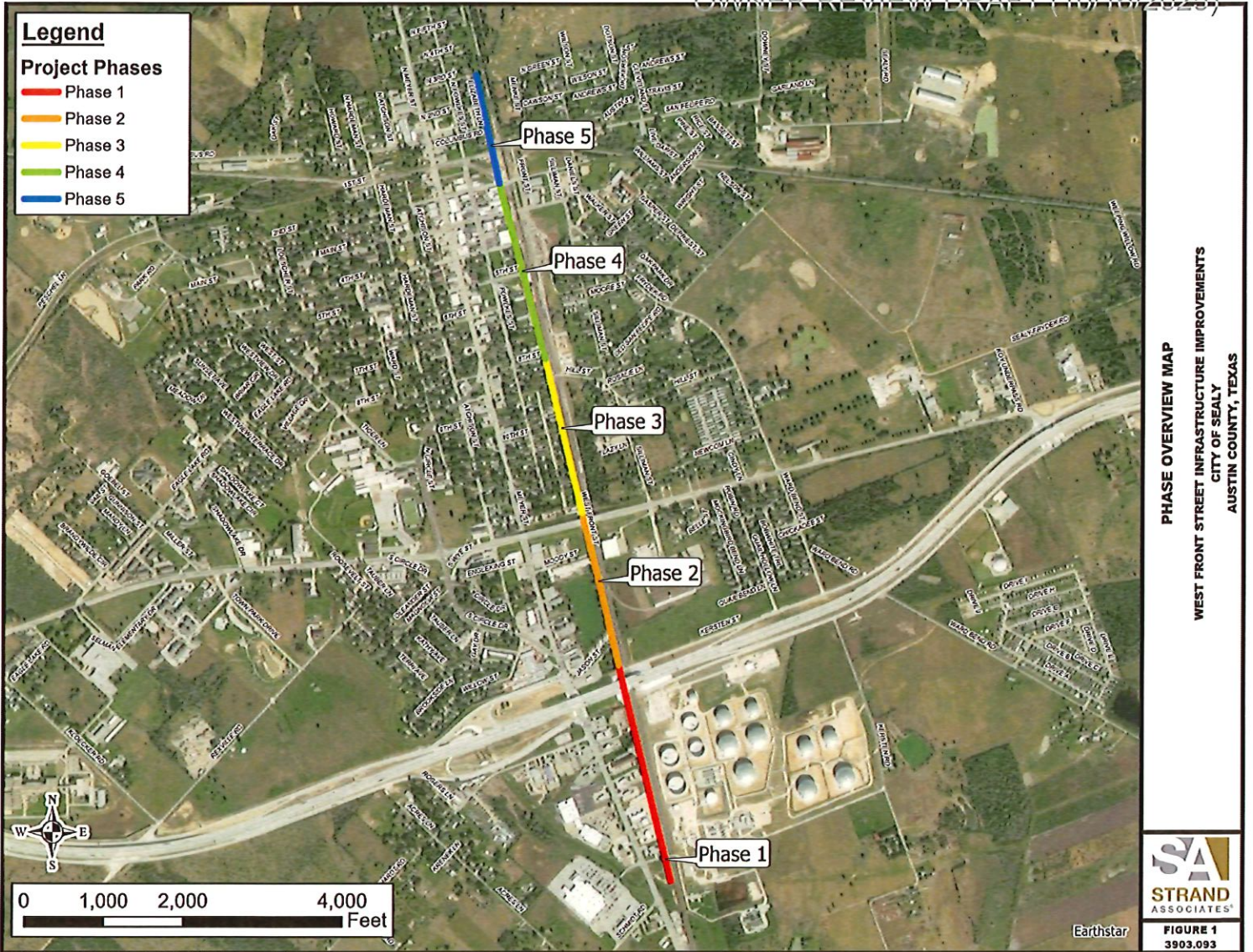
A. Existing Conditions

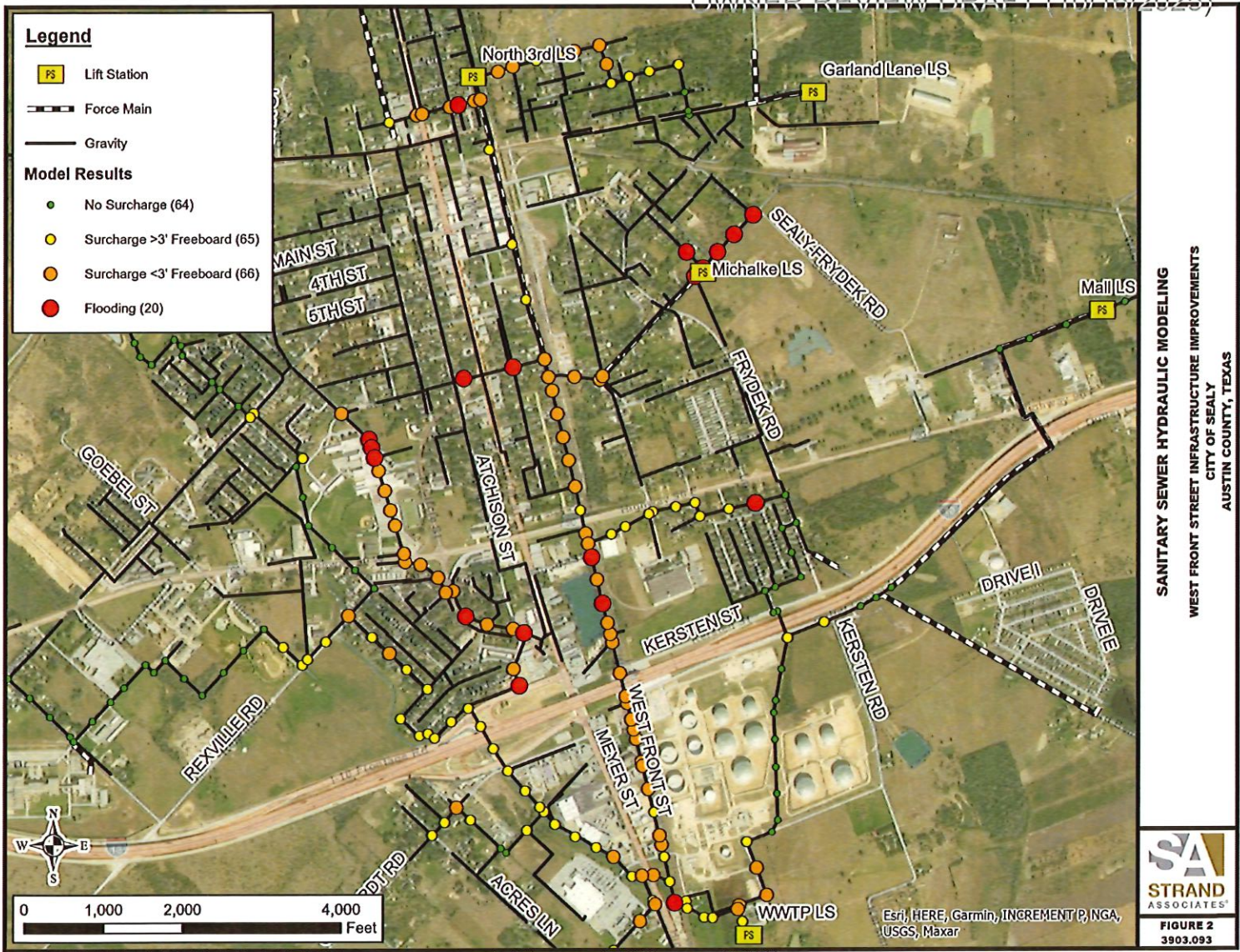
The existing sanitary flows are collected and conveyed through a 12-inch clay trunk sewer line that runs along West Front Street, between 8th Street and northeast of Allens Creek. Sanitary flows are then conveyed to the City's wastewater treatment plant (WWTP) through a 24-inch trunk sewer line. The average slope for the existing 12-inch clay trunk sewer line is 0.45 percent, resulting in a capacity of 990 gallons per minute (gpm) (equivalent to 1,188 connections). Based on the City's wastewater model, the average daily flow through the existing 12-inch trunk sewer line is approximately 214 gpm during dry weather conditions (not peaked) and 1,197 gpm during wet weather conditions (peaking factor of 5.6). The higher peaking factor was determined via flow monitoring efforts when preparing the City's *Wastewater Master Plan*, which identified the presence of increased infiltration during rain events. The City's wastewater model shows the existing 12-inch trunk sewer line experiences surcharging or flooding at every manhole (MH) located within the project areas during rain events. Therefore, the existing 12-inch trunk sewer line is unable to handle the existing flow volume due to its deteriorating condition and limited hydraulic capacity. Reference Figure 2 for sanitary sewer hydraulic modeling.

B. Utility Conflicts

The following utility conflicts exist along West Front Street south of I-10:

1. An existing 4-inch gas transmission main in an 8-inch casing crosses under the existing 12-inch clay trunk sewer line approximately 12 feet north of MH 711 with approximately 1.17 vertical feet (VF) of clearance.





SANITARY SEWER HYDRAULIC MODELING
WEST FRONT STREET INFRASTRUCTURE IMPROVEMENTS
CITY OF SEALY
AUSTIN COUNTY, TEXAS

SA
STRAND
ASSOCIATES

FIGURE 2
3903.093

2. An existing 8-inch gas transmission main in a 12-inch casing crosses over the existing 12-inch clay trunk sewer line approximately 5 feet south of MH 711 with approximately 1.82 VF of clearance.

Both gas transmission mains are owned by Energy Transfer LP and do not meet the required 2 feet of minimum vertical clearance between the gas mains and existing 12-inch clay trunk sewer line. Upsizing the trunk sewer line to a 24-inch polyvinyl chloride (PVC) line will require the gas mains to be relocated to an elevation that does not conflict with the upsized 24-inch PVC trunk sewer line; or the trunk sewer line will need to be installed at a depth at least 5 feet lower than the existing line. Relocating the gas main will result in greater coordination efforts during design and construction, potentially delaying the start of construction. However, deepening the upsized 24-inch PVC trunk sewer will result in greater construction costs and maintenance difficulty because of increased excavation.

C. Improvement Options

Based on the current sanitary flow rates and anticipated future development within the sewer shed, it was determined the existing 12-inch clay trunk sewer line that runs along West Front Street should be upsized to a 24-inch American Society for Testing and Materials (ASTM) F679 PVC trunk sewer line. Laid at minimum grade, a 24-inch trunk sewer line can convey up to 2,498 gpm (equivalent to 2,998 connections). However, assuming the proposed 24-inch PVC trunk sewer line is laid at the same grade as the existing line and using the average slope for the 12-inch clay trunk sewer line (0.45 percent), this results in a capacity of 5,924 gpm (equivalent to 7,109 connections). The increased capacity allows the City the ability to provide wastewater services to future developments. The trunk sewer line will be installed by direct replacement, except where the Texas Department of Transportation (TxDOT) is the maintaining authority under I-10 and Hwy 90. These two trunk sewer line segments will be installed by bore and offset from the existing alignment, as required by TxDOT, to protect the existing structures under the I-10 and Hwy 90 overpasses.

D. Opinions of Probable Construction Cost (OPCC)

The estimated construction cost for replacing the existing 12-inch clay trunk sewer line that runs along West Front Street from 8th Street to approximately 300 LF north of Allens Creek is approximately \$4,310,000.00. The proposed replacement will consist of approximately 6,780 linear feet (LF) of 24-inch ASTM F679 PVC trunk sewer line, including:

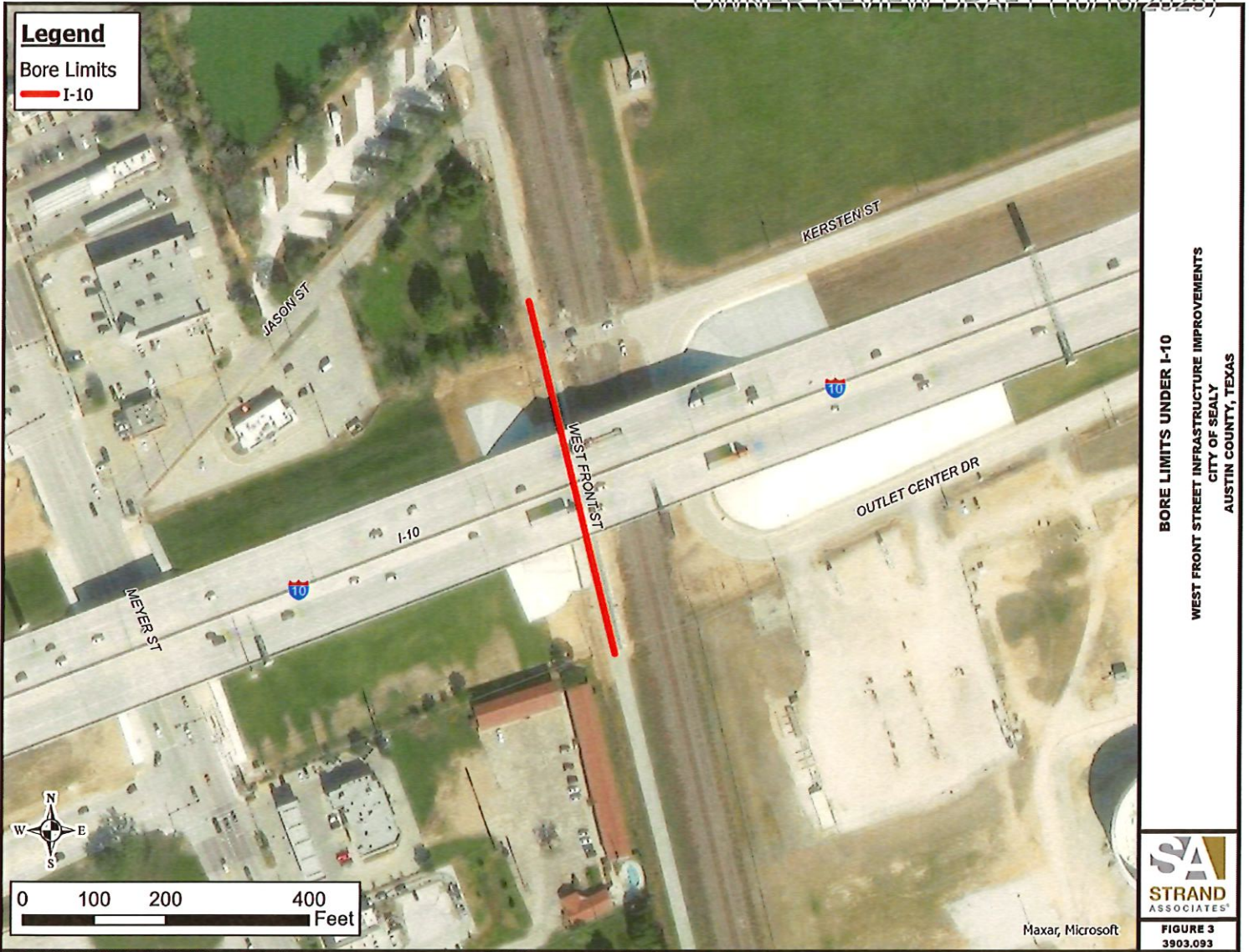
1. 6,480 LF of direct replacement by open cut
2. 100 LF of offset replacement by bore under Hwy 90
3. 200 LF of offset replacement by bore under I-10

Refer to Figures 3 and 4 for the bore limits under the I-10 and Hwy 90 overpasses.

NORTH THIRD LIFT STATION SANITARY FORCE MAIN

A. Existing Conditions

The existing 8-inch cast iron force main extends approximately 3,650 LF south of the North Third Lift Station along West Front Street and discharges to MH 37 at the intersection of West Front and 8th Streets.





OWNER REVIEW DRAFT (10/16/2025)

The North Third Lift Station was designed as a triplex lift station in anticipation of future growth. However, two pumps were initially installed to accommodate the existing flows. The third pump was recently installed, and the two original pumps were replaced. Currently, the lift station is equipped with three 70-horsepower (hp) pumps, with an average capacity of 1,180 gpm per pump.

Currently, the lift station is limited to one pump operating at a time due to the high velocity generated in the force main when the lift station is pumping. Excessive velocity increases the risk of hydraulic separation at pipe fittings, which can lead to leaks and line breaks. Additionally, the small diameter of the force main results in higher friction loss, requiring larger pumps to overcome greater resistance. This results in reduced efficiency, increased energy consumption, and higher maintenance costs.

Based on developer inquiry and development in progress, the City is expected to see substantial growth in the next 20 years. Table 1 provides an overview of the anticipated known developments that may flow to the North Third Lift Station's sewer shed. Four lift stations discharge within the North Third Lift Station's sewer shed (the Sealy Homestead, Hunters Crossing, Garland Lane, and Michalke Lift Stations). Additionally, the Hwy 36 North Lift Station pumps into the Sealy Homestead Lift Station's sewershed, contributing additional sanitary flows to the North Third Lift Station's sewershed. If any of the tributary lift stations were to be upsized or additional lift stations were added, the North Third Lift Station would need to be re-evaluated to review whether there is available capacity to serve these improvements. The anticipated increase in flow from anticipated future developments further supports the need to upsize the force main to improve system performance and reliability.

Development	Connections	Additional Flow (gpm)	Additional Peak Flow (gpm)
Hunters Crossing Phase 2*	112	23	93
Hunters Crossing Future Phases	700	146	583
Total	812	169	677

*Development will flow to the North Third Lift Station.

Table 1 Future Development Overview

B. Hydraulic Analysis

Multiple scenarios were evaluated for upsizing the existing force main, considering variations in pipe material, diameter, dimension ratio (DR), and classification. The goal was to identify a replacement option that would improve hydraulic performance, reduce operational costs, and accommodate future growth.

Based on the evaluation, a 10-inch American Water Works Association (AWWA) C-900 dimension ratio (DR) 14 PVC pipe best fits all the previously described goals. Upsizing the force main diameter from 8 to 10 inches will significantly reduce friction losses, allowing for the future installation of smaller, more energy-efficient pumps when the existing pumps reach the end of their service life.

AWWA C-900 DR 14 PVC pipe offers enhanced structural integrity and is available with a restrained joint integral bell (RJIB) variant. RJIB pipe provides protection against the high internal velocities currently observed in the force main, reducing the risk of joint separation. Furthermore, RJIB pipe features a self-restraining joint system that maintains alignment and prevents separation under axial loads. This is critical in bored installations where pipe segments are subjected to pulling forces and ground movement. RJIB pipe also has a consistent outer diameter and smooth surface, which reduces friction during pullback and helps prevent damage to the pipe or bore path.

Larger-diameter force mains were also considered; however, these options resulted in the pumps operating outside their optimal performance range, which is commonly referred to as “falling off the pump curve.” This condition occurs when system head and flow requirements exceed the pump’s design parameters, leading to:

- Increased maintenance and energy costs
- Reduced pump lifespan
- Risk of cavitation
- System instability

Maintaining pump operation within the designed curve is critical for long-term reliability and efficiency of the lift station.

Upsizing to a 10-inch PVC force main will allow the North Third Lift Station to increase the pumping capacity from 1,180 gpm with one pump to 1,940 gpm with two pumps running, providing an additional capacity of 760 gpm, or 912 connections.

C. Improvement Options

Three force main alignment options were evaluated based on constructability, construction cost, coordination effort, and permitting requirements. A summary of each alignment is provided in the following:

- Option A—This option follows the current force main route along Northwest Front Street.
- Option B—This alignment shifts the portion of the force main between Columbus Road and Second Street one block west. The remainder of the alignment follows the existing route.
- Option C—This alignment shifts the portion of the force main between San Felipe Road and Main Street one block east. The remainder of the alignment follows the existing route.

OWNER REVIEW DRAFT (10/16/2025)

D. OPCCs

The three alignment options are illustrated in Figure 5, and a comparison of key assessment alternatives is provided in Table 2.

Option	Railroad Crossings	Dry Bore (LF)	Total Length (LF)	Construction Cost
A	Two	540	3,660	\$1,020,000
B	Two	215	4,425	\$1,140,000
C	Four	670	4,080	\$1,140,000

Table 2 Force Main Alignment Cost Comparison

The assessment determined that Option A, the existing alignment, offers the greatest constructability and cost efficiency. It also requires decreased or equal coordination and permitting efforts compared to Options B and C.

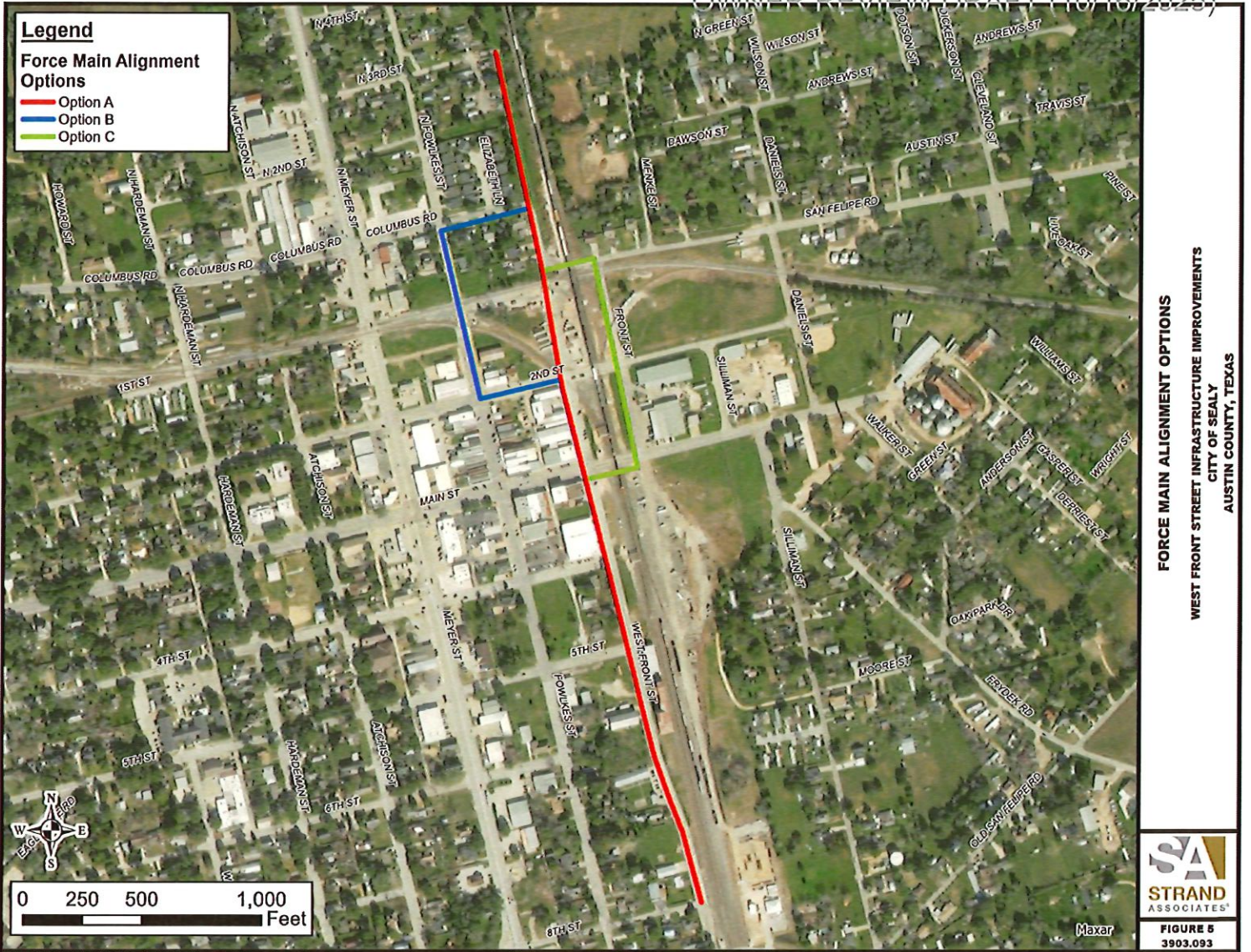
Although the existing alignment may require a 540-LF dry bore to cross through the Union Pacific Railroad (UPRR) and Burlington Northern Santa Fe (BNSF) rail yard, the overall alignment length is reduced enough to offset this cost. As a result, the total estimated cost for Option A is approximately \$138,000 less than Options B and C.

POTENTIAL GRAVITY SANITARY SEWER IMPROVEMENTS

A. Existing Conditions

- Section 3: Hill Street and 8th Street—An existing 10-inch clay gravity sewer conveys flows from the Michalke Lift Station’s force main discharge manhole (MH 56) along Hill Street to MH 46 (located at the intersection of West Front and Hill Streets), crossing BNSF’s railroad tracks and the existing 12-inch clay trunk sewer line that runs along West Front Street. Flows are then conveyed to MH 45 (located at the intersection of West Front and 8th Streets) by an 8-inch clay gravity sewer line. From MH 45, flows are conveyed through 8- and 12-inch gravity sewer lines to the North Third Lift Station. Once flows collected within MH 45 reach 1.4 feet high, flows bypass the North Third Lift Station by being diverted east to MH 37 and south through the existing trunk sewer line to the WWTP. Once flows collected within MH 37 reach 3.0 feet high, flows are recirculated through the North Third Lift Station by being diverted west to MH 45 and north through the existing 8- and 12-inch clay gravity sewer lines. Figure 6 shows a visual representation of the existing gravity sewer layout and bypasses described herein.
- Section 4: 8th Street to 2nd Street—During this assessment, it was identified that the manhole spacing and gravity sewer velocities are not within the Texas Commission on Environmental Quality’s (TCEQ) current requirements.

As stated in 30 Texas Administrative Code (TAC) §217.55(g), “Manholes may not be spaced (farther apart than 500 LF when the gravity sewer line is equal to or less than 15-inches in diameter) for a wastewater collection system with straight alignment and uniform grades.





EXISTING SANITARY SEWER SCHEMATIC
WEST FRONT STREET INFRASTRUCTURE IMPROVEMENTS
CITY OF SEALY
AUSTIN COUNTY, TEXAS

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FIGURE 6
3903.093

The executive director may approve different distances, in writing, if the owner has equipment that can clean longer distances." The spacing between the existing brick manholes varies from 786 to 1,155 LF, depending on the manhole's location. As previously stated, flows within Section 4 are collected and conveyed through 8- and 12-inch clay gravity sewer lines from MH 45 to 2nd Street. MH 90 (located at the intersection of West Front and 4th Streets) is directly upstream of 2nd Street, and MH 758 (located southwest of Northwest Front Street) is directly downstream of 2nd Street.

According to 30 TAC §217.53(l), "All collection systems must contain slopes sufficient to allow a velocity not less than 2.0 feet per second when flowing at full capacity." Based on manhole measure-down data collected while surveying, the velocities on this section of gravity sewer are between 0.70 and 1.18 feet per second (fps), depending on the segment of gravity sewer.

- Section 5: 2nd Street to the North Third Lift Station—Similarly to Section 4, the manhole spacing and gravity sewer velocities are not compliant with the TCEQ's current requirements. The spacing between the existing brick manholes varies between 641 and 1,155 LF, depending on the manhole's location. As previously stated within Section 3, flows in Section 5 are collected and conveyed through an existing 12-inch clay gravity sewer line from 2nd Street to the North Third Lift Station, with no known manhole between MHs 90 and 758. The velocities for this section of gravity sewer are between 1.77 and 6.46 fps, depending on the segment of gravity sewer in question.

B. Improvement Options

- Section 3: Hill Street and 8th Street—Rerouting sanitary flows from the Michalke Lift Station and tying directly into the upsized trunk sewer line along West Front Street at Hill Street would remove the Michalke Lift Station's flows from the 8- and 12-inch clay gravity sewer line that runs north along West Front and Northwest Front Streets to the North Third Lift Station. By removing the Michalke Lift Station sewer shed's flows from the North Third Lift Station and directing flows directly into the WWTP's sewer shed, the average daily flow to the North Third Lift Station is expected to be reduced by approximately 161 gpm (193 connections).

By tying in the 8th Street gravity sewer flows to MH 37 and eliminating MH 45 and the gravity sewer downstream, flows are diverted directly to the WWTP's sewer shed and the average daily flow to the North Third Lift Station is reduced by approximately 288 gpm (346 connections).

Figure 7 shows a visual representation of the potential gravity sewer improvements.

The reconfiguration will remove approximately 449 gpm from the North Third Lift Station, freeing up capacity for the City to serve an additional 539 connections from future developments.

The proximity of the 12-inch trunk sewer line (running south along West Front Street) and 8-inch gravity sewer line (running north along West and Northwest Front Streets) allows for a cost-effective opportunity to complete these additional improvements. The proposed reroute will consist of replacing approximately 240 LF of 8-inch ASTM D-3034 standard dimension ratio 26



PROPOSED SANITARY SEWER SCHEMATIC
WEST FRONT STREET INFRASTRUCTURE IMPROVEMENTS
CITY OF SEALY
AUSTIN COUNTY, TEXAS



FIGURE 7
3903.093

Maxar, Microsoft

OWNER REVIEW DRAFT (10/16/2025)

City of Sealy, Texas

Preliminary Engineering Report
West Front Street Infrastructure Improvements

PVC gravity sewer line. Table 3 provides an overview of the pumping capacities made available at the North Third Lift Station by implementing the proposed force main and Section 3 gravity sanitary sewer improvements.

Description	Additional Peak Flow (gpm)	Available Connections
Upsize the Force Main (8 to 10 Inches)	760	912
Remove the Michalke Lift Station	161	193
Reroute the 8th Street Gravity Sewer Line	288	346
Total	1,209	1,451

Table 3 North Third Lift Station Connection Availability Overview

- Section 4: 8th Street to 2nd Street—The existing infrastructure for this project area consists of 8- and 12-inch clay gravity sewer line and brick manholes. Clay gravity sewer lines were not commonly installed after 1980, making it probable the existing clay gravity sewer lines are a minimum of 45 years old, if not significantly older. Clay gravity sewer lines are not ideal as the risk for root intrusion is much higher than other materials because of the joints not being watertight. Root intrusion can lead to blockages, backups, and structural damage, requiring frequent maintenance. The fragile nature of clay makes the gravity sewer line prone to cracking, collapsing, and separating at the joints, especially as the clay gravity sewer lines age and deteriorate. Brick manholes were rarely installed after the 1970s as cast-in-place and precast concrete manholes became more common. Reasons to replace brick manholes include the following:
 - Infiltration/inflow issues because of brick joints not being watertight and the susceptibility of root intrusion.
 - Structural deterioration (such as mortar loss and brick shifting).
 - The possibility of collapse, especially in areas with high-traffic loads and ground movement.

In addition to the existing gravity sewer system's age, the manhole spacing and gravity sewer velocities are not within current TCEQ requirements. During the installation of the North Third Lift Station force main, it would be advantageous to replace the existing manholes and gravity sewer line within Section 4's project limits because it would reduce mobilization and restoration costs, decrease overall construction completion time, provide consistency, offer easier coordination by using one contractor, and minimize the risk of damage and rework from future excavation in the completed areas.

The potential gravity sewer improvements would consist of approximately 2,390 LF of PVC gravity sewer line, including:

- 2,170 LF of 8-inch PVC by open cut
- 220 LF of 12-inch PVC by open cut

- Section 5: 2nd Street to the North Third Lift Station–The condition of the existing 12-inch clay gravity sewer line and brick manholes in Section 5 closely mimics the condition of the existing gravity sewer line and manholes in Section 4. Manhole spacing and gravity sewer velocities within this section also do not meet current TCEQ requirements. During the installation of the North Third Lift Station force main, it would be advantageous to replace the existing manholes and gravity sewer line within Section 5’s project limits because it would minimize railroad coordination and permitting efforts, and limit the additional construction cost that occurs when contractors work within or near a railroad right-of-way (ROW).

The potential gravity sewer improvements would consist of approximately 1,530 LF of PVC gravity sewer line, including:

- 980 LF of 12-inch PVC by open cut
- 550 LF of 12-inch PVC sewer with 18-inch welded steel casing by dry bore

C. OPCCs

Table 4 provides a cost overview of the potential gravity sewer improvements.

Section	Limits	Construction Cost
3	Hill Street to 8th Street	\$130,000
4	8th Street to 2nd Street	\$840,000
5	2nd Street to North Third Lift Station	\$630,000
Total		\$1,600,000

Table 4 Potential Gravity Sewer Improvement Cost Overview

POTENTIAL WATER MAIN IMPROVEMENTS

A. Existing Conditions

The City’s existing water mains located within the project area were evaluated using the City’s WaterGEMS model in conjunction with the City’s *Water Master Plan*. The City’s WaterGEMS model was used to determine static pressures and fire flow availability for the existing water mains located along West Front Street.

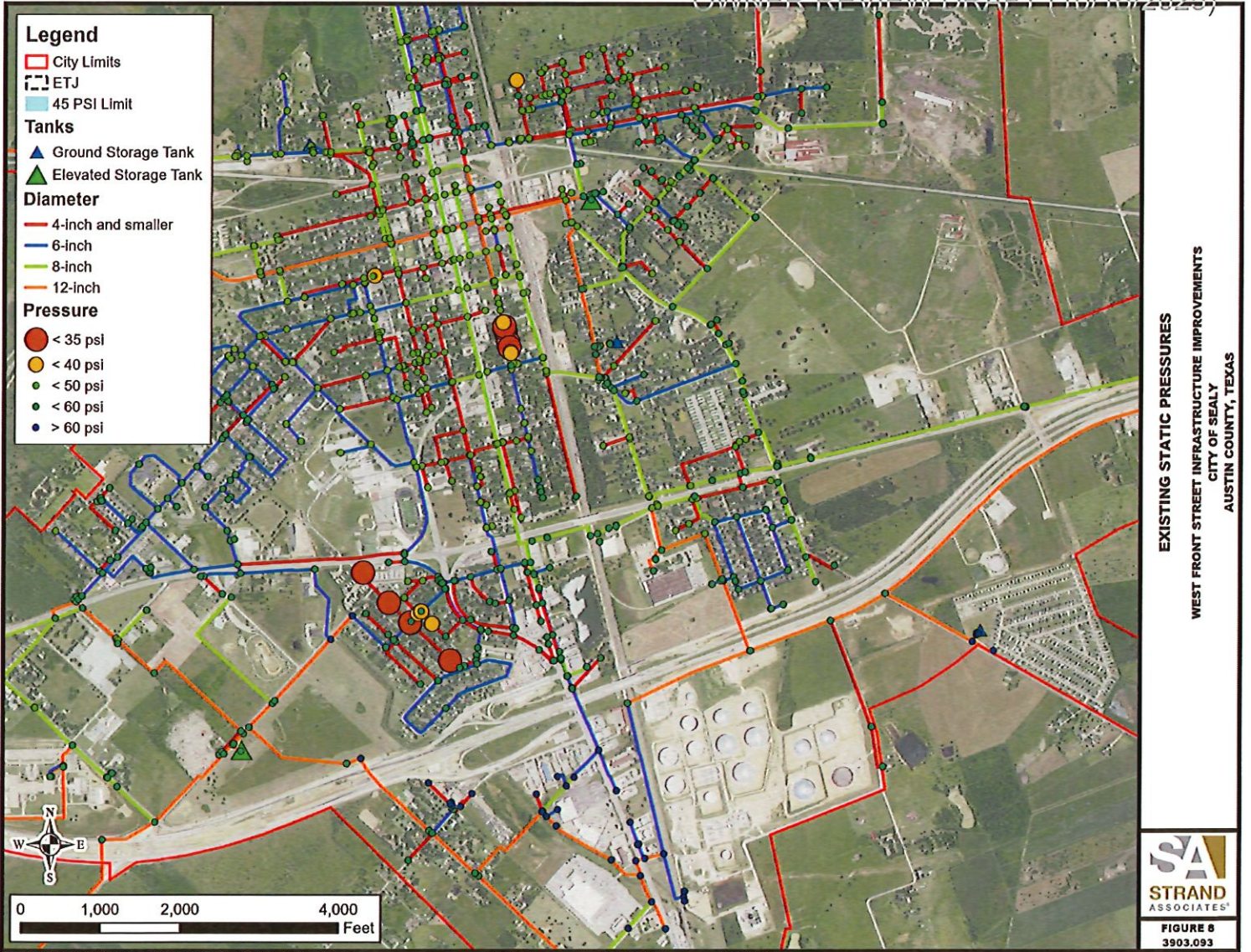
- Section 1: Overcreek Way to I-10–A 6-inch asbestos cement (AC) water main follows West Front Street from the WWTP to I-10. Static pressure and fire flow availability were determined to be greater than 50 pounds per square inch (psi) and greater than 1,500 gpm, respectively. Static pressure and fire flow availability for the existing 6-inch AC water main are compliant with TCEQ standards.

- Section 2: I-10 to Hwy 90—The only water main located along West Front Street between I-10 and Hwy 90 is an 8-inch PVC water main that crosses West Front Street south of Hwy 90. This means there is no water main that runs under I-10 or Hwy 90 at West Front Street. Based on the water model, static pressure and fire flow availability were determined to be between 50 and 60 psi and between 1,500 and 2,000 gpm, respectively, for the existing 8-inch PVC line crossing West Front Street.
- Section 3: Hwy 90 to 8th Street—Currently, the water main that runs along West Front Street from Hwy 90 to Hill Street is a 2-inch PVC water main with 17 service connections and static pressure between 40 and 50 psi. The number of connections on the existing 2-inch PVC water main exceeds the TCEQ's current standard. Rule §290.44(c) of 30 TAC Chapter 290 states, "No new waterline less than two inches in diameter will be allowed to be installed in a public water system distribution system" and indicates the minimum water main diameter needed to serve 17 connections is a 2.5-inch water main. Also note, surrounding areas do not have fire protection because a fire hydrant must be fed from a water main equal to or greater than 6 inches in order to provide sufficient fire flow.
- Section 4: 8th Street to 2nd Street—The water model determined the existing 6- and 8-inch cast iron water main that runs along West Front Street from Hill Street to 2nd Street to have static pressure and fire flow availability between 40 and 50 psi and generally greater than 2,000 gpm, respectively. Much of the water main shows fire flow availability to be greater than 2,000 gpm, but the water model indicates there are areas where the fire flow availability is less than 500 gpm, which may not provide adequate fire flow protection for some structures. It is important to note that the Downtown Water Main Replacement project replaced the water main at the intersection of West Front and Main Streets with an 8-inch C900 PVC water main.
- Section 5: 2nd Street to the North Third Lift Station—Static pressure and fire flow availability for the existing 6-inch cast iron water main that runs along Northwest Front Street, between Columbus Road and San Felipe Street, were determined to be between 40 and 50 psi and between 1,000 and 1,500 gpm, respectively. Static pressure and fire flow availability for the existing 6-inch cast iron water main are compliant with TCEQ standards.

Reference Figures 8 and 9 for the existing static pressure and fire flow conditions in the project area.

B. Improvement Options

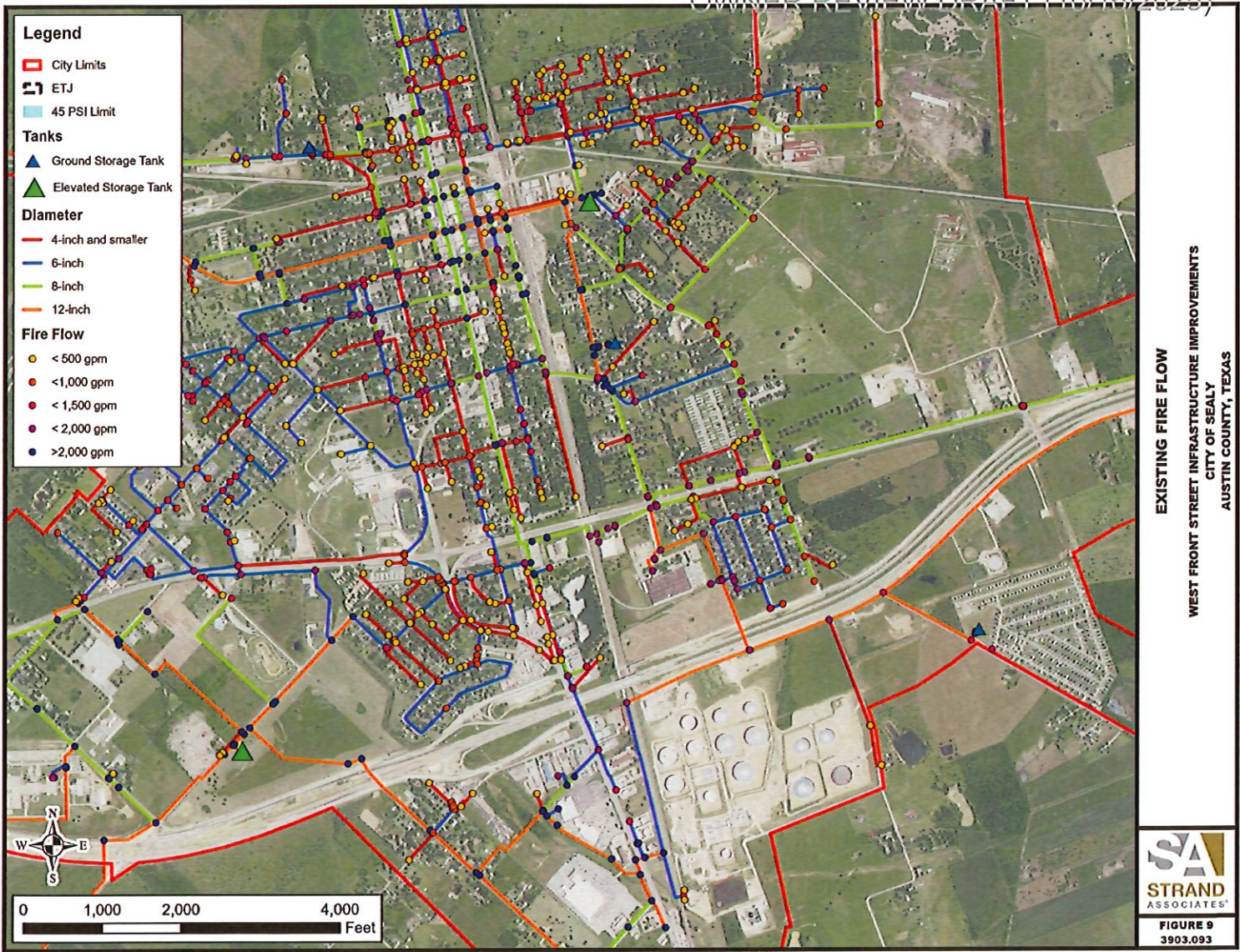
- Section 1: Overcreek Way to I-10—AC was not commonly installed after the 1970s, indicating that the 6-inch AC water main is likely to be a minimum of 55 years old, if not older. AC becomes brittle and prone to cracking over time, causing water mains to leak and break. Repairing AC water mains is more difficult and costly due to the health concerns associated with handling and disposing of the material. AC is stiff and prone to breaking during ground movement, whereas PVC will bend with minor ground movement. It is also difficult to install new service lines on AC water mains because of the likelihood of cracking, which tends to propagate through the water main, creating the need for entire segments to be replaced. While static pressure and fire flow availability for the existing 6-inch AC water main are compliant with TCEQ standards, replacing the water main with an equal diameter PVC water main increases system reliability and reduces costs associated with maintenance and repairs.



EXISTING STATIC PRESSURES
WEST FRONT STREET INFRASTRUCTURE IMPROVEMENTS
CITY OF SEALY
AUSTIN COUNTY, TEXAS



FIGURE 8
3903.093



EXISTING FIRE FLOW
WEST FRONT STREET INFRASTRUCTURE IMPROVEMENTS
CITY OF SEALY
AUSTIN COUNTY, TEXAS



FIGURE 9
3903.093

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- Section 2: I-10 to Hwy 90—Reliability, redundancy, fire protection, pressure balancing, and water quality would be improved by looping the system. This could be achieved by installing and tying in a 6-inch PVC water main to the existing 6-inch AC water main 200 LF south of I-10, the existing 8-inch PVC water main that crosses West Front Street south of Hwy 90, and the existing 2-inch PVC water main 250 LF north of Hwy 90. If looping the system is desired, installing the 6-inch PVC water main under I-10 and Hwy 90 during the trunk sewer line project would reduce overall mobilization and restoration costs, decrease the overall construction completion time, and limit TxDOT coordination and permitting efforts compared to being completed as separate projects.

- Section 3: Hwy 90 to 8th Street—Upsizing the existing 2-inch PVC water main located in Section 3 to a 6-inch PVC water main and tying into the existing 8-inch cast iron water main at Hill Street would provide fire flow protection to the surrounding area and comply with current TCEQ requirements. A 6-inch water main is more durable and cost effective to maintain because smaller diameter water mains are prone to breaks and pressure drops, especially during peak usage and fire events. Additionally, a 6-inch water main provides greater connection availability and allows for future expansion. It is also recommended to replace the existing 8-inch cast iron water main between Hill and 8th Streets if the City intends to advance the roadway reconstruction in this area.

- Section 4: 8th Street to 2nd Street—Cast iron water lines were not commonly installed later than the 1950s, indicating that the 6- and 8-inch water main at this location is likely to be a minimum of 75 years old, if not older. Cast iron water mains were phased out because corrosion caused internal restriction from rust buildup, frequent breaks resulted from brittleness, and it does not have the ability to handle ground movement. Replacing the existing 6- and 8-inch water mains with PVC water mains of equal diameters will likely increase static pressure, fire flow availability, and system reliability.

- Section 5: 2nd Street to the North Third Lift Station—The condition of the existing 6-inch cast iron water main in Section 5 closely mimics the condition of the existing water main in Section 4. Replacing the existing 6-inch water main with PVC water main of an equal diameter will decrease maintenance and repair costs, reduce hydraulic resistance, and lessen the risk of breakage.

C. OPCCs

The estimated cost for replacing the existing water mains and looping the system is shown in Table 5.

Section	Limits	Construction Cost
1	Overcreek Way to I-10	\$670,000
2	I-10 to Hwy 90	\$780,000
3	Hwy 90 to 8th Street	\$510,000
4	8th Street to 2nd Street	\$620,000
5	2nd Street to North Third Lift Station	\$120,000
Total		\$2,700,000

Table 5 Potential Water Main Improvement Cost Overview

POTENTIAL NATURAL GAS MAIN IMPROVEMENTS

A. Existing Conditions

The existing gas mains within the project area consist of 1- to 4-inch polyethylene lines. Based on current assessments, these gas mains remain within their service life and do not require replacement at this time. However, a potential system enhancement was identified that involves looping the existing gas main along West Front Street. This improvement would increase system redundancy, enhance pressure equalization, and improve the overall reliability of the gas distribution system. Looping the existing gas main would also reduce the risk of service interruptions by providing alternative flow paths in the event of a line break or maintenance activity.

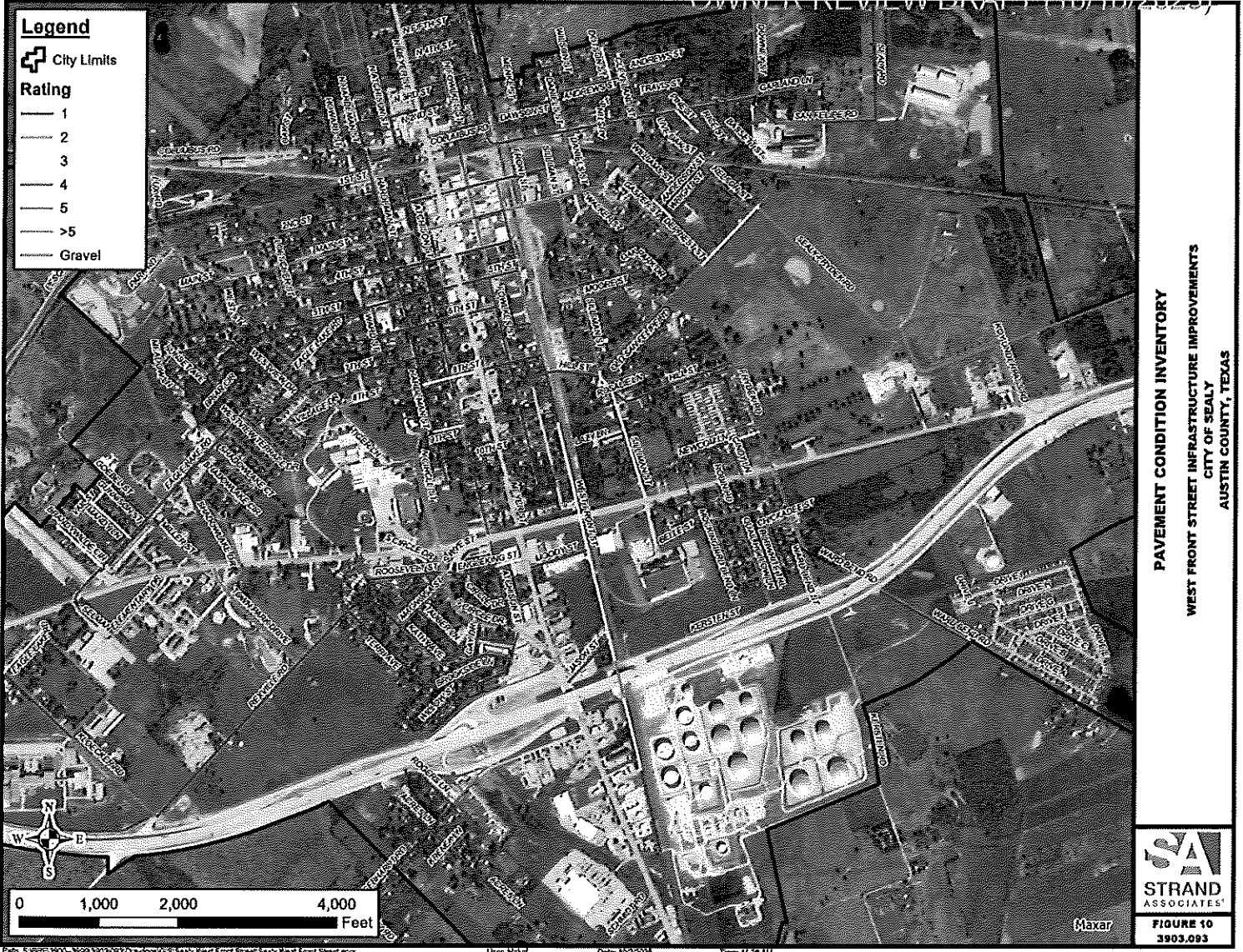
POTENTIAL ROADWAY AND DRAINAGE IMPROVEMENTS

A. Existing Conditions

The *2025 Street Pavement Assessment Study* (Study), prepared by Strand Associates, Inc.® (Strand) and dated June 9, 2025, was completed using the University of Wisconsin-Madison Transportation Information Center's Pavement Surface Evaluation and Rating–Asphalt PASER Manual which outlines methods for determining Pavement Surface Evaluation and Ratings (PASER) via visual observation of the roadway surface condition. Table 6 includes PASERs and their corresponding condition and characteristics. See Figure 10 for the pavement condition inventory completed for the Study. The existing conditions and PASER for each section determined by the Study are summarized as follows:

PASER	Condition	Characteristics
10	New or Recently Overlaid	Newly constructed.
9	Overlaid	Recently overlaid and/or excellent condition.
8	Very Good	Recently seal-coated or overlaid.
7	Good	Showing first signs of aging.
6	Good	Transverse cracks are less than 10 feet apart and as large as 0.5 inch wide, sealed or unsealed.
5	Fair	Structurally sound.
4	Fair	Severe surface raveling that is beyond being sealed.
3	Poor	Extensive cracking.
2	Poor	Alligator cracking.
1	Failed	Roadway has failed.

Table 6 PASER Conditions and Characteristics



PAVEMENT CONDITION INVENTORY
WEST FRONT STREET INFRASTRUCTURE IMPROVEMENTS
CITY OF SEALY
AUSTIN COUNTY, TEXAS

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FIGURE 10
3903.093

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- Section 1: Overcreek Way to I-10—This section of West Front Street is a 20-foot-wide asphalt roadway with ditches on both sides of the road. The Study assigned a PASER of 4 to the first 1,000 LF of West Front Street, beginning at Overcreek Way and proceeding north. The section of West Front Street between this location and the I-10 ROW was given a PASER of 3. The remaining portion of this section was recently reconstructed as part of the I-10 expansion project and has a PASER of 7. TxDOT is the maintaining authority of the section under I-10. The existing ditch along the west side of West Front Street shows signs of significant erosion, resulting in siltation. Box culverts measuring 8 by 3 feet are located under all driveway approaches in Section 1. Stormwater is conveyed from the western drainage ditch to Allens Creek, south of Overcreek Way. The eastern ditch is silted in but is, otherwise, well maintained.
- Section 2: I-10 to Hwy 90—This section of West Front Street is a 20-foot-wide asphalt roadway with ditches on both sides and was assigned a PASER of 3. This section includes the section of West Front Street under the Hwy 90 overpass. Similarly to the section of roadway under I-10, TxDOT is the maintaining of the section of roadway under Hwy 90. The eastern ditch has silted in and no longer effectively conveys stormwater. The western ditch has erosion and siltation issues; however, they are not as pronounced as those in Section 1. There are dual 8- by 3-foot box culverts located under all driveway approaches in Section 2. An existing concrete-lined ditch intersects the roadside ditch, north of Hwy 90, before being conveyed south.
- Section 3: Hwy 90 to 8th Street—This section of West Front Street transitions from a 20-foot-wide asphalt roadway with ditches to a 42-foot-wide asphalt roadway with curb and gutter. The transition occurs approximately 100 LF north of the Hill Street intersection. The PASER of 3 from Section 2 continues to a point approximately 700 LF south of Hill Street where the PASER becomes 4.

The western ditch is generally well maintained. Stormwater is conveyed along West Front Street to a concrete-lined drainage channel the runs under the Hwy 90 overpass. The eastern ditch has silted in and no longer effectively conveys stormwater.

- Section 4: 8th Street to 2nd Street—This section of West Front Street is a 42-foot-wide asphalt with curb and gutter. The Study assigned the following PASERs for areas in this section:
 - West Front Street from 8th Street to 5th Street—PASER of 5
 - 5th Street to Main Street—PASER of 3
 - Main Street to 2nd Street—PASER of 5
- Section 5: 2nd Street to North Third Lift Station—Most of this section does not include a paved road. Beginning at 2nd Street, Section 5 travels through a rail yard for Union Pacific Railroad (UPRR) and Burlington Northern Santa Fe (BNSF) Railway and crosses a UPRR railway before reaching the intersection of Northwest Front and San Felipe Street. Northwest Front Street is a 26-foot-wide asphalt roadway, with a shallow swale on the street's west side and ditch on the street's east side. Northwest Front Street extends from San Felipe Street to Columbus Road and was assigned a PASER of 4 by the Study. Stormwater is conveyed northward where an existing 12-inch reinforced concrete pipe (RCP) is located under Northwest Front Street. An existing drainage ditch located between what would be the northern extension of Northwest Front Street

and BNSF Railway conveys stormwater toward the North Third Lift Station. The shallow swale along Northwest Front Street is generally well maintained, shows no signs of erosion or sediment build up, has well-established vegetation, has stable side slopes, and effectively conveys stormwater to the existing 12-inch RCP under Northwest Front Street.

B. Improvement Options

This portion of the PER discusses potential roadway and drainage improvement options along West Front and Northwest Front Streets. The intent of these enhancements is to address the existing infrastructure deficiencies by focusing on pavement reconstruction and enhancing stormwater conveyance. Together, these upgrades will work in conjunction to complete the improvements identified in the City's *Comprehensive Plan*.

- Section 1: Overcreek Way to I-10—This section of West Front Street would benefit from fully reconstructing and widening the roadway from 20 to 24 feet. Roadway reconstruction provides an opportunity to regrade the project area roadside ditches and integrate enhanced drainage features, such as curb and gutter and concrete-lined ditches. These features help to prevent water infiltration and surface ponding on the existing pavements, which are common causes of pavement failure. Reconstructing the roadway eliminates surface irregularities (such as rutting, raveling, cracking, and potholes) and restores oxidized pavement surfaces.

Full roadway reconstruction includes the complete removal and replacement of the existing pavement structure (including base and subgrade layers). The PASERs identified in the Study indicate subgrade failure where surface treatments alone cannot restore the road's structural capacity. Fully reconstructing West Front Street addresses existing deficiencies, provides structural reliability, and improves lifespan. Replacing the existing 10-foot travel lanes with two 12-foot travel lanes by widening the roadway to 24 feet provides greater lateral clearance for vehicles and is more closely aligned with the City's standard design requirements.

A curb and gutter is proposed along the west side of the roadway to support drainage improvements and enhance roadway stability. Curb and gutters aid in the conveyance of stormwater to designated drainage systems, reducing surface flooding, and preventing the erosion of adjacent land and pavement edges. Curbs also minimize deterioration caused by traffic loads and water infiltration by reinforcing the edges of the roadway. Curb cuts allow water to flow into deep ditches in a controlled manner.

Because of the ditch's existing condition, the western drainage ditch would benefit from being regraded and concrete-lined. Concrete-lined ditches significantly reduce erosion caused by high-volume and high-velocity stormwater runoff. In areas with sandy or unstable soils, concrete lining aids in maintaining ditch geometry, reducing sediment migration into downstream systems, and reducing the likelihood of the pavement structure being undermined. This is beneficial where ditch slopes are steep and/or where traffic loads are high. The smooth surface of concrete improves flow characteristics, allowing water to move more efficiently through the ditch. This reduces the potential for standing water and enhances overall stormwater conveyance capacity. Concrete-lined ditches require less frequent maintenance compared to earthen ditches because of minimized vegetation overgrowth and sediment accumulation, resulting in lower

long-term operational costs for the City. The existing box culverts and safety end treatments are not intended to be replaced but, rather, tied into by the concrete-lined drainage ditch. However, the existing box culverts would greatly benefit from being cleaned out and jetted during construction to prevent obstructions blocking the flow of stormwater after installing the concrete-lined ditch.

- Section 2: I-10 to Hwy 90—The existing roadway and drainage conditions in Section 2 are similar to those observed in Section 1. Accordingly, the recommended improvements for Section 2 mirror those outlined in Section 1. However, the concrete-lined drainage ditch would tie into the existing riprap north of I-10 and end approximately 70 LF south of Hwy 90 to stay outside of TxDOT's ROW.
- Section 3: Hwy 90 to 8th Street—The Study assigned Section 3 (area along West Front Street) a similar PASER as the roadway in Sections 1 and 2. Because of this assignment, a full reconstruction and roadway widening to 24 feet are the recommended improvements for Section 3. However, because the roadway and drainage transition north of Hill Street, it is recommended that improvements for Section 3 include the roadway and drainage ditch from approximately 100 LF north of Hwy 90 to the start of the existing curb and gutter located approximately 100 feet north of Hill Street. The remaining segment of roadway should be completed as part of Section 4's improvements.

Regrading the existing western drainage ditch and jetting the existing culverts from north of Hwy 90 to the existing curb and gutter will restore the original ditch profile and remove obstructions, allowing more efficient conveyance of stormwater. Correcting slopes and removing obstructions reduces the likelihood of ponding and localized flooding. Proper ditch grading helps control flow velocity, minimizing erosion along the ditch banks and protecting adjacent properties and infrastructure. It also reduces sediment transport downstream, reducing the likelihood of silting. This approach offers a cost-effective and minimally invasive solution to improve drainage performance without the need for full ditch reconstruction or concrete lining.

- Section 4: 8th Street to 2nd Street—No additional roadway or drainage improvements are recommended outside of fully reconstructing the roadway while maintaining the existing roadway width and curb and gutter. The existing curb and gutter located in this section of roadway shows minimal signs of cracking, settlement, rolling, and/or shifting; therefore, it continues to serve its intended function without compromising roadway performance. Specific locations where stormwater conveyance would be enhanced by spot repairs will be identified during the design phase. Allowing the existing curb and gutter to remain in place also reduces construction time, disturbance to traffic, and disruption to adjacent properties.
- Section 5: Northwest Front Street—Based on the PASER assigned to Northwest Front Street by the Study, a full reconstruction is recommended. Currently, there is no known change in hydrological conditions (such as increased runoff from developments, roadway improvements, or new parking lots) or existing deficiencies that warrant altering the existing ditch or 12-inch RCP. However, this will be evaluated more closely during design, and improvements will be made as needed.

C. OPCCs

Table 7 shows the cost overview for the roadway and drainage improvements.

Section	Limits	Construction Cost (Asphalt)	Construction Cost (Concrete)
1	Overcreek Way to I-10	\$1,709,000	\$1,826,000
2	I-10 to Hwy 90	\$1,367,000	\$1,468,000
3	Hwy 90 to 8th Street	\$717,000	\$862,000
4	8th Street to 2nd Street	\$1,529,000	\$1,882,000
5	Northwest Front Street	\$116,000	\$140,000
Total		\$5,438,000	\$6,178,000
Cost Difference			\$740,000

Table 7 Potential Roadway and Drainage Improvement Cost Overview

IMPROVEMENT PRIORITIZATION

The PER identifies a range of infrastructure improvements necessary to support the City’s long-term growth and service reliability goals along West Front Street. Prioritization of these improvements is based on a combination of factors that include the assessment of existing conditions, regulatory compliance, capacity limitations, coordination complexity, and cost.

A. Critical Infrastructure Needs

The trunk sewer line along West Front Street represents the most critical infrastructure need because of its inability to convey the existing sanitary sewer flows. The trunk sewer and associated manholes are experiencing surcharging, posing risks to public health and compromising service reliability. Immediate upsizing and replacements are recommended to restore the system’s functionality and enhance long-term reliability.

While the force main may have sufficient capacity to convey current sanitary flows (with additional capacity being freed up through the potential gravity sewer improvements), the primary concern with the force main is that it has exceeded its useful service life. As cast iron pipes continue to age and tuberculate, the structural integrity of the pipe continues to diminish. While the City should replace the force main as early as it is feasible, this recommendation is not based on a need for additional capacity.

B. Section Implementation Strategy

To optimize funding and minimize disruption, improvements are organized into five sections. Each section is designed to be constructible independently or in coordination with adjacent sections, allowing the City flexibility in scheduling and budgeting. Priority is given to segments with the most critical infrastructure needs and those that support broader system functionality.

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Section 1 is considered the most critical due to the severity of roadway and drainage deficiencies. The pavement condition in this area is poor, with visible signs of structural failure, rutting, and surface degradation. Additionally, the western drainage ditch is heavily silted and overgrown, significantly impairing stormwater conveyance, increasing the risk of erosion and flooding, and further elevating the urgency of Section 1. In contrast, Section 5 is considered the least critical, as improvements in Section 5 can be deferred, if necessary, without compromising overall system performance.

CONCLUSION

This prioritization framework allows the City to address urgent infrastructure deficiencies while strategically planning for future growth. By aligning improvements with condition assessments, regulatory standards, and construction efficiencies, the City can maximize the value of its investment and enhance service reliability for residents and businesses along West Front Street. Tables 8 and 9 provide the construction cost overview for the improvements outlined within the PER.

Description	Limits	Construction Cost
Sanitary Trunk Sewer	North of Allens Creek to 8th Street	\$4,310,000.00
Sanitary Force Main	8th Street to North Third Lift Station	\$1,020,000.00
Total		\$5,330,000.00

Table 8 Sanitary Trunk Sewer and Force Main Improvement Cost Overview

Section	Limits	Gravity Sewers	Water Main	Roadway and Drainage (Asphalt)	Roadway and Drainage (Concrete)
1	Overcreek Way to I-10		\$670,000.00	\$1,709,000.00	\$1,826,000.00
2	I-10 to Hwy 90		\$780,000.00	\$1,367,000.00	\$1,468,000.00
3	Hwy 90 to 8th Street	\$130,000.00	\$510,000.00	\$717,000.00	\$862,000.00
4	8th Street to 2nd Street	\$840,000.00	\$620,000.00	\$1,529,000.00	\$1,882,000.00
5	2nd Street to Columbus Road	\$630,000.00	\$120,000.00	\$116,000.00	\$140,000.00

Table 9 Potential West Front Street Infrastructure Improvement Cost Overview



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TECHNICAL MEMORANDUM

To: Kimbra Hill, City Manager
City of Sealy, Texas

From: Ryan D. Tinsley, P.E., ENV SP
Strand Associates, Inc.®

Date: October 21, 2025

Re: Reduced Force Main Length
West Front Street Infrastructure Improvements
City of Sealy, Texas

During the survey performed by Strand Associates, Inc.® (Strand) for the above-referenced project, an existing air release valve was located north of the intersection of 4th and West Front Streets in Manhole (MH) 38. The air release valve is believed to be on the North Third Lift Station's force main, indicating a high point along the force main alignment.

Generally, high points should be avoided along force main alignments, where feasible, because air release valves emit odors, which can be problematic in commercial and residential areas. Air release valves that are not properly maintained could lead to increased internal pressure waves and/or potential force main failure. Eliminating the high point at MH 38 would result in a force main depth of approximately 20 feet in sections.

An alternative approach is to terminate the force main at MH 38 and extend the trunk sewer from MH 37 to MH 38. The extended trunk sewer would then replace the existing 8-inch clay gravity sewer between 4th and 8th Streets, diverting flows to the wastewater treatment plant and reducing sanitary flows tributary to the North Third Lift Station.

Based on flow monitor data collected for the *Wastewater Master Plan* (dated May 25, 2023, and prepared by Strand), the current sanitary flows along the 8th Street gravity sewer are 84 gallons per minute (gpm) on average and 377 gpm during wet weather with a peaking factor of 4.5.

During the design phase, the following configurations were evaluated with the intent of enhancing the North Third Lift Station's force main operating conditions:

- Option 1—Maintain the existing 8-inch-diameter force main at a length of 3,660 linear feet (LF).
- Option 2—Maintain the existing 8-inch-diameter force main at a reduced length of 1,942 LF.
- Option 3—Increase to a 10-inch-diameter force main at a length of 3,660 LF.
- Option 4—Increase to a 10-inch-diameter force main at a reduced length of 1,942 LF.

TBPE No. F-8405
TBPLS No. 10030000

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Kimbra Hill, City Manager
 City of Sealy
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Table 1 summarizes the operating conditions of each of the configurations previously listed.

Option	Length (LF)	Flow (gpm)	Velocity (fps)
1	3,660	1,130	7.7
2	1,942	1,410	9.5
3	3,660	1,475	5.8
4	1,942	--	--

fps=feet per second

Table 1 Force Main Operating Conditions

Option 4 is not feasible with the current pump selection at the North Third Lift Station because it results in a significantly reduced total dynamic head condition. Moving forward with Option 4 would allow the pumps to operate outside their acceptable performance range, which would result in pump and motor failure. Option 4 might be a feasible option in the future, but it would require pump replacements.

The following list provides the advantages and limitations associated with reducing the force main length.

Advantages of a Reduced Force Main Length

- Capital cost savings of approximately \$200,000.
- Operational cost savings are likely from lower electrical demand at the North Third Lift Station.
- Sanitary flow reduction into the North Third Lift Station from diverting flows along 4th and 8th Streets, freeing up capacity to serve future developments.
- Maintenance efforts will likely be reduced with the elimination of the combination air release valve at the high point.

Limitations and Potential Solutions of a Reduced Force Main Length

- The increase in force main velocities might require new pumps, variable frequency drives, or partially closed plug valves on the force main to artificially increase the total dynamic head condition.
- Limited to single-pump operation until a more appropriately sized pump is installed in the future.

ADJUSTED COST OPINION

Reflects the updated engineering & geotechnical costs from \$620K to \$760K

And the construction cost update

from \$5,770,000 to an estimated \$8,709,000



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CITY OF SEALY, TEXAS
WEST FRONT STREET INFRASTRUCTURE IMPROVEMENTS
ENGINEER'S OPINION OF PROBABLE PROJECT COST (OPPC)
 November 19, 2025

PRIORITY	DESCRIPTION	TOTAL COST
CONSTRUCTION		
1	West Front Street Trunk Sewer Replacement	\$ 3,660,000.00
2	Section 3-Gravity Sewer Improvements	\$ 290,000.00
3	Section 1-Water Main, Roadway, and Drainage Improvements	\$ 2,036,000.00
4	Section 2-Roadway and Drainage Improvements	\$ 1,367,000.00
5	Section 3-Water Main, Roadway, and Drainage Improvements	\$ 1,356,000.00
TOTAL CONSTRUCTION COST:		\$ 8,709,000.00
ITEM NO.	DESCRIPTION	TOTAL COST
ENGINEERING		
1.	Basic Services-Design, Bidding, and Construction-Related Services.	\$ 600,000.00
2.	Topographic Survey (Construction Staking by the Contractor).	\$ 25,000.00
3.	Part-Time Construction Observation (1 Day Per Week for 18 Months).	\$ 95,000.00
4.	Geotechnical Services (Construction Materials Testing Services by the Contractor).	\$ 40,000.00
TOTAL ENGINEER'S OPPC:		\$ 9,469,000.00

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

11/19/2025

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WEST FRONT STREET TRUNK SEWER REPLACEMENT					
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY		UNIT COST	TOTAL COST
		1	LS	\$ 277,000.00	\$ 277,000.00
1.	Mobilization.				
2.	Remove and dispose of the existing sewer line.	6,030	LF	\$ 15.00	\$ 90,450.00
3.	Provide 24-inch American Society for Testing and Materials (ASTM) F679 pipe stiffness 115 polyvinyl chloride (PVC) sewer, open cut, various depths.	6,030	LF	\$ 245.00	\$ 1,477,350.00
4.	Provide 24-inch C900 dimension ratio (DR) 25 restrained joint integral bell (RJIB) PVC sewer with 36-inch welded steel casing pipe by bore.	725	LF	\$ 755.00	\$ 547,375.00
5.	Furnish and install a 4-inch service, including the connection to the manhole (MH), cleanout, and cleanout box.	6	EA	\$ 2,000.00	\$ 12,000.00
6.	Furnish and install a 6-inch service, including the connection to the MH, cleanout, and cleanout box.	3	EA	\$ 2,500.00	\$ 7,500.00
7.	Remove the existing MH.	30	EA	\$ 2,000.00	\$ 60,000.00
8.	Provide 5-foot-diameter precast concrete MH.	30	EA	\$ 8,000.00	\$ 240,000.00
9.	Provide additional vertical depth for each 5-foot-diameter precast concrete MH.	145	VF	\$ 650.00	\$ 94,250.00
10.	Furnish materials and equipment to perform a 24-inch sewer connection to the existing MH.	1	EA	\$ 2,000.00	\$ 2,000.00
11.	Provide temporary bypass pumping and storage, as necessary.	1	LS	\$ 150,000.00	\$ 150,000.00
12.	Provide trench safety.	6,030	LF	\$ 3.50	\$ 21,105.00
13.	Furnish Traffic Control Plan (TCP) and integrate according to the Texas Manual on Uniform Traffic Control Devices (TMUTCD) and Texas Department of Transportation (TxDOT).	1	LS	\$ 25,000.00	\$ 25,000.00
14.	Provide erosion control, site restoration, seeding, and cleanup.	1	LS	\$ 20,000.00	\$ 20,000.00
15.	Provide construction materials testing.	1	LS	\$ 20,000.00	\$ 20,000.00
Subtotal Construction Cost (Rounded):					\$ 3,050,000.00
20% Construction Contingency (Rounded):					\$ 610,000.00
TOTAL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST:					\$ 3,660,000.00

SECTION 3—GRAVITY SEWER IMPROVEMENTS					
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY		UNIT COST	TOTAL COST
1.	Mobilization.	1	LS	\$ 20,000.00	\$ 20,000.00
2.	Remove and dispose of the existing sewer line.	910	LF	\$ 15.00	\$ 13,650.00
3.	Provide 8-inch ASTM D-3034 SDR 26 PVC sewer, open cut, various depths.	15	LF	\$ 110.00	\$ 1,650.00
4.	Provide 10-inch ASTM D-3034 SDR 26 PVC sewer, open cut, various depths.	555	LF	\$ 120.00	\$ 66,600.00
5.	Provide 10-inch American Water Works Association (AWWA) C-900 DR 14 RJB PVC sewer with 18-inch welded steel casing pipe installed by dry bore.	100	LF	\$ 330.00	\$ 33,000.00
6.	Furnish and install a 4-inch service, including the connection to the MH, cleanout, and cleanout box.	6	EA	\$ 2,000.00	\$ 12,000.00
7.	Furnish and install a 6-inch service, including the connection to the MH, cleanout, and cleanout box.	2	EA	\$ 2,500.00	\$ 5,000.00
8.	Remove the existing MH.	3	EA	\$ 2,000.00	\$ 6,000.00
9.	Provide a 5-foot-diameter precast concrete MH.	3	EA	\$ 8,000.00	\$ 24,000.00
10.	Provide a 6-foot-diameter precast concrete MH.	1	EA	\$ 10,000.00	\$ 10,000.00
11.	Provide additional vertical depth for each precast concrete MH.	10	VF	\$ 650.00	\$ 6,500.00
12.	Provide temporary bypass pumping and storage, as necessary.	1	LS	\$ 10,000.00	\$ 10,000.00
13.	Provide trench safety.	570	LF	\$ 3.50	\$ 1,995.00
14.	Furnish TCP and integrate according to the TMUTCD and TxDOT.	1	LS	\$ 2,000.00	\$ 2,000.00
15.	Provide erosion control, site restoration, seeding, and cleanup.	1	LS	\$ 2,000.00	\$ 2,000.00
16.	Provide construction materials testing.	1	LS	\$ 4,000.00	\$ 4,000.00
Subtotal Construction Cost (Rounded):					\$ 220,000.00
30% Construction Contingency (Rounded):					\$ 70,000.00
TOTAL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST:					\$ 290,000.00

Assumptions:

1. The existing casing under the railroad at Hill Street is not in a condition to be reused.
2. The existing MH 56 will be replaced.

SECTION I—WATER MAIN, ROADWAY, AND DRAINAGE IMPROVEMENTS					
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY		UNIT COST	TOTAL COST
1.	Mobilization.	1	LS	\$ 143,000.00	\$ 143,000.00
2.	Stormwater Pollution Prevention Plan (SWPPP).	1	LS	\$ 12,100.00	\$ 12,100.00
3.	Excavation and site grading.	1	LS	\$ 107,400.00	\$ 107,400.00
4.	Abandon the existing water main in place and fill with flowable fill.	1	LS	\$ 10,000.00	\$ 10,000.00
5.	Furnish and install 6-inch AWWA C900 DR 18 PVC water main by open cut.	2,500	LF	\$ 80.00	\$ 200,000.00
6.	Furnish and install a 2-inch gate valve and valve box.	2	EA	\$ 2,000.00	\$ 4,000.00
7.	Furnish and install a 6-inch gate valve and valve box.	5	EA	\$ 2,500.00	\$ 12,500.00
8.	Furnish and install a 12-inch gate valve and valve box.	1	EA	\$ 4,000.00	\$ 4,000.00
9.	Furnish and install a 2-inch water service line, provide the water service tap, and connect to the existing water meter.	8	EA	\$ 3,500.00	\$ 28,000.00
10.	Furnish the materials and equipment necessary to complete a 2-inch wet connection.	1	EA	\$ 2,000.00	\$ 2,000.00
11.	Furnish the materials and equipment necessary to complete a 12-inch wet connection.	2	EA	\$ 4,250.00	\$ 8,500.00
12.	Provide a fire hydrant assembly unit.	1	EA	\$ 8,000.00	\$ 8,000.00
13.	Lime stabilization of materials, in place (8 inches).	5,340	SY	\$ 4.50	\$ 24,030.00
14.	Lime treatment, road mixed (10 percent by dry weight assumed for quantity estimating purposes).	190	T	\$ 350.00	\$ 66,500.00
15.	Flexible base, Type A or D, Grade 1-2 (8 inches).	5,340	SY	\$ 25.00	\$ 133,500.00
16.	Hot mix asphaltic concrete pavement (Type D) (3 inches) (20 feet wide).	770	T	\$ 220.00	\$ 169,400.00
17.	Concrete curb and gutter.	2,000	LF	\$ 44.00	\$ 88,000.00
18.	Concrete slope paving.	4,680	SY	\$ 92.00	\$ 430,560.00
19.	Construction staking.	1	LS	\$ 10,000.00	\$ 10,000.00
20.	Furnish TCP and integrate according to the TMUTCD and TxDOT.	1	LS	\$ 24,000.00	\$ 24,000.00
21.	Provide erosion control, site restoration, seeding, and cleanup.	1	LS	\$ 30,000.00	\$ 30,000.00
22.	Provide construction materials testing.	1	LS	\$ 50,000.00	\$ 50,000.00
Subtotal Construction Cost (Rounded):					\$ 1,566,000.00
30% Construction Contingency (Rounded):					\$ 470,000.00
TOTAL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST:					\$ 2,036,000.00

Assumptions:

1. The existing concrete box culverts will remain.
2. The existing pavement will be removed to a depth of 11 inches.
3. Concrete curb and gutter will be on the west side of road with curb cuts for drainage.
4. The west ditch will be concrete slope paved.

SECTION 2-ROADWAY AND DRAINAGE IMPROVEMENTS					
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY		UNIT COST	TOTAL COST
1.	Mobilization.	1	LS	\$ 96,000.00	\$ 96,000.00
2.	SWPPP.	1	LS	\$ 10,200.00	\$ 10,200.00
3.	Excavation and site grading.	1	LS	\$ 90,400.00	\$ 90,400.00
4.	Lime stabilization of materials, in place (8 inches).	5,370	SY	\$ 4.50	\$ 24,165.00
5.	Lime treatment, road mixed (10 percent by dry weight assumed for quantity estimating purposes).	195	T	\$ 350.00	\$ 68,250.00
6.	Flexible base, Type A or D, Grade 1-2 (8 inches).	5,370	SY	\$ 25.00	\$ 134,250.00
7.	Hot mix asphaltic concrete pavement (Type D) (3 inches) (24 feet wide).	790	T	\$ 220.00	\$ 173,800.00
8.	Concrete curb and gutter.	1,730	LF	\$ 44.00	\$ 76,120.00
9.	Concrete slope paving.	3,365	SY	\$ 92.00	\$ 309,580.00
10.	Construction staking.	1	LS	\$ 8,000.00	\$ 8,000.00
11.	Furnish TCP and integrate according to the TMUTCD and TxDOT.	1	LS	\$ 11,000.00	\$ 11,000.00
12.	Seeding and site restoration.	1	LS	\$ 16,000.00	\$ 16,000.00
13.	Provide construction materials testing.	1	LS	\$ 33,000.00	\$ 33,000.00
Subtotal Construction Cost (Rounded):					\$ 1,051,000.00
30% Construction Contingency (Rounded):					\$ 316,000.00
TOTAL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST:					\$ 1,367,000.00

Assumptions:

1. The existing concrete box culverts will remain.
2. The existing pavement will be removed to a depth of 11 inches.
3. Concrete curb and gutter will be on the west side of road with curb cuts for drainage.
4. The west ditch will be concrete slope paved.

SECTION 3--WATER MAIN, ROADWAY, AND DRAINAGE IMPROVEMENTS					
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY		UNIT COST	TOTAL COST
1.	Mobilization.	1	LS	\$ 95,500.00	\$ 95,500.00
2.	SWPPP.	1	LS	\$ 10,000.00	\$ 10,000.00
3.	Excavation and site grading.	1	LS	\$ 51,000.00	\$ 51,000.00
4.	Abandon the existing water main in place and fill with flowable fill.	1	LS	\$ 15,000.00	\$ 15,000.00
5.	Furnish and install a 6-inch AWWA C900 DR 18 PVC water main by open cut.	1,650	LF	\$ 80.00	\$ 132,000.00
6.	Furnish and install a 8-inch AWWA C900 DR 18 PVC water main by open cut.	1,150	LF	\$ 90.00	\$ 103,500.00
7.	Provide 8-inch AWWA C-900 DR 18 RJB PVC water main with 18-inch welded steel casing pipe installed by bore.	100	LF	\$ 300.00	\$ 30,000.00
8.	Furnish and install a 6-inch gate valve and valve box.	2	EA	\$ 2,500.00	\$ 5,000.00
9.	Furnish and install an 8-inch gate valve and valve box.	7	EA	\$ 3,000.00	\$ 21,000.00
10.	Furnish and install a 3/4-inch water service line, provide the water service tap, and connect to the existing water meter.	18	EA	\$ 2,500.00	\$ 45,000.00
11.	Furnish the materials and equipment necessary to provide a 6-inch wet connection.	1	EA	\$ 2,500.00	\$ 2,500.00
12.	Furnish the materials and equipment necessary to complete an 8-inch wet connection.	2	EA	\$ 3,000.00	\$ 6,000.00
13.	Furnish the materials and equipment necessary to complete a 12-inch wet connection.	1	EA	\$ 4,250.00	\$ 4,250.00
14.	Furnish and install a fire hydrant assembly unit.	4	EA	\$ 8,000.00	\$ 32,000.00
15.	Lime stabilization of materials, in place (8 inches).	5,330	SY	\$ 4.50	\$ 23,985.00
16.	Lime treatment, road mixed (10 percent by dry weight assumed for quantity estimating purposes).	190	T	\$ 350.00	\$ 66,500.00
17.	Flexible base, Type A or D, Grade 1-2 (8 inches).	5,330	SY	\$ 25.00	\$ 133,250.00
18.	Hot mix asphaltic concrete pavement (Type D) (3 inches) (24 feet wide).	850	T	\$ 220.00	\$ 187,000.00
19.	Construction staking.	1	LS	\$ 6,000.00	\$ 6,000.00
20.	Furnish TCP and integrate according to the TMUTCD and TxDOT.	1	LS	\$ 21,000.00	\$ 21,000.00
21.	Provide erosion control, site restoration, seeding, and cleanup.	1	LS	\$ 25,000.00	\$ 25,000.00
22.	Provide construction materials testing.	1	LS	\$ 27,000.00	\$ 27,000.00
Subtotal Construction Cost (Rounded):					\$ 1,043,000.00
30% Construction Contingency (Rounded):					\$ 313,000.00
TOTAL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST:					\$ 1,356,000.00

Assumptions:

1. The existing concrete box culverts will remain.
2. The existing pavement will be removed to a depth of 11 inches.
3. Minor ditch grading.

CIP SPREADSHEET

Updated Strand's Cost Opinion on:

Seventh Street Water Line & Roadway: From \$1,014,000 to \$1,220,000

Updated Approved Cost Allocations using 2022 CO Funds based on actual project costs, but these close out of the 2022 CO Fund is in progress and subject to change based on any necessary adjustments.

WITHOUT AMENDING THE PROJECT

The West Front Street Infrastructure Project is currently budgeted at \$6,390,000, leaving an estimated 2025 CO Fund remaining balance of unassigned funds in the amount of \$13,769,523.17

**In addition, considerations will be made concerning the Allens Creek Trunk Sewer Phase I project upgrades which will further impact the 2025 CO Fund Balance*

FY 2025-2026 APPROVED & PROPOSED PROJECT FUNDING SOURCE(S)

NAME	TOTAL	2018 CO	2022 CO	2025 CO	SEWER IMPACT	WATER IMPACT	GENERAL	WATER	SEWER	GAS	HOT FUNDS	EDC	Developer	GRANT	CHECK
FUND BALANCE:															
HIGHWAY 38 SEWER EXTENSION	\$	1,218,231.50	732,424.00	485,807.50	\$ 1,118,286.01	\$ 974,790.89									\$ 1,218,231.50
<i>This project is complete - remains on the list for tracking fund allocations</i>															
FEMA GENERATOR GRANT PROJECT	\$	648,511.87		89,710.33											\$ 648,511.87
<i>Includes change order reduction (\$45,930)</i>															
REXVILLE ROAD WATER WELL & PLANT, ENG & GEO	\$	6,674,230.00	1,097,000.00	5,276,330.00											\$ 6,674,230.00
<i>Engineering Task Order 5499-250</i>															
Water Well 51,710,500 & Change Order-545,930 - Geo 59,000															
Water Plant (Avila) 54,500,400															
ALLENS CREEK TRUNK SEWER, PHASE I & ENGINEERING	\$	1,840,000.00		1,840,000.00											\$ 4,595,000.00
<i>Construction + geo \$1,670,000 and \$170,000 Engineering</i>															
CHAPMAN BRPW DRAINAGE: WESTVIEW TERRACE	\$	6,475,000.00		6,350,000.00											\$ 6,475,000.00
<i>Phase I: Westview Terrace Storm \$3,787,785.50</i>															
<i>Phase II: Pond Expansion \$2,212,214.50</i>															
<i>Engineering \$472K</i>															
2025 PAVEMENT ASSET ASSESSMENT (Task Order 25-01)	\$	33,500.00		33,500.00											\$ 33,500.00
CHAPMAN BRPW PARKING EXPANSION - ENGINEERING STUDY	\$	867,700.00		781,700.00			86,000.00								\$ 867,700.00
<i>9/17/25 Rf - \$781,700 approved, plus engineering \$86,000</i>															
IRENE LEBLANC SPLASH PAD	\$	513,271.98					87,043.98						70,000.00		\$ 513,271.98
<i>\$455K + engineering \$58,271.98</i>															
TxDOT Facility Utility Expansion	\$	605,932.30											605,932.30		\$ 605,932.30
SEVENTH STREET WATER LINE & ROADWAY & ENGINEERING	\$	1,220,000.00		1,220,000.00											\$ 1,220,000.00
<i>11/19/25 Per R.T.: Includes construction, engineering, and geotechnical</i>															
WATER TANK IMPROVEMENTS 2024	\$	14,000.00		14,000.00											\$ 14,000.00
PUMP #8 OF 3 N. THIRD LIFT STATION 11/21/24	\$	70,000.00		70,000.00											\$ 70,000.00
PUMP #9 OF 3 N. THIRD LIFT STATION 11/21/24	\$	70,000.00		70,000.00											\$ 70,000.00
Repairs to Wells #5 & #6 Contingent on TCQC approval 6/18/25	\$	400,000.00		400,000.00											\$ 400,000.00
CRVAN PARK POND EROSION MANAGEMENT & REVEGETATION	\$	439,800.00											439,800.00		\$ 439,800.00
<i>37K engineering, \$373,200 construction, \$29,600 contingencies</i>															
CRVAN PARK POND WALKING TRAIL LIGHTING PROJECT	\$	285,100.00											285,100.00		\$ 285,100.00
<i>37K engineering, \$248,500 lights/construction, \$29,600 contingencies</i>															
SHADE STRUCTURE PROJECT AT CRVAN PARK WALKING TRAIL	\$	50,000.00					25,000.00						25,000.00		\$ 50,000.00
POLICE DEPARTMENT FROM CONDENSATION - ENGINEERING STUDY	\$	27,000.00					27,000.00								\$ 27,000.00
IMPROVEMENTS AND REPAIRS TO PLAYGROUND EQUIPMENT AT PARKS	\$	150,000.00					150,000.00								\$ 150,000.00
W. E. HILL COMMUNITY CENTER: ADA IMPROVEMENTS	\$	105,000.00											105,000.00		\$ 105,000.00
<i>\$87,500K construction & 50% of \$15K architectural (\$17,500) (Orig. \$91K)</i>															
LEDEKAEFEL HISTORIC PRESERVATION IMPROVEMENTS	\$	126,500.00											126,500.00		\$ 126,500.00
<i>\$16,500 carry over EDC 575K EDC 355K (107 - \$176,200) (Orig. \$110K)</i>															
WATKIND SIGN PROJECT	\$	105,000.00											105,000.00		\$ 105,000.00
<i>architectural (20% of \$50K = \$17,500 + \$100K construction)</i>															
DOWNTOWN ALLEY IMPROVEMENTS & LIGHTING PROJECT	\$	250,000.00											250,000.00		\$ 250,000.00
<i>\$40K consultant - Redev. Ch. 2/9/25/26K construction/250K engineering</i>															
UTILITY LINE EXTENSION FOR BUSINESS EXPANSION	\$	12,000.00											12,000.00		\$ 12,000.00
W FRONT STREET INFRASTRUCTURE PROJECT	\$	6,390,000.00		2,260,652.17	3,613,776.83	515,571.00									\$ 9,469,000.00
<i>\$5,770,000 construction & geo + \$620K engineer</i>															
PROPOSED: ADA & SPACE IMPROVEMENTS TO CITY HALL/HILL CENTER	\$														\$ -
<i>COST OPINION</i>															
FY 2026 REVILLE ROAD WATER TANK REMAB (W-11)	\$	700,000.00						700,000.00							\$ 700,000.00
<i>Patrick said the Wallmart Tower is due for Rehab - NOT BUDGETED</i>															
FY 25/26 FIRE HYDRANT MAINTENANCE	\$	90,000.00						90,000.00							\$ 90,000.00
FY 25/26 SEWER TREATMENT PLANT IMPROVEMENTS	\$	245,000.00							245,000.00						\$ 245,000.00
FY 25/26 SEWER INFRASTRUCTURE & SEWER LINE IMPROVEMENTS	\$	560,000.00							560,000.00						\$ 560,000.00
FY 25/26 GAS LINE IMPROVEMENTS- 6" under Highway 90	\$	50,000.00								50,000.00					\$ 50,000.00
TOTAL:	\$	30,235,777.65	1,830,324.00	16,790,000.00	6,140,476.83	515,571.00		790,000.00	805,000.00	135,000.00	1,283,400.00		605,932.30		\$ 915,029.54
REMAINING BALANCED (UNASSIGNED):	\$														\$ 571,764.00

PROPOSED CAPITAL IMPROVEMENT PROJECTS TO BE APPROVED AND FUNDED:

NAME	TOTAL	2018 CO	2022 CO	2025 CO	SEWER IMPACT	WATER IMPACT	GENERAL	WATER	SEWER	GAS	HOT FUNDS	EDC	GRANT	CHECKS
FUND BALANCE:														
FY 2026 SANITARY SEWER REPLACEMENTS - C4 <i>Willow and Brookside (Added to Allens Creek Trunk Sewer Project 11/28)</i>	\$ -	\$ -	\$ -	\$ 8,335,523.17	\$ 602,709.01	\$ 571,764.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2026 SANITARY SEWER REPLACEMENTS - C5 <i>Hill Street and Silliman Street</i>	\$ 900,000.00	\$ -	\$ -	\$ 900,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,000.00
FY 2026-2030 SANITARY SEWER REPLACEMENTS - C-4 <i>Fowlkes @ 10th (2385K) and Kathy @ Terri (51710,000)</i>	\$ 385,000.00	\$ -	\$ -	\$ 385,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 385,000.00
FY 2026 NATURAL GAS MAIN REPLACEMENTS - G1 & G2 <i>Second Street & Fifth Street</i>	\$ 700,000.00	\$ -	\$ -	\$ 700,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000.00
FY 2027 NATURAL GAS MAIN REPLACEMENTS - G-3 & G-4 <i>Westview Subdivision & West Street and Eagle Lake Road</i>	\$ 600,000.00	\$ -	\$ -	\$ 600,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000.00
FY 2028 NATURAL GAS REPLACEMENTS - G-5 & G-6 <i>Silliman and San Felipe & San Felipe and Gariland</i>	\$ 725,000.00	\$ -	\$ -	\$ 725,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 725,000.00
FY 2029 NATURAL GAS REPLACEMENTS - G-7 <i>North Meyer and Highway 36</i>	\$ 450,000.00	\$ -	\$ -	\$ 450,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000.00
FY 2030 NATURAL GAS REPLACEMENTS - G-8 <i>Silliman, Moore Street, and Frydek Road</i>	\$ 550,000.00	\$ -	\$ -	\$ 550,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000.00
FY 2026 WATER MAIN REPLACEMENTS - W-1 & W-2 <i>Menke Street & San Felipe Road and Roosevelt and Magnolia</i>	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00
FY 2027 WATER MAIN REPLACEMENTS - W-3 <i>Fowlkes Street</i>	\$ 400,000.00	\$ -	\$ -	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000.00
FY 2028 WATER MAIN REPLACEMENTS - W-5 <i>Columbus Road Water Plant</i>	\$ 8,305,000.00	\$ -	\$ -	\$ 8,305,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,305,000.00
FY 2027 WARD BEND ROAD & SILLIMAN GST REHAB	\$ 650,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000.00
FY 2028 DOWNTOWN EST REHAB (W-11)	\$ 800,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800,000.00
FY 2028-2030 WATER MAIN REPLACEMENTS: W-13	\$ 1,125,000.00	\$ -	\$ -	\$ 1,125,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,125,000.00
TOTAL NEED	\$ 16,150,000.00	\$ -	\$ -	\$ 14,700,000.00	\$ 602,709.01	\$ 571,764.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,125,000.00
BALANCE REMAINING	\$ -	\$ -	\$ -	\$ (6,364,476.83)	\$ 602,709.01	\$ 571,764.00	\$ -	\$ 3,450,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,150,000.00

50 Year Water Main Improvements
WATER MASTER PLAN PROJECT W-12: LEAD SERVICE LINE REPLACEMENT

IMPACT TO 2025 CO FUND BALANCE IF THE PROJECT IS AMENDED

To be funded in the estimated amount of \$9,469,000, which would leave an estimated remaining unassigned fund balance from \$ 13,769,523.17 to

\$10,690,523.17

**In addition, considerations will be made concerning the Allens Creek Trunk Sewer Phase I project upgrades which will further impact the 2025 CO Fund Balance*

FY 2025-2026 APPROVED & PROPOSED PROJECT FUNDING SOURCE(S)

NAME	TOTAL	2018 CO	2022 CO	2025 CO	SEWER IMPACT	WATER IMPACT	GENERAL	WATER	SEWER	GAS	HOT FUNDS	EDC	Developer	GRANT	CHECK
FUND BALANCE:															
HIGHWAY 36 SEWER EXTENSION	\$	1,218,231.50	\$ 752,424.00	\$ 16,790,000.00	\$ 19,930,000.00	\$ 1,118,200.01	\$ 974,790.89								
FEMA GENERATION GRANT PROJECT	\$	648,511.87		80,710.33											1,218,231.50
REVILLE ROAD WATER WELL & PLANT, ENG & GEO	\$	6,674,230.00	\$ 1,097,900.00	\$ 5,576,330.00											648,511.87
<i>Includes change order reduction (\$45,220) Engineering Task Order 5296,220 Water Plant (Add) 24,502,400 Water Plant (Remove) 51,670,000 and 51,700,000 Engineering Construction + geo 51,670,000 and 51,700,000 Engineering</i>															6,674,230.00
CHAPMAN BEWP DRAINAGE WESTVIEW TERRACE	\$	1,840,000.00		1,840,000.00											
<i>Phase I: Westview Terrace Storm S3,787,785.50 Phase II: Pond Expansion S2,212,214.50 Engineering 5475K</i>															4,995,000.00
2025 PAVEMENT ASSET ASSESSMENT (Task Order 25-01)	\$	33,500.00		33,500.00											
CHAPMAN BEWP PARKING EXPANSION - ENGINEERING STUDY	\$	867,700.00		781,700.00			86,000.00								33,500.00
<i>9/2/25 R2 - 578K, 700 approved, plus engineering 246,000 IRENE LEBLANC SPLASH PAD 5455K + engineering 53K, 771.98</i>															867,700.00
TODOT Facility Utility Expansion	\$	605,932.30					87,045.98					70,000.00			356,228.00
SEVENTH STREET WATER LINE & ROADWAY & ENGINEERING	\$	1,220,000.00		1,220,000.00									605,932.30		513,271.98
<i>11/19/25 Per A.T.; includes construction, engineering, and geotechnical WATER TANK IMPROVEMENTS 2024</i>															605,932.30
PUMP #2 OF 3 N. THIRD LIFT STATION 11/5/24	\$	14,000.00		14,000.00											1,220,000.00
PUMP #3 OF 3 N. THIRD LIFT STATION 11/5/24	\$	70,000.00		70,000.00											14,000.00
Repairs to Wells #5 & #6 Contingent on TCQR approval 8/18/25	\$	70,000.00		70,000.00											70,000.00
CRVAN PARK POND EROSION MANAGEMENT & REVEGETATION	\$	400,000.00		400,000.00											70,000.00
<i>37K engineering, 573,200 construction, 629,600 contingencies CRVAN PARK POND WALKING TRAIL LIGHTING PROJECT 37K engineering, 5218,500 lights/construction, 529,600 contingencies</i>															400,000.00
SHADE STRUCTURE PROJECT AT CRVAN PARK WALKING TRAIL	\$	285,100.00											439,800.00		439,800.00
POLICE DEPARTMENT FROM CONDENSATION - ENGINEERING STUDY	\$	50,000.00											285,100.00		285,100.00
IMPROVEMENTS AND REPAIRS TO PLAYGROUND EQUIPMENT AT PARKS	\$	27,000.00					25,000.00						25,000.00		50,000.00
W. E. HILL COMMUNITY CENTER ADA IMPROVEMENTS	\$	150,000.00					27,000.00								27,000.00
<i>587,500K construction & 50% of 535K architectural (\$17,500) (Inps, 501K) LEDBETHEL HISTORIC PRESERVATION IMPROVEMENTS \$16,500 carry over IDC 578K EDC 535K NOT = \$26,500 (Inps, 510K) Architectural 50% of 535K - \$17,500 + \$109K construction</i>															150,000.00
WAYFINDING SIGN PROJECT	\$	105,000.00													105,000.00
DOWNTOWN ALLEY IMPROVEMENTS & LIGHTING PROJECT	\$	250,000.00													250,000.00
<i>Sd&E consultant - Rebers, CH, 292510K construction/250K engineering</i>															250,000.00
UTILITY LINE EXTENSION FOR BUSINESS EXPANSION	\$	12,000.00													12,000.00
W FRONT STREET INFRASTRUCTURE PROJECT	\$	9,460,000.00		2,260,052.17	6,092,776.83	515,571.00									12,000.00
<i>\$2,200,000 construction & geo + 5700K engineer + GEO</i>															9,460,000.00
PROPOSED ADA & SPACE IMPROVEMENTS TO CITY HALL/HILL CENTER	\$	700,000.00													700,000.00
RY 305 REVILLE ROAD WATER TANK REHAB (W-11)	\$	90,000.00					700,000.00								90,000.00
<i>Perked said the Walmart tower is due for Rehab - NOT BUDGETED</i>															90,000.00
RY 25/26 FIRE HYDRANT MAINTENANCE	\$	245,000.00					90,000.00								245,000.00
RY 25/26 SEWER TREATMENT PLANT IMPROVEMENTS	\$	560,000.00							245,000.00						560,000.00
RY 25/26 SEWER INFRASTRUCTURE & SEWER LINE IMPROVEMENTS	\$	50,000.00							560,000.00						50,000.00
RY 25/26 GAS LINE IMPROVEMENTS- 6' under Highway 90	\$	33,534,777.05	\$ 1,830,324.00	16,790,000.00	9,219,476.83	515,571.00									33,534,777.05
TOTAL:	\$	33,534,777.05	\$ 1,830,324.00	16,790,000.00	9,219,476.83	515,571.00									33,534,777.05
REMAINING BALANCED (UNASSIGNED):	\$														
BALANCE REMAINING	\$			\$ 10,090,523.17	\$ 602,789.03	\$ 571,764.00									

PROPOSED CAPITAL IMPROVEMENT PROJECTS TO BE APPROVED AND FUNDED:

NAME	2018 CO	2022 CO	2025 CO	SEWER IMPACT	WATER IMPACT	GENERAL	WATER	SEWER	GAS	HOT FUNDS	EDC	GRANT	CHECK
FUND BALANCE:													
FY 2026 SANITARY SEWER REPLACEMENTS - C4 <i>Willow and Brookside (Added to Allens Creek Trunk Sewer Project 11/18)</i>	\$ -	\$ -	\$ 8,395,523.17	\$ 602,709.01	\$ 571,764.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2026 SANITARY SEWER REPLACEMENTS - C5 <i>Hill Street and Silliman Street</i>	\$ 900,000.00	\$ -	\$ 900,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2026-2028 SANITARY SEWER REPLACEMENTS: C-6 <i>Fowlkes @ 20th (S285X) and Kathy @ Terri (S1-7121.000)</i>	\$ 385,000.00	\$ -	\$ 385,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,000.00
FY 2026 NATURAL GAS MAIN REPLACEMENTS - G1 & G2 <i>Seaside Street & Fifth Street</i>	\$ 700,000.00	\$ -	\$ 700,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 385,000.00
FY 2027 NATURAL GAS MAIN REPLACEMENTS - G-3 & G-4 <i>Westview Subdivision & West Street and Eagle Lake Road</i>	\$ 600,000.00	\$ -	\$ 600,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000.00
FY 2028 NATURAL GAS REPLACEMENTS - G-5 & G-6 <i>Silliman and San Felipe & San Felipe and Garland</i>	\$ 725,000.00	\$ -	\$ 725,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000.00
FY 2029 NATURAL GAS REPLACEMENTS - G-7 <i>North Meyer and Highway 36</i>	\$ 450,000.00	\$ -	\$ 450,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 725,000.00
FY 2030 NATURAL GAS REPLACEMENTS - G-8 <i>Silliman, Moore Street, and Fryck Road</i>	\$ 550,000.00	\$ -	\$ 550,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000.00
FY 2025 WATER MAIN REPLACEMENTS - W-1 & W-2 <i>Menke Street & San Felipe Road and Roosevelt and Magnolia</i>	\$ 500,000.00	\$ -	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000.00
FY 2027 WATER MAIN REPLACEMENTS - W-3 <i>Fowlkes Street</i>	\$ 400,000.00	\$ -	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00
FY 2028 WATER MAIN REPLACEMENTS - W-5 <i>Columbus Road Water Plant</i>	\$ 8,365,000.00	\$ -	\$ 8,365,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000.00
FY 2027 WARD BEND ROAD & SILLIMAN GST REHAB	\$ 650,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,365,000.00
FY 2028 DOWNTOWN EST REHAB (W-11)	\$ 800,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000.00
FY 2028-2030 WATER MAIN REPLACEMENTS: W-13	\$ 1,125,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000.00
TOTAL	\$ 16,150,000.00	\$ -	\$ 14,700,000.00	\$ 602,709.01	\$ 571,764.00	\$ -	\$ 1,450,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,125,000.00
BALANCE REMAINING	\$ -	\$ -	\$ (6,366,476.83)	\$ 602,709.01	\$ 571,764.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,150,000.00

50 Year Water Main Improvements
WATER MASTER PLAN PROJECT W-12: LEAD SERVICE LINE REPLACEMENT

ITEM #4



AGENDA ITEM NO: _____

SUBMITTED BY: Patrick Parsons, Public Works Director

MEETING DATE: December 2, 2025

STAFF REPORT

DESCRIPTION

Discussion and Possible Action regarding Amendment to Allens Creek Trunk Sewer Project Phase I.

ANALYSIS

Staff proposes amending the "Allens Creek Trunk Sewer Project Phase I" to include C4 and C7 of the Sanitary Sewer Master Plan. By adding these projects, we will eliminate insufficient capacity which causes sewer backups into the homes located on Willow Street, Brookside Lane, Kathy Avenue, and Terri Avenue. Adding these project components aligns with Council's priority for the use of the 2025 CO funds for the replacement of aging infrastructure to benefit existing taxpayers while meeting the demands of growth.

PROJECT BACKGROUND

- The City of Sealy initiated the Allens Creek Trunk Sewer Replacement, Phase 1 project to replace approximately 2,400 linear feet (LF) of 18-inch clay sanitary sewer with 24-inch PVC sanitary sewer along Allens Creek from the southside of I-10 down to Hwy 36. This project will increase the sanitary sewer capacity of this main trunk sewer to accommodate current and future demands. The design is currently 90% complete but is on hold pending resolution of a land acquisition matter.

CURRENT OPPORTUNITY

While Phase 1 remains on hold, City staff have identified an opportunity to expand improvements to the Allens Creek Trunk Sewer north of I-10 and address additional water and sanitary sewer needs in the surrounding area. These improvements align with the City's Water and Wastewater Master Plans and would enhance system reliability and reduce the risk of sanitary sewer overflows (SSOs), which this area has experienced in the past.

PROPOSED IMPROVEMENTS AND COST OPINIONS

The following improvements have been listed in order from the highest priority to lowest priority:

Priority	Project Area	Description	Estimated Cost
1	Allens Creek Trunk Sewer Replacement, Phase 1	~2,400 LF of 18-inch clay → 24-inch PVC sanitary sewers	\$1,569,000
2	Allens Creek Trunk Sewer Replacement, Phase 1B	3,000 LF of 12-inch clay → 18-inch PVC sanitary sewers	\$1,371,000
3	Allens Creek Trunk Sewer Replacement–Residential Sanitary Sewers	Replace 4- and 6-inch clay sewers serving ~100 homes with 8-inch PVC sanitary sewers	\$1,240,000
4	Allens Creek Trunk Sewer Replacement–Residential Water Lines	Replace 1-, 2-, and 6-inch steel/asbestos cement water lines serving ~135 homes with 4- and 6-inch PVC water lines	\$1,840,000

Total Construction Cost: \$6,020,000

Total Project Cost (including engineering, survey, construction observation, geotechnical services): \$6,700,000

IMPROVEMENT PRIORITIZATION

Highest Priority Improvements

1. Allens Creek Trunk Sewer Replacement, Phase 1 (Upsizing 18" → 24")
2. Allens Creek Trunk Sewer Replacement, Phase 1B (Upsizing 12" → 18")
3. Allens Creek Trunk Sewer Replacement–Phase 1B Residential Sanitary Sewers (Upsizing 4", 6" → 8")

Other Priority Improvements

1. Allens Creek Trunk Sewer Replacement–Phase 1B Residential Water Lines (Upsizing 1", 2", and 6" steel and asbestos concrete → 6" PVC)

BENEFITS

- Increased sanitary sewer capacity to accommodate current and future demand.
- Reduced risk of SSOs and compliance issues that have been a problem historically.
- Improved water service reliability and public health protection.
- Alignment with the City's Water and Wastewater Master Plans.

RECOMMENDATION AND OPINION OF PROBABLE PROJECT COSTS

Figure 1 – Additional Upstream Sanitary Sewer Improvements Project Area: The larger green and black dashed line indicates the Allens Creek Trunk Sewer Replacement, Phase 1B project; the smaller green and black dashed lines indicate the residential sanitary sewer improvements.

Figure 2 – Additional Water Line Improvements Project Area: The blue and black dashed line indicates the residential water line improvements.

RECOMMENDATION

Staff recommends approving this proposed expansion of the Allens Creek Trunk Sewer Phase I Project.

FINANCIAL IMPACTS

The Task Order was approved on 12/19/2023 at a projected cost of \$1,915,000 and funded using 2022 CO funds, which included \$170,000 in engineering costs. Since then, Strand decreased the projected cost to \$1,840,000.

Approval of the expanded project will increase the estimated project cost by \$4,860,000, from \$1,840,000 to **\$6,700,000**. Of this, the total estimated construction cost is \$6,020,000 and engineering and geotechnical costs would increase to \$680,000.

FUNDING SOURCES:

Although the close out process for the 2022 CO Funds is in progress since all funds have been assigned to fund various capital improvement projects, until the audit, adjustments, and actual funding have been completed, at this time the estimated portion of this project to be funded is distributed amongst three funding sources as follows:

\$1,840,000: **2022 CO** funds as previously approved and currently assigned.

\$4,860,000: **2025 CO** Funds

Two components of this project are eligible to be funded using Sewer Impact Fund, BUT the current unassigned fund balance is only \$602,709, therefore staff is not recommending the use of this funding source.

Impact to 2025 CO Fund Balance:

If the West Front Street Project Expansion was approved, the fund balance is estimated to decrease from \$10,690,523.17 to \$5,830,523.17.

If the West Front Street Project Expansion was NOT approved, the estimated 2025 CO Fund balance of \$13,769,523.17 would decrease to \$8,909,523.17.

ORIGINAL PROJECT STAFF REPORT WHEN THE TASK ORDER WAS APPROVED

12/19/23

The projected project cost at that time was \$1,915,000 and approved to be funded using 2022 CO Funds. Since then, the cost opinion was decreased to \$1,840,000.

The proposed project expansion and cost increases will be provided in this agenda packet.



City of Sealy, Texas

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December 19, 2023

Agenda Item No. 5 – Discussion and Possible Action regarding Task Order No. 23-03 for Allens Creek Trunk Sewer Replacement, Phase I.

During the Master Utility Study, the Allens Creek Trunk Sewer Replacement, Phase I Project was identified as a priority Capital Improvement Project. The project is identified as C1 in the CIP, showing the target date of commencement or completion as 2023, and is described as directly replacing the existing 18-inch gravity sewer with a 24-inch gravity sewer between I-10 and the Wastewater Treatment Plant. Ryan Tinsley will present the project for Council's consideration.

The project is projected to cost approximately \$1,915,000 and would be funded using 2022 Series Certificates of Obligation funds. Ordinance 2022-11 authorizes the use of 2022 Series CO funds for improvements and repairs to streets, roads, stormwater drainage, water, sanitary sewer, wastewater, and gas utility system.

Currently, all available remaining 2018 CO funds are allocated to fund the following projects:

- Downtown Well & Raw Water Main (in progress)
- Rexville Road Water Plant start up costs (in progress)
- R W Harden professional services for Downtown Well & Raw Water Main (in progress)
- Change Order for Downtown Well Orthophosphate Pump (Cost TBD)
- Smart Meter Replacement Program, simultaneous with completing required EPA Lead & Copper Study (in progress)
- Highway 36 Sewer Expansion (in progress)
- Utility Master Plan (completed)
- Fowlkes Street Sewer and Manhole replacement (completed)
- Water Main at 8th and West by Tiger Lane (completed)
- Highway 36 Water Expansion (completed)
- Finished out construction on WWTP (completed)
- Walmart DC Sewer Replacement (completed)
- I-10 and FM 3538 Utility Relocation (completed)
- Pump at Ward Bend Lift Station (completed)

2022 Series Certificates of Obligation bond proceeds totaled \$16,790,000. Allocated projects include:

BEGINNING BALANCE:	To be funded:	\$16,790,000
Rexville Road Water Plant	\$7,772,065	
R W Harden professional services for Rexville Plant	\$20,195	
Street, Gas, Sewer, Water, WWTP Projects approved in current budget	\$851,000	

HMGP Generator Local Match	\$610,920	
REMAINING BALANCE		\$7,535,820
Proposed Allen's Creek Interceptor, Phase I Task Order 23-03	\$1,915,000	
Engineering Cost Task Order 23-03	\$170,000	
REMAINING BALANCE		\$5,450,820
ADDITIONAL TENTATIVE PROJECTS UNDER CONSIDERATION:		
B&PW Retention Pond Expansion & Downtown Stormwater Conveyance Project Task Order 23-04	\$4,130,000	
Engineering Cost Task Order 23-04	\$425,000	
REMAINING BALANCE		\$895,820
PROJECTS THAT MAY REQUIRE FUNDING		
TXDOT Partnership by Sealy, Texas sign at Tony's Restaurant	TBD	
Street Improvement Projects as prioritized by Council	\$750,000 - \$3M	
Menke, San Felipe, Roosevelt & Magnolia Street Water Projects	\$430,000	
Hill & Silliman Street Sewer Improvements	\$765,000	
Steel-Gas Line Replacement 2023	\$245,000	
Proposed Gas Gate	\$1,000,000	
North Water Plant	\$8,659,000	
2025 Wastewater C2	\$3,380,000	
2025 Wastewater C3	\$1,770,000	
Capital Improvements as needed	TBD	
Street repairs/improvements following the completion of the B&PW project	TBD	
Projected Need for Future Additional Funds	+/-	- \$16,999,000- \$25,000,000

12/19/23

The project is eligible to be funded with Sewer Impact Funds.

Wastewater CIP Projects

ID	Name	Year	Project Description	Connections Served By Project			Opinion of Probable Costs		
				Ultimate	Existing	10-Year	Total Costs (2023 Dollars)	10-Year Costs (2023 Dollars)	10-Year Costs (Escalated)
T0	WWTP	2020	Construct a 2.0 mgd average daily flow wastewater treatment plant (WWTP).	5,357	2,404	2,944	\$ 16,318,000	\$ 8,967,742	\$ 8,967,742
T1	WWTP Study	2033	Begin planning for an expansion of the existing WWTP.	5,357	2,404	2,944	\$ 100,000	\$ 54,956	\$ 91,728
C0	Highway 36 Sanitary Sewer	2023	Install 270 gpm lift station (expandable to 550 gpm), 6-inch force main, and 6 to 8-inch gravity sewers from FM 2187 to Jurica Road.	347	0	50	\$ 1,435,000	\$ 206,772	\$ 206,772
C1	Allens Creek Interceptor, P1	2023	Direct replacement of existing 18-inch gravity sewer with a 24-inch gravity sewer between Interstate 10 and the WWTP.	4,107	1,425	1,322	\$ 1,915,000	\$ 616,418	\$ 616,418
C2	W. Front Street Interceptor	2025	Direct replacement of existing 12-inch gravity sewer with a 24-inch gravity sewer between the North 3rd Street Lift Station's force main discharge and the WWTP.	4,107	640	503	\$ 3,380,000	\$ 413,962	\$ 467,663
C3	North 3rd Street FM Replacement	2025	Replace existing 6-inch force main with a 12-inch force main between the North 3rd Street Lift Station and the intersection of West Front Street and 8th Street.	1,785	640	503	\$ 1,770,000	\$ 498,773	\$ 563,477
C4	Willow Street & Brookside Lane	2026	Direct replacement of existing 12-inch gravity sewer with an 18-inch gravity sewer immediately upstream of Interstate 10.	2,370	859	1,511	\$ 675,000	\$ 430,348	\$ 510,484
C5	Rexville Road Interceptor	2026	Install 480 gpm lift station (expandable to 850 gpm), 8-inch force main, and 12-inch gravity sewer to Acres Lane.	1,219	0	497	\$ 4,172,000	\$ 1,700,971	\$ 2,017,714
C6	Peschel Lane Force Main	2027	Install 6-inch force main from proposed development to existing gravity sewer at the B&PW Park; proposed lift station to be constructed by developer.	608	0	608	\$ 210,000	\$ 210,000	\$ 261,560
C7	Columbus Road FM Replacement	2027	Replace existing 4-inch force main with a 6-inch force main and upsize the lift station to 270 gpm (expandable to 450 gpm).	741	75	400	\$ 2,166,000	\$ 1,169,231	\$ 1,456,304
C8	Allens Creek Interceptor, P2	2028	Direct replacement of existing 12-inch gravity sewer with an 18-inch gravity sewer between the Columbus Road force main discharge to upstream of Project C4.	3,036	235	560	\$ 2,232,000	\$ 411,700	\$ 538,421
C9	Sealy Homestead Lift Station	2030	Increase existing 370 gpm lift station to a minimum 550 gpm capacity.	702	93	503	\$ 470,000	\$ 336,766	\$ 485,566
C10	Interstate 10 Interceptor	2033	Install 270 gpm lift station (expandable to 440 gpm), 6-inch force main, and 10-inch gravity sewer from the Pyka Interchange to Project C5.	560	0	294	\$ 4,660,000	\$ 2,446,500	\$ 4,083,503
C11	Schmidt Road Bypass Sewer	2033	Install a jack-and-bore section of 18-inch gravity sewer from the intersection of Schmidt Road and Highway 36, under Highway 36 and the railroad to the WWTP.	1,416	33	666	\$ 750,000	\$ 352,754	\$ 588,789
Study	Study	2023	Impact Fee Study and Updates	2,944	0	2,944	\$ 97,500	\$ 97,500	\$ 97,500
Total Opinion of Probable Costs :							\$ 40,350,500	\$ 17,914,593	\$ 20,953,642



STRAND ASSOCIATES

PROJECT TASK ORDER



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

Task Order No. 23-03
City of Sealy, Texas (OWNER)
and Strand Associates, Inc.® (ENGINEER)
Pursuant to Agreement for Technical Services dated September 17, 2018

Project Information

Project Name: Allens Creek Trunk Sewer Replacement, Phase 1

Project Description: Replacement of approximately 2,400 linear feet (LF) of gravity sanitary sewer along Allens Creek between Gebhardt Road and State Highway 36 by direct replacement and jack-and-bore.

Scope of Services

ENGINEER will provide the following services to OWNER.

Design Services

1. Attend a kickoff meeting with OWNER to review project objectives.
2. Conduct a topographic survey and prepare base mapping for approximately 2,400 LF of gravity sanitary sewer replacement within existing utility easements and street rights-of-way. Topographic survey will include the location of overhead and marked underground utilities within survey limits as field marked through a Texas 811 locate request; additional requests and subsequent surveys will be considered additional services.
3. Perform a geotechnical investigation and prepare a geotechnical report of subsurface conditions. It is anticipated that the geotechnical investigation will be limited to where the sewer will be installed by jack-and-bore method under State Highway 36. Up to 2 borings at a depth of 20 feet will be provided at the State Highway 36 crossing.
4. Develop and submit 30 percent and 90 percent design drawings (including title sheet, index sheet, plan and profile sheets, and standard detail sheets) in accordance with OWNER standards, technical specifications, and opinion of probable construction cost to review with OWNER. Attend two design review meetings with OWNER.
5. Prepare Bidding Documents using Engineers Joint Contract Documents Committee C-700 Standard General Conditions of the Construction Contract, 2018 edition, technical specifications, and engineering drawings.
6. Prepare and submit a project summary transmittal letter to the Texas Commission on Environmental Quality.

City of Sealy
Task Order No. 23-03
Page 2
December 4, 2023

7. Prepare and submit a permit application to the Texas Department of Transportation (TxDOT) for installation of utilities in existing TxDOT right-of-way.

Bidding-Related Services

1. Distribute Bidding Documents electronically through CivCast, available at www.strand.com and www.civcastusa.com. Submit Advertisement to Bid to OWNER's newspaper of choice for publishing. OWNER shall pay newspaper directly for publishing.
2. Attend prebid meeting, prepare addenda, and answer questions during bidding.
3. Attend bid opening, tabulate and analyze bid results, and assist OWNER in the award of the Construction Contract.
4. Prepare two sets of Contract Documents for signature.

Construction-Related Services

1. Provide contract administration services, including attendance at a preconstruction conference, review of contractor's shop drawing submittals, review of contractor's periodic pay requests, attendance at construction progress meetings, periodic site visits, and participation in project closeout. Services are based on a 120-day total construction schedule.
2. Perform one iteration of construction staking for sanitary sewer. Additional iterations of construction staking will be considered additional services.
3. Provide resident project representative for up to 160 hours of part-time observation of construction; part-time observation is anticipated to be two site visits per week for up to 40 hours per month. In furnishing observation services, ENGINEER's efforts will be directed toward determining for OWNER that the completed project will, in general, conform to the Contract Documents; but ENGINEER will not supervise, direct, or have control over the contractor's work and will not be responsible for the contractor's construction means, methods, techniques, sequences, procedures, or health and safety precautions or programs, or for the contractor's failure to perform the construction work in accordance with the Contract Documents. Services are based on a 120-day total construction schedule and up to 40 hours per month.
4. Provide record drawings in electronic format from information compiled from the contractor's records. ENGINEER is providing drafting Services only for record drawings based on the records presented to ENGINEER by contractor and OWNER. ENGINEER will not be liable for the accuracy of the record drawing information provided by contractor and OWNER

Compensation

OWNER shall compensate ENGINEER for Services under this Task Order a lump sum of \$170,000.

City of Sealy
Task Order No. 23-03
Page 3
December 4, 2023

Schedule

Services will begin upon execution of this Task Order, which is anticipated the week of December 4, 2023. Services are scheduled for completion on December 31, 2024.

TASK ORDER AUTHORIZATION AND ACCEPTANCE:

ENGINEER:

OWNER:

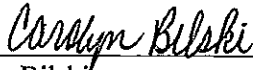
STRAND ASSOCIATES, INC.®

CITY OF SEALY



Joseph M. Bunker
Corporate Secretary

1/9/24
Date



Carolyn Bilski
Mayor

12-19-2023
Date

ADDITIONAL IMPROVEMENTS

Legend

- Manhole
- Existing Sewer Main
- ▬ Gravity Sewer Improvements
- ▬ Trunk Sewer Improvements
- ▭ Project Area



Path: S:\PROJECTS\3903\3903-001\Drawings\GIS\Map\MapInfo\MapInfo_External.aprx
User: jshaw
Date: 11/23/2015
Time: 9:56 AM



FIGURE 1
3903.004

ADDITIONAL UPSTREAM SANITARY SEWER IMPROVEMENTS

**ALLENS CREEK TRUNK SEWER REPLACEMENT
CITY OF SEALY
AUSTIN COUNTY, TEXAS**

Path: S:\PROJECTS\3903-3903\3903\Drawings\DWG\WaterLineImprovements_Fig2plan_Dimension.aprx
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Date: 11/20/2023
Time: 9:45 AM

Legend

- ◆ Hydrants
- Existing Water Main
- ▬ Water Line Improvements
- ▭ Project Area



SSA
STRAND
ASSOCIATES
FIGURE 2
3903.084

ADDITIONAL UPSTREAM WATER LINE IMPROVEMENTS

**ALLENS CREEK TRUNK SEWER REPLACEMENT
CITY OF SEALY
AUSTIN COUNTY, TEXAS**

**WASTEWATER CIP
And Project Summary
Sheets:**

C-1

C-4

C-7

Project ID	Project Name	Year	OPPC in 2023 Dollars	Escalated Annual Cost
C-1	Allens Creek Interceptor	2023	\$1,915,000	\$1,915,000
C-2	West Front Street Improvements	2025	\$3,380,000	\$3,820,000
C-3	North 3rd Lift Station Improvements	2025	\$1,770,000	\$2,000,000
C-4	Willow Street and Brookside Lane Improvements	2026	\$675,000	\$800,000
C-5	Hill Street and Silliman Street Improvements	2024	\$710,000	\$765,000
C-6	Fowlkes Street and 10th Street Utility Improvements	2024	\$355,000	\$380,000
C-7	Kathy Avenue and Terri Avenue Utility Improvements	2024	\$1,165,000	\$1,255,000
C-8	Schmidt Road Bypass Sewer	2033	\$750,000	\$1,250,000
C-9	Sealy Homestead Lift Station Improvements	2030	\$470,000	\$680,000
D-1	Peschel Lane Utility Improvements	2027	\$2,442,000	\$3,040,000
D-2	Columbus Road and Highway 36 North	2027	\$2,166,000	\$2,700,000
D-3	Rexville Road South Utility Improvements	2026	\$2,465,000	\$2,925,000
D-4	Interstate 10 Pyka Interchange Utility Improvements	2033	\$4,660,000	\$7,780,000
D-5	Eagle Lake and Rexville Road Utility Improvements	2033	\$4,172,000	\$6,965,000
D-7	Southwest Region and Walmart DC Sewer Improvements	2033	\$6,250,000	\$10,430,000
Various	Adjacent Utility Improvements	Various	\$3,050,000	\$5,090,000
Total			\$36,395,000	\$51,795,000
Project ID	Project Name	Year	OPPC in 2023 Dollars	Estimated Average Annual Cost
Various	10-year Inspections	2033	\$605,000	\$60,500
Various	20-year Inspections	2053	\$7,860,000	\$393,000

Table 5.04-1 Summary of OPPC for Recommended Improvements

Sanitary Sewer Master Plan

Project Fact Sheet

Project Name: Allens Creek Interceptor

Project Type: Sanitary Sewer Improvements



Project Overview

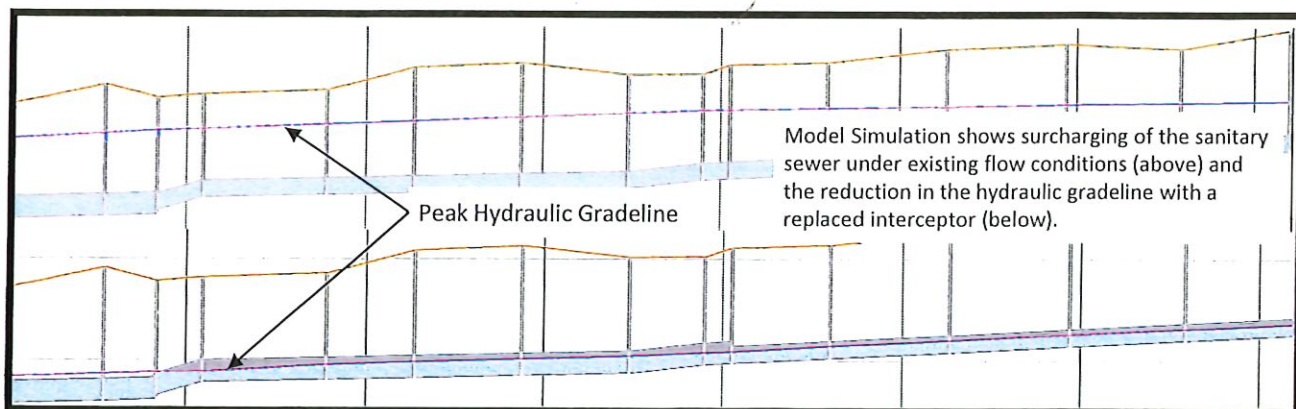
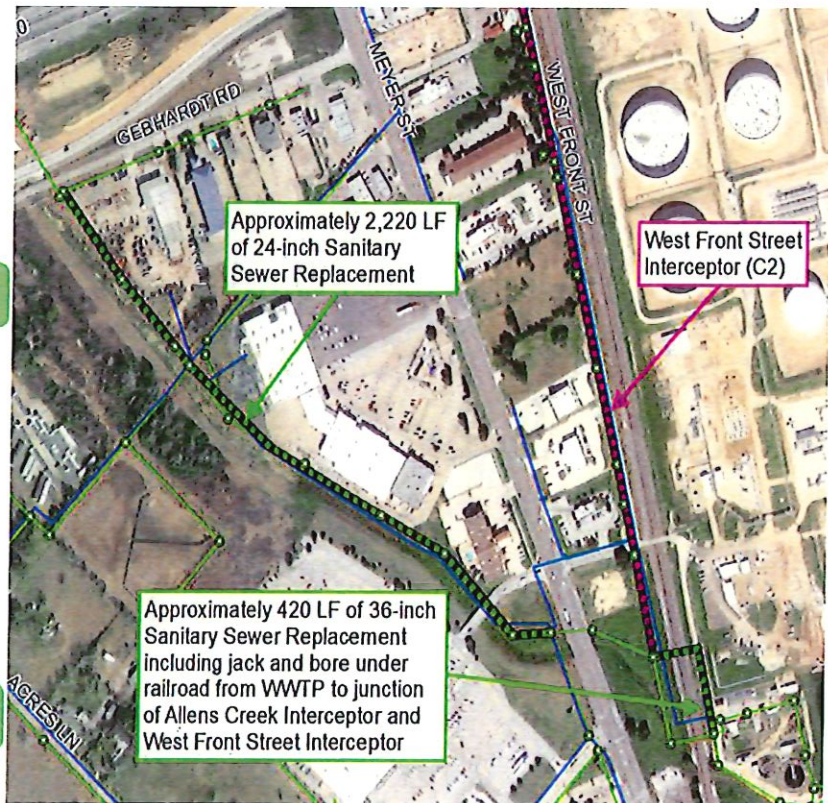
The Allens Creek Interceptor is an existing 18-inch vitrified clay pipe (VCP) flowing from the I-10 crossing to the WWTP near West Front Street. A hydraulic model simulation of a 5-year, 3-hour design storm shows surcharging of the interceptor to within 3-feet of the ground surface under current conditions. Improvements are needed to convey the flow to serve not only existing customers but also to allow future growth upstream.

Additional Benefits

Improvements will replace the 18-inch interceptor with a new 24-inch pipe to meet not only existing capacity needs but also to allow growth of a potential; commercial district and approximately 920 homes in the next 10 years and ultimately 1,570 homes over a 20-year planning window.

Estimated Capital Cost

Sanitary – \$1,915,000



Sanitary Sewer Master Plan

Project Fact Sheet

Project Name: Willow Street and Brookside Lane

Project Type: Sanitary Sewer and Water Main Improvements



Project Overview

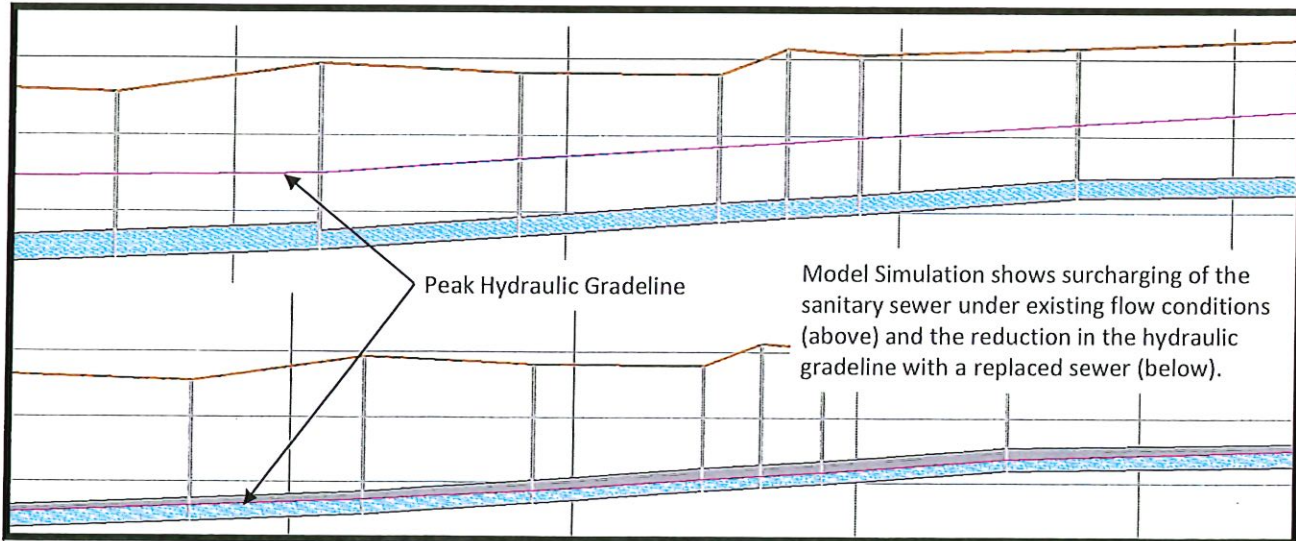
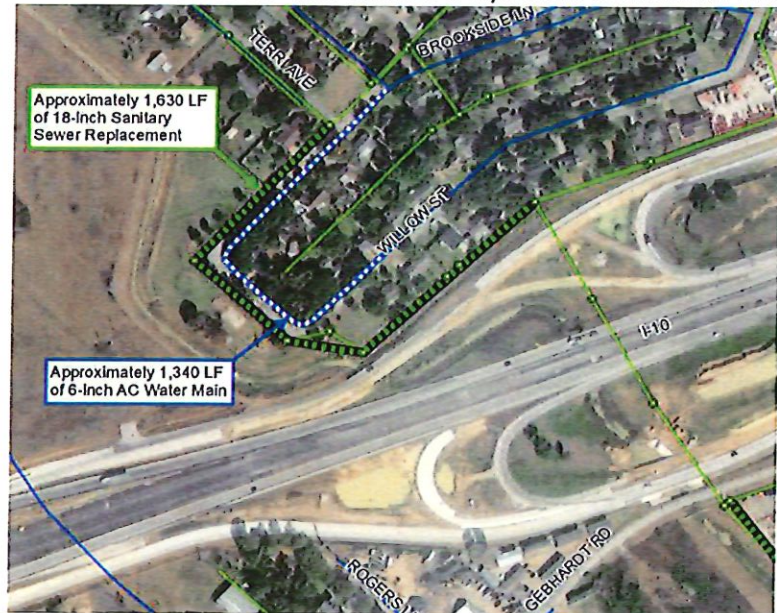
The Willow Street Sewer and Brookside Lane sanitary sewers are 12-inch VCP and extend from Terri Avenue, through backyards, and to the 18-inch I-10 crossing to connect to the Allens Creek interceptor. A hydraulic model simulation of a 5-year, 3-hour design storm shows surcharging of the sewer to within 4-feet of the ground surface under current conditions. This creates a hydraulic bottleneck and limits the ability of the City to grow.

Additional Benefits

Improvements will replace the 12-inch pipe with a new 18-inch pipe. In addition, the adjacent 6-inch AC water main is beyond its useful life and may be included with the sewer replacement leveraging savings in mobilization and restoration costs.

Estimated Capital Cost

Sanitary – \$675,000
Water – \$260,000
Total – \$935,000





Sanitary Sewer Master Plan

Project Fact Sheet

Project Name: Kathy Avenue and Terri Avenue

Project Type: Utility Improvements



Project Overview

The area surrounding Terri Avenue and Kathy Avenue have been prone to SSOs, per reports by City staff as a result of insufficient capacity. Currently there are approximately 25 homes connected to a 4-inch sewer in four locations and are shown on the below figure. In addition, GIS indicates all of these individual sewers flow to a 4-inch sewer at the intersection of Terri Avenue and Brookside Lane which should be verified. These sewers should be replaced with a minimum 8-inch diameter sewer to reduce the risk of capacity constraints and SSOs.

Additional Benefits

While replacing the sewers in this area, the City may also benefit from replacing the existing 1-inch, 2-inch, and 6-inch steel and AC water mains adjacent to the sewers. These improvements are also in close proximity to gas main project G12 from the Natural Gas Master Plan, and water main project W2 from the Water System Master Plan.



Estimated Capital Cost

Sanitary – \$1,165,000

Water – \$545,000

Total – \$1,710,000



Two project components are eligible to be funded with Sewer Impact Funds.

Wastewater CIP Projects

ID	Name	Year	Project Description	Connections Served By Project			Opinion of Probable Costs		
				Ultimate	Existing	10-Year	Total Costs (2023 Dollars)	10-Year Costs (2023 Dollars)	10-Year Costs (Escalated)
T0	WWTP	2020	Construct a 2.0 mgd average daily flow wastewater treatment plant (WWTP).	5,357	2,404	2,944	\$ 16,318,000	\$ 8,967,742	\$ 8,967,742
T1	WWTP Study	2033	Begin planning for an expansion of the existing WWTP.	5,357	2,404	2,944	\$ 100,000	\$ 54,956	\$ 91,728
C0	Highway 36 Sanitary Sewer	2023	Install 270 gpm lift station (expandable to 550 gpm), 6-inch force main, and 6 to 8-inch gravity sewers from FM 2187 to Jurica Road.	347	0	50	\$ 1,435,000	\$ 206,772	\$ 206,772
C1	Allens Creek Interceptor, P1	2023	Direct replacement of existing 18-inch gravity sewer with a 24-inch gravity sewer between Interstate 10 and the WWTP.	4,107	1,425	1,322	\$ 1,915,000	\$ 616,418	\$ 616,418
C2	W. Front Street Interceptor	2025	Direct replacement of existing 12-inch gravity sewer with a 24-inch gravity sewer between the North 3rd Street Lift Station's force main discharge and the WWTP.	4,107	640	503	\$ 3,380,000	\$ 413,962	\$ 467,663
C3	North 3rd Street FM Replacement	2025	Replace existing 6-inch force main with a 12-inch force main between the North 3rd Street Lift Station and the intersection of West Front Street and 8th Street.	1,785	640	503	\$ 1,770,000	\$ 498,773	\$ 563,477
C4	Willow Street & Brookside Lane	2026	Direct replacement of existing 12-inch gravity sewer with an 18-inch gravity sewer immediately upstream of Interstate 10.	2,370	859	1,511	\$ 675,000	\$ 430,348	\$ 510,484
C5	Rexville Road Interceptor	2026	Install 480 gpm lift station (expandable to 850 gpm), 8-inch force main, and 12-inch gravity sewer to Acres Lane.	1,219	0	497	\$ 4,172,000	\$ 1,700,971	\$ 2,017,714
C6	Peschel Lane Force Main	2027	Install 6-inch force main from proposed development to existing gravity sewer at the B&PW Park; proposed lift station to be constructed by developer.	608	0	608	\$ 210,000	\$ 210,000	\$ 261,560
C7	Columbus Road FM Replacement	2027	Replace existing 4-inch force main with a 6-inch force main and upsized the lift station to 270 gpm (expandable to 450 gpm).	741	75	400	\$ 2,166,000	\$ 1,169,231	\$ 1,456,304
C8	Allens Creek Interceptor, P2	2028	Direct replacement of existing 12-inch gravity sewer with an 18-inch gravity sewer between the Columbus Road force main discharge to upstream of Project C4.	3,036	235	560	\$ 2,232,000	\$ 411,700	\$ 538,421
C9	Sealy Homestead Lift Station	2030	Increase existing 370 gpm lift station to a minimum 550 gpm capacity.	702	93	503	\$ 470,000	\$ 336,766	\$ 485,566
C10	Interstate 10 Interceptor	2033	Install 270 gpm lift station (expandable to 440 gpm), 6-inch force main, and 10-inch gravity sewer from the Pyka Interchange to Project C5.	560	0	294	\$ 4,660,000	\$ 2,446,500	\$ 4,083,503
C11	Schmidt Road Bypass Sewer	2033	Install a jack-and-bore section of 18-inch gravity sewer from the intersection of Schmidt Road and Highway 36, under Highway 36 and the railroad to the WWTP.	1,416	33	666	\$ 750,000	\$ 352,754	\$ 588,789
Study	Study	2023	Impact Fee Study and Updates	2,944	0	2,944	\$ 97,500	\$ 97,500	\$ 97,500
Total Opinion of Probable Costs :							\$ 40,350,500	\$ 17,914,393	\$ 20,953,642



**ADJUSTED
COST OPINION**



Strand Associates, Inc.®
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CITY OF SEALY, TEXAS
ALLENS CREEK TRUNK SEWER REPLACEMENT EXPANSION
ENGINEER'S OPINION OF PROBABLE PROJECT COST
 November 24, 2025

SECTION	LOCATION	TOTAL COST
1	Allens Creek Trunk Sewer Replacement, Phase 1	\$ 1,569,000.00
2	Allens Creek Trunk Sewer Replacement, Phase 1B	\$ 1,371,000.00
3	Allens Creek Trunk Sewer Replacement-Residential Sanitary Sewers	\$ 1,240,000.00
4	Allens Creek Trunk Sewer Replacement-Residential Water Lines	\$ 1,840,000.00
TOTAL CONSTRUCTION COST:		\$ 6,020,000.00
ITEM NO.	DESCRIPTION	TOTAL COST
1.	Basic Services-Design, Bidding, and Construction-Related Services.	\$ 535,000.00
2.	Topographic Survey (Construction Staking by Contractor).	\$ 30,000.00
3.	Part-Time Construction Observation (40 Hours per Month for 15 Months).	\$ 95,000.00
4.	Geotechnical Services (Construction Materials Testing Services by Contractor).	\$ 20,000.00
TOTAL ENGINEER'S OPINION OF PROBABLE PROJECT COST:		\$ 6,700,000.00

Ryan D. Tinsley, P.E., ENV SP
 Strand Associates, Inc.® (TBPE No. F-8405)
 1906 Niebuhr Street
 Brenham, TX 77833

STATE OF TEXAS
 RYAN DANIEL TINSLEY
 132320
 LICENSED PROFESSIONAL ENGINEER
 11/24/2025

ALLENS CREEK TRUNK SEWER REPLACEMENT, PHASE I					
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY		UNIT COST	TOTAL COST
1.	Mobilization (Not to Exceed 10 Percent of the Project Cost, Excluding Mobilization).	1	LS	\$ 118,000.00	\$ 118,000.00
2.	Remove and Dispose of the Existing 18-Inch Sanitary Sewer Pipe and Furnish and Install 24-Inch American Water Works Association (AWWA) C900-16 Dimension Ratio (DR) 25 Pressure-Rated Sanitary Sewer Pipe, Open Cut, All Depths.	2,142	LF	\$ 300.00	\$ 642,600.00
3.	Furnish and Install 24-Inch AWWA C900-16 DR 25 Pressure-Rated Sanitary Sewer Pipe, Open Cut, All Depths.	96	LF	\$ 260.00	\$ 24,960.00
4.	Furnish and Install 24-inch AWWA C900-16 DR 25 Pressure-Rated Sanitary Sewer Pipe Inside a 36-Inch Steel Casing, by Jack and Bore.	125	LF	\$ 1,000.00	\$ 125,000.00
5.	Furnish and Install 24-inch AWWA C900-16 DR 25 Pressure-Rated Sanitary Sewer Pipe Inside a 36-Inch Steel Casing, Open Cut, All Depths.	60	LF	\$ 500.00	\$ 30,000.00
6.	Remove and Dispose of the Existing Manhole (MH).	9	EA	\$ 2,000.00	\$ 18,000.00
7.	Furnish and Install New 5-Foot-Diameter Precast Concrete MHs with Vent with Connections to All Existing and Proposed Sanitary Sewers; Various Sizes.	4	EA	\$ 15,000.00	\$ 60,000.00
8.	Furnish and Install New 5-Foot-Diameter Precast Concrete MHs, with Connections to All Existing and Proposed Sanitary Sewers; Various Sizes.	7	EA	\$ 12,500.00	\$ 87,500.00
9.	Furnish and Install New 5-Foot-Diameter, Precast Concrete MH (Greater Than 5 Feet Deep).	83	VF	\$ 350.00	\$ 29,050.00
10.	Furnish Equipment and Materials to Make 24-Inch Connection to the Existing MH.	1	EA	\$ 3,500.00	\$ 3,500.00
11.	Remove and Dispose of the Existing 18-Inch Sanitary Sewer Pipe and Plug the Existing MH.	1	EA	\$ 5,000.00	\$ 5,000.00
12.	Furnish All Materials and Equipment to Perform Concrete Pavement Repair (Including Base Material).	355	LF	\$ 100.00	\$ 35,500.00
13.	Sanitary Sewer Bypass Pumping.	1	LS	\$ 50,000.00	\$ 50,000.00
14.	Furnish Equipment and Materials to Perform Temporary Erosion Control.	1	LS	\$ 10,000.00	\$ 10,000.00
15.	Furnish Equipment and Materials to Perform Trench Safety; All Depths.	2,298	LF	\$ 3.00	\$ 6,894.00
16.	Furnish Equipment and Materials to Perform Traffic Control in Accordance with the Texas Manual on Uniform Traffic Control Devices (TMUTCD).	1	LS	\$ 10,000.00	\$ 10,000.00
17.	Furnish Equipment and Materials to Perform Site Restoration.	1	LS	\$ 10,000.00	\$ 10,000.00
18.	Cash Allowance—Dewatering.	1	LS	\$ 20,000.00	\$ 20,000.00
19.	Cash Allowance—Construction Materials Testing.	1	LS	\$ 20,000.00	\$ 20,000.00
Subtotal Construction Cost (Rounded):					\$ 1,307,000.00
20% Contingency (Rounded):					\$ 262,000.00
TOTAL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST:					\$ 1,569,000.00

ALLENS CREEK TRUNK SEWER REPLACEMENT, PHASE 1B					
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY		UNIT COST	TOTAL COST
1.	Mobilization (Not to Exceed 10 Percent of the Project Cost, Excluding Mobilization).	1	LS	\$ 100,000.00	\$ 100,000.00
2.	Remove and Dispose of the Existing Sanitary Sewer Pipe and Furnish and Install 18-Inch American Society for Testing and Materials (ASTM) F679 Pipe Stiffness 115 Sanitary Sewer Pipe, Open Cut, All Depths.	3,000	LF	\$ 215.00	\$ 645,000.00
3.	Perform Concrete Driveway Repair.	200	LF	\$ 65.00	\$ 13,000.00
4.	Perform Asphalt Repair Along Trench Width.	1,360	LF	\$ 25.00	\$ 34,000.00
5.	Remove and Dispose of the Existing MH.	11	EA	\$ 2,500.00	\$ 27,500.00
6.	Furnish and Install New 5-Foot-Diameter Precast Concrete MHs with Vent with Connections to All Existing and Proposed Sanitary Sewers; Various Sizes.	4	EA	\$ 15,000.00	\$ 60,000.00
7.	Furnish and Install New 5-Foot-Diameter Precast Concrete MHs, with Connections to All Existing and Proposed Sanitary Sewers; Various Sizes.	7	EA	\$ 12,500.00	\$ 87,500.00
8.	Furnish and Install New 5-Foot-Diameter, Precast Concrete MH (Greater Than 5 Feet Deep).	66	VF	\$ 350.00	\$ 23,100.00
9.	Furnish and Install a New 4-Inch Service, with Connection to the Main, Cleanout, and Cleanout Box.	18	EA	\$ 2,500.00	\$ 45,000.00
10.	Sanitary Sewer Bypass Pumping.	1	LS	\$ 50,000.00	\$ 50,000.00
11.	Furnish Equipment and Materials to Perform Temporary Erosion Control.	1	LS	\$ 5,000.00	\$ 5,000.00
12.	Furnish Equipment and Materials to Perform Trench Safety; All Depths.	2,250	LF	\$ 3.00	\$ 6,750.00
13.	Furnish Equipment and Materials to Perform Traffic Control in Accordance with the TMUTCD.	1	LS	\$ 5,000.00	\$ 5,000.00
14.	Furnish Equipment and Materials to Perform Site Restoration.	1	LS	\$ 10,000.00	\$ 10,000.00
15.	Cash Allowance—Dewatering.	1	LS	\$ 10,000.00	\$ 10,000.00
16.	Cash Allowance—Construction Materials Testing.	1	LS	\$ 20,000.00	\$ 20,000.00
Subtotal Construction Cost (Rounded):					\$ 1,142,000.00
20% Contingency (Rounded):					\$ 229,000.00
TOTAL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST:					\$ 1,371,000.00

ALLENS CREEK TRUNK SEWER REPLACEMENT-RESIDENTIAL WATER LINES					
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY		UNIT COST	TOTAL COST
1.	Furnish and Install 4-Inch AWWA C900 DR 18 Water Main by Open Cut.	3960	LF	\$ 60.00	\$ 238,000.00
2.	Furnish and Install 6-Inch AWWA C900 DR 18 Water Main by Open Cut.	7550	LF	\$ 75.00	\$ 567,000.00
3.	Perform Concrete Driveway Repair.	960	LF	\$ 65.00	\$ 63,000.00
4.	Perform Asphalt Driveway Repair.	800	LF	\$ 45.00	\$ 36,000.00
5.	Furnish and Install 2-Inch Gate Valve and Box.	2	EA	\$ 2,000.00	\$ 4,000.00
6.	Furnish and Install 6-Inch Gate Valve and Box.	9	EA	\$ 5,000.00	\$ 45,000.00
7.	Make 2-Inch Wet Connection to the Existing Water Line; Complete in Place.	2	EA	\$ 1,900.00	\$ 4,000.00
8.	Make 6-Inch Wet Connection to the Existing Water Line; Complete in Place.	3	EA	\$ 4,700.00	\$ 15,000.00
9.	Furnish Equipment and Materials to Make Water Service Tap and Connection to Water Meter.	135	EA	\$ 3,500.00	\$ 473,000.00
10.	Abandon Water Lines, Including Valve Box Obliteration.	1	LS	\$ 6,000.00	\$ 6,000.00
11.	Remove and Dispose of the Existing Fire Hydrant Assmebly.	2	EA	\$ 1,000.00	\$ 2,000.00
12.	Furnish and Install a New Fire Hydrant Assembly with Gate Valve (Including All Fittings Required for Installation).	5	EA	\$ 12,000.00	\$ 60,000.00
13.	Erosion Control, Site Restoration, Seeding, Sodding, and Cleanup	1	LS	\$ 20,000.00	\$ 20,000.00
14.	Cash Allowance-Construction Materials Testing.	1	LS	\$ 10,000.00	\$ 10,000.00
Subtotal Construction Cost (Rounded):					\$ 1,533,000.00
20% Contingency (Rounded):					\$ 307,000.00
TOTAL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST:					\$ 1,840,000.00

CIP SPREADSHEET

Updated Strand's Cost Opinion on:

Seventh Street Water Line & Roadway: From \$1,014,000 to \$1,220,000

Updated Approved Cost Allocations using 2022 CO Funds based on actual project costs, but these close out of the 2022 CO Fund is in progress and subject to change based on any necessary adjustments.

Includes approval of the West Front Street Project Expansion, increasing the estimated project cost to \$9,469,000

IMPACT TO 2025 CO FUND BALANCE IF THE PROJECT IS AMENDED

To be funded in the estimated amount of \$6,700,000, would decrease the estimated remaining unassigned fund balance from \$10,690,523.17 to \$5,830,523.17

2025-2026 APPROVED & PROPOSED PROJECT FUNDING SOURCE(S)

NAME	TOTAL	2018 CO	2022 CO	2025 CO	SEWER IMPACT	WATER IMPACT	GENERAL	WATER	SEWER	GAS	HOT FUNDS	EDC	Developer	GRANT	CHECK		
FUND BALANCE:																	
HIGHWAY 36 SEWER EXTENSION	\$	1,218,231.50	\$	752,424.00	\$	19,910,000.00	\$	1,118,280.01	\$	974,790.89					\$	1,218,231.50	
This project is complete - remains on the list for tracking fund allocations																	
FEMA GENERATOR GRANT PROJECT	\$	648,511.87		80,710.33												\$	648,511.87
Includes change order requests (645,320)																	
REXVILLE ROAD WATER WELL & PLANT, ENG & GEO	\$	6,074,230.00	\$	1,097,900.00	\$	5,576,330.00										\$	6,074,230.00
Includes change order requests (645,320)																	
Engineering T&E Other \$498,220																	
Water Well \$170,000 & Change Order \$45,920 + Geo \$9,000																	
Water Plant (Aug) \$4,522,600																	
ALLENS CREEK TRUNK SEWER, PHASE 1 & ENGINEERING	\$	6,700,000.00		1,840,000.00	\$	4,860,000.00										\$	4,595,000.00
Construction \$6,020,000 + Engineering and Geo \$680,000																	
CHAPMAN BEPW DRAINAGE: WESTVIEW TERRACE	\$	6,475,000.00		6,350,000.00	\$	125,000.00										\$	6,475,000.00
Phase 1: Westview Terrace Storm \$3,787,785.50																	
Phase 1: Road Expansion \$2,121,214.50																	
Engineering \$475K																	
2025 PAVEMENT ASSET ASSESSMENT (Task Order 25-01)	\$	33,500.00		33,500.00												\$	33,500.00
CHAPMAN BEPW PARKING EXPANSION - ENGINEERING STUDY	\$	867,700.00				781,700.00		86,000.00								\$	867,700.00
3/2/25 #2 - \$781,700 approved, plus engineering \$86,000																	
IRENE LEBLANC SPLASH PAD	\$	513,274.98						87,043.98				70,000.00				\$	513,274.98
\$455K + engineering \$58,271.98																	
TROTT Facility Utility Expansion	\$	605,932.30											605,932.30			\$	605,932.30
SEVENTH STREET WATER LINE & ROADWAY & ENGINEERING	\$	1,220,000.00				1,220,000.00										\$	1,220,000.00
11/29/25 Per R.T.: includes construction, engineering, and geotechnical																	
WATER TANK IMPROVEMENTS 2024	\$	14,000.00		14,000.00												\$	14,000.00
PUMP #2 OF 3 N. THIRD LIFT STATION 11/5/24	\$	70,000.00		70,000.00												\$	70,000.00
PUMP #3 OF 3 N. THIRD LIFT STATION 11/5/24	\$	70,000.00		70,000.00												\$	70,000.00
Repairs to Wells #5 & #6 Contingent on TCEQ approval 8/18/25																	
CRYAN PARK POND EROSION MANAGEMENT & BEAUTIFICATION	\$	439,800.00											439,800.00			\$	439,800.00
37K engineering, \$373,200 construction, \$29,600 contingencies																	
CRYAN PARK POND WALKING TRAIL LIGHTING PROJECT	\$	285,100.00											285,100.00			\$	285,100.00
37K engineering, \$218,500 lights/construction, \$29,600 contingencies																	
SHADE STRUCTURE PROJECT AT CRYAN PARK WALKING TRAIL	\$	50,000.00						25,000.00					25,000.00			\$	50,000.00
POLICE DEPARTMENT FROM CONDENSATION - ENGINEERING STUDY	\$	27,000.00						27,000.00								\$	27,000.00
IMPROVEMENTS AND REPAIRS TO PLAYGROUND EQUIPMENT AT PARKS	\$	150,000.00						150,000.00								\$	150,000.00
W. E. HILL COMMUNITY CENTER: ADA IMPROVEMENTS	\$	87,750.00														\$	87,750.00
\$70,000 construction architectural \$17,750 (T.O. #2-517,850) Remaining funds \$69,900 const.																	
LIEDERTAFEL HISTORIC PRESERVATION IMPROVEMENTS	\$	124,975.00														\$	124,975.00
EDC \$72K Construction EDC \$14,500 architectural, NOT \$15,475 Construction Architectural \$14,500 + \$110,475 construction																	
WAYFINDING SIGN PROJECT	\$	105,000.00														\$	105,000.00
DOWNTOWN ALLEY IMPROVEMENTS & LIGHTING PROJECT	\$	250,000.00														\$	250,000.00
\$48K consultant - Redev. Ch. 2023/2024 construction \$550K engineering																	
UTILITY LINE EXTENSION FOR BUSINESS EXPANSION	\$	12,000.00											12,000.00			\$	12,000.00
W FRONT STREET INFRASTRUCTURE PROJECT	\$	9,469,000.00		2,260,652.17	\$	6,692,776.83										\$	9,469,000.00
\$8,709,000 construction & geo + \$760K engineer + CEO																	
PROPOSED: ADA & SPACE IMPROVEMENTS TO CITY HALL/HILL CENTER	\$															\$	
TO BE DETERMINED	\$															\$	
RY 2026 REXVILLE ROAD WATER TANK REHAIB (W-11)	\$	700,000.00						700,000.00								\$	700,000.00
Perkins said the Watermain Tower is due for Rehab - NOT BUDGETED																	
RY 25/26 FIRE HYDRANT MAINTENANCE	\$	90,000.00						90,000.00								\$	90,000.00
RY 25/26 SEWER TREATMENT PLANT IMPROVEMENTS	\$	245,000.00							245,000.00							\$	245,000.00
RY 25/26 SEWER INFRASTRUCTURE & SEWER LINE IMPROVEMENTS	\$	560,000.00							560,000.00							\$	560,000.00
RY 25/26 GAS LINE IMPROVEMENTS- 0' under Highway 90	\$	50,000.00														\$	50,000.00
TOTAL:	\$	38,156,005.05		14,890,324.00	\$	16,790,000.00		14,079,476.83	\$	515,571.00						\$	36,069,777.85
REMAINING BALANCED (UNASSIGNED):	\$															\$	571,764.00
	\$	6,700,000.00		1,840,000.00	\$	4,860,000.00										\$	4,595,000.00
	\$	6,475,000.00		6,350,000.00	\$	125,000.00										\$	6,475,000.00
	\$	33,500.00		33,500.00												\$	33,500.00
	\$	867,700.00				781,700.00		86,000.00								\$	867,700.00
	\$	513,274.98						87,043.98				70,000.00				\$	513,274.98
	\$	605,932.30											605,932.30			\$	605,932.30
	\$	1,220,000.00				1,220,000.00										\$	1,220,000.00
	\$	14,000.00		14,000.00												\$	14,000.00
	\$	70,000.00		70,000.00												\$	70,000.00
	\$	70,000.00		70,000.00												\$	70,000.00
	\$	400,000.00				400,000.00										\$	400,000.00
	\$	439,800.00											439,800.00			\$	439,800.00
	\$	285,100.00											285,100.00			\$	285,100.00
	\$	50,000.00						25,000.00					25,000.00			\$	50,000.00
	\$	27,000.00						27,000.00								\$	27,000.00
	\$	150,000.00						150,000.00								\$	150,000.00
	\$	87,750.00														\$	87,750.00
	\$	124,975.00														\$	124,975.00
	\$	105,000.00														\$	105,000.00
	\$	250,000.00														\$	250,000.00
	\$	12,000.00											12,000.00			\$	12,000.00
	\$	9,469,000.00		2,260,652.17	\$	6,692,776.83										\$	9,469,000.00
	\$															\$	
	\$	700,000.00						700,000.00								\$	700,000.00
	\$	90,000.00						90,000.00								\$	90,000.00
	\$	245,000.00							245,000.00							\$	245,000.00
	\$	560,000.00							560,000.00							\$	560,000.00
	\$	50,000.00														\$	50,000.00
	\$	38,156,005.05		14,890,324.00	\$	16,790,000.00		14,079,476.83	\$	515,571.00						\$	36,069,777.85
	\$															\$	
	\$	6,700,000.00		1,840,000.00	\$	4,860,000.00										\$	4,595,000.00
	\$	6,475,000.00		6,350,000.00	\$	125,000.00										\$	6,475,000.00
	\$	33,500.00		33,500.00												\$	33,500.00
	\$	867,700.00				781,700.00		86,000.00								\$	867,700.00
	\$	513,274.98						87,043.98				70,					

PROPOSED CAPITAL IMPROVEMENT PROJECTS TO BE APPROVED AND FUNDED:

NAME	TOTAL	2018 CO	2022 CO	2025 CO	SEWER IMPACT	WATER IMPACT	GENERAL	WATER	SEWER	GAS	HOT FUNDS	IDC	GRANT	CHECK
FUND BALANCE:														
FY 2026 SANITARY SEWER REPLACEMENTS - C4 Willow and Brookside (Add'd to Allen Creek Trunk Sewer Project 11/18)	\$ -	\$ -	\$ -	\$ -	\$ 662,709.01	\$ 571,764.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2026 SANITARY SEWER REPLACEMENTS - C5 Hill Street and Silliman Street	\$ 900,000.00	\$ -	\$ -	\$ 900,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,000.00
FY 2026-2030 SANITARY SEWER REPLACEMENTS: C-6 Powlkes @ 16th (S-395K) and Kathy @ Terr (S1,710,000)	\$ 385,000.00	\$ -	\$ -	\$ 385,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 385,000.00
FY 2026 NATURAL GAS MAIN REPLACEMENTS - G1 & G2 Second Street & Fifth Street	\$ 700,000.00	\$ -	\$ -	\$ 700,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000.00
FY 2027 NATURAL GAS MAIN REPLACEMENTS - G-3 & G-4 WestView Subdivision & West Street and Eagle Lake Road	\$ 600,000.00	\$ -	\$ -	\$ 600,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000.00
FY 2028 NATURAL GAS REPLACEMENTS - G-5 & G-6 Silliman and San Felipe & San Felipe and Gairland	\$ 725,000.00	\$ -	\$ -	\$ 725,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 725,000.00
FY 2029 NATURAL GAS REPLACEMENTS - G-7 North Meyer and Highway 36	\$ 450,000.00	\$ -	\$ -	\$ 450,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000.00
FY 2030 NATURAL GAS REPLACEMENTS - G-8 Silliman, Moore Street, and Frydek Road	\$ 550,000.00	\$ -	\$ -	\$ 550,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000.00
FY 2026 WATER MAIN REPLACEMENTS - W-1 & W-2 Menke Street & San Felipe Road and Roosevelt and Magnolia	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00
FY 2027 WATER MAIN REPLACEMENTS - W-3 Powlkes Street	\$ 400,000.00	\$ -	\$ -	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000.00
FY 2028 WATER MAIN REPLACEMENTS - W-5 Columbus Road Water Plant	\$ 8,365,000.00	\$ -	\$ -	\$ 8,365,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,365,000.00
FY 2027 WARD BEND ROAD & SILLIMAN GSF REHAB	\$ 650,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000.00
FY 2028 DOWNTOWN EST REHAB (W-11)	\$ 800,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800,000.00
FY 2028-2030 WATER MAIN REPLACEMENTS: W-13	\$ 1,125,000.00	\$ -	\$ -	\$ 1,125,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,125,000.00
TOTAL	\$ 16,150,000.00	\$ -	\$ -	\$ 14,700,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,125,000.00
BALANCE REMAINING	\$ -	\$ -	\$ -	\$ (6,384,474.93)	\$ (602,709.01)	\$ (571,764.00)	\$ -	\$ (1,450,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (16,150,000.00)

50 Year Water Main Improvements
WATER MASTER PLAN PROJECT W-12: LEAD SERVICE LINE REPLACEMENT

ITEM #5



STAFF REPORT

Meeting Date: December 2, 2025

Agenda Item No. - Discussion and Possible Action regarding Amending the Ordinance of the Master Fee Schedule for Calendar Year 2026:

- Water Rates
- Sewer Rates
- Natural Gas Rates

Prepared by: Mike Barrow, Assistant City Manager

SUMMARY:

Water Rates

All users

For **FY26**, staff proposes to use the FY 2026 rates recommended in Strand's December 2023 Utility Rate Study which can be found and are highlighted on page ES-1 of the study.

Sewer Rates

Residential and Commercial Flat Rate

(Council Action References: 2/21/24 #12, 3/19/24)

Volumetric sewer rates are currently calculated based on water consumption as measured by the customer's water meter. However, for accounts that receive city sewer service but not city water service, the City has no means of tracking actual water consumption. As such, these accounts cannot be billed based on average consumption and must instead be assessed a flat rate.

In 2024, Council approved flat sewer rates for both residential and commercial customers, equivalent to the average usage of new customers consuming 5,000 gallons per month.

- **2024 Rates:** Residential – \$42.20; Commercial – \$56.60
- **2025 Rates:** Residential – No increase; Commercial – 1.94% increase, from \$56.60 to \$57.70
- **Proposed 2026 Rates:** Residential – 2.08% increase, from \$42.20 to **\$43.08**; Commercial – 2.08% increase, from \$57.70 to **\$58.90**

Volumetric Sewer Charge (Greater than 2,000 Gallons)

(Council Action References: 2/4/25 #15, 2/18/25)

There are currently 32 non-profit accounts, of which 13 meet the criteria of using less than 8,000 gallons per month and maintaining a water service line smaller than 1½ inches. Council directed staff not to increase the sewer flat rate for non-profit accounts, and instead to offset the revenue difference by adjusting the volumetric rate for higher-usage accounts. To achieve this, the “**Greater than 2,000 gallons**” charge per 1,000 gallons was increased from **\$4.80 to \$4.95** in FY25 (a 5.3% increase). For **FY26**, the proposed 5.3% increase would raise this rate further to **\$5.21 per 1,000 gallons**.

Natural Gas Rates

Commercial and Industrial Accounts

(Council Discussion Reference: 10/2024)

The City currently serves **122 commercial gas accounts with 126 meters** and **five industrial accounts with five meters**. Based on our calculations last year, an increase in the industrial monthly service charge from **\$200.05 to \$600.00** would generate approximately **\$2,000 in additional monthly revenue**. This adjustment was intended to allow the City to **reduce the commercial service charge from \$55.75 to \$40.00**, resulting in a projected revenue decrease of approximately **\$1,984.50**, effectively balancing the rate structure across customer classes.

For **FY26**, staff propose a **3% increase** for commercial and industrial customers, consistent with the **2.9%–3% residential and governmental increases**.

FINANCIAL IMPACT:

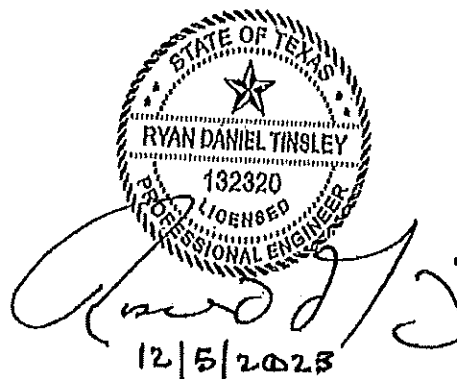
Keeping our rates at the planned levels proposed for FY2026, provides the revenues needed to continue the levels of utility services we provide.

RECOMMENDATION:

I recommend approval of these rate changes for the Master Fee Schedule for First Reading December 2, 2025 and Second Reading December 16, 2025.

Report for City of Sealy, Texas

Utility Rate Study



Prepared by:

STRAND ASSOCIATES, INC.®
TBPE No. F-8406
TBPLS No. 10030000
1906 Nebular Street
Brenham, TX 77833
www.strand.com

December 2023



PURPOSE

The City of Sealy, Texas (City) hired Strand Associates, Inc.® (Strand) to develop potential utility rates for water, wastewater, natural gas, and solid waste utilities. The potential rates were developed to help cover expenses anticipated to be incurred by each utility. This Utility Rate Study (Study) summarizes the existing and potential rate schedules for these four utilities.

POTENTIAL RATES

Tables ES-1 through ES-4 summarize the potential rates for fiscal years (FY) 2024 through 2028, respectively. A detailed analysis of how each utility rate was developed is found in the following sections of this Study. Each utility has a base rate that is charged to each account and a volumetric rate that is charged based on the following:

- Water—per 1,000 gallons.
- Wastewater—per 1,000 gallons.
- Natural Gas—per 100 cubic feet (cf).
- Solid Waste—per cubic yard (CY) of container and times (x) picked up per week.

	Current	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Service Line Size	Fixed Charge					
3/4-Inch	\$19.50	\$19.80	\$20.30	\$20.70	\$21.10	\$21.50
1-Inch	\$29.00	\$29.80	\$30.20	\$30.80	\$31.40	\$32.00
1.5-Inch	\$68.80	\$70.50	\$74.40	\$78.50	\$82.80	\$87.40
2-Inch	\$104.80	\$110.40	\$116.50	\$122.90	\$129.70	\$136.80
3-Inch	\$224.30	\$242.20	\$261.60	\$282.50	\$305.10	\$329.50
4-Inch	\$381.80	\$412.30	\$445.30	\$480.90	\$519.40	\$561.00
6-Inch	\$791.30	\$886.30	\$992.70	\$1,111.00	\$1,245.20	\$1,394.60
8-Inch	\$948.80	\$1,062.70	\$1,190.20	\$1,333.00	\$1,493.00	\$1,672.20
10-Inch	\$948.80	\$1,328.30	\$1,487.00	\$1,688.30	\$1,866.30	\$2,090.30
Volume Usage	Volume Charge					
0 to 2,000 gallons	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00
2,001 to 8,000 gallons	\$4.00	\$4.10	\$4.20	\$4.30	\$4.40	\$4.50
8,001 to 23,000 gallons	\$5.00	\$5.20	\$5.40	\$5.60	\$5.80	\$6.00
Greater than 23,000 gallons	\$6.30	\$6.50	\$6.70	\$6.90	\$7.10	\$7.30

Table ES-1 Potential Water Rates

	Current	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Account Type	Fixed Charge					
Residential	\$23.00	\$23.50	\$24.00	\$24.50	\$25.00	\$25.50
Commercial	\$23.00	\$77.55	\$79.10	\$80.70	\$82.30	\$83.90
Industrial	\$23.00	\$117.50	\$119.90	\$122.30	\$124.70	\$127.20
Government	\$23.00	\$77.55	\$79.10	\$80.70	\$82.30	\$83.90
Flat Rate	\$55.50	\$56.60	\$57.70	\$58.80	\$60.10	\$61.30
Explicit Rate	Varies	Varies	Varies	Varies	Varies	Varies
Volume Usage	Volume Charge					
0 to 2,000 gallons	\$2.30	\$2.30	\$2.30	\$2.30	\$2.30	\$2.30
Greater than 2,000 gallons	\$4.65	\$4.70	\$4.00	\$4.90	\$5.00	\$5.10

Table ES-2 Potential Wastewater Rates

	Current	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Account Type	Fixed Charge					
Residential	\$11.00	\$11.35	\$11.60	\$11.95	\$12.31	\$12.66
Commercial	\$11.00	\$55.75	\$58.20	\$59.80	\$61.70	\$63.60
Industrial	\$11.00	\$200.05	\$209.50	\$215.80	\$222.30	\$229.00
Governmental	\$11.00	\$55.75	\$58.20	\$59.80	\$61.70	\$63.60
Service Type	Volume Charge					
Residential	\$0.73	\$0.80	\$0.88	\$0.97	\$1.07	\$1.16
Commercial/Governmental	\$0.73	\$0.02	\$1.14	\$1.43	\$1.78	\$2.23
Small Industrial	\$0.53	\$0.63	\$0.83	\$1.04	\$1.29	\$1.62
Medium Industrial	\$0.38	\$0.45	\$0.59	\$0.74	\$0.93	\$1.16
Large Industrial	\$0.38	\$0.42	\$0.59	\$0.74	\$0.93	\$1.16
Extra-Large Industrial	\$0.38	\$0.41	\$0.59	\$0.74	\$0.93	\$1.16

Table ES-3 Potential Natural Gas Rates

2.01 EXISTING RATES

Table 2.01-1 includes the current wastewater rates for the City. The current rates have a fixed charge per month for all accounts. The fixed charge is categorized as a regular, flat rate, or explicit rate. A regular rate has a volume charge added to the bill. A flat rate is an account with sanitary sewer service but without metered water service and does not have a volume charge. An explicit rate is an account with discharges greater than domestic strength concentrations, causing increased treatment at the wastewater treatment plant. Each explicit account is billed based on the usage and measured constituents.

Account Type	Fixed Charge
Regular	\$23.00
Flat Rate	\$55.60
Explicit Rate	Varies
Volume Usage	Volume Charge
0 to 2,000 gallons	\$2.30
Greater than 2,000 gallons	\$4.65

Table 2.01-1 Existing Wastewater Rates

2.02 REVENUE REQUIREMENT

Table 2.02-1 summarizes the CIP projects for the next 5 years. The estimated cost is the total cost anticipated for each project. Impact fee recoverable costs are the anticipated fees collected from the impact fees that were updated in June 2023. Existing fund amounts are the estimated reserve funds the City currently has or debts the City has issued to fund each project. New debt fund amounts are the remaining funds needed to cover each CIP project and are anticipated to be covered by debt obligations.

Project	Year	Estimated Cost	Impact Fee Recoverable Cost	Existing Funds	New Debt Funds
Allen's Creek Interceptor	2024	\$1,916,000	\$308,209	\$1,606,791	\$0
Hill Street and Stillman Street Improvements	2024	\$765,000	\$0	\$0	\$765,000
Fowlkes Street and 10th Street Utility Improvements	2025	\$300,000	\$0	\$300,000	\$0
Kathy Avenue and Tarr Avenue Utility Improvements	2025	\$1,255,000	\$0	\$1,255,000	\$0
West Front Street Improvements	2026	\$3,020,000	\$233,032	\$3,586,168	\$0
North 3rd Lift Station Improvements	2026	\$2,000,000	\$0	\$2,000,000	\$0
Willow Street and Brookside Lane Improvements	2027	\$800,000	\$255,242	\$544,758	\$0
Columbus Road and Highway 36 North	2027	\$2,700,000	\$728,152	\$1,971,848	\$0

Table 2.02-1 Wastewater Utility CIP Projects

Table 2.02-2 covers the anticipated principal debts to cover the debt-funded portions in Table 2.02-1.

Year	Year No.	Principal	Interest ¹	Term
2024	1	\$765,000	4.50%	20
2025	2	\$-	4.50%	20
2026	3	\$-	4.50%	20
2027	4	\$-	4.50%	20
2028	5	\$-	4.50%	20
Total		\$765,000		

¹Estimated interest rate on future debt from the City as of April 2023.

Table 2.02-2 Potential Wastewater Utility CIP Debt

Table 2.02-3 shows the potential future debt payments for each year from the CIP projects in Table 2.02-1.

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
CIP Annual Payment	\$58,810	\$58,810	\$58,810	\$58,810	\$58,810
CIP Projects Debt Interest	\$34,425	\$33,328	\$32,101	\$30,983	\$29,730
CIP Projects Debt Principal	\$24,385	\$25,483	\$26,629	\$27,828	\$29,080

Table 2.02-3 Potential Wastewater Utility Future Debt Service

Table 2.02-4 summarizes the anticipated expenses and revenues for FYs 2024 through 2028.

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
O&M	\$1,537,521	\$1,649,444	\$1,771,305	\$1,904,060	\$2,048,759
Cash Capital	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Debt Service	\$940,003	\$939,169	\$939,815	\$943,803	\$943,181
Revenue Offsets	(\$270,850)	(\$284,150)	(\$294,600)	(\$307,900)	(\$317,400)
Net Revenue Requirement	\$2,506,674	\$2,604,453	\$2,710,521	\$2,839,963	\$2,974,550

Table 2.02-4 Wastewater Revenue Requirement

2.03 ANTICIPATED GROWTH

Table 2.03-1 summarizes the annual growth anticipated in the MP. The current total accounts are the number of accounts billed in January 2023. Municipal accounts are not included because they are not billed.

	Total Accounts	Account Increase	Percent Increase
Current	3,469	-	-
FY 2024	3,712	243	7.00%
FY 2025	3,969	257	6.92%
FY 2026	4,237	268	6.75%
FY 2027	4,519	282	6.66%
FY 2028	4,811	292	6.48%

Table 2.03-1 Future Wastewater Account Growth Rates

Table 2.03-2 summarizes the increase of accounts from FYs 2024 through 2028. The accounts are separated by billing categories. The growth in Table 2.03-2 assumes an increase of one per year for flat rates, and the remaining growth is residential.

Account Type	Base (FY 2023)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Residential	2,708	2,950	3,205	3,471	3,751	4,041
Commercial	734	734	734	734	734	734
Industrial	1	1	1	1	1	1
Government	3	3	3	3	3	3
Flat Rate	18	19	20	21	22	23
Explicit Rate	5	5	5	5	5	5
Total	3,469	3,712	3,969	4,237	4,519	4,811

Table 2.03-2 Projected Future Number of Wastewater Accounts

Table 2.03-3 breaks down the forecasted average annual discharge per each billing category. Based on billing information from January 2022 through June 2023, the average residential account discharged between 4,000 and 5,000 gallons of wastewater every month.

Account Type	Annual Discharge (per 1,000 gal)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Residential						
0 to 2,000 gallons	24	89,716	75,765	82,075	88,716	95,592
Greater than 2,000 gallons	28	82,241	89,378	96,822	104,656	112,768
Commercial						
0 to 2,000 gallons	23	16,978	16,978	16,978	16,978	16,978
Greater than 2,000 gallons	72	52,549	52,549	52,549	52,549	52,549
Industrial						
0 to 2,000 gallons	24	24	24	24	24	24
Greater than 2,000 gallons	109	109	109	109	109	109
Government						
0 to 2,000 gallons	24	72	72	72	72	72
Greater than 2,000 gallons	22	66	66	66	66	66
Total		221,754	234,941	248,694	263,160	278,159

Table 2.03-3 Annual Wastewater Discharge

2.04 REVENUES WITH EXISTING RATES

Table 2.04-1 projects the anticipated revenues if the City were to keep its existing wastewater rates. A further breakdown by fixed charge and volume charge is in Appendix C.

Account Size	FY 2024	FY 2026	FY 2028	FY 2027	FY 2028
Residential	\$1,356,967	\$1,474,724	\$1,597,641	\$1,726,798	\$1,860,655
Commercial	\$486,986	\$486,986	\$486,986	\$486,986	\$486,986
Industrial	\$837	\$837	\$837	\$837	\$837
Government	\$1,302	\$1,302	\$1,302	\$1,302	\$1,302
Flat Rate	\$12,654	\$13,320	\$13,986	\$14,652	\$15,318
Explicit Rate	\$74,686	\$74,686	\$74,686	\$74,686	\$74,686
Total	\$1,932,432	\$2,050,855	\$2,174,338	\$2,304,261	\$2,438,784
Revenue Required	\$2,506,674	\$2,604,453	\$2,716,521	\$2,839,063	\$2,974,550
Over or Under Revenues	(\$574,242)	(\$553,598)	(\$542,183)	(\$535,702)	(\$535,766)
Cumulative Revenues	(\$574,242)	(\$1,127,840)	(\$1,670,023)	(\$2,205,725)	(\$2,741,492)

Table 2.04-1 Potential Wastewater Revenues with Current Rates

It is anticipated that the City will not have sufficient funds to cover forecasted expenses in FY 2024 with its current rates.

2.05 POTENTIAL RATES

Table 2.05-1 includes each year from the current FY through FY 2028 and the potential rate for each year. While the current rates have one base rate for all volumetric billed accounts, the potential rates have billing rates for each account type, as currently separated by the City's billings. The rates are increased by the same percentage each year due to the City's objective to maintain consistency. The rates are increased to the nearest 10 cents by the following percentages yearly:

- Residential-2 percent
- Commercial-2 percent (factor of 3.3 of residential)
- Industrial-2 percent (factor of 5 of residential)
- Governmental-2 percent (factor of 3.3 of residential)
- Flat-2 percent
- Explicit-The initial rate is agreed upon between the City and the user. Rate reviews for these accounts were not part of this Study. After the initial year of the set rate, the rate may increase 2 percent.
- Volume Charges-2 percent

	Current	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Account Type	Fixed Charge					
Residential	\$23.00	\$23.50	\$24.00	\$24.50	\$25.00	\$26.00
Commercial	\$23.00	\$77.55	\$79.10	\$80.70	\$82.30	\$83.90
Industrial	\$23.00	\$117.50	\$119.90	\$122.30	\$124.70	\$127.20
Government	\$23.00	\$77.55	\$79.10	\$80.70	\$82.30	\$83.90
Flat Rate	\$55.50	\$56.60	\$57.70	\$58.80	\$60.10	\$61.30
Explicit Rate	Varies	Varies	Varies	Varies	Varies	Varies
Volume Usage	Volume Charge					
0 to 2,000 gallons	\$2.30	\$2.30	\$2.30	\$2.30	\$2.30	\$2.30
Greater than 2,000 gallons	\$4.65	\$4.70	\$4.80	\$4.80	\$5.00	\$5.10

Table 2.05-1 Potential Wastewater Rates

Table 2.05-2 shows monthly wastewater charges based on a typical residential account inside the city limits discharging 5,000 gallons of wastewater from the current FY through FY 2028, for comparison.

	Current	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Monthly Bill	\$41.55	\$42.20	\$43.00	\$43.80	\$44.60	\$45.40
Percent Increase		1.6%	1.9%	1.9%	1.8%	1.8%

Table 2.05-2 Yearly Comparison of Typical Monthly Residential Wastewater Charges at Potential Rates

2.06 REVENUES WITH POTENTIAL RATES

Table 2.06-1 projects the anticipated revenues with the potential rates in Table 2.05-1. A further breakdown by fixed charge and volume charge is in Appendix C.

Account Size	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Residential	\$1,378,779	\$1,526,603	\$1,604,261	\$1,653,524	\$2,032,751
Commercial	\$989,080	\$987,996	\$1,007,343	\$1,026,691	\$1,046,039
Industrial	\$1,977	\$2,016	\$2,056	\$2,096	\$2,137
Government	\$3,289	\$3,332	\$3,396	\$3,460	\$3,525
Flat Rate	\$12,005	\$13,048	\$14,043	\$15,066	\$16,919
Explicit Rate	\$76,182	\$77,706	\$79,260	\$80,844	\$82,458
Total	\$2,442,201	\$2,611,601	\$2,701,150	\$2,882,481	\$3,183,828
Revenue Required	\$2,506,074	\$2,004,453	\$2,710,521	\$2,839,963	\$2,074,850
Over Under Revenues	(\$64,473)	\$7,048	\$74,639	\$142,518	\$209,278
Cumulative Revenues	(\$64,473)	(\$57,425)	\$17,214	\$159,732	\$369,010

Table 2.06-1 Potential Wastewater Revenues with Potential Rates

As shown in Table 2.06-1, the Table 2.05-1 potential rates for FY 2024 will not cover all expenses. As indicated in the City's objectives (Section 1), the City is aware of this deficit. Additionally, the City should continue to monitor its revenues and wastewater billing trends on a monthly basis to provide the projected FY 2024 revenues.

3.01 EXISTING RATES

Table 3.01-1 includes the City's current natural gas rates. The current rates have a fixed charge per month for each account, which is the same for all account types, and a volumetric charge based on account type. The volumetric charge is billed per 100 cubic feet (ccf) of usage and categorized as residential, commercial, or industrial. Each industrial account is categorized based on average monthly usage, namely small industrial, medium industrial, large industrial, or extra-large industrial.

Service Line Size	Fixed Charge
Base Rate Charge	\$11.00
Account Type	Volume Charge
Residential and Commercial	\$0.73
Small Industrial (less than 25,000 ccf)	\$0.53
Medium Industrial (25,001 to 50,000 ccf)	\$0.38
Large Industrial (50,001 to 100,000 ccf)	\$0.38
Extra-Large Industrial (greater than 100,001 ccf)	\$0.38

Table 3.01-1 Existing Natural Gas Rates

3.02 REVENUE REQUIREMENT

Table 3.02-1 summarizes the CIP projects for the next 5 years. The estimated cost is the total cost estimated for each project. Existing fund amounts are the estimated reserve funds the City currently has or debts the City already has planned for natural gas projects. From discussions with City staff, the City does not anticipate needing new debt issued to cover the CIP natural gas projects for the next 5 years.

Project	Year	Estimated Cost	Existing Funds	New Debt Funds
Fifth Street	2024	\$245,000	\$245,000	\$0
Westview	2025	\$333,269	\$333,269	\$0
West Street and Eagle Lake Road	2026	\$189,794	\$189,794	\$0
Sillman Street and San Felipe Road	2027	\$330,064	\$330,064	\$0
San Felipe Road and Garland Lane	2028	\$359,645	\$359,645	\$0

Table 3.02-1 Natural Gas Utility CIP Projects

Table 3.02-2 summarizes the anticipated expenses and revenues for FYs 2024 through 2028.

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
O&M	\$2,394,509	\$2,606,606	\$2,639,261	\$3,094,251	\$3,373,072
Cash Capital	\$1,575	\$1,654	\$1,736	\$1,823	\$1,914
Debt Service	\$33,463	\$33,442	\$33,470	\$30,859	\$30,823
Revenue Offsets	(\$190,000)	(\$201,000)	(\$210,000)	(\$221,000)	(\$229,000)
Net Revenue Requirement	\$2,238,548	\$2,440,702	\$2,684,407	\$2,905,932	\$3,177,610

Table 3.02-2 Natural Gas Utility Revenue Requirement

3.03 ANTICIPATED GROWTH

Table 3.03-1 summarizes the annual growth anticipated in the MP. The current total accounts are the number of accounts billed in January 2023. Municipal accounts are not included because they are not billed.

	Total Accounts	Account Increase	Percent Increase
Current	1,650	-	-
FY 2024	1,748	190	12.20%
FY 2025	1,949	201	11.50%
FY 2026	2,169	210	10.77%
FY 2027	2,380	221	10.24%
FY 2028	2,609	229	9.62%

Table 3.03-1 Future Natural Gas Account Growth Rates

Table 3.03-2 summarizes the increase of accounts from FYs 2024 through 2028. The accounts are separated by billing categories. The growth in Table 3.03-2 assumes all growth is residential.

Account Type	Base (FY 2023)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Residential	1,427	1,617	1,818	2,028	2,249	2,478
Commercial	125	125	125	125	125	125
Small Industrial	3	3	3	3	3	3
Medium Industrial	1	1	1	1	1	1
Large Industrial	1	1	1	1	1	1
Extra-Large Industrial	1	1	1	1	1	1
Total	1,558	1,740	1,949	2,169	2,380	2,609

Table 3.03-2 Future Number of Natural Gas Accounts

Table 3.03-3 breaks down the forecasted average annual consumption per each billing category. The annual consumption column is the average annual natural gas consumption per account (per 1 ccf). Based on billing information from January 2022 through June 2023, the average residential account uses approximately 25 ccf of natural gas every month.

Account Type (ccf)	Annual Consumption	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Residential	286	461,816	519,222	579,198	642,316	707,718
Commercial	2,229	278,661	278,661	278,661	278,661	278,661
Small Industrial	34,209	102,896	102,896	102,896	102,896	102,896
Medium Industrial	487,933	487,933	487,933	487,933	487,933	487,933
Large Industrial	793,510	793,510	793,510	793,510	793,510	793,510
Extra-Large Industrial	470	470	470	470	470	470
Total		2,126,286	2,182,692	2,242,608	2,305,786	2,371,180

Table 3.03-3 Annual Natural Gas Consumption

3.04 REVENUES WITH EXISTING RATES

Table 3.04-1 projects the anticipated revenues if the City were to keep its existing natural gas rates.

Account Type	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Residential	\$650,670	\$618,008	\$600,510	\$765,758	\$843,730
Commercial	\$210,923	\$210,923	\$210,923	\$210,923	\$210,923
Small Industrial	\$54,931	\$54,931	\$54,931	\$54,931	\$54,931
Medium Industrial	\$105,547	\$105,547	\$105,547	\$105,547	\$105,547
Large Industrial	\$301,666	\$301,666	\$301,666	\$301,666	\$301,666
Governmental	\$475	\$475	\$475	\$475	\$475
Total	\$1,313,111	\$1,301,549	\$1,463,051	\$1,620,299	\$1,606,271
Revenue Required	\$2,239,548	\$2,440,702	\$2,864,467	\$2,905,932	\$3,177,610
Over or Under Revenues	(\$926,437)	(\$1,059,233)	(\$1,211,416)	(\$1,377,633)	(\$1,671,339)
Cumulative Revenues	(\$926,437)	(\$1,985,670)	(\$3,197,086)	(\$4,574,710)	(\$6,146,050)

Table 3.04-1 Potential Natural Gas Revenues with Current Rates

It is anticipated that the City will not have sufficient funds to cover expenses over the next 5 years with its current rates.

3.05 POTENTIAL RATES

Table 3.05-1 includes each year from the current FY through FY 2028 and the potential rate for each year. City staff requested that each account type have a different base, unlike current rates with all accounts having the same base rate. The base rates are increased to the nearest 10 cents by the following percentages yearly:

- * Residential-3 percent
- * Commercial-3 percent (factor of 5 of residential)
- * Industrial-3 percent (factor of 18 of residential)
- * Governmental-3 percent (factor of 5 of residential)

The volume usage rates are increased to the nearest tenth by the following percentages yearly:

- * Residential-10 percent
- * Commercial, Governmental, and Industrial-25 percent

Account Type	Current	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Fixed Charge						
Residential	\$11.00	\$11.35	\$11.70	\$12.05	\$12.41	\$12.78
Commercial	\$11.00	\$55.75	\$57.40	\$59.10	\$60.80	\$62.70
Industrial	\$11.00	\$200.05	\$206.40	\$212.30	\$218.70	\$226.30
Governmental	\$11.00	\$55.75	\$57.40	\$59.10	\$60.80	\$62.70
Fixed Charge						
Residential	\$0.73	\$0.80	\$0.88	\$0.97	\$1.07	\$1.18
Commercial	\$0.73	\$0.92	\$1.15	\$1.44	\$1.80	\$2.25
Governmental	\$0.73	\$0.92	\$1.15	\$1.44	\$1.80	\$2.25
Small Industrial	\$0.53	\$0.63	\$0.79	\$0.98	\$1.23	\$1.54
Medium Industrial	\$0.38	\$0.45	\$0.56	\$0.70	\$0.88	\$1.10
Large Industrial	\$0.38	\$0.42	\$0.53	\$0.66	\$0.82	\$1.03
Extra-Large Industrial	\$0.38	\$0.41	\$0.51	\$0.64	\$0.80	\$1.00

Table 3.05-1 Potential Natural Gas Rates

Table 3.05-2 shows monthly natural gas charges based on a typical residential account inside city limits using 25 ccf of natural gas in from the current FY through FY 2028.

	Current	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Monthly Bill	\$29.25	\$31.43	\$33.78	\$36.34	\$39.13	\$42.18
Percent Increase		7.4%	7.5%	7.6%	7.7%	7.8%

Table 3.05-2 Yearly Comparison of Typical Monthly Residential Natural Gas Charges at Potential Rates

3.06 REVENUES WITH POTENTIAL RATES

Table 3.06-1 projects the anticipated revenues with the potential rates in Table 3.05-1.

Account Type	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Residential	\$591,074	\$713,076	\$856,039	\$1,021,492	\$1,212,217
Commercial	\$339,993	\$406,660	\$489,225	\$592,069	\$719,949
Small Industrial	\$72,026	\$88,450	\$108,931	\$134,484	\$166,374
Medium Industrial	\$221,970	\$276,936	\$345,625	\$431,472	\$539,763
Large Industrial	\$335,675	\$419,066	\$523,289	\$663,554	\$816,361
Governmental	\$1,101	\$1,229	\$1,385	\$1,576	\$1,808
Total	\$1,561,840	\$1,906,117	\$2,324,494	\$2,834,642	\$3,455,471
Revenue Required	\$2,239,548	\$2,440,782	\$2,604,487	\$2,905,932	\$3,177,610
Over or Under Revenues	(\$677,708)	(\$534,666)	(\$339,973)	(\$71,200)	\$277,862
Cumulative Revenues	(\$677,708)	(\$1,212,373)	(\$1,552,346)	(\$1,623,636)	(\$1,345,776)

Table 3.06-1 Potential Natural Gas Revenues with Potential Rates

City staff is aware that there is still a deficit in the natural gas forecasted revenues for the next 5 years. Increasing the rates reduces the recovery deficit by an average of 28 percent per year. While these rates will not meet the required revenue, City staff desires to keep potential natural gas rates at a lower increase per year.

Table 3.06-2 shows what the potential rates would be to cover annual natural gas expenses for each year and what the revenues would be with those potential rates. These potential rates increase commercial and government fixed charges by a factor of 5 of residential and industrial by a factor of 18 of residential fixed charges. After the scaling, each fixed charge is increased by 52 percent from the current FY to FY 2024, but not increased for the 4 years immediately following. The volume charges are increased 40, 60, and 80 percent for residential, commercial and government, and industrial, respectively, from the current FY to FY 2024. The rates are increased 5, 7, and 10 percent per year for residential, commercial and government, and industrial, respectively.

	Current	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Fixed Charge						
Residential	\$11.00	\$16.70	\$16.70	\$16.70	\$16.70	\$16.70
Commercial	\$11.00	\$83.50	\$83.50	\$83.50	\$83.50	\$83.50
Industrial	\$11.00	\$300.60	\$300.60	\$300.60	\$300.60	\$300.60
Governmental	\$11.00	\$83.50	\$83.50	\$83.50	\$83.50	\$83.50
Volume Charge						
Residential	\$0.73	\$1.02	\$1.07	\$1.13	\$1.18	\$1.24
Commercial	\$0.73	\$1.17	\$1.25	\$1.34	\$1.43	\$1.53
Governmental	\$0.73	\$1.17	\$1.25	\$1.34	\$1.43	\$1.53
Small Industrial	\$0.53	\$0.95	\$1.05	\$1.15	\$1.27	\$1.40
Medium Industrial	\$0.38	\$0.68	\$0.75	\$0.83	\$0.91	\$1.00
Large Industrial	\$0.38	\$0.68	\$0.75	\$0.83	\$0.91	\$1.00
Extra-Large Industrial	\$0.38	\$0.68	\$0.75	\$0.83	\$0.91	\$1.00
Total		\$2,241,008	\$2,480,776	\$2,755,930	\$3,051,587	\$3,374,407
Revenue Required		\$2,239,548	\$2,440,782	\$2,664,487	\$2,905,932	\$3,177,610
Over or Under Revenues		\$1,458	\$46,994	\$91,462	\$145,654	\$196,797
Cumulative Revenues		\$1,458	\$47,452	\$138,914	\$284,569	\$481,366

Table 3.06-2 Potential Natural Gas Rates to Cover Natural Gas Revenues

As previously stated, the City felt that this was too great of an increase and prioritized reduced rate increases instead of revenues covering expenses. Strand suggests that the City continue to review its revenues annually for changes in natural gas billing volumes, expenses, and actual capital costs, and consider adjusting rates as needed.

ORDINANCE

ORDINANCE 2025-

AN ORDINANCE OF THE CITY OF SEALY, TEXAS, AMENDING THE MASTER FEE SCHEDULE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City Council of the city of Sealy, Texas ("City") finds that amending the Master Fee Schedule will be for the good of the government and ensures that the City is capturing reasonable and appropriate revenues;

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

Section 1. The facts and recitations set forth in the preamble of this Ordinance are found to be true and correct.

Section 2. The City of Sealy, Texas, adopts the Master Fee Schedule as provided for in Exhibit "A," which is attached hereto and incorporated herein for all purposes.

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 the 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 of 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 five hundred dollars (\$500.00). If such rule, ordinance, or police regulations governs fire safety, or public health and sanitation, other than the dumping of refuse, the fine or penalty shall not 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 and enforceable when published as required by law.

PASSED AND APPROVED at this first reading on the 2nd day of December 2025.

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

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrabec, City Secretary

RED-LINE COPY

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025-27

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.	
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	1/2 of the original Commercial Plan Review Fee

Proposed to City Council December 2, 2025

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025-27

Type	Fee
COMMERCIAL BUILDING PERMIT FEES (Continued)	
Certificate of Occupancy or Temporary Certificate of Occupancy	Fee is included in Permit Fee, but New Use or New Tenant is \$100.00
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.	
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.	
MISCELLANEOUS FEES	
Overnight Camping Permit (Chapter 66)	\$30.00 per unit
Circus Permit	\$100.00
Fireworks Permit (Chapter 34)	\$45.00
Banner Fee	\$50.00 per location
Donation Collection Boxes (Chapter 42)	\$150.00 for permit and medallion + \$150.00 each additional medallion
TAX ABATEMENT POLICY FEE	
Application Fee	\$1,500.00
NAMING AND DONATION POLICY FEE	
Application Fee	\$75.00
HEALTH PERMIT FEES	
Retail Food Stores and Food Service Establishments (annual)	1-4 employees \$200.00, 5-9 employees \$300.00, 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

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CITY OF SEALY, TEXAS
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Type	Fee
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
EVENT PERMIT	
LEVEL 1: Small events – 150 people or less	\$100.00
LEVEL 2: Mid-size events - 151-500 people	\$250.00
LEVEL 3: Large events – 501 or more people	\$500.00
Mass Gathering Permit (Chapter 66) <i>(Based on est. crowd size)</i>	
300-500 people	\$250.00
501-1000 people	\$500.00
1000 or more people	\$750.00
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 (Section 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.

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Type	Fee
MOBILE HOME PARK FEES	
Original mobile home park or recreational vehicle park license (section 58-86 (a))	\$300.00
Renewal of mobile home park license (section 58-86(b))	\$100.00
Transfer of mobile home park or recreational vehicle park license (section 58-81)	\$50.00
Transfer or replacement of mobile home (section 58-46 (b))	\$75.00
Mobile Home Reinspection fee (section 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	½ of the review 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

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CITY OF SEALY, TEXAS
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Type	Fee
UTILITIES DEVELOPMENT REVIEW FEE (Continued)	
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 Commercial \$500.00
Hardship Permit	\$75.00
Comprehensive sign variance program	\$150.00
Parkland Dedication Fees - Chapter 87, Section 87-52 (c)(3)	\$1200.00 per. Lot
* 3rd+ submittals for review by engineer will be charged	½ of the review fee
CIVIL AND ENGINEERING PLAN REVIEW FEES	
Civil Drawings with Plats:	
Residential (Large, > 50 lots)	\$10,000.00
Residential (Small-Medium, < 50 lots)	\$7,500.00
Non-Residential (Large Site, > 5 acres)	\$7,500.00
Non-Residential (Small Site, < 5 acres)	\$5,000.00
Plats and Re-Plats, No Civil Drawings:	
Residential (Large, > 50 lots)	\$2,500.00
Residential (Small-Medium, < 50 lots)	\$2,000.00
Non-Residential (Large Site, > 5 acres)	\$2,000.00

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Type	Fee
CIVIL AND ENGINEERING PLAN REVIEW FEES (Continued)	
Non-Residential (Small Site, < 5 acres)	\$1,500.00
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
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
DEVELOPMENT DEPOSITS, INSPECTIONS, AND ADDITIONAL REVIEWS AND MEETINGS FOR ENGINEERING AND LEGAL	
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
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.	

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CITY OF SEALY, TEXAS
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Type	Fee
NETWORK NODES	
Construction Permit	\$500.00 for 1st 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
Public right-of-way rate adjustment: 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.	
NODE SUPPORT POLES	
Construction Permit	\$1,000.00
Annual public right-of-way rate fee	\$250.00
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.	
TRANSPORT FACILITIES	
Construction permit	\$500.00
Each additional node	\$250.00 per node
Public right-of-way rate fee	\$28.00/month per node
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; 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.	
MICRO NETWORK NODES	
No Application Fee	
Collocation of network nodes on service poles	\$20.00/year per service pole

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Type	Fee
ELECTRICAL PERMIT FEES	
Permit Issuance Fee	\$35.00
Meter loop and service:	
Up to and including 200 amps	\$25.00
Over 200 amps to and including 250 amps	\$30.00
Over 250 amps	\$40.00
Panels with eight (8) or more circuits	\$25.00/each
Electrical outlets and fixtures	\$1.00/each
Solar Panel System	6000 watts or less is \$250.00, each additional 1,000 watts is \$25.00 or fraction thereof
Generator System	25 kW or less is \$150.00, each additional kW is \$5.00 or fraction thereof
Electrical appliances - domestic:	
Range receptacle	\$10.00/each
Clothes dryer	\$10.00/each
Cooking top	\$10.00/each
Ovens	\$10.00/each
Garbage disposal	\$10.00/each
Dishwashers	\$10.00/each
Window air conditioner receptacle	\$5.00/each
Motors and transformers, permanently installed:	
Up to and including 1 HP	\$5.00/each
Over 1 HP through and including 10 HP	\$15.00/each
Over 10 HP (plus \$0.30 per HP)	\$25.00/each
Streamers and festoon lighting per circuit	\$15.00/each
Ball Park & parking lot light poles (no outlet or fixture charge)	\$55.00/each
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

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CITY OF SEALY, TEXAS
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Type	Fee
ELECTRICAL PERMIT FEES (Continued)	
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
Miscellaneous 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 additional 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

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CITY OF SEALY, TEXAS
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Type	Fee
PLUMBING PERMITS (Continued)	
Water heater and/or vent	\$20.00/each
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	\$20.00 and \$10.00 each additional
Lawn Sprinkler System	\$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

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Type	Fee
MECHANICAL PERMIT FEES (Continued)	
Over 3,300,000 Btu (98 Bhp)	\$75.00
Reinspection fee of a heating, ventilation, air conditioning, or refrigeration system, boiler installation	\$15.00
Temporary operation inspection fee	\$15.00
Self-Contained units less than two tons	Total cost of all units combined
	\$75.00 - 1st reinspection
	\$75.00 - 2nd reinspection
Reinspection Fees*	\$75.00 - 3rd reinspection
<p>*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.</p> <p>*Fees are doubled if work begins before the issuance of a valid permit.</p> <p>*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.</p>	
COMMERCIAL FIRE ALARM SYSTEM	
Contractor Registration Fee (yearly)	\$100.00
Permit Issuance Fee	\$35.00
Fire Alarm System Inspection Fee	\$200.00
plus, each device	\$2.00
After hours and weekends	\$250.00 per inspection
	\$150.00 - 1st reinspection
	\$150.00 - 2nd reinspection
Reinspection Fees*	\$150.00 - 3rd reinspection
<p>*Fees are doubled if work begins before the issuance of a valid permit.</p> <p>*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.</p>	
COMMERCIAL FIRE SUPPRESSION SYSTEM INSPECTIONS	
Contractor Registration Fee (yearly)	\$100.00
Permit Issuance Fee	\$100.00
Automatic Fire Sprinkler System Wet/Dry Fee	\$200.00
plus, each head	\$2.00

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Type	Fee
COMMERCIAL FIRE SUPPRESSION SYSTEM INSPECTIONS (Continued)	
All Inspections, including inspections for items listed under Commercial and Multi-Family Fire Code Plan Review	\$200.00
After hours and weekends	\$400.00 per inspection
Reinspection Fees*	\$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
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 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	\$100.00
Emergency Standby Power Systems - Generators	\$75.00

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Type	Fee
COMMERCIAL AND MULTIFAMILY FIRE CODE PLAN REVIEW (Continued)	
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
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
Permit Issuance Fee	35
Underground Fuel Tank Removal	\$250.00 per tank
Underground Fuel Tank Installation	\$250.00 per tank
Aboveground Fuel Tank Installation	\$250.00 per tank

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CITY OF SEALY, TEXAS
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Type	Fee
COMMERCIAL FUEL TANKS (Continued)	
Fuel Dispenser	\$25.00 each
After hours and weekends	\$500.00 per inspection
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.	
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 no larger than 8-inch diameter and no longer than 3 feet in length. Chipping to be done on the first full week of each month.	
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. Heavy pick-up to be completed the first week of each month following the chipping process.	

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Type	Fee
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	\$30.00
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	\$30.00
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	
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

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Type		Fee	
IMPACT FEES			
Water and sewer impact fees are calculated using the size of the proposed water meter. The base fee for a 5/8-inch meter is multiplied by the AWWA 'Ratio to 5/8-inch Meter' from the Equivalency Table. This same ratio, based on the water meter size, is used to determine both the water and sewer impact fees.			
Water		\$3,381.00 base fee	
5/8" Displacement Type	\$3,381.00	4" Compound	\$101,430.00
5/8" x 3/4" Displacement Type	\$3,381.00	4" Turbine Vertical Shaft	\$142,002.00
3/4" Displacement Type	\$5,071.50	4" Turbine High Velocity	\$219,765.00
1" Displacement Type	\$8,452.50	6" Compound	\$228,217.50
1.5" Displacement Type	\$16,905.00	6" Turbine Vertical Shaft	\$292,456.50
2" Displacement Type	\$27,048.00	6" Turbine High Velocity	\$473,340.00
2" Compound	\$27,048.00	8" Compound	\$304,290.00
3" Compound	\$59,167.50	8" Turbine High Velocity	\$811,440.00
3" Turbine Vertical Shaft	\$74,382.00	10" Turbine High Velocity	\$1,183,350.00
3" Turbine High Velocity	\$118,335.00	12" Turbine High Velocity	\$1,487,640.00
Sewer		\$3,784.00 base fee	
5/8" Displacement Type	\$3,784.00	4" Compound	\$113,520.00
5/8" x 3/4" Displacement Type	\$3,784.00	4" Turbine Vertical Shaft	\$158,928.00
3/4" Displacement Type	\$5,676.00	4" Turbine High Velocity	\$245,960.00
1" Displacement Type	\$9,460.00	6" Compound	\$255,420.00
1.5" Displacement Type	\$18,920.00	6" Turbine Vertical Shaft	\$327,316.00
2" Displacement Type	\$30,272.00	6" Turbine High Velocity	\$529,760.00
2" Compound	\$30,272.00	8" Compound	\$340,560.00
3" Compound	\$66,220.00	8" Turbine High Velocity	\$908,160.00
3" Turbine Vertical Shaft	\$83,248.00	10" Turbine High Velocity	\$1,324,400.00
3" Turbine High Velocity	\$132,440.00	12" Turbine High Velocity	\$1,664,960.00
* Refer to the AWWA Equivalency Table for Corresponding Unit Ratio			

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CITY OF SEALY, TEXAS
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Type	Fee
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<u>AWWA Equivalency Table</u>							
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

Proposed to City Council December 2, 2025

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025-27

Type	Fee
WATER AND SANITARY SEWER RATES	
Water:	
Radio Transmission Fee (per. Month)	\$0.89
Fixed charges (per. month)	
¼ -inch	\$20.70 \$20.30
1-inch	\$30.80 \$30.20
1 ½ -inch	\$78.50 \$74.40
2-inch	\$122.90 \$116.50
3-inch	\$282.50 \$261.60
4-inch	\$480.90 \$445.30
6-inch	\$1,111.80 \$992.70
8-inch	\$1,333.00 \$1190.20
10-inch	\$1,666.30 \$1487.80
0-2,000 gallons (minimum charge)	\$2.00 or fraction thereof
2,001-8,000 gallons (per 1,000 gallons)	\$4.30 \$4.20 or fraction thereof
8,001-23,000 gallons (per 1,000 gallons)	\$5.60 \$5.40 or fraction thereof
Greater than 23,000 gallons (per 1,000 gallons)	\$6.90 \$6.70 or fraction thereof
Bulk Water Rates: Bulk Water/Fire Hydrant Meters:	
Meter Set Up & Maintenance Charge	\$200.00 initial set up & \$50.00 per month
Per 1,000 gallons	\$50.00 or fraction thereof
Sanitary Sewer:	
Fixed charges (per. month)	
Residential	\$24.50 \$24.10
Commercial	\$80.70 \$79.20
Industrial	\$122.30 \$120.00
Government	\$80.70 \$79.20
Non-Profit Flat <8,000 gal Water usage and <1-1/2 in water service - (flat rates do not have a volumetric component)	\$24.00
Residential Flat – (flat rates do not have volumetric component)	\$43.08 \$42.20

Proposed to City Council December 2, 2025

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025-27

Type	Fee
WATER AND SANITARY SEWER RATES (Continued)	
Commercial Flat – (flat rates do not have volumetric component)	\$58.90 \$57.70
0-2,000 gallons	\$2.30 or fraction thereof
Greater than 2,000 gallons	\$5.21 \$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. F = Cost factor which is the factor of \$0.40</p> <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 size, plus Tiered volumetric charges per thousand gallons of water consumed, as registered by the meter serving the consumer and based on a winter averaging calculation specified below.</p>	

Proposed to City Council December 2, 2025

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025-27

Type	Fee
Sanitary Sewer Surcharge (Continued)	
<p>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>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>1. To qualify for sewer averaging, an account with sewer service must have had metered water service available throughout all four months of the previous November through February time period (the "designated winter months"). Metered water consumption for only the current occupant at a service address will be considered in the calculation of the average. The calculation will not include metered water consumption for any former occupants at the same service address.</p> <p>2. Sewer averaging will be recalculated at the commencement of each fiscal year, starting with the billing for October consumption taking place on or about November 25 and continuing throughout the remainder of the fiscal year. An average of each qualifying account's water consumption for the four designated winter months will be calculated and billed in accordance with the applicable sewer rate table currently in effect. If an account with metered water service does not have water consumption for any of the designated winter months, those months will be excluded from the averaging calculation. Once the average has been calculated, it will be used as a basis for billing the account each month for the entire fiscal year until a new average has been established.</p> <p>3. An account with metered water service that does not qualify for sewer averaging will be billed for sewer service based on a default average water consumption of 5,000 gallons per month, billed in accordance with the applicable sewer rate table currently in effect. The account will continue to be billed in this manner until such time when an average can be established.</p> <p>4. An account with sanitary sewer service but without metered water service will be billed at the flat rate specified above.</p>	
WATER / SANITARY SEWER TAPS FEES	
Water Tap Fees:	
3/4-inch service	\$1,400.00
1 inch service	\$1,675.00
Boring fee shall be charged if the main is located on the opposite side of the street (per foot)	\$30.00
<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>	

Proposed to City Council December 2, 2025

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025-27

Type	Fee
WATER / SANITARY SEWER TAPS FEES (Continued)	
Sanitary Sewer Tap Fees:	
4-inch service	\$1,100.00
Additional tap or larger than four inches (4") will be determined by Water/Sewer Superintendent including a proper allowance for labor performed.	
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
Bulk Water	\$2,000.00
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, equipment, and overhead will be charged.	
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	
For single-unit consumers, the billing rate structure consists of three components:	
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	

Proposed to City Council December 2, 2025

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025-27

Type	Fee
NATURAL GAS RATES (Continued)	
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).	
For multiple-unit consumers utilizing a single gas meter, the billing rate structure consists of three components:	
1. Monthly fixed charge for the service, based on the type of consumer, multiplied by the number of units being served, 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).	
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 consumed, as registered by the gas meter serving each consumer.	
Fixed Charges (per month)	
Residential	\$11.95 \$11.60
Commercial	\$41.20 \$40.00
Industrial	\$618.00 \$600.00
Governmental	\$59.90 \$58.20
Volumetric Base Charges (per CCF)	
Residential	\$0.97 \$0.88
Commercial/Governmental	\$1.43 \$1.14
Small Industrial – Monthly Usage 25,000 CCF and under	\$1.04 \$0.83
Medium Industrial – Monthly Usage 25,001 to 50,000 CCF	\$0.74 \$0.59
Large Industrial – Monthly Usage 50,001 to 100,000 CCF	\$0.74 \$0.59
Extra Large Industrial – Monthly Usage 100,001 CCF and Above	\$0.74 \$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

Proposed to City Council December 2, 2025

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025-27

Type	Fee
GAS SERVICE DEPOSITS (Continued)	
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 damages to any City property. The City Manager is authorized to adjust the deposit(s) for service on a case-by-case basis.</p>	
<p>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 his/her designee, is authorized to waive penalties on a case-by-case basis.</p>	
<p>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 charges whether occupied or not.</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>	
<p>Administrative Fee</p> <p>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.</p>	\$30.00
<p>After hours and weekends connection/reconnection of service</p>	\$30.00
<p>Service charge will be made for any requested summer disconnection and winter reconnection of gas service</p>	\$15.00

Proposed to City Council December 2, 2025

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025-27

Type	Fee
SOLID WASTE RATES	
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 arrangements for a qualified individual or entity to collect and dispose of its solid waste at a properly permitted facility.	
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.	
The City contracts with TDS for once-a-week residential solid waste collection services at the following rates and charges:	
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 pick up 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 tied and each bundle must weigh less than thirty-five (35) pounds for safety. There is no charge for this service other than the monthly residential rate listed above.	
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 for this service. There is no charge for this service other than the monthly residential rate listed above.	
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 waste service, the following cash deposit shall be charged each customer:	
Owner Occupied	\$75.00
Senior Citizen (65 or older)	\$40.00
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.	

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CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025-27

Type	Fee
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 such service with the City. If a commercial customer desires recycling service at its location, it shall establish such service through the City of Sealy.	
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)						Extra Pick-Up
	1x Per Week	2x Per Week	3x Per Week	4x Per Week	5x Per Week	6x Per Week	
2CY	\$209.10	\$389.60	\$573.60				\$125.10
3CY	\$243.00	\$462.80	\$678.90				\$130.40
4CY	\$287.70	\$541.40	\$798.60	\$1,052.30	\$1,306.00		\$133.60
6CY	\$389.60	\$725.50	\$1,066.70	\$1,397.20	\$1,738.50		\$142.80
8CY	\$486.00	\$902.30	\$1,320.40	\$1,738.50	\$2,153.10	\$2,464.20	\$169.70
Cart (96 Gallon)	\$85.86						

Lock Bars	\$46.50
Casters	\$46.50

Proposed to City Council December 2, 2025

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025-27

Type	Fee
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Commercial Recycling:			
Commercial - Recycle			
Container Size	Fixed Charges (Per Month)		
	Every Other Week	1x Per Week	2x Per Week
4CY	\$144.70	\$244.70	
6CY	\$194.70	\$330.50	\$616.40
8CY	\$243.00	\$411.80	\$761.60
Cart (96 Gallon)	\$34.00	\$69.10	
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 (20th) day of such month.	
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.	
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 solid waste and recycling services.	\$30.00
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 shall be charged for such services. The City Manager, or his/her designee, is authorized to waive service and/or penalties on a case-by-case basis.	
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.	

Proposed to City Council December 2, 2025

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025-27

Type		Fee	
CITY RENTAL VENUES			
FACILITY – GENERAL PUBLIC USE (4 hours)	DEPOSIT	BASE RATE	ADDITIONAL HOURS
Liedertafel Hall	\$350.00	\$850.00 (up to 4 hrs.)	\$50.00/hr
Mark A. Chapman Park Pavilion	\$100.00	\$180.00 (up to 4 hrs.)	\$25.00/hr
W. E. Hill Community Center	\$250.00	\$450.00 (up to 4 hrs.)	\$50.00/hr
Abe & Irene Levine Park Pavilion	\$50.00	\$40.00 (all day)	N/A
FACILITY – NON PROFIT USE (3 hours) (3 days per yr.)	DEPOSIT	BASE RATE	ADDITIONAL HOURS
Liedertafel Hall	\$150.00	\$150.00 (up to 3 hrs.)	\$50.00/hr
Mark A. Chapman Park Pavilion	\$150.00	\$150.00 (up to 3 hrs.)	\$25.00/hr
W. E. Hill Community Center	\$150.00	\$150.00 (up to 3 hrs.)	\$50.00/hr
FACILITY – NON PROFIT USE (Reoccurring Meetings)	DEPOSIT	HOURLY RENTAL RATE	
Mark A. Chapman Park Pavilion	\$150.00	\$25.00/hr	

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

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CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025-27

Type	Fee
CITY SECRETARY FEES	
Alcohol Beverage License	
Wine & Malt Beverage Retailer's Off-Premise Permit (BQ)	\$30.00 annually (or not to exceed \$60.00 for a two-year period)
Wine Only Package Store Permit (Q)	\$37.50 annually (or not to exceed \$75.00 for a two-year period)
Local Distributor's Permit (LP)	\$50.00 annually (or not to exceed \$100.00 for a two-year period)
Wine & Malt Beverage Retailer's Permit (BG) <i>(previously known as Wine & Beer Retailer's Permit)</i>	\$87.50 annually (or not to exceed \$175.00 for a two-year period)
Package Store Permit (P)	\$250.00 annually (or not to exceed \$500.00 for a two-year period)
Mixed Beverage Permit (MB)	\$375.00 annually* (or not to exceed \$750.00 for a two-year period)
* There is a 3-year exemption period for mixed beverage permits. No local fee can be charged for the first three years after the TABC license is first issued	
Peddlers and Solicitors Permit	\$30.00 (covers up to 6 people)
Replacement Identification Cards	\$5.00/replacement card
<u>Requests for Public Information</u>	Reference Texas Administrative Code - CH. 70.3 for definitions/clarification
Standard paper copy	\$0.10 per page
Nonstandard copy	
Diskette	\$1.00
Magnetic tape	Actual cost
Data cartridge	Actual cost
Tape cartridge	Actual cost
Rewritable CD (CD-RW)	\$1.00
Non-rewritable CD (CD-R)	\$1.00
Digital video disc (DVD)	\$3.00
JAZ drive	Actual cost

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CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025-27

Type	Fee
CITY SECRETARY FEES (Continued)	
Other electronic media	Actual cost
VHS video cassette	\$2.50
Audio cassette	\$1.00
Oversize paper copy (e.g. 11x17)	\$0.50
Specialty paper (e.g. Mylar, blue-line, map, photographic)	Actual cost
Labor charge for programming	\$28.50 an hour. Only programming services shall be charged at this hourly rate
Labor charge for locating, compiling, manipulating data, and reproducing public information	*\$15.00 an hour. Includes actual time to locate, compile, manipulate data, and reproduce the requested information
<p>* A labor charge shall not be billed in connection with complying with requests that are for 50 or fewer pages of paper records, unless the documents to be copied are located in: two or more separate buildings that are not physically connected with each other; or a remote storage facility.</p>	
Overhead charge	The overhead charge shall be computed at 20% of the charge made to cover any labor costs associated with a particular request.
Miscellaneous supplies	The actual cost of miscellaneous supplies, such as labels, boxes, and other supplies used to produce the requested information
Postal and shipping charges	Actual cost
Other charges	For any charges not listed, not to exceed the maximum allowable amount authorized under TAC 70.3
WRECKER SERVICE FEES	
Transfer and service permits	\$75.00
Unlimited Auto Wrecker Permits	\$200.00 per Yard
<p>*The same fee is payable annually 30 days before expiration of a permit for a one-year extension.</p>	

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CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025

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.	
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	1/2 of the original Commercial Plan Review Fee

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CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025

Type	Fee
COMMERCIAL BUILDING PERMIT FEES (Continued)	
Certificate of Occupancy or Temporary Certificate of Occupancy	Fee is included in Permit Fee, but New Use or New Tenant is \$100.00
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.	
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.	
MISCELLANEOUS FEES	
Overnight Camping Permit (Chapter 66)	\$30.00 per unit
Circus Permit	\$100.00
Fireworks Permit (Chapter 34)	\$45.00
Banner Fee	\$50.00 per location
Donation Collection Boxes (Chapter 42)	\$150.00 for permit and medallion + \$150.00 each additional medallion
TAX ABATEMENT POLICY FEE	
Application Fee	\$1,500.00
NAMING AND DONATION POLICY FEE	
Application Fee	\$75.00
HEALTH PERMIT FEES	
Retail Food Stores and Food Service Establishments (annual)	1-4 employees \$200.00, 5-9 employees \$300.00, 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	
14 days	\$50.00
Multiple Events (yearly)	\$200.00

Proposed to City Council December 2, 2025

CITY OF SEALY, TEXAS
MASTER FEE SCHEDULE
ORDINANCE 2025

Type	Fee
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
EVENT PERMIT	
LEVEL 1: Small events – 150 people or less	\$100.00
LEVEL 2: Mid-size events - 151-500 people	\$250.00
LEVEL 3: Large events – 501 or more people	\$500.00
Mass Gathering Permit (Chapter 66) <i>(Based on est. crowd size)</i>	
300-500 people	\$250.00
501-1000 people	\$500.00
1000 or more people	\$750.00
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 (Section 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.

Proposed to City Council December 2, 2025

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025

Type	Fee
MOBILE HOME PARK FEES	
Original mobile home park or recreational vehicle park license (section 58-86 (a))	\$300.00
Renewal of mobile home park license (section 58-86(b))	\$100.00
Transfer of mobile home park or recreational vehicle park license (section 58-81)	\$50.00
Transfer or replacement of mobile home (section 58-46 (b))	\$75.00
Mobile Home Reinspection fee (section 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	½ of the review 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

Proposed to City Council December 2, 2025

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025

Type	Fee
UTILITIES DEVELOPMENT REVIEW FEE (Continued)	
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 Commercial \$500.00
Hardship Permit	\$75.00
Comprehensive sign variance program	\$150.00
Parkland Dedication Fees - Chapter 87, Section 87-52 (c)(3)	\$1200.00 per. Lot
* 3rd+ submittals for review by engineer will be charged	½ of the review fee
CIVIL AND ENGINEERING PLAN REVIEW FEES	
Civil Drawings with Plats:	
Residential (Large, > 50 lots)	\$10,000.00
Residential (Small-Medium, < 50 lots)	\$7,500.00
Non-Residential (Large Site, > 5 acres)	\$7,500.00
Non-Residential (Small Site, < 5 acres)	\$5,000.00
Plats and Re-Plats, No Civil Drawings:	
Residential (Large, > 50 lots)	\$2,500.00
Residential (Small-Medium, < 50 lots)	\$2,000.00
Non-Residential (Large Site, > 5 acres)	\$2,000.00

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CITY OF SEALY, TEXAS
MASTER FEE SCHEDULE
ORDINANCE 2025

Type	Fee
CIVIL AND ENGINEERING PLAN REVIEW FEES (Continued)	
Non-Residential (Small Site, < 5 acres)	\$1,500.00
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
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
DEVELOPMENT DEPOSITS, INSPECTIONS, AND ADDITIONAL REVIEWS AND MEETINGS FOR ENGINEERING AND LEGAL	
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
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.	

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CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025

Type	Fee
NETWORK NODES	
Construction Permit	\$500.00 for 1st 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
Public right-of-way rate adjustment:	
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.	
NODE SUPPORT POLES	
Construction Permit	\$1,000.00
Annual public right-of-way rate fee	\$250.00
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.	
TRANSPORT FACILITIES	
Construction permit	\$500.00
Each additional node	\$250.00 per node
Public right-of-way rate fee	\$28.00/month per node
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; 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.	
MICRO NETWORK NODES	
No Application Fee	
Collocation of network nodes on service poles	\$20.00/year per service pole

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CITY OF SEALY, TEXAS
MASTER FEE SCHEDULE
ORDINANCE 2025

Type	Fee
ELECTRICAL PERMIT FEES	
Permit Issuance Fee	\$35.00
Meter loop and service:	
Up to and including 200 amps	\$25.00
Over 200 amps to and including 250 amps	\$30.00
Over 250 amps	\$40.00
Panels with eight (8) or more circuits	\$25.00/each
Electrical outlets and fixtures	\$1.00/each
Solar Panel System	6000 watts or less is \$250.00, each additional 1,000 watts is \$25.00 or fraction thereof
Generator System	25 kW or less is \$150.00, each additional kW is \$5.00 or fraction thereof
Electrical appliances - domestic:	
Range receptacle	\$10.00/each
Clothes dryer	\$10.00/each
Cooking top	\$10.00/each
Ovens	\$10.00/each
Garbage disposal	\$10.00/each
Dishwashers	\$10.00/each
Window air conditioner receptacle	\$5.00/each
Motors and transformers, permanently installed:	
Up to and including 1 HP	\$5.00/each
Over 1 HP through and including 10 HP	\$15.00/each
Over 10 HP (plus \$0.30 per HP)	\$25.00/each
Streamers and festoon lighting per circuit	\$15.00/each
Ball Park & parking lot light poles (no outlet or fixture charge)	\$55.00/each
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

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CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025

Type	Fee
ELECTRICAL PERMIT FEES (Continued)	
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
Miscellaneous 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 additional 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

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CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025

Type	Fee
PLUMBING PERMITS (Continued)	
Water heater and/or vent	\$20.00/each
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	\$20.00 and \$10.00 each additional
Lawn Sprinkler System	\$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

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CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025

Type	Fee
MECHANICAL PERMIT FEES (Continued)	
Over 3,300,000 Btu (98 Bhp)	\$75.00
Reinspection fee of a heating, ventilation, air conditioning, or refrigeration system, boiler installation	\$15.00
Temporary operation inspection fee	\$15.00
Self-Contained units less than two tons	Total cost of all units combined
	\$75.00 - 1st reinspection
	\$75.00 - 2nd reinspection
Reinspection Fees*	\$75.00 - 3rd reinspection
<p>*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.</p> <p>*Fees are doubled if work begins before the issuance of a valid permit.</p> <p>*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.</p>	
COMMERCIAL FIRE ALARM SYSTEM	
Contractor Registration Fee (yearly)	\$100.00
Permit Issuance Fee	\$35.00
Fire Alarm System Inspection Fee	\$200.00
plus, each device	\$2.00
After hours and weekends	\$250.00 per inspection
	\$150.00 - 1st reinspection
	\$150.00 - 2nd reinspection
Reinspection Fees*	\$150.00 - 3rd reinspection
<p>*Fees are doubled if work begins before the issuance of a valid permit.</p> <p>*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.</p>	
COMMERCIAL FIRE SUPPRESSION SYSTEM INSPECTIONS	
Contractor Registration Fee (yearly)	\$100.00
Permit Issuance Fee	\$100.00
Automatic Fire Sprinkler System Wet/Dry Fee	\$200.00
plus, each head	\$2.00

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CITY OF SEALY, TEXAS
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 ORDINANCE 2025

Type	Fee
COMMERCIAL FIRE SUPPRESSION SYSTEM INSPECTIONS (Continued)	
All Inspections, including inspections for items listed under Commercial and Multi-Family Fire Code Plan Review	\$200.00
After hours and weekends	\$400.00 per inspection
Reinspection Fees*	\$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
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 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	\$100.00
Emergency Standby Power Systems - Generators	\$75.00

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CITY OF SEALY, TEXAS
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 ORDINANCE 2025

Type	Fee
COMMERCIAL AND MULTIFAMILY FIRE CODE PLAN REVIEW (Continued)	
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
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
Permit Issuance Fee	35
Underground Fuel Tank Removal	\$250.00 per tank
Underground Fuel Tank Installation	\$250.00 per tank
Aboveground Fuel Tank Installation	\$250.00 per tank

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CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025

Type	Fee
COMMERCIAL FUEL TANKS (Continued)	
Fuel Dispenser	\$25.00 each
After hours and weekends	\$500.00 per inspection
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.	
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 no larger than 8-inch diameter and no longer than 3 feet in length. Chipping to be done on the first full week of each month.	
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. Heavy pick-up to be completed the first week of each month following the chipping process.	

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CITY OF SEALY, TEXAS
MASTER FEE SCHEDULE
ORDINANCE 2025

Type	Fee
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	\$30.00
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	\$30.00
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	
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

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CITY OF SEALY, TEXAS
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 ORDINANCE 2025

Type		Fee	
IMPACT FEES			
Water and sewer impact fees are calculated using the size of the proposed water meter. The base fee for a 5/8-inch meter is multiplied by the AWWA 'Ratio to 5/8-inch Meter' from the Equivalency Table. This same ratio, based on the water meter size, is used to determine both the water and sewer impact fees.			
Water		\$3,381.00 base fee	
5/8" Displacement Type	\$3,381.00	4" Compound	\$101,430.00
5/8" x 3/4" Displacement Type	\$3,381.00	4" Turbine Vertical Shaft	\$142,002.00
3/4" Displacement Type	\$5,071.50	4" Turbine High Velocity	\$219,765.00
1" Displacement Type	\$8,452.50	6" Compound	\$228,217.50
1.5" Displacement Type	\$16,905.00	6" Turbine Vertical Shaft	\$292,456.50
2" Displacement Type	\$27,048.00	6" Turbine High Velocity	\$473,340.00
2" Compound	\$27,048.00	8" Compound	\$304,290.00
3" Compound	\$59,167.50	8" Turbine High Velocity	\$811,440.00
3" Turbine Vertical Shaft	\$74,382.00	10" Turbine High Velocity	\$1,183,350.00
3" Turbine High Velocity	\$118,335.00	12" Turbine High Velocity	\$1,487,640.00
Sewer		\$3,784.00 base fee	
5/8" Displacement Type	\$3,784.00	4" Compound	\$113,520.00
5/8" x 3/4" Displacement Type	\$3,784.00	4" Turbine Vertical Shaft	\$158,928.00
3/4" Displacement Type	\$5,676.00	4" Turbine High Velocity	\$245,960.00
1" Displacement Type	\$9,460.00	6" Compound	\$255,420.00
1.5" Displacement Type	\$18,920.00	6" Turbine Vertical Shaft	\$327,316.00
2" Displacement Type	\$30,272.00	6" Turbine High Velocity	\$529,760.00
2" Compound	\$30,272.00	8" Compound	\$340,560.00
3" Compound	\$66,220.00	8" Turbine High Velocity	\$908,160.00
3" Turbine Vertical Shaft	\$83,248.00	10" Turbine High Velocity	\$1,324,400.00
3" Turbine High Velocity	\$132,440.00	12" Turbine High Velocity	\$1,664,960.00
* Refer to the AWWA Equivalency Table for Corresponding Unit Ratio			

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CITY OF SEALY, TEXAS
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 ORDINANCE 2025

Type	Fee
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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

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CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
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Type	Fee
WATER AND SANITARY SEWER RATES	
Water:	
Radio Transmission Fee (per. Month)	\$0.89
Fixed charges (per. month)	
¾ -inch	\$20.70
1-inch	\$30.80
1 ½ -inch	\$78.50
2-inch	\$122.90
3-inch	\$282.50
4-inch	\$480.90
6-inch	\$1,111.80
8-inch	\$1,333.00
10-inch	\$1,666.30
0-2,000 gallons (minimum charge)	\$2.00 or fraction thereof
2,001-8,000 gallons (per 1,000 gallons)	\$4.30 or fraction thereof
8,001-23,000 gallons (per 1,000 gallons)	\$5.60 or fraction thereof
Greater than 23,000 gallons (per 1,000 gallons)	\$6.90 or fraction thereof
Bulk Water Rates: Bulk Water/Fire Hydrant Meters:	
Meter Set Up & Maintenance Charge	\$200.00 initial set up & \$50.00 per month
Per 1,000 gallons	\$50.00 or fraction thereof
Sanitary Sewer:	
Fixed charges (per. month)	
Residential	\$24.50
Commercial	\$80.70
Industrial	\$122.30
Government	\$80.70
Non-Profit Flat <8,000 gal Water usage and <1-1/2 in water service - (flat rates do not have a volumetric component)	\$24.00
Residential Flat – (flat rates do not have volumetric component)	\$43.08

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CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
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Type	Fee
WATER AND SANITARY SEWER RATES (Continued)	
Commercial Flat – (flat rates do not have volumetric component)	\$58.90
0-2,000 gallons	\$2.30 or fraction thereof
Greater than 2,000 gallons	\$5.21 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. F = Cost factor which is the factor of \$0.40</p>	
<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 size, plus Tiered volumetric charges per thousand gallons of water consumed, as registered by the meter serving the consumer and based on a winter averaging calculation specified below.</p>	

Proposed to City Council December 2, 2025

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025

Type	Fee
Sanitary Sewer Surcharge (Continued)	
<p>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>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>1. To qualify for sewer averaging, an account with sewer service must have had metered water service available throughout all four months of the previous November through February time period (the "designated winter months"). Metered water consumption for only the current occupant at a service address will be considered in the calculation of the average. The calculation will not include metered water consumption for any former occupants at the same service address.</p> <p>2. Sewer averaging will be recalculated at the commencement of each fiscal year, starting with the billing for October consumption taking place on or about November 25 and continuing throughout the remainder of the fiscal year. An average of each qualifying account's water consumption for the four designated winter months will be calculated and billed in accordance with the applicable sewer rate table currently in effect. If an account with metered water service does not have water consumption for any of the designated winter months, those months will be excluded from the averaging calculation. Once the average has been calculated, it will be used as a basis for billing the account each month for the entire fiscal year until a new average has been established.</p> <p>3. An account with metered water service that does not qualify for sewer averaging will be billed for sewer service based on a default average water consumption of 5,000 gallons per month, billed in accordance with the applicable sewer rate table currently in effect. The account will continue to be billed in this manner until such time when an average can be established.</p> <p>4. An account with sanitary sewer service but without metered water service will be billed at the flat rate specified above.</p>	
WATER / SANITARY SEWER TAPS FEES	
Water Tap Fees:	
3/4-inch service	\$1,400.00
1 inch service	\$1,675.00
Boring fee shall be charged if the main is located on the opposite side of the street (per foot)	\$30.00
<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>	

Proposed to City Council December 2, 2025

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
 ORDINANCE 2025

Type	Fee
WATER / SANITARY SEWER TAPS FEES (Continued)	
Sanitary Sewer Tap Fees:	
4-inch service	\$1,100.00
Additional tap or larger than four inches (4") will be determined by Water/Sewer Superintendent including a proper allowance for labor performed.	
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
Bulk Water	\$2,000.00
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, equipment, and overhead will be charged.	
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	
For single-unit consumers, the billing rate structure consists of three components:	
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	

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Type	Fee
NATURAL GAS RATES (Continued)	
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).	
For multiple-unit consumers utilizing a single gas meter, the billing rate structure consists of three components:	
1. Monthly fixed charge for the service, based on the type of consumer, multiplied by the number of units being served, 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).	
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 consumed, as registered by the gas meter serving each consumer.	
Fixed Charges (per month)	
Residential	\$11.95
Commercial	\$41.20
Industrial	\$618.00
Governmental	\$59.90
Volumetric Base Charges (per CCF)	
Residential	\$0.97
Commercial/Governmental	\$1.43
Small Industrial – Monthly Usage 25,000 CCF and under	\$1.04
Medium Industrial – Monthly Usage 25,001 to 50,000 CCF	\$0.74
Large Industrial – Monthly Usage 50,001 to 100,000 CCF	\$0.74
Extra Large Industrial – Monthly Usage 100,001 CCF and Above	\$0.74
* 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

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CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
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Type	Fee
GAS SERVICE DEPOSITS (Continued)	
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 damages to any City property. The City Manager is authorized to adjust the deposit(s) for service on a case-by-case basis.</p>	
<p>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 his/her designee, is authorized to waive penalties on a case-by-case basis.</p>	
<p>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 charges whether occupied or not.</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>	
<p>Administrative Fee</p> <p>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.</p>	\$30.00
<p>After hours and weekends connection/reconnection of service</p>	\$30.00
<p>Service charge will be made for any requested summer disconnection and winter reconnection of gas service</p>	\$15.00

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CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
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Type	Fee
SOLID WASTE RATES	
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 arrangements for a qualified individual or entity to collect and dispose of its solid waste at a properly permitted facility.	
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.	
The City contracts with TDS for once-a-week residential solid waste collection services at the following rates and charges:	
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 pick up 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 tied and each bundle must weigh less than thirty-five (35) pounds for safety. There is no charge for this service other than the monthly residential rate listed above.	
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 for this service. There is no charge for this service other than the monthly residential rate listed above.	
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 waste service, the following cash deposit shall be charged each customer:	
Owner Occupied	\$75.00
Senior Citizen (65 or older)	\$40.00
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.	

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CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
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Type	Fee
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 such service with the City. If a commercial customer desires recycling service at its location, it shall establish such service through the City of Sealy.	
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)						Extra Pick-Up
	1x Per Week	2x Per Week	3x Per Week	4x Per Week	5x Per Week	6x Per Week	
2CY	\$209.10	\$389.60	\$573.60				\$125.10
3CY	\$243.00	\$462.80	\$678.90				\$130.40
4CY	\$287.70	\$541.40	\$798.60	\$1,052.30	\$1,306.00		\$133.60
6CY	\$389.60	\$725.50	\$1,066.70	\$1,397.20	\$1,738.50		\$142.80
8CY	\$486.00	\$902.30	\$1,320.40	\$1,738.50	\$2,153.10	\$2,464.20	\$169.70
Cart (96 Gallon)	\$85.86						

Lock Bars	\$46.50
Casters	\$46.50

CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
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Type	Fee
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Commercial Recycling:

Commercial - Recycle			
Container Size	Fixed Charges (Per Month)		
	Every Other Week	1x Per Week	2x Per Week
4CY	\$144.70	\$244.70	
6CY	\$194.70	\$330.50	\$616.40
8CY	\$243.00	\$411.80	\$761.60
Cart (96 Gallon)	\$34.00	\$69.10	
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 (20th) day of such month.	
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.	
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 solid waste and recycling services.	\$30.00
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 shall be charged for such services. The City Manager, or his/her designee, is authorized to waive service and/or penalties on a case-by-case basis.	
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.	

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CITY OF SEALY, TEXAS
 MASTER FEE SCHEDULE
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Type		Fee	
CITY RENTAL VENUES			
FACILITY – GENERAL PUBLIC USE (4 hours)		DEPOSIT	ADDITIONAL HOURS
Liedertafel Hall	\$350.00	\$850.00 (up to 4 hrs.)	\$50.00/hr
Mark A. Chapman Park Pavilion	\$100.00	\$180.00 (up to 4 hrs.)	\$25.00/hr
W. E. Hill Community Center	\$250.00	\$450.00 (up to 4 hrs.)	\$50.00/hr
Abe & Irene Levine Park Pavilion	\$50.00	\$40.00 (all day)	N/A
FACILITY – NON PROFIT USE (3 hours) (3 days per yr.)		DEPOSIT	ADDITIONAL HOURS
Liedertafel Hall	\$150.00	\$150.00 (up to 3 hrs.)	\$50.00/hr
Mark A. Chapman Park Pavilion	\$150.00	\$150.00 (up to 3 hrs.)	\$25.00/hr
W. E. Hill Community Center	\$150.00	\$150.00 (up to 3 hrs.)	\$50.00/hr
FACILITY – NON PROFIT USE (Reoccurring Meetings)		DEPOSIT	HOURLY RENTAL RATE
Mark A. Chapman Park Pavilion	\$150.00		\$25.00/hr

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

Proposed to City Council December 2, 2025

CITY OF SEALY, TEXAS
MASTER FEE SCHEDULE
ORDINANCE 2025

Type	Fee
CITY SECRETARY FEES	
Alcohol Beverage License	
Wine & Malt Beverage Retailer's Off-Premise Permit (BQ)	\$30.00 annually (or not to exceed \$60.00 for a two-year period)
Wine Only Package Store Permit (Q)	\$37.50 annually (or not to exceed \$75.00 for a two-year period)
Local Distributor's Permit (LP)	\$50.00 annually (or not to exceed \$100.00 for a two-year period)
Wine & Malt Beverage Retailer's Permit (BG) <i>(previously known as Wine & Beer Retailer's Permit)</i>	\$87.50 annually (or not to exceed \$175.00 for a two-year period)
Package Store Permit (P)	\$250.00 annually (or not to exceed \$500.00 for a two-year period)
Mixed Beverage Permit (MB)	\$375.00 annually* (or not to exceed \$750.00 for a two-year period)
* There is a 3-year exemption period for mixed beverage permits. No local fee can be charged for the first three years after the TABC license is first issued	
Peddlers and Solicitors Permit	\$30.00 (covers up to 6 people)
Replacement Identification Cards	\$5.00/replacement card
<u>Requests for Public Information</u>	Reference Texas Administrative Code - CH. 70.3 for definitions/clarification
Standard paper copy	\$0.10 per page
Nonstandard copy	
Diskette	\$1.00
Magnetic tape	Actual cost
Data cartridge	Actual cost
Tape cartridge	Actual cost
Rewritable CD (CD-RW)	\$1.00
Non-rewritable CD (CD-R)	\$1.00
Digital video disc (DVD)	\$3.00
JAZ drive	Actual cost

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CITY OF SEALY, TEXAS
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Type	Fee
CITY SECRETARY FEES (Continued)	
Other electronic media	Actual cost
VHS video cassette	\$2.50
Audio cassette	\$1.00
Oversize paper copy (e.g. 11x17)	\$0.50
Specialty paper (e.g. Mylar, blueline, map, photographic)	Actual cost
Labor charge for programming	\$28.50 an hour. Only programming services shall be charged at this hourly rate
Labor charge for locating, compiling, manipulating data, and reproducing public information	*\$15.00 an hour. Includes actual time to locate, compile, manipulate data, and reproduce the requested information
<p>* A labor charge shall not be billed in connection with complying with requests that are for 50 or fewer pages of paper records, unless the documents to be copied are located in: two or more separate buildings that are not physically connected with each other; or a remote storage facility.</p>	
Overhead charge	The overhead charge shall be computed at 20% of the charge made to cover any labor costs associated with a particular request.
Miscellaneous supplies	The actual cost of miscellaneous supplies, such as labels, boxes, and other supplies used to produce the requested information
Postal and shipping charges	Actual cost
Other charges	For any charges not listed, not to exceed the maximum allowable amount authorized under TAC 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.	

Proposed to City Council December 2, 2025

ITEM #6



Meeting Date: December 2, 2025

Agenda Item No. - Discussion and Possible Action regarding Approval or an Extension of the Amended and Restated Agreement of the Park Entry, Maintenance, Use, and Improvements between the City of Sealy and Greater Sealy Little League, Inc.

Prepared by: Mike Barrow, Assistant City Manager

SUMMARY:

I have discussed with Josh Volking the amendments to the Agreement and I believe that we have reached a consensus with the attached amendments to the Agreement. Highlights of the amendments are:

- Added WHEREAS statements to recognize importance of Little League's use of the park with citizen's use of the park and that we both recognize the partnership we maintain.
- Added that notification to the City of rentals and Tournament play to occur before 9 a.m. the Thursday before the rental or tournament.
- Improved the time that KIDFISH Event happened and tournament and rentals are not allowed until 12:30 p.m. the day of the KIDFISH.
- Improved language in the agreement that Little League help promote park rules and not parking in the grass.
- Emphasized that Little League's kickoff parade is coordinated with the police department 10 business days before the parade.
- Kept the fees paid to the City the same, except added a restroom supplies fee for rentals and tournaments.
- The arrangement that the Little League observe and help protect parking availability for the W.E. Hill Center guests if the Hill Center has a rental.
- Added that the Little League present their report at the second council meeting in October and that they also submit their Form 990.
- Changed the agreement from a one-year renewal to the two-year renewal.
- Added language that their renters or tournament organizers are required to provide to the Little League the same comprehensive general liability insurance as the Little League provides to the City and to name the City as additional insured.
- Added that a City Councilmember be appointed by the City Council to the Little League's board as an ex-officio member.
- Added Scranton park to the language of the agreement that Scranton Park Ball Field is used as an overflow.

FINANCIAL IMPACT:

Tournaments do bring people to Sealy and their has to be a boost in sales tax from these visitors.

RECOMMENDATION:

I believe that the changes to the agreement improve the city's outcomes and I recommend approval of the Amended Agreement.

CURRENT AGREEMENT

AGREEMENT FOR PARK ENTRY, MAINTENANCE, USE, AND IMPROVEMENTS

This Agreement for Park Entry, Maintenance, Use, and Improvements ("Agreement") is entered into this 10th day of December, 2024, by and between the City of Sealy, Texas, ("City"), a Home-Rule Municipality organized under the laws of the State of Texas and Greater Sealy Little League, Inc., ("Little League") a non-profit corporation organized under the laws of the State of Texas.

* * * * *

WHEREAS, The City and the Little League have worked for many years to promote the advancement of sporting activities for the betterment of young people; and

WHEREAS, City owns, operates, and maintains public park land and facilities; and

WHEREAS, the Little League organizes and promotes youth baseball activities in the City; and

WHEREAS, the City desires the continued assistance from the Little League for the creation, maintenance, and improvements of baseball fields and related infrastructure in the City;

NOW THEREFORE, FOR MUTUAL CONSIDERATION, WHICH IS ACKNOWLEDGED BY BOTH PARTIES AS BEING SATISFIED, THE CITY AND LITTLE LEAGUE AGREE AS FOLLOWS:

Section 1. Right-of-Entry: The City does hereby grant, allow and permit the Little League, its Board of Directors, and authorized volunteers to enter Chapman B&PW Park, located at 1008 Main Street, Sealy, Texas 77474 (the "Park") to maintain and use the five (5) baseball fields, batting cages and the concession stand (the "Facilities").

Section 2. Maintenance: Except as provided for herein, the Little League shall be responsible for maintaining the baseball fields and batting cages, including the field and cage lights. The Little League will provide the City with fertilizer for the City to apply to the fields, as necessary.

The City shall be responsible for all mowing, application of weed control, and watering of the Park, parking lot and general safety lighting (other than field and cage lights) custodial services of the restrooms and removal of trash. Additionally, the City shall be responsible for quarterly pest control application for the concession stand and bathrooms.

Section 3. Use: The Little League has the right of first use of the Facilities, and must approve and schedule all other uses. Other persons or entities may use the baseball fields during the time reserved by the Little League if not being used by the Little League. The Little League shall coordinate use. From time to time this Agreement may be modified or updated as needed by the Little League and City of Sealy.

This use includes the use of any baseball fields for hosting tournaments during the Fantasy of Lights festival and any other festivals approved by the City. The Little League shall select or approve tournament directors for said tournaments and tournament directors' contact information must be sent to the persons listed in the City of Sealy Contacts in Section 6 of this Agreement by email along with the Rentals and Tournament Notification to the City.

To ensure there are no conflicts with Little League's use of the Facilities, the City will discuss and coordinate any potential rental of any other portion of the Park, including the pavilion or parking areas,

with the Little League and the City will coordinate with the Little League the use of the park and sufficient parking availability for the KidFish Event sponsored by the Sealy Police Department.

If Little League is using the baseball fields, the City shall use its best reasonable efforts not to rent the Pavilion for an event that would require 20 or more parking spaces.

The Little League may also store equipment at the Park. The City shall have no responsibility for lost, damaged, or stolen equipment belonging to the Little League or equipment that does not belong to the Little League but being stored at the Park.

The Little League and City recognize that the parking lot lights in the park provide safety.

The Little League shall organize and manage use of the park for Little League events in order to encourage that all park rules are observed, including not parking in the grass at any time.

The Little League's kickoff parade requires that the Little League provide notification to and ensure coordination with the Sealy Police Department within 10 business days of the parade. The parade is a non City-Wide Event and does not require application for approval from the City Council.

Section 4. Payments: Little League shall reimburse City for electricity usage at a rate of \$4,500.00 per quarter beginning with the first payment in January 2025. Little League shall remit payments to the City by the 20th of the months of January, April, July, and October.

Additionally, Little League will pay to the City a light fee (\$50 per hour) and clean up / trash fee (\$150 for tournaments) when fields are rented to nonlocal teams.

Section 5. Improvements: The Little League may place permanent improvements onto the Facilities after receiving written approval from the City. Any permanent improvements placed on City property shall become the property of the City. The Little League hereby agrees, consents, and does by this Agreement transfer any ownership rights or interest to any permanent fixtures and improvements already existing or hereafter placed on City property to the City.

Permanent improvements include but are not limited to fencing, netting, scoreboards, stands, buildings, and lighting, but does not include portable storage containers.

Section 6. Communication and Notice: The City and the Little League shall meet once each quarter after the 20th of, but before the end of the months of January, April, July, and October with the City coordinating the date and time of the meetings. Such meetings can be by face-to-face, videoconference, or teleconference. The City and Little League agree that they will also engage in informal communication with respect to this Agreement including phone calls, text messaging, and emails. If formal notice or communication is required, then the parties shall provide written notice by certified mail with return receipt requested or personal delivery to the following addresses.

CITY OF SEALY, TEXAS
P.O. BOX 517
SEALY, TEXAS 77474
ATTN: CITY MANAGER

GREATER SEALY LITTLE LEAGUE, INC.
P.O. BOX 383
SEALY, TEXAS 77474

ATTN: BOARD PRESIDENT

Either party may change the address or contact for notice under this section by providing written notice to the other party of such change.

The Little League shall provide a report to the City Council each year before October 1. The report shall include revenues and expenses of the Little League and the number of children that signed up for local baseball in the past year, as well as the combination of the number of local and number of nonlocal children registered for tournaments. The report may also include additional information that the Little League deems relevant.

Little League Contact Names and Phone Numbers

Josh Volking	josh.volking@gmail.com	979-627-5868
Phyllis Hinze	phyllishinze@gmail.com	713-205-2959
Melissa Nelson	nelsonmelissam@gmail.com	979-885-8735

City of Sealy Contact Names and Phone Numbers

Lesley Aguado	laguado@ci.sealy.tx.us	979-398-1416
Patrick Parsons	pparsons@ci.sealy.tx.us	979-398-4008
Mike Barrow	mbarrow@ci.sealy.tx.us	979-217-0348

Section 7. Term: This Agreement replaces and supersedes all prior agreements between the parties, shall become effective when executed by both parties and shall be in full force and effect for a term of one (1) year.

Section 8. Immunity: Nothing contained in this Agreement shall waive the City's governmental or sovereign immunity.

Section 9. Severability: If any provision of this Agreement or the application thereof to any person or circumstance is ever judicially declared invalid or unenforceable such provision shall be deemed severed from this Agreement, and the remaining portions of this Agreement shall remain in effect.

Section 10. Modifications: This Agreement shall be subject to change or modification only with the mutual written consent of both Parties.

Section 11. No additional waiver implied: The failure of either party to insist upon performance of any provision of this Agreement shall not be construed as a waiver of the future performance of such provision by the other party.

Section 12. Merger: This Agreement embodies the entire understanding between the Parties and there are no other representations, warranties, or agreements between the Parties covering the subject matter of this Agreement.

Section 13. Assignment: The Agreement may not be assigned, in whole or in part, unless approved in writing by the other party.

Section 14. Governing Law and Venue: This Agreement shall be construed and interpreted in accordance with the laws of the State of Texas without regard to conflicts of law principles. It is further understood and agreed that any dispute arising out of or related to this Agreement shall be resolved in a court of competent jurisdiction in Austin County, Texas.

Section 15. Insurance: The Little League shall maintain a comprehensive general liability insurance policy for its operations in the amount of \$1,000,000.00. The policy shall name City as an additional insured. If the Little League uses the Sealy Cemetery property southeast of the pickleball courts for practice, the comprehensive general liability insurance policy shall also name the Sealy Cemetery as additional insured. The minimum limits of liability on insurance policies specified herein shall not constitute a limit on the Little League's obligations to indemnify, defend and hold harmless the City for actions caused by Little League, its invitees, or guests.

Section 16. Indemnify: The Little League shall indemnify, defend and hold harmless the City, its officers, officials, employees, agents, and representatives from any and all, costs, damages, attorney's fees, expenses, or claims arising out of or related to the Little League's use (including all guests and invitees) of the Facilities.

Section 17. Pickleball Courts: Pickleball tournament organizers shall coordinate their event and parking with the Little League.

Section 18. Hill Center Parking: The parking lot of the Hill Center is for Hill Center use only unless written approval is received from any of the City of Sealy Contact Names list in Section 6 of this Agreement. Such written approval can be by email or text messaging.

Section 19. Grass Parking areas off of the Cemetery Road: The Sealy Cemetery is a private cemetery not owned by the City. Little League will inform parents and tournament directors of this and discourage parking within the cemetery. No parking for park use is permitted along or in the grass off any cemetery road.

THE CITY OF SEALY, TEXAS

By: Carolyn Bilski

Name: Carolyn Bilski

Title: Mayor

Date: 12/10/24

ATTEST:

Dan de Vrallo

Page 4 of 5

Sandra Vrabec, City Secretary

~~GREATER SEAN TITLE LEAGUE, INC.~~

By:  _____

Name: Josh Volking

Title: President

Date: 12/10/2024

RED-LINE COPY

AGREEMENT FOR PARK ENTRY, MAINTENANCE, USE, AND IMPROVEMENTS

This Agreement for Park Entry, Maintenance, Use, and Improvements (~~“Agreement”~~) (**“AGREEMENT”**) is entered into this ____ day of _____, ~~2024~~ **2025**, by and between the City of Sealy, Texas, (~~“City”~~) (**“CITY”**), a Home-Rule Municipality organized under the laws of the State of Texas and Greater Sealy Little League, Inc., (~~“Little League”~~) (**“LITTLE LEAGUE”**) a non-profit corporation organized under the laws of the State of Texas.

* * * * *

WHEREAS, The City and the Little League have worked for many years to promote the advancement of sporting activities for the betterment of young people; and

WHEREAS, The City and the Little League both recognize the importance of the City’s park land to Sealy’s residents and their use of the City’s parks, and the City and the Little League both recognize the importance of leasing the Chapman B&PW Park Ballfields and the Joe Scranton Jr Park Ballfield for tournaments and practices to bring in funds for the Little League to fund improvements and repairs; and

WHEREAS, The City and the Little League both recognize the importance of balancing the Little League’s use and leasing of the ballfields with Sealy’s residents use of the Chapman B&PW Park, the Joe Scranton Jr Park Ballfield and City sponsored community events; and

WHEREAS, City owns, operates, and maintains public park land and facilities; and

WHEREAS, the Little League organizes and promotes youth baseball activities in the City; and

WHEREAS, the City desires the continued **partnership with** ~~assistance from~~ the Little League for the creation, maintenance, and improvements of baseball fields and related infrastructure in the City;

NOW THEREFORE, FOR MUTUAL CONSIDERATION, WHICH IS ACKNOWLEDGED BY BOTH PARTIES AS BEING SATISFIED, THE CITY AND LITTLE LEAGUE AGREE AS FOLLOWS:

Section 1. Right-of-Entry: The CITY does hereby grant, allow and permit the LITTLE LEAGUE, its Board of Directors, and authorized volunteers to enter Chapman B&PW Park, located at 1008 Main Street, Sealy, Texas 77474 and Joe Scranton Jr Park, located at 96 Daniels Street, Sealy, Texas 77474 (the ~~“Park”~~ **“PARKS”**) to maintain and use the ~~six~~ **five (5)** baseball fields, batting cages and the concession stand (the ~~“Facilities”~~ **“FACILITIES”**).

Section 2. Maintenance: Except as provided for herein, the LITTLE LEAGUE shall be responsible for maintaining the baseball fields and batting cages, including the field and cage lights. The LITTLE LEAGUE will provide the CITY with fertilizer for the CITY to apply to the fields, as necessary.

The CITY shall be responsible for all mowing, application of weed control, and watering of the PARKS, parking lot and general safety lighting (other than field and cage lights) custodial services of the restrooms and removal of trash. Additionally, the CITY shall be responsible for quarterly pest control application for the concession stand and bathrooms.

Section 3. Use: The LITTLE LEAGUE has the right of first use of the FACILITIES **except as provided for herein**, and must approve and schedule all other uses. Other persons or entities may use the baseball fields during the time reserved by the LITTLE LEAGUE if not being used by the LITTLE LEAGUE. The LITTLE LEAGUE shall

coordinate use. From time to time this AGREEMENT may be modified or updated as needed by the LITTLE LEAGUE and CITY.

This use includes the use of any baseball fields for hosting tournaments during the Fantasy of Lights festival and any other festivals approved by the CITY. The LITTLE LEAGUE shall select or approve tournament directors for said tournaments and tournament directors' contact information must be sent to the persons listed in the City of Sealy Contacts in Section 6 of this AGREEMENT by email along with the Rentals and Tournament Notification to the CITY **before 9 a.m the Thursday before the rental or tournament. This notification is for both Chapman B&PW Park and Joe Scranton Jr Park rentals and tournament to nonlocal or Select Teams.**

To ensure there are no conflicts with LITTLE LEAGUE'S use of the FACILITIES, the CITY will discuss and coordinate any potential rental of any other portion of the PARKS, including the pavilion or parking areas, with the LITTLE LEAGUE. ~~and the City will coordinate with the Little League the use of the park and sufficient parking availability for the KidFish Event sponsored by the Sealy Police Department. The KidFish Event sponsored by the Sealy Police Department is scheduled for the first Saturday of every May. To ensure that adequate parking is available throughout the day, the LITTLE LEAGUE shall not schedule any tournaments for this day, ballfield use, or any other use or rentals that would interfere with the KidFish Event, until 12:30 p.m. The CITY will coordinate any other uses of the Park on the KidFish Event day, except uses of the ballfields, batting cages, and concession stand.~~

If LITTLE LEAGUE is using the baseball fields, the CITY shall use its best reasonable efforts not to rent the Pavilion for an event that would require 20 or more parking spaces.

The LITTLE LEAGUE may also store equipment at the PARKS. The CITY shall have no responsibility for lost, damaged, or stolen equipment belonging to the LITTLE LEAGUE or equipment that does not belong to the LITTLE LEAGUE but being stored at the PARK **or left at the PARKS.**

The LITTLE LEAGUE and CITY recognize that the parking lot lights in the park provide safety.

The LITTLE LEAGUE shall organize and manage use of the PARKS for LITTLE LEAGUE events in ~~order to~~ **such a way that** encourages that all park rules are observed, including not **allowing** parking in the grass at any time. **The LITTLE LEAGUE shall include information on its website and in its brochures communications that all park rules and regulations must be complied with and no parking is allowed in the grass. This Agreement shall be shared with Tournament Organizers and the LITTLE LEAGUE will direct Tournament Organizers that they are expected to comply with applicable terms of this Agreement.**

The LITTLE LEAGUE'S kickoff parade requires that the LITTLE LEAGUE provide notification to and ensure coordination with the Sealy Police Department within 10 business days of the parade. The parade is a non City-Wide Event and does not require application for approval from the City Council, **but does require proper coordination with the Sealy Police Department.**

Section 4. Payments: LITTLE LEAGUE shall reimburse CITY for electricity usage at a rate of **\$4,500.00** per quarter beginning with the first payment in January ~~2025~~ **2026**. LITTLE LEAGUE shall remit payments to the CITY by the 20th of the months of January, April, July, and October.

Additionally, LITTLE LEAGUE will pay to the City a light fee (\$50 per hour **for tournaments and rentals**), and **clean up / trash fee** ~~a restroom supplies fee~~ **(\$150 for tournaments and rentals)**, and **restroom supplies fee (\$50 for tournaments and rentals)** ~~an after-tournament park inspection fee (\$50 \$150 for tournaments)~~ when fields are **rented to nonlocal teams or Select Teams. used for tournaments involving**

~~any nonlocal teams or Select Teams. If the PARK is not sufficiently cleaned, the CITY will clean the PARK and assess a cleaning fee (\$150 for tournaments) to be paid by the LITTLE LEAGUE.~~

If Joe Scranton Jr Park is used for tournament or rental, the LITTLE LEAGUE will pay the CITY a light fee of \$20 per hour, a clean up / trash fee of \$30, and restroom supplies fee of \$10 when fields are rented to nonlocal teams or Select Teams.

~~If a tournament is scheduled, tournament officials and visitors will ultimately use the W.E. Hill Community Center parking lot. Therefore, the LITTLE LEAGUE shall reimburse CITY use of the W.E. Hill Community Center at the base rate of \$250 for the weekend Saturday and Sunday by simply contacting all of the city contacts by email of the tournament and need for the W.E. Hill Center Parking Lot and making contact with at least one of the City's contacts by phone listed below in Section 6, approved in the City of Sealy's Master Fee Schedule. If the tournament will take place on Friday evening and Saturday for instance, the LITTLE LEAGUE shall pay the CITY for 2 days of rental. If the W.E. Hill Community Center is rented prior to the Little League's attempt to booking of the W.E. Hill Center, the tournament visitor will not have access to the W.E. Hill Center Parking Lot.~~

Section 5. Improvements: The LITTLE LEAGUE may place permanent improvements onto the FACILITIES after receiving written approval from the CITY. Any permanent improvements placed on City property shall become the property of the CITY. The LITTLE LEAGUE hereby agrees, consents, and does by this AGREEMENT transfer any ownership rights or interest to any permanent fixtures and improvements already existing or hereafter placed on City property to the CITY.

Permanent improvements include but are not limited to fencing, netting, scoreboards, stands, buildings, and lighting, but does not include portable storage containers.

Section 6. Communication and Notice: The CITY and the LITTLE LEAGUE shall meet once each quarter after the 20th of, but before the end of the months of January, April, July, and October with the CITY coordinating the date and time of the meetings. Such meetings can be by face-to-face, videoconference, or teleconference. The CITY and LITTLE LEAGUE that they will also engage in informal communication with respect to this AGREEMENT including phone calls, text messaging, and emails. If formal notice or communication is required, then the parties shall provide written notice by certified mail with return receipt requested or personal delivery to the following addresses.

CITY OF SEALY, TEXAS
P.O. BOX 517
SEALY, TEXAS 77474
ATTN: CITY MANAGER

GREATER SEALY LITTLE LEAGUE, INC.
P.O. BOX 383
SEALY, TEXAS 77474
ATTN: BOARD PRESIDENT

Either party may change the address or contact for notice under this section by providing written notice to the other party of such change.

The LITTLE LEAGUE shall provide a report to the City Council each year before October 1, 2026 and such report shall be presented to the City Council by the President of the LITTLE LEAGUE or his/her designate

at the second council meeting in October. The report shall include a copy of LITTLE LEAGUE's most recent Form 990, revenues and expenses of the LITTLE LEAGUE and the number of children that signed up for local baseball in the past year, as well as the combination of the number of local and number of nonlocal children registered for tournaments. The report may also include additional information that the Little League LITTLE LEAGUE deems relevant.

Little League LITTLE LEAGUE Contact Names and Phone Numbers

_____	_____	_____
_____	_____	_____
_____	_____	_____

City of Sealy Contact Names and Phone Numbers

Lesley Aguado	Brooke Kaiser	laguado@ci.sealy.tx.us	bkaiser@ci.sealy.tx.us	979-398-1416
				????????
Patrick Parsons		pparsons@ci.sealy.tx.us		979-398-4008
Mike Barrow		mbarrow@ci.sealy.tx.us		979-217-0348

Section 7. Term: This AGREEMENT replaces and supersedes all prior agreements between the parties, shall become effective when executed by both parties and shall be in full force and effect for a term of one (1) two (2) years.

Section 8. Immunity: Nothing contained in this AGREEMENT shall waive the CITY'S governmental or sovereign immunity.

Section 9. Severability: If any provision of this AGREEMENT or the application thereof to any person or circumstance is ever judicially declared invalid or unenforceable such provision shall be deemed severed from this AGREEMENT, and the remaining portions of this AGREEMENT shall remain in effect.

Section 10. Modifications: This AGREEMENT shall be subject to change or modification only with the mutual written consent of both Parties.

Section 11. No additional waiver implied: The failure of either party to insist upon performance of any provision of this AGREEMENT shall not be construed as a waiver of the future performance of such provision by the other party.

Section 12. Merger: This AGREEMENT embodies the entire understanding between the Parties and there are no other representations, warranties, or agreements between the Parties covering the subject matter of this AGREEMENT.

Section 13. Assignment: The AGREEMENT may not be assigned, in whole or in part, unless approved in writing by the other party.

Section 14. Governing Law and Venue: This AGREEMENT shall be construed and interpreted in accordance with the laws of the State of Texas without regard to conflicts of law principles. It is further understood

and agreed that any dispute arising out of or related to this AGREEMENT shall be resolved in a court of competent jurisdiction in Austin County, Texas.

Section 15. Insurance: The LITTLE LEAGUE shall provide to the CITY proof of maintain a comprehensive general liability insurance policy for its operations in the amount of \$1,000,000.00 and maintain this policy throughout the term of this AGREEMENT. The policy shall name CITY as an additional insured. If the LITTLE LEAGUE uses the Sealy Cemetery property southeast of the pickleball courts for practice, the comprehensive general liability insurance policy shall also name the Sealy Cemetery as additional insured. The minimum limits of liability on insurance policies specified herein shall not constitute a limit on the LITTLE LEAGUE'S obligations to indemnify, defend and hold harmless the CITY for actions caused by LITTLE LEAGUE, its invitees, or guests. ~~Tournament organizers or Select Teams using the fields must provide to the LITTLE LEAGUE the same comprehensive general liability insurance for its operations in the amount of \$1,000,000.00 and maintain this policy throughout the use of the FACILITIES and shall name the CITY as an additional insured. This policy must be submitted to the CITY, prior to tournament organizer's or Select Teams' use of the FACILITIES.~~

Section 16. Indemnify: The LITTLE LEAGUE shall indemnify, defend and hold harmless the CITY, its officers, officials, employees, agents, and representatives from any and all, costs, damages, attorney's fees, expenses, or claims arising out of or related to the LITTLE LEAGUE'S use (including all guests and invitees) of the FACILITIES.

Section 17. Pickleball Courts: Pickleball tournament organizers shall coordinate their event and parking with the LITTLE LEAGUE. ~~The City's suggestion is to get with the pickleball tournament organizers within 30 days from the execution of this Agreement and designate specific weekends to pickleball tournaments (maximum of 3), and set those dates. Pickleball tournaments shall be allotted 3 weekends per year (Friday, Saturday, and Sunday) for tournaments unimpeded by other events at the B&PW Park which would take up parking.~~

Section 18. W.E. Hill Center Parking: The parking lot of the W.E. Hill Center is for Hill Center use. It is understood and agreed by the CITY and LITTLE LEAGUE that the W.E. Hill Center is a City Facility that is rented most often by local residents. The LITTLE LEAGUE shall do it's very best to ensure that when the Hill Center is rented, that Hill Center guests are primary users of the Hill Center parking lot. ~~only unless written approval is received from any of the City of Sealy Contact Names listed in Section 6 of this Agreement. Such written approval can be by email or text messaging. arrangement has been made with the CITY as stated in Section 4.~~

Section 19. Grass Parking areas off of the Cemetery Road: The Sealy Cemetery is a private cemetery not owned by the CITY. LITTLE LEAGUE will inform parents and tournament directors of this and discourage parking within the cemetery. No parking for park use is permitted along or in the grass off any cemetery road.

Section 20. CITY Councilmember ex-officio member of LITTLE LEAGUE Board: The LITTLE LEAGUE shall allow the CITY to appoint a City Councilmember to be an ex-officio member of the LITTLE LEAGUE Board and shall be provided notice in the same manner as all other board members and allowed attendance to all meetings.

THE CITY OF SEALY, TEXAS

By: _____

Name: Carolyn Bilski

Title: Mayor

Date: _____

ATTEST:

Sandra Vrabec, City Secretary

GREATER SEALY LITTLE LEAGUE, INC.

By: _____

Name: _____

Title: President

Date: _____

CLEAN COPY

AGREEMENT FOR PARK ENTRY, MAINTENANCE, USE, AND IMPROVEMENTS

This Agreement for Park Entry, Maintenance, Use, and Improvements (“AGREEMENT”) is entered into this ____ day of _____, 2025, by and between the City of Sealy, Texas, (“CITY”), a Home-Rule Municipality organized under the laws of the State of Texas and Greater Sealy Little League, Inc., (“LITTLE LEAGUE”) a non-profit corporation organized under the laws of the State of Texas.

* * * * *

WHEREAS, The City and the Little League have worked for many years to promote the advancement of sporting activities for the betterment of young people; and

WHEREAS, The City and the Little League both recognize the importance of the City’s park land to Sealy’s residents and their use of the City’s parks, and the City and the Little League both recognize the importance of leasing the Chapman B&PW Park Ballfields and the Joe Scranton Jr Park Ballfield for tournaments and practices to bring in funds for the Little League to fund improvements and repairs; and

WHEREAS, The City and the Little League both recognize the importance of balancing the Little League’s use and leasing of the ballfields with Sealy’s residents use of the Chapman B&PW Park, the Joe Scranton Jr Park Ballfield and City sponsored community events; and

WHEREAS, City owns, operates, and maintains public park land and facilities; and

WHEREAS, the Little League organizes and promotes youth baseball activities in the City; and

WHEREAS, the City desires the continued partnership with the Little League for the creation, maintenance, and improvements of baseball fields and related infrastructure in the City;

NOW THEREFORE, FOR MUTUAL CONSIDERATION, WHICH IS ACKNOWLEDGED BY BOTH PARTIES AS BEING SATISFIED, THE CITY AND LITTLE LEAGUE AGREE AS FOLLOWS:

Section 1. Right-of-Entry: The CITY does hereby grant, allow and permit the LITTLE LEAGUE, its Board of Directors, and authorized volunteers to enter Chapman B&PW Park, located at 1008 Main Street, Sealy, Texas 77474 and Joe Scranton Jr Park, located at 96 Daniels Street, Sealy, Texas 77474 (the “PARKS”) to maintain and use the six (6) baseball fields, batting cages and the concession stand (the “FACILITIES”).

Section 2. Maintenance: Except as provided for herein, the LITTLE LEAGUE shall be responsible for maintaining the baseball fields and batting cages, including the field and cage lights. The LITTLE LEAGUE will provide the CITY with fertilizer for the CITY to apply to the fields, as necessary.

The CITY shall be responsible for all mowing, application of weed control, and watering of the PARKS, parking lot and general safety lighting (other than field and cage lights) custodial services of the restrooms and removal of trash. Additionally, the CITY shall be responsible for quarterly pest control application for the concession stand and bathrooms.

Section 3. Use: The LITTLE LEAGUE has the right of first use of the FACILITIES except as provided for herein, and must approve and schedule all other uses. Other persons or entities may use the baseball fields during the time reserved by the LITTLE LEAGUE if not being used by the LITTLE LEAGUE. The LITTLE LEAGUE shall coordinate use. From time to time this AGREEMENT may be modified or updated as needed by the LITTLE LEAGUE and CITY.

This use includes the use of any baseball fields for hosting tournaments during the Fantasy of Lights festival and any other festivals approved by the CITY. The LITTLE LEAGUE shall select or approve tournament directors for said tournaments and tournament directors' contact information must be sent to the persons listed in the City of Sealy Contacts in Section 6 of this AGREEMENT by email along with the Rentals and Tournament Notification to the CITY before 9 a.m. the Thursday before the rental or tournament. This notification is for both Chapman B&PW Park and Joe Scranton Jr Park rentals and tournament to nonlocal or Select Teams.

To ensure there are no conflicts with LITTLE LEAGUE'S use of the FACILITIES, the CITY will discuss and coordinate any potential rental of any other portion of the PARKS, including the pavilion or parking areas, with the LITTLE LEAGUE. The KidFish Event sponsored by the Sealy Police Department is scheduled for the first Saturday of every May. To ensure that adequate parking is available throughout the day, the LITTLE LEAGUE shall not schedule any tournaments for this day, or any other use or rentals that would interfere with the KidFish Event, until 12:30 p.m.

If LITTLE LEAGUE is using the baseball fields, the CITY shall use its best reasonable efforts not to rent the Pavilion for an event that would require 20 or more parking spaces.

The LITTLE LEAGUE may also store equipment at the PARKS. The CITY shall have no responsibility for lost, damaged, or stolen equipment belonging to the LITTLE LEAGUE or equipment that does not belong to the LITTLE LEAGUE but being stored at the PARK or left at the PARKS.

The LITTLE LEAGUE and CITY recognize that the parking lot lights in the park provide safety.

The LITTLE LEAGUE shall organize and manage use of the PARKS for LITTLE LEAGUE events in such a way that encourages that all park rules are observed, including not allowing parking in the grass at any time. The LITTLE LEAGUE shall include information on its website and in its communications that all park rules and regulations must be complied with and no parking is allowed in the grass. This Agreement shall be shared with Tournament Organizers and the LITTLE LEAGUE will direct Tournament Organizers that they are expected to comply with applicable terms of this Agreement.

The LITTLE LEAGUE'S kickoff parade requires that the LITTLE LEAGUE provide notification to and ensure coordination with the Sealy Police Department within 10 business days of the parade. The parade is a non City-Wide Event and does not require application for approval from the City Council, but does require proper coordination with the Sealy Police Department.

Section 4. Payments: LITTLE LEAGUE shall reimburse CITY for electricity usage at a rate of \$4,500.00 per quarter beginning with the first payment in January 2026. LITTLE LEAGUE shall remit payments to the CITY by the 20th of the months of January, April, July, and October.

Additionally, LITTLE LEAGUE will pay to the City a light fee (\$50 per hour for tournaments and rentals), clean up / trash fee (\$150 for tournaments and rentals), and restroom supplies fee (\$50 for tournaments and rentals) when fields are rented to nonlocal teams or Select Teams.

If Joe Scranton Jr Park is used for tournament or rental, the LITTLE LEAGUE will pay the CITY a light fee of \$20 per hour, a clean up / trash fee of \$30, and restroom supplies fee of \$10 when fields are rented to nonlocal teams or Select Teams.

Section 5. Improvements: The LITTLE LEAGUE may place permanent improvements onto the FACILITIES after receiving written approval from the CITY. Any permanent improvements placed on City property shall become the property of the CITY. The LITTLE LEAGUE hereby agrees, consents, and does by this

AGREEMENT transfer any ownership rights or interest to any permanent fixtures and improvements already existing or hereafter placed on City property to the CITY.

Permanent improvements include but are not limited to fencing, netting, scoreboards, stands, buildings, and lighting, but does not include portable storage containers.

Section 6. Communication and Notice: The CITY and the LITTLE LEAGUE shall meet once each quarter after the 20th of, but before the end of the months of January, April, July, and October with the CITY coordinating the date and time of the meetings. Such meetings can be by face-to-face, videoconference, or teleconference. The CITY and LITTLE LEAGUE that they will also engage in informal communication with respect to this AGREEMENT including phone calls, text messaging, and emails. If formal notice or communication is required, then the parties shall provide written notice by certified mail with return receipt requested or personal delivery to the following addresses.

CITY OF SEALY, TEXAS
P.O. BOX 517
SEALY, TEXAS 77474
ATTN: CITY MANAGER

GREATER SEALY LITTLE LEAGUE, INC.
P.O. BOX 383
SEALY, TEXAS 77474
ATTN: BOARD PRESIDENT

Either party may change the address or contact for notice under this section by providing written notice to the other party of such change.

The LITTLE LEAGUE shall provide a report to the City Council each year before October 1, 2026 and such report shall be presented to the City Council by the President of the LITTLE LEAGUE or his/her designate at the second council meeting in October. The report shall include a copy of LITTLE LEAGUE’s most recent Form 990, revenues and expenses of the LITTLE LEAGUE and the number of children that signed up for local baseball in the past year, as well as the combination of the number of local and number of nonlocal children registered for tournaments. The report may also include additional information that the LITTLE LEAGUE deems relevant.

LITTLE LEAGUE Contact Names and Phone Numbers

_____	_____	_____
_____	_____	_____
_____	_____	_____

City of Sealy Contact Names and Phone Numbers

Brooke Kaiser	bkaiser@ci.sealy.tx.us	979-398-0338
Patrick Parsons	pparsons@ci.sealy.tx.us	979-398-4008
Mike Barrow	mbarrow@ci.sealy.tx.us	979-217-0348

Section 7. Term: This AGREEMENT replaces and supersedes all prior agreements between the parties, shall become effective when executed by both parties and shall be in full force and effect for a term of two (2) years.

Section 8. Immunity: Nothing contained in this AGREEMENT shall waive the CITY'S governmental or sovereign immunity.

Section 9. Severability: If any provision of this AGREEMENT or the application thereof to any person or circumstance is ever judicially declared invalid or unenforceable such provision shall be deemed severed from this AGREEMENT, and the remaining portions of this AGREEMENT shall remain in effect.

Section 10. Modifications: This AGREEMENT shall be subject to change or modification only with the mutual written consent of both Parties.

Section 11. No additional waiver implied: The failure of either party to insist upon performance of any provision of this AGREEMENT shall not be construed as a waiver of the future performance of such provision by the other party.

Section 12. Merger: This AGREEMENT embodies the entire understanding between the Parties and there are no other representations, warranties, or agreements between the Parties covering the subject matter of this AGREEMENT.

Section 13. Assignment: The AGREEMENT may not be assigned, in whole or in part, unless approved in writing by the other party.

Section 14. Governing Law and Venue: This AGREEMENT shall be construed and interpreted in accordance with the laws of the State of Texas without regard to conflicts of law principles. It is further understood and agreed that any dispute arising out of or related to this AGREEMENT shall be resolved in a court of competent jurisdiction in Austin County, Texas.

Section 15. Insurance: The LITTLE LEAGUE shall provide to the CITY proof of a comprehensive general liability insurance policy for its operations in the amount of \$1,000,000.00 and maintain this policy throughout the term of this AGREEMENT. The policy shall name CITY as an additional insured. If the LITTLE LEAGUE uses the Sealy Cemetery property southeast of the pickleball courts for practice, the comprehensive general liability insurance policy shall also name the Sealy Cemetery as additional insured. The minimum limits of liability on insurance policies specified herein shall not constitute a limit on the LITTLE LEAGUE'S obligations to indemnify, defend and hold harmless the CITY for actions caused by LITTLE LEAGUE, its invitees, or guests. Tournament organizers or Select Teams using the fields must provide to the LITTLE LEAGUE the same comprehensive general liability insurance for its operations in the amount of \$1,000,000.00 and maintain this policy throughout the use of the FACILITIES and shall name the CITY as an additional insured. This policy must be submitted to the CITY, prior to tournament organizer's or Select Teams' use of the FACILITIES.

Section 16. Indemnify: The LITTLE LEAGUE shall indemnify, defend and hold harmless the CITY, its officers, officials, employees, agents, and representatives from any and all, costs, damages, attorney's fees,

expenses, or claims arising out of or related to the LITTLE LEAGUE'S use (including all guests and invitees) of the FACILITIES.

Section 17. Pickleball Courts: Pickleball tournament organizers shall coordinate their event and parking with the LITTLE LEAGUE.

Section 18. W.E. Hill Center Parking: The parking lot of the W.E. Hill Center is for Hill Center use. It is understood and agreed by the CITY and LITTLE LEAGUE that the W.E. Hill Center is a City Facility that is rented most often by local residents. The LITTLE LEAGUE shall do it's very best to ensure that when the Hill Center is rented, that Hill Center guests are primary users of the Hill Center parking lot.

Section 19. Grass Parking areas off of the Cemetery Road: The Sealy Cemetery is a private cemetery not owned by the CITY. LITTLE LEAGUE will inform parents and tournament directors of this and discourage parking within the cemetery. No parking for park use is permitted along or in the grass off any cemetery road.

Section 20. CITY Councilmember ex-officio member of LITTLE LEAGUE Board: The LITTLE LEAGUE shall allow the CITY to appoint a City Councilmember to be an ex-officio member of the LITTLE LEAGUE Board and shall be provided notice in the same manner as all other board members and allowed attendance to all meetings.

THE CITY OF SEALY, TEXAS

By: _____

Name: Carolyn Bilski

Title: Mayor

Date: _____

ATTEST:

Sandra Vrablec, City Secretary

GREATER SEALY LITTLE LEAGUE, INC.

By: _____

Name: _____

Title: President

Date: _____

ITEM #7



AGENDA ITEM NO: _____

SUBMITTED BY: Mike Barrow, Assistant City Manager
MEETING DATE: December 2, 2025

STAFF REPORT

DESCRIPTION

Discussion and Possible Action regarding Closing, Abandoning, and Vacating Alley Way located at approximately between San Felipe Road and Dawson Street, just East of Menke Street.

ANALYSIS

This request for alley way abandonment comes from Patrick O'Conner with National Judgement Recovery Center, LP, 2200 North Loop W, Ste 200, Houston, Texas 77018. Wilson Engineering is the civil engineer on the platting and assisting in request for ally way abandonment. Currently, Mr Atanacio & Gabriela Perez own the home at the corner (138 San Felipe Road). They are using the alley property as a driveway. Their gas service also is located in the alley coming from San Felipe Road. In the alley from Dawson Street is a sewer service and gas service that once went to the two houses on the property that were demolished and removed in 2024. The lines can be capped at the edge of Dawson Street.

We would make sure that we have an easement for the gas service line to 138 San Felipe Road as the only utility that would stay active.

RECOMMENDATION

Staff doesn't have a need otherwise for the alley and this would be a way for the City to get additional width right-of-way for their portion of Menke Road and Dawson Street with the preliminary plat.

FINANCIAL IMPACTS

Single-family residential development can help promote redevelopment of the neighborhood.

DANIELS STREET
(WIDTH VARIES)

CALLED ALLEY OF AN ADE
RESUBD. TRACT 2
VOL. 424, PG. 483 A.C.D.R.

RESUBD. OF
ALLEY OF AN ADE
VOL. 424, PG. 391 A.C.D.R.

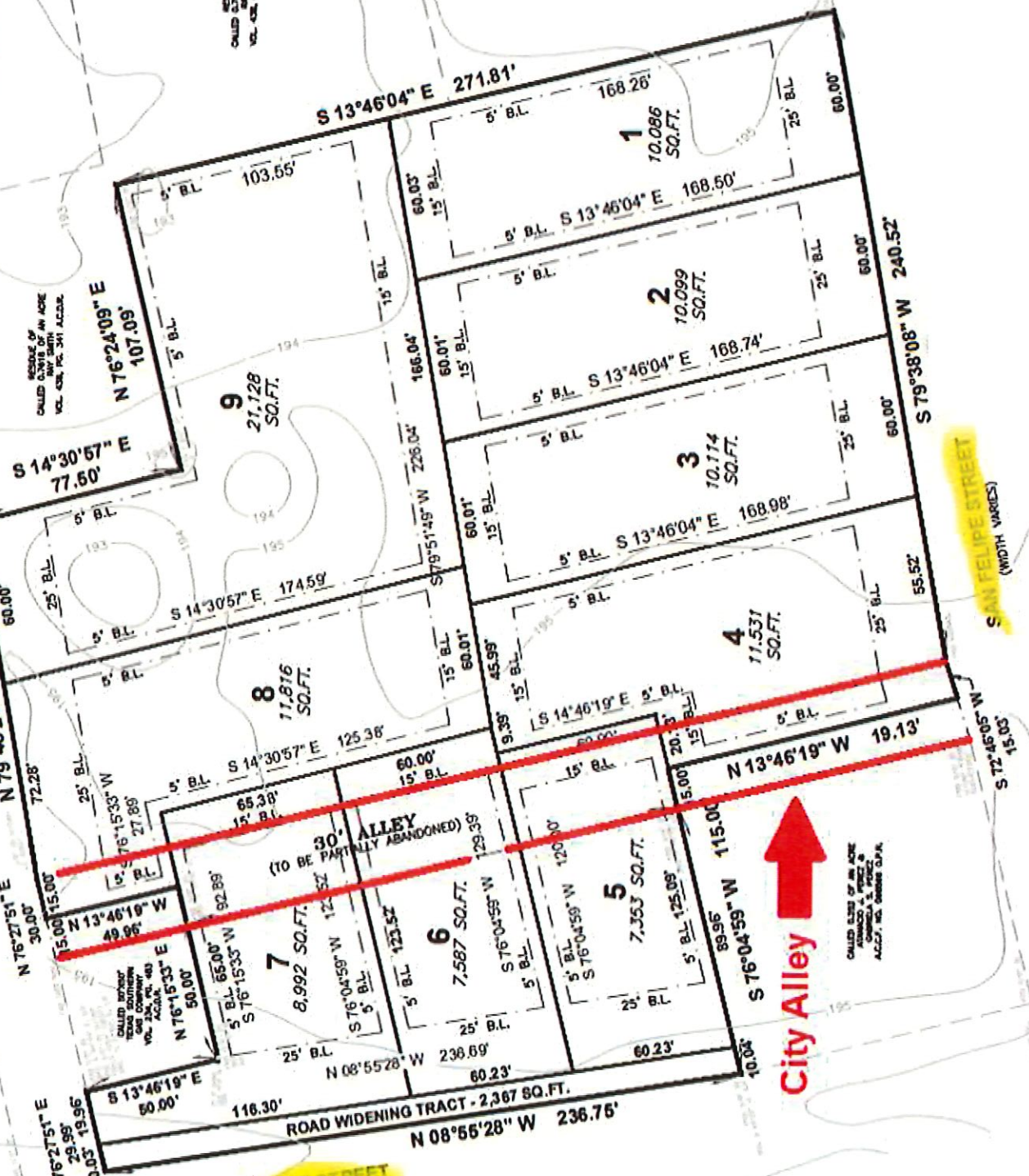
CALLED ALLEY OF AN ADE
RESUBD. TRACT 2
VOL. 424, PG. 483 A.C.D.R.

RESUBD. OF AN ADE
VOL. 424, PG. 483 A.C.D.R.

RESUBD. OF AN ADE
VOL. 424, PG. 483 A.C.D.R.

RESUBD. OF AN ADE
VOL. 424, PG. 483 A.C.D.R.

DAWSON STREET
(30' WIDTH)



SAN FELIPE STREET
(WIDTH VARIES)

City Alley



MENKE STREET
(WIDTH VARIES)

ROAD WIDENING TRACT - 2,367 SQ.FT.
N 08°55'28" W 236.75'

RESUBD. OF AN ADE
VOL. 424, PG. 483 A.C.D.R.

your map.



2 houses removed from the property in 2024

DeWitt St

Cleveland St

San Felipe Rd

San Felipe Rd

Cleveland St

Wenke St

200 ft

ITEM #8



AGENDA ITEM NO: ____

Discussion and Possible Action regarding Approval of a Resolution for the Disposition of Police Department Surplus Property.

SUBMITTED BY: Russell Grimes

MEETING DATE: December 2, 2025

STAFF REPORT

DESCRIPTION

Consideration and possible action to authorize the Sealy Police Department to sell surplus equipment and vehicles no longer in active service. Items proposed for surplus include one four-wheeler (ATV), bicycles and related gear from the former Bike Patrol Unit, decommissioned patrol vehicles—a 2016 Ford Taurus and potentially a 2018 Ford Interceptor—and the department's High-Water Rescue Vehicle (an LMTV Military Truck previously used for high-water rescues, parades, and other special events).

ANALYSIS

The Sealy Police Department periodically reviews its inventory to identify equipment and vehicles that are no longer needed for operational purposes. The items listed for surplus—including patrol vehicles, the ATV, bicycles, and the High-Water Rescue Vehicle—have either reached the end of their useful service life, been replaced with newer equipment, or are no longer operationally required.

Selling these surplus items allows the department to recover funds that can be reinvested into department operations, equipment upgrades, or other community safety initiatives. Additionally, removing decommissioned or specialized equipment from inventory reduces storage needs and maintenance costs. The sale process will be conducted in compliance with applicable City policies and state law to ensure transparency and fairness.

RECOMMENDATION

Staff recommends that City Council approve the Sealy Police Department to sell surplus equipment and vehicles.

Sandra Vrablec

From: Chris Hudson
Sent: Monday, November 24, 2025 11:41 AM
To: Sandra Vrablec; Karissa McCullough
Cc: Russell Grimes
Subject: Assets to be sold
Attachments: 20251121_132323.jpg; 20251121_132344.jpg; 20251124_111911.jpg

1 - 2016 blk Ford Taurus, #1FAHP2MT3GG104200
1 - 2018 blk Ford Explorer, #1FM5K8AT1JGA58372
4 – Trek 4500 Police bikes

Captain Chris Hudson #903
Sealy Police Department
1320 Rexville Road Sealy, Tx. 77474
Office: (979)-885-2913 Fax: (979)-885-2984
www.sealypolice.gov
www.facebook.com/sealypd

RESOLUTION 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS, DECLARING CERTAIN PERSONAL PROPERTY TO BE SURPLUS PROPERTY AND ORDERING ITS DISPOSAL.

* * * * *

WHEREAS, The City Council of the City of Sealy, Texas, ("City"), finds that certain personal property is not needed or required for the City's foreseeable needs but still has some usefulness for the purpose(s) it was originally intended, and should be declared surplus property and disposed of;

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 of this Resolution are true and correct and incorporated herein for all purposes.

Section 2. The property on Exhibit "A", which is attached hereto and incorporated herein for all purposes, is declared to be surplus property and shall be disposed of through sealed bids, public auction, donation, or by a method approved by the City Manager.

Section 3. *Severability.* In the event any clause, phrase, provision, sentence, or part of this Resolution or the application of the same to any person or circumstances 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 part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. *Repeal.* All Resolutions or parts of Resolutions in conflict herewith shall be and are hereby repealed only to the extent of such conflict.

Section 5. *Effective Date.* This Resolution shall become effective immediately upon passage.

PASSED and APPROVED this, the 2nd day of December, 2025.

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrablec, City Secretary





ITEM #9
REPORTS,
ANNOUNCEMENTS, OR
REQUESTS FROM
COUNCILMEMBERS

J. ADJOURN