NOTICE OF REGULAR MEETING
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, APRIL 21, 2026
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. Proclamation(s)

- **Hurricane Preparedness Week – May 3 – 9, 2026**
- **Municipal Clerks Week – May 3 – 9, 2026**
- **Mayor Pro Tem – Councilmember, Place 1 Dee Anne Lerma**

G. Presentation(s)

- **Fiscal Year 2024-2025 Annual Comprehensive Financial Audit Report by BrooksWatson Auditors**
- **Virgil and Josephine Gordon Memorial Library Semi-Annual Report**
- **2019 and 2020 Downtown Parking Assessments by Strand and Associates**

H. 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) **Approve the April 7, 2026, Regular Meeting Minutes**

b) **Approval of the Convention and Visitors Bureau Operations and HOT Fund Reports for 1st Quarter Fiscal Year 2025-2026**

c) Approving 2026 Consumer Price Index (CPI) Adjustment to Municipal Telecommunications Right-of-Way Access Line Rates

d) Approve an Ordinance Amending Section 70-31 of Article II of Chapter 70 (Second of two readings)

e) Approve a Resolution to Apply for Motor Vehicle Crime Prevention Authority Grant (MVCPA) Application

f) Accept the Semi-Annual Report from the Virgil and Josephine Gordon Memorial Library

g) Approve Financial Report for Month Ending February 2026

h) Ratification of Approval of CenterPoint Energy's Annual Franchise Payment Calculation pursuant to the City of Sealy franchise agreement with CenterPoint Energy Houston Electric, LLC

I. Business

1. Discussion and Possible Action regarding Accepting the Fiscal Year 2024-2025 Annual Comprehensive Financial Report Audit Report from BrooksWatson & Co., PLLC.

2. Discussion and Possible Action regarding Approving a Resolution Declaring Certain Personal Property to be Salvage Property and Ordering Disposal.

3. Discussion and Possible Action regarding Approving a Resolution to Update the City Limits and Extraterritorial Jurisdiction Map (ETJ).

4. Discussion and Possible Action regarding Acceptance and possible Ratification of 8-acre tract by Special Warranty Deed from BSR Land Holdings, LLC.

5. Discussion and Possible Action regarding Approving the Event Hall Project, located at 1310 Highway 90 West, utilizing a Sealy EDC Historic District and Business Improvement Grant and a Performance Agreement with the Sealy Columbus Club in an amount not to exceed $8,500, in accordance with the Texas Local Government Code 505.158.

6. Discussion and Possible Action regarding Amending the Performance Agreement for a Sign Project located at approximately 419 Meyer Street with Fancy's Properties, LLC, in accordance with Texas Local Government Code 505.158.

7. Discussion and Possible Action regarding Approving Sealy EDC Funding for the Playground Project located at the Mark A. Chapman Park and the Abe and Irene Levine Family Park to replace Community Playground and Recreational Equipment in an amount not to exceed $400,000.00, in accordance with the Texas Local Government Code 505.152.

8. Discussion and Possible Action regarding Approving a Contract with All Play, Inc., for Design of Improvements to the Mark A. Chapman Park and the Abe and Irene Levine Family Park Playground Equipment.

9. Discussion and Possible Action regarding Approving Task Order No. 26-01 Between Sealy EDC and Strand Associates, Inc., to conduct a Downtown Parking Assessment for the Downtown Area pursuant to the Texas Local Government Code 505.152, following the Approved SEDC Strategic Plan.

10. Discussion and Possible Action regarding Approving a Resolution for the Reappointments of Presiding Judge Lenzsch, Alternate Judge Gascoyne, and Magistrate Drake.

11. Discussion and Possible Action regarding Annual Review of the City of Sealy Hotel Occupancy Tax Funds Program Policy (HOT Funds).

12. Discussion and Possible Action regarding Amending the City of Sealy City-Wide Event Policy.

13. Discussion and Possible Action regarding Approving Maintenance, Painting, and Inspections of the City of Sealy Fire Hydrants.

14. Discussion and Possible Action regarding Review of Ordinance Chapter 34 Article III – Fireworks and Chapter 70-74 – Fireworks.

15. Discussion and Possible Action regarding Review of Ordinance Chapter 66 Article I – Firearms and Chapter 70-70 – Firearms.

16. Discussion and Possible Action regarding an Interlocal Agreement between the City of Sealy and Emergency Services District #2.

17. Discussion and Possible Action regarding Utility Service Account and Billings for Emergency Services District #2.

18. Discussion and Possible Action regarding Directing Staff to negotiate Contract using the Services of Kendig Keast for Zoning Exploration and Planning Services.

19. Discussion and Possible Action regarding Date of Zoning and Strategic Planning Workshop.

20. Discussion and Possible Action regarding an Ordinance Amending Chapter 2, Amending Section 2-35 for Rules of Procedure; Deleting Section 2-68 Director of Public Works and Director of Parks, Streets, Drainage, and Building Services; Deleting Section 2-187 City Rental Venues.
(First of two readings)

21. Discussion and Possible Action regarding Cancelling the Tuesday, May 5th, Regular City Council meeting and Rescheduling due to Canvassing Votes for Thursday, May 7th, at 6:30 p.m. Special City Council Meeting.

J. EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):

a. Texas Government Code, Section 551.074, Personnel Matters: To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

- **City Manager Evaluation and Contract**
- **Court Administrator**
- **Court Collection Specialist**

22. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.

23. Discussion and Possible Action regarding Approving Amending City Manager Evaluation Form.

24. Discussion and Possible Action regarding Amending City Manager's Job Description.

25. Discussion and Possible Action regarding Amending City Manager's Contract.

26. Reports or Requests from the City Manager and Discussion:

- Spring Clean Up

27. Reports, Announcements, or Requests from Councilmembers.

K. Adjourn

CERTIFICATION

I, Sandra Vrablec, 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 Vrablec, City Secretary

F. PROCLAMATIONS

CITY OF SEALY, TEXAS

Proclamation

WHEREAS, Texas Hurricane Season officially begins June 1 and ends November 30; and

WHEREAS, the 624-mile Texas Gulf coastline, Austin County and City of Sealy in particular, and areas of Texas hundreds of miles inland are vulnerable to the devastating effects of a hurricane or tropical storm; and

WHEREAS, both public and private entities should develop emergency response and recovery plans in accordance with local jurisdictions and local emergency management officers; and

WHEREAS, the National Weather Service and the Texas Division of Emergency Management are designating the week of May 3rd - May 9th, 2026, as Hurricane Preparedness Week in Texas and Sealy; and

WHEREAS, the National Weather Service, the Texas Division of Emergency Management, and the leaders of Sealy strongly suggest that all residents and visitors to this area be made aware of the potential dangers of by having an emergency kit with necessary items including canned food, documents in waterproof container, clothing change, extra medicine, as well as all items necessary to take care of oneself and family for hours, even days after disaster strikes.

BE IT RESOLVED, that I, Carolyn Bilski, Mayor of the City of Sealy, urge all Sealy citizens to participate in preparedness activities, and to pay close attention to watch and warning instructions as the season begins.

IN OFFICIAL RECOGNITION WHEREOF, I, Carolyn Bilski, the undersigned hereby affix my signature this 21st day of April 2026.

Carolyn Bilski

Carolyn Bilski, Mayor of Sealy, Texas

Proclamation

57th ANNIVERSARY OF MUNICIPAL CLERKS WEEK
May 3 - 9, 2026

Whereas, The Office of the Municipal Clerk, a time honored and vital part of local government, exists throughout the world, and

Whereas, The Office of the Municipal Clerk is the oldest among public servants, and

Whereas, The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies, and agencies of government at other levels, and

Whereas, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

Whereas, The Municipal Clerk serves as the information center on functions of local government and community.

Whereas, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops, and the annual meetings of their state, provincial, county, and international professional organizations.

Whereas, It is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

Now, Therefore, I, Carolyn Bilski, Mayor of Sealy, Texas, do recognize the week of May 3 through May 9, 2026, as Municipal Clerks Week, and further extend appreciation to our Municipal Clerks, Sandra Vrablec and Karissa McCullough, for the vital services they performed and their exemplary dedication to the communities they represent.

Dated this 21st day of April, 2026

Carolyn Bilski

Carolyn Bilski, Mayor of Sealy, Texas

G. PRESENTATIONS

BW&C

BROOKSWATSON & CO.

CERTIFIED PUBLIC ACCOUNTANTS

March 28, 2026

To the Honorable Mayor,
Members of the City Council
and management
City of Sealy, Texas

In planning and performing our audit of the financial statements of the City of Sealy, Texas (the "City"), as of and for the year ended September 30, 2025, in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be significant deficiencies or material weaknesses and therefore, there can be no assurance that all deficiencies, significant deficiencies, or material weaknesses have been identified. However, as discussed below, we identified certain deficiencies in internal control that we consider to be material weaknesses. A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies in internal control over financial reporting, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A reasonable possibility exists when the likelihood of an event occurring is either reasonably possible or probable as defined as follows:

- Reasonably possible. The chance of the future event or events occurring is more than remote but less than likely.
- Probable. The future event or events are likely to occur.

We consider the following deficiencies in the City of Sealy, Texas's internal control to be material weaknesses:

1. EFFECTIVE CONTROLS OVER FINANCIAL STATEMENT DISCLOSURE

   Finding

   Management is responsible for establishing, maintaining and monitoring internal controls over financial reporting, and for the fair presentation of the financial statements and related notes in conformity with U.S. generally accepted accounting principles. Under professional standards, we have to assess the City's controls over preparing the financial statements including assessing the skills and competencies necessary to prevent, detect, and correct a material misstatement. A system of internal control over financial reporting includes controls over financial statement preparation, including footnote disclosures. Control deficiencies exist when the City does not have controls over preparation of the financial statements which would prevent or detect a misstatement in the financial statements. As part of our audit, management requested us to prepare a draft of the City's financial statements and the related notes. Management reviewed, approved, and accepted responsibility for those statements prior to their issuance. The outsourcing of these services is not unusual for a City of this size. However, we cannot be considered part of the City's internal control over financial reporting. We also determined that certain adjustments were required that were material to the financial statements. Accordingly, we consider these control deficiencies over financial reporting to be material weaknesses.

   Recommendation

   We recommend that management review the existing policies, procedures, and controls over these areas to ensure that all information is recorded and reported properly.

In addition, we identified certain matters involving the internal control and other operational matters that are presented for your consideration. This letter does not affect our report dated March 28, 2026 on the financial statements of the City. We will review the status of these comments during our next audit engagement. Our comments and recommendations, all of which have been discussed with appropriate members of management, are intended to improve the internal control or result in other operating efficiencies. We will be pleased to discuss these comments in further detail at your convenience, perform any additional study of these matters, or assist you in implementing the recommendations. Our comments are summarized as follows:

2. INVESTMENT REPORTS

Finding

In our testing over PFIA compliance, we noted that the City has multiple investment officers serving at one time, however, only the Finance Director prepares and signs off on the investment report. Per the PFIA requirements, investment report must be prepared jointly by all investment officers and signed by each investment officer.

Recommendation

We recommend that the investment reports be jointly prepared by all investment officers with a signature approval from each before being presented to council, as required by PFIA compliance.

3. PURCHASING POLICY

Finding

Effective September 1, 2025, Texas Senate Bill 1173 amended the Texas Local Government Code §262.023 to increase the competitive bidding threshold for counties and municipalities from $50,000 to $100,000. In addition, the requirement to contact at least two Historically Underutilized Businesses (HUBs) on a rotating basis is also updated to apply to expenditures between $3,000 and $100,000.

Recommendation

We recommend the City update its purchasing policy to align with the current requirements of the Texas Local Government Code by revising the formal competitive bidding and HUB contractor language to reflect the new threshold of $100,000. The revised policy should be formally approved by City Council and communicated to staff involved in procurement activities.

The purpose of this communication, which is an integral part of our audit, is to describe for management and those charged with governance the scope of our testing of internal control and the results of that testing. Accordingly, this communication is not intended to be and should not be used for any other purpose.

Respectfully,

Brooks Watson & Co.

BrooksWatson & Co., PLLC
14950 Heathrow Forest Parkway, Suite 530
Houston, Texas

PROVIDED FOR REVIEW PURPOSES:

FISCAL YEAR 2023-2024

AUDIT FINDINGS

AND

THE CORRECTIVE ACTION PLAN

APPROVED BY RESOLUTION 2025-07

RESOLUTION 2025-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS, APPROVING MANAGEMENT'S RESPONSE LETTER REGARDING FISCAL YEAR 2024 AUDIT FINDINGS.

* * * * * * * * * * *

WHEREAS, The City Council of the City of Sealy, Texas, ("City"), desires to formally approve Management's Response Letter regarding Fiscal Year 2024 Audit Findings; and;

WHEREAS, The City's annual comprehensive audit was performed in accordance with generally accepted auditing standards and in three phases to include the planning phase, field work, and conclusion reporting. A risk-based approach was used to test areas most susceptible to risk of error or fraud, followed by field work where the auditor agreed balances from the City's systems, tested those balances for material accuracy, and prepared the annual comprehensive financial report, which was presented to the City Council on April 15th, 2025, by Mike Brooks, Audit Partner, of BrooksWatson and Co., Certified Public Accountants; and

WHEREAS, The City received an unmodified opinion, which is the highest level of assurance that the auditor can give that the City's financial statements are free from material error; and

WHEREAS, the audit was submitted for the certificate of Achievement for Excellence in Financial Reporting by BrooksWatson and Co., and if awarded, will be the City's 31st year to receive the award once approved; and

WHEREAS, Staff prepared a Response Letter regarding a corrective action plan which identifies the causes of the deficiencies noted by the auditor and details the specific steps the City plans to take to address each of the audit findings.

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 City Council hereby acknowledges and accepts the Management's Response Letter Regarding Fiscal Year 2024 Audit Findings which is attached hereto as Exhibit "A."

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 29th day of May, 2025.

Carolyn Bilski

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrablec

Sandra Vrablec, City Secretary



City of Sealy
Municipal Center

P. O. Box 517 · 415 Main Street · Sealy, TX 77474
(979) 885-3511 · Fax (979) 885-3513

May 29, 2025

EXHIBIT "A"

MANAGEMENT'S LETTER OF RESPONSE TO FISCAL YEAR 2024 AUDIT FINDINGS IDENTIFIED AND INCLUDED IN THE SAS 115 LETTER DATED MARCH 27, 2025, FROM BROOKSWATSON &CO., CERTIFIED PUBLIC ACCOUNTANTS

1. EFFECTIVE CONTROLS OVER FINANCIAL STATEMENT DISCLOSURE

Finding

Management is responsible for establishing, maintaining, and monitoring internal controls over financial reporting, and for the fair presentation of the financial statements and related notes in conformity with U.S. generally accepted accounting principles. Under professional standards, we have to assess the City's controls over preparing the financial statements including assessing the skills and competencies necessary to prevent, detect, and correct a material misstatement. A system of internal control over financial reporting includes controls over financial statement preparation, including footnote disclosures. Control deficiencies exist when the City does not have controls over preparation of the financial statements which would prevent or detect a misstatement in the financial statements. As part of our audit, management requested us to prepare a draft of the City's financial statements and the related notes. Management reviewed, approved, and accepted responsibility for those statements prior to their issuance. The outsourcing of these services is not unusual for a City of this size. However, we cannot be considered part of the City's internal control over financial reporting. We also determined that certain adjustments were required that were material to the financial statements. Accordingly, we consider these control deficiencies over financial reporting to be material weaknesses.

Recommendation

We recommend that management review the existing policies, procedures, and controls over these areas to ensure that all information is recorded and reported properly.

Management's Response

The City acknowledges the auditor's finding and recommendation regarding the internal controls over the preparation and disclosure of the financial statements. As a small municipality, the City currently relies on the expertise of its external auditors to assist in the preparation of its annual financial statements and accompanying footnotes. This practice is consistent with the operational realities and resource limitations faced by similarly sized local governments.

However, the City understands that this reliance is considered a material weakness under professional auditing standards because it represents an external, rather than internal, control over financial reporting. The City also acknowledges the material adjustments proposed during the audit process.

To address this matter, the City will take the following steps:

1. **Training and Professional Development:** City staff involved in financial reporting will pursue training in governmental accounting and financial reporting, including footnote disclosures, to enhance internal knowledge and potentially reduce reliance on external parties.

2. **Increased Review of Adjustments:** Future year-end closing processes will include internal reviews of classifications and potential adjustments, with earlier engagement of accounting consultants as needed.

3. **Evaluation of Resources:** Management will evaluate the feasibility of engaging additional part-time or contracted accounting support to assist in the financial statement preparation process, balancing the need for stronger controls with budgetary constraints.

While it may not be feasible for the City to completely internalize the preparation of financial statements due to staffing limitations, these measures will help reduce the risk of material misstatements and strengthen the overall financial reporting process.

2. ACH THEFT POLICY

Finding

Individuals posing as City vendors to commit theft of cash has become more common over the last decade. A typical scheme is to request a change in vendor bank information when an ACH electronic payment is made. The fraudulent vendor will typically email the City with an email address that matches that of the actual vendor and request that all future payments be made to their "new" bank.

Recommendation

The City should implement a policy to prevent ACH theft. The employee responsible for updating vendor information should refer to master vendor file for contact when a vendor requests a change. There should always be a separate independent confirmation prior to any change.

Management's Response

The City agrees with the auditor's recommendation regarding the need to strengthen protections against potential ACH fraud.

While it has been the City's unwritten policy to complete separate verification of changes to a vendor's banking information, we have established the following controls in the updated proposed Financial Management Policy:

1. **Independent Verification:** Any request to change vendor banking information will trigger an independent verification process. The City will use the contact information already on file (not contact information provided in the request) to confirm the legitimacy of the change via a direct phone call or other secure means.

2. **Segregation of Duties:** We will ensure that the individual initiating or processing vendor bank changes is not the same individual responsible for approving payments.

3. **Staff Training:** Staff responsible for vendor maintenance and ACH payments will receive training on current fraud schemes and red flags to enhance awareness and diligence.

These changes will enhance the City's ability to prevent and detect fraudulent attempts to divert ACH payments.

3. DAILY DEPOSITS

Finding

We identified payments received by the City that were deposited up to 5 days after receiving the funds. Daily deposits limit the risk of theft and loss of the funds stored at City Hall.

Recommendation

We recommend that the City ensure all deposits are made daily or as soon as possible after receipt.

Management's Response

We recognize the importance of timely deposits in reducing risk of theft, loss, or misappropriation of funds.

To address this finding, the City will implement/reinforce the following measures:

1. **Reinforce Daily Deposit Procedures:** The City will reinforce policy requiring that all funds received – whether cash or checks – be deposited no later than the next business day after receipt.

2. **No Held Cash/Checks:** On occasion, customers have requested that we hold onto payment until they return with required paperwork. Staff will not be authorized to hold onto deposits, payments, etc. and will notify customers of the City's policy. Payment will not be exchanged until all proper documentation has been received and a receipt can be issued showing payment has been processed.

3. **Designated Backup Staff:** To ensure coverage during absences, cross-training has been provided so that more than one employee is able to prepare and make deposits when the primary responsible staff member is unavailable.

These steps will help ensure that funds received are promptly deposited and better safeguarded, in accordance with sound internal control practices.

4. FRANCHISE FEES – UTILITY FUNDS

Finding

The City currently charges the utility funds an annual gross receipts tax. This charge is akin to a franchise tax payment paid by third parties. It is common and acceptable for governments to seek payment of internal franchise fees and reimbursement of overhead and expenditures shared with the general fund. However, Cities should be able to justify that the amounts transferred to the general fund are based on verifiable shared costs and/or a reasonable percentage of utility revenue.

Recommendation

We recommend that the City review the current policy over utility transfers annually and evaluate to ensure that it is in line with common practice and cities similar in size.

Management's Response

The City recognizes the importance of ensuring that interfund transfers from utility funds to the General Fund are supported by rational and justifiable methodology.

The current gross receipts-based transfer from the utility funds is intended to reflect both the use of public rights-of-way and the reimbursement of indirect administrative and overhead costs incurred by the General Fund in support of utility operations. While such transfers are common and acceptable practice among municipalities, we agree that they should be evaluated regularly to ensure alignment with best practices and transparency.

Management will conduct an annual review of the methodology used to determine franchise fee or overhead transfers from the utility funds. This review will assess whether the transfer amount reasonably reflects shared services or indirect costs provided by the General Fund.

5. NEW ACCOUNTING STANDARD – GASB NO. 101 – COMPENSATED ABSENCES

Finding

GASB 101, *Compensated Absences*, replaces GASB 16, *Accounting Compensated Absences*. The goal of the standard is to create a more consistent model for accounting for compensated absences that can be applied to all types of compensated absence arrangements. GASB Statement No. 101 is effective for fiscal years beginning after December 15, 2023. For September 30th governments that means on October 1, 2024.

The new guidance introduces three criteria for recording a liability in financial statements prepared using the economic resources measurement focus (often referred to as a "full accrual" basis). A liability should be recognized for leave that has not been used if all of the following are true:

- The leave is attributable to services already rendered.
- The leave accumulates.
- The leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means (likelihood of more than 50 percent).

The most significant impact will be the change to sick leave and how it is accounted for. Under GASB 16, governments have two options in accounting for sick leave, both of which only require the government to accrue for sick time that will be paid in the form of a termination payment. Under GASB 101, sick leave will be calculated in the same manner as any other type of compensated absence. Governments will be required to accrue for time that has accumulated and is likely to be used, even if the employee will never be eligible for a termination payment related to unused time. In addition, the threshold for when to recognize a liability related to expected future payment (or use under GASB 101) decreased from "probable" (likely) to "more likely than not" (likelihood of 50% or higher).

Recommendation

The City should begin planning for an increase in their compensated absence liability if Sick Leave has not previously been accrued. In addition, the City should begin assessing the approach and assessment of the likelihood that compensated absences will be utilized and therefore accrued.

Management's Response

Management is aware of the changes introduced by this standard and the implications for how compensated absences, particularly sick leave, will be recognized in the financial statements.

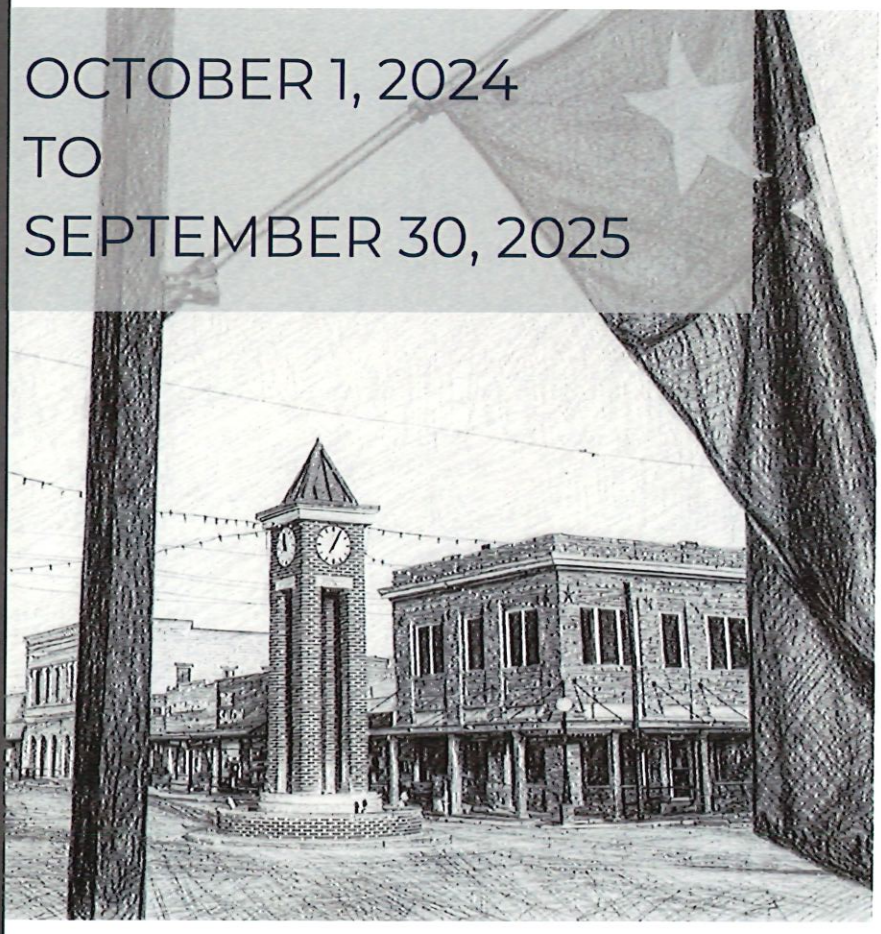
While the City has previously accrued sick leave obligations under GASB 16, we understand that GASB 101 introduces a new recognition model that requires an analysis of whether leave is more likely than not to be used, regardless of whether it will be paid out upon separation. The revised threshold and accrual criteria will require a more detailed analysis of employee leave patterns and usage probabilities.

The City is currently reviewing compensated absence policies and has already made some revisions to its sick leave policy. We will continue to work toward finalizing changes to the compensated absence policies and ensure compliance with the new standard. The City will also be working with the CPS HR Consulting firm to review our policies, including sick leave.

FY 2025

ANNUAL COMPREHENSIVE FINANCIAL REPORT

OCTOBER 1, 2024
TO
SEPTEMBER 30, 2025



CITY OF SEALY
A HISTORY OF EXCELLENCE
A FUTURE OF PROGRESS

City of Sealy
Municipal Center
P.O. Box 517 • 415 Main Street • Sealy, Tx 77474
979/885-3511 • Fax 979/885-3513

SEALY TEXAS
A History of Excellence A Future of Progress

March 28, 2026

BrooksWatson & Co., PLLC
14950 Heathrow Forest Parkway, Ste. 530
Houston, Texas 77032

We are providing this letter in connection with your audit of the basic financial statements of City of Sealy, Texas as of September 30, 2025 and for the year then ended, for the purpose of expressing opinions as to whether the basic financial statements present fairly, in all material respects, the financial position, results of operations, and cash flows, where applicable, of the various opinion units of City of Sealy, Texas in conformity with accounting principles generally accepted in the United States of America. We confirm that we are responsible for the fair presentation in the basic financial statements of financial position, results of operations, and cash flows, where applicable, in conformity with generally accepted accounting principles. We acknowledge our responsibility for the design and implementation of effective internal control over financial reporting, and programs and controls to prevent and detect fraud. We also confirm that we are responsible for the identification of and compliance with laws, regulations, and provisions of contracts and grant agreements applicable to us.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

We confirm, to the best of our knowledge and belief, as of March 28, 2026, the following representations made to you during your audit.

Financial Statements

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement dated June 10, 2025, for the preparation and fair presentation of the financial statements of the various opinion units referred to above in accordance with U.S. GAAP.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- We acknowledge our responsibility for compliance with the laws, regulations, and provisions of contracts and grant agreements.
- We have reviewed, approved, and taken responsibility for the financial statements and related notes.
- We have a process to track the status of audit findings and recommendations.
- We have identified and communicated to you all previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
- Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
- The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
- All component units, as well as joint ventures with an equity interest, are included and other joint ventures and related organizations are properly disclosed.
- All funds and activities are properly classified.
- All funds that meet the quantitative criteria in GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, GASB Statement No. 37, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments: Omnibus* as amended, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, for presentation as major are identified and presented as such and all other funds that are presented as major are considered important to financial statement users.
- All components of net position, nonspendable fund balance, and restricted, committed, assigned, and unassigned fund balance are properly classified and, if applicable, approved.
- Our policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position/fund balance are available is appropriately disclosed and net position/fund balance is properly recognized under the policy.
- All revenues within the statement of activities have been properly classified as program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- All expenses have been properly classified in or allocated to functions and programs in the statement of activities, and allocations, if any, have been made on a reasonable basis.
- All interfund and intra-entity transactions and balances have been properly classified and reported.
- Special items and extraordinary items have been properly classified and reported.

- Deposit and investment risks have been properly and fully disclosed.
- Capital assets, including infrastructure assets, are properly capitalized, reported, and if applicable, depreciated.
- All required supplementary information is measured and presented within the prescribed guidelines.
- With regard to investments and other instruments reported at fair value:
  - The underlying assumptions are reasonable and they appropriately reflect management's intent and ability to carry out its stated courses of action.
  - The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
  - The disclosures related to fair values are complete, adequate, and in accordance with U.S. GAAP.
  - There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.

Information Provided

- We have provided you with:
  - Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements of the various opinion units referred to above, such as records, documentation, meeting minutes, and other matters;
  - Additional information that you have requested from us for the purpose of the audit; and
  - Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
  - Management;
  - Employees who have significant roles in internal control; or
  - Others where the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, vendors, regulators, or others.
- We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.

- There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.
- City of Sealy, Texas has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
- We have disclosed to you all guarantees, whether written or oral, under which City of Sealy, Texas is contingently liable.
- We have disclosed to you all nonexchange financial guarantees, under which we are obligated and have declared liabilities and disclosed properly in accordance with GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, for those guarantees where it is more likely than not that the entity will make a payment on any guarantee.
- For nonexchange financial guarantees where we have declared liabilities, the amount of the liability recognized is the discounted present value of the best estimate of the future outflows expected to be incurred as a result of the guarantee. Where there was no best estimate but a range of estimated future outflows has been established, we have recognized the minimum amount within the range.
- We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed in accordance with GASB Statement No. 62 (GASB-62), *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. Significant estimates are estimates at the balance sheet date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.
- We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.
- There are no:
  - Violations or possible violations of laws or regulations, or provisions of contracts or grant agreements whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, including applicable budget laws and regulations.
  - Unasserted claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with GASB-62.
  - Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by GASB-62
  - Continuing disclosure consent decree agreements or filings with the Securities and Exchange Commission and we have filed updates on a timely basis in accordance with the agreements (Rule 240, 15c2-12).

- City of Sealy, Texas has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral, except as disclosed to you.
- We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- We believe that the actuarial assumptions and methods used to measure pension and other postemployment benefit liabilities and costs for financial accounting purposes are appropriate in the circumstances.
- With respect to any nonattest services performed by your firm, the City's management has (a) made all management decisions and performing all management functions; (b) assigned a competent individual to oversee the services; (c) evaluated the adequacy of the services performed; (d) evaluated and accepted responsibility for the results of the services performed; and (e) established and maintained internal controls, including monitoring ongoing activities.
- We have reviewed and approved the various adjusting journal entries that were proposed by you for recording in our books and records and reflected in the financial statements.
- We agree with the findings of specialists in evaluating the pension liability and have adequately considered the qualifications of the specialist in determining the amounts and disclosures used in the financial statements and underlying accounting records. We did not give or cause any instructions to be given to specialists with respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had an impact on the independence or objectivity of the specialists.

Required Supplementary Information

- With respect to the required supplementary information as listed in the table of contents of the accompanying the financial statements:

  a. We acknowledge our responsibility for the presentation of the required supplementary information in accordance with U.S. GAAP.
  b. We believe the required supplementary information, including its form and content, is measured and fairly presented in accordance with U.S. GAAP.
  c. The methods of measurement or presentation have not changed from those used in the prior period.
  d. We believe the significant assumptions or interpretations underlying the measurement or presentation of the required supplementary information, and the basis for our assumptions and interpretations, are reasonable and appropriate in the circumstances.

Supplementary Information in Relation to the Financial Statements as a Whole

With respect to the supplementary information accompanying the financial statements:

a. We acknowledge our responsibility for the presentation of the supplementary information in accordance accounting principles generally accepted in the United States of America.
b. We believe the supplementary information, including its form and content, is fairly presented in accordance with generally accepted in the United States of America.
c. The methods of measurement or presentation have not changed from those used in the prior period.
d. We believe the significant assumptions or interpretations underlying the measurement or presentation of the supplementary information, and the basis for our assumptions and interpretations, are reasonable and appropriate in the circumstances.
e. When the supplementary information is not presented with the audited financial statements, management will make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by the entity of the supplementary information and the auditor's report thereon.
f. We acknowledge our responsibility to include the auditor's report on the supplementary information in any document containing the supplementary information and that indicates the auditor reported on such supplementary information.
g. We acknowledge our responsibility to present the supplementary information with the audited financial statements or, if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by the entity of the supplementary information and the auditor's report thereon.

To the best of our knowledge and belief, no events have occurred subsequent to the balance sheet date and through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements.

(City Manager)

(Finance Director)

BROOKSWATSON & CO.
CERTIFIED PUBLIC ACCOUNTANTS

March 28, 2026

To the Honorable Mayor,
Members of the City Council
and management
City of Sealy, Texas

We have audited the financial statements of the City of Sealy, Texas as of and for the year ended September 30, 2025, and have issued our report thereon dated March 28, 2026. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated June 10, 2025, our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City of Sealy, Texas solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our findings regarding significant control deficiencies over financial reporting material weaknesses and material noncompliance, and other matters noted during our audit in a separate letter to you dated March 28, 2026.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, and as appropriate, our firm have complied with all relevant ethical requirements regarding independence.

Our firm and staff do not have any existing relationships, conflicts of interest, or other conditions or circumstances that would impair our independence with the City under U.S. GAAS or *Government Auditing Standards*

For any nonattest service provided by our firm, management of the City maintained responsibility for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by City of Sealy, Texas is included in Note 1 to the financial statements. The City has adopted *GASB Statement No. 101*, Compensated Absences, during the year end September 30, 2025; No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are.

Management's estimate of the useful lives of capital assets is based on industry standards relating to capital assets. We evaluated the key factors and assumptions used to develop the useful lives of capital assets in determining that they are reasonable in relation to the financial statements taken as a whole and in relation to the applicable opinion units.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the City of Sealy, Texas's financial statements relate to the City's disclosure of capital assets and long-term debt.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management or otherwise, relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit.

In addition, professional standards require us to communicate to you all material, audit adjustments that were brought to the attention of management as a result of our audit procedures. See Exhibit 1 for a list of audit adjustments to report during the year.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the City of Sealy, Texas's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the attached letter dated March 28, 2026.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the City of Sealy, Texas, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the City of Sealy, Texas's auditors.

Significant Risks Identified

Significant risks are inherent within all financial statement audits. We are required to share significant risks identified during our audit. After significant risks are identified during the planning phase, or later phases of the audit, where applicable, we design audit procedures specifically to address and mitigate the associated audit risk to an appropriate level for forming our audit opinion.

We identified the following significant risks during this process:

- Improper revenue recognition is considered an inherent risk according to GAAS.
- Management override of controls is considered an inherent risk according to GAAS.

These risks were addressed and sufficiently mitigated through our audit procedures, which included gaining an understanding over client processes and controls, and substantive testing over samples of transactions. No findings were noted as a result of these audit procedures.

Other Information in Documents Containing Audited Financial Statements

Pursuant to professional standards, our responsibility as auditors for other information in documents containing the City of Sealy, Texas's audited financial statements does not extend beyond the financial information identified in the audit report, and we are not required to perform any procedures to corroborate such other information.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

This report is intended solely for the information and use of the governing body and management of the City of Sealy, Texas and is not intended to be and should not be used by anyone other than these specified parties.

Respectfully,

BrooksWatson & Co.

BrooksWatson & Co., PLLC
Houston, Texas

Exhibit 1

Audit Adjustments

Adjusting Journal Entries JE # 1			
To properly record accounts payable as of FYE2025			
10-550-53200	Electricity	1,412.31	
10-575-53200	Electricity	1,038.52	
10-580-53200	Electricity	7,262.92	
56-511-53200	Electricity	4,169.82	
56-512-53200	Electricity	21,218.95	
57-517-53200	Electricity	142.06	
10-20000	Accounts Payable (Pooled)		9,713.75
56-20000	Accounts Payable (Pooled)		25,388.77
57-20000	Accounts Payable (Pooled)		142.06
Total		**492,778.18**	**2,917.13**

Adjusting Journal Entries JE # 2			
To accrue PID #1 and TIRZ #2 developer reimbursement as of 9/30/2025			
10-14000	Due from Other Funds	2,917.13	
26-599-59990	Transfers Out	188,046.41	
27-596-53095	General Administration	2,917.13	
27-599-59990	Transfers Out	55,425.55	
28-597-55520	Developer Reimbursements	243,471.96	
10-43000	Administrative Fees		2,917.13
26-20000	Accounts Payable (Pooled)		188,046.41
27-20000	Accounts Payable (Pooled)		55,425.55
27-24000	Due to Other Funds		2,917.13
28-49990	Transfers In		243,471.96
Total		**492,778.18**	**492,778.18**

Adjusting Journal Entries JE # 3			
To accrue for TMRS contributions for September 2025 as of YE			
10-515-51030	Retirement Contributions	2,192.84	
10-520-51030	Retirement Contributions	5,322.82	
10-525-51030	Retirement Contributions	2,872.14	
10-530-51030	Retirement Contributions	28,015.97	
10-535-51030	Retirement Contributions	2,664.42	
10-540-51030	Retirement Contributions	2,519.05	
10-575-51030	Retirement Contributions	2,894.40	
10-580-51030	Retirement Contributions	2,894.51	
10-590-51030	Retirement Contributions	204.87	
20-558-51030	Retirement Contributions	848.64	
29-522-51030	Retirement Contributions	2,841.31	
56-511-51030	Retirement Contributions	3,746.68	
56-512-51030	Retirement Contributions	6,162.07	
57-517-51030	Retirement Contributions	4,774.69	
10-20000	Accounts Payable (Pooled)		49,581.02
20-20000	Accounts Payable (Pooled)		848.64
29-20000	Accounts Payable (Pooled)		2,841.31
56-20000	Accounts Payable (Pooled)		9,908.75
57-20000	Accounts Payable (Pooled)		4,774.69
Total		**67,954.41**	**67,954.41**

Adjusting Journal Entries JE # 4			
To reverse incorrect client entry			
10-13450	Gross Receipts Tax Recvbl	26,339.64	
10-40300	Gross Receipts Tax - Electric		26,339.64
Total		**47,817.90**	**0.00**

Adjusting Journal Entries JE # 5			
To true up sales tax split as of FYE			
10-14000	Due from Other Funds	10,384.96	
29-40200	Sales & Use Taxes - Econ. Dev.	10,384.96	
10-40200	Sales & Use Taxes - Gen'l		10,384.96
29-24000	Due to Other Funds		10,384.96
Total		**47,817.90**	**0.00**

Adjusting Journal Entries JE # 6			
To record & adjust pension balances in accordance with GASB 68			
56-25500	Net Pension Liability	30,679.38	

	56-25510	Deferred Outflows-Cntrbs After	11,451.21	
	56-25540	Difference in Assumption Chgs	3,794.58	
	56-25550	Dfrd Outflows-Diff Exp/Act Exp	14,551.48	
	56-511-51030	Retirement Contributions	9,913.66	
	56-512-51030	Retirement Contributions	19,558.18	
	57-25500	Net Pension Liability	12,860.04	
	57-25510	Deferred Outflows-Cntrbs After	6,581.51	
	57-25540	Difference in Assumption Chgs	1,874.11	
	57-25550	Dfrd Outflows-Diff Exp/Act Exp	7,753.24	
	57-517-51030	Retirement Contributions	17,630.46	
	56-25530	Defrd Outflows-Diff Prj/Act Ea		89,948.49
	57-25530	Defrd Outflows-Diff Prj/Act Ea		46,699.36
Total			**136,647.85**	**136,647.85**

Adjusting Journal Entries JE # 7
To record & adjust pension balances in accordance with GASB 75

	56-25610	D.O. OPEB - Contrib's After	84.46	
	56-511-51030	Retirement Contributions	3,016.64	
	56-512-51030	Retirement Contributions	1,287.72	
	57-25610	D.O. OPEB - Contrib's After	48.10	
	57-517-51030	Retirement Contributions	2,550.11	
	56-25600	Total OPEB Liability		2,548.02
	56-25650	D.I. OPEB - Diff in Exp & Act		314.68
	56-25670	D.I. OPEB - Chgs in Assumption		1,526.12
	57-25600	Total OPEB Liability		1,587.77
	57-25650	D.I. OPEB - Diff in Exp & Act		157.61
	57-25670	D.I. OPEB - Chgs in Assumption		852.83
Total			**6,987.03**	**6,987.03**

Adjusting Journal Entries JE # 8
To adjust utility receivable accounts as of FYE

	56-13300	Accts Rec - Utility Syst	16,650.00	
	57-13300	Accts Rec - Utility Syst	46,133.00	
	58-13300	Accts Rec - Utility Syst	25,606.00	
	59-13300	Accts Rec - Utility Syst	992.00	
	56-13308	Unapplied Credits		5,275.00
	56-27200	US Refunds Payable		817.00
	56-44000	Water Service Fees		10,558.00
	57-44200	Gas Service Fees		46,133.00
	58-44310	Commercial Garbage Svc. Fees		25,606.00
	59-48000	Municipal Drainage Utility Fee		992.00

Total			**89,381.00**	**89,381.00**
Adjusting Journal Entries JE # 9				
To adjust allowance for doubtful accounts				
	56-44000	Water Service Fees	37,226.00	
	56-13305	Allowance for Uncollected Debt		37,226.00
Total			**0.00**	**0.00**
Adjusting Journal Entries JE # 10				
To reclass revenue relating to PY deferred revenue				
	27-20001	Accts Payable (Pooled) (audit)	11,036.21	
	27-47000	Special Assessments		11,036.21
Total			**0.00**	**0.00**
Adjusting Journal Entries JE # 11				
To restate for PY revenues recorded in CY				
	10-43600	Federal Grant Proceeds	58,302.18	
	10-30000	Fund Balance		58,302.18
Total			**738,261.00**	**273,462.94**
Adjusting Journal Entries JE # 12				
To amortize premiums for bonds				
	33-25830	Prem on Bonds Paybl Long-term	23,081.40	
	55-25830	Prem on Bonds Paybl Long-term	23,814.99	
	33-599-55998	Amortization Expense		23,081.40
	55-599-55998	Amortization Expense		23,814.99
Total			**738,261.00**	**273,462.94**
Adjusting Journal Entries JE # 13				
To reclass due to/from transactions between EDC Fund and General Fund				
	10-49995	Contrib's from Component Unit	136,731.47	
	29-24010	Due to Primary Government	136,731.47	
	10-14010	Due from Component Unit		136,731.47
	29-22000	Accounts Payable		136,731.47
Total			**738,261.00**	**0.00**
Adjusting Journal Entries JE # 14				
To capitalize client fixed assets				
	10-550-56020	Building Improvements	16,065.00	
	10-550-56020	Building Improvements	82,800.00	

10-575-56030	Street Paving Improvements	625,856.00	
10-580-52150	Buildings & Grounds Supplies	22,000.00	
10-580-56050	Park Improvements	38,480.00	
10-580-56050	Park Improvements	51,925.00	
29-599-59990	Transfers Out	664,336.00	
34-49990	Transfers In	432,395.41	
55-18500	Construction in Progress	15,000.00	
55-18500	Construction in Progress	68,400.00	
55-18500	Construction in Progress	79,024.00	
55-18500	Construction in Progress	140,000.00	
55-18500	Construction in Progress	146,980.15	
55-18500	Construction in Progress	432,395.41	
55-18500	Construction in Progress	535,633.75	
56-18300	Improvements	6,377.50	
56-18300	Improvements	16,127.34	
56-18300	Improvements	56,598.00	
56-18300	Improvements	137,140.00	
56-18400	Equipment	6,138.93	
56-18400	Equipment	6,657.00	
56-18400	Equipment	9,500.00	
56-18400	Equipment	11,916.74	
56-18400	Equipment	12,364.76	
56-18400	Equipment	21,655.66	
56-18400	Equipment	29,600.18	
56-18400	Equipment	36,984.00	
56-18400	Equipment	42,346.00	
56-18400	Equipment	69,868.00	
56-18400	Equipment	70,457.97	
56-599-59990	Transfers Out	51,925.00	
63-49990 BWC	Transfers In	16,127.34	
63-49990 BWC	Transfers In	56,598.00	
BWC 32-599-59999	Transfer Out	79,024.00	
BWC 56-49990	Transfers In	22,000.00	
BWC 56-49990	Transfers In	82,800.00	
10-49990	Transfers In		22,000.00
10-49990	Transfers In		51,925.00
10-49990	Transfers In		82,800.00
10-49990	Transfers In		664,336.00
29-522-56200	Roads & Parking		606,456.00
29-522-56995	Engineering Services		19,400.00
29-522-56995	Engineering Services		38,480.00
29-522-56996	Architectural Services		7,070.00
29-522-56996	Architectural Services		8,995.00

	32-512-56140	Lift Station Improvements		79,024.00
	33-511-56120	Water Infastructure Improvemen		121,400.00
	33-511-56995	Engineering Services		143,983.75
	33-512-56130	Sewer Special Equipment		69,868.00
	33-512-56135	Sewer Line Improvements		15,000.00
	33-512-56135	Sewer Line Improvements		146,980.15
	33-512-56995	Engineering Services		140,000.00
	33-580-56050	Park Improvements		51,925.00
	34-511-56130	Water Infrastructure Improveme		217,236.08
	34-512-56130	Sewer Infrastructure Improveme		215,159.33
	55-511-56120	Water Infastructure Improvemen		270,250.00
	56-49990	Transfers In		79,024.00
	56-49990	Transfers In		432,395.41
	56-511-53510	Fixed Plant & Equip Rep/Maint		29,600.18
	56-511-53560	Heavy Equipment Repairs/Maint		6,138.93
	56-511-53610	Water Line Repairs & Maint		22,000.00
	56-511-56010	Buildings		41,400.00
	56-511-56100	Special Equipment		12,364.76
	56-511-56100	Special Equipment		70,457.97
	56-511-56995	Engineering Services		68,400.00
	56-512-53000	Engineering Services		6,377.50
	56-512-53510	Fixed Plant & Equip Rep/Maint		6,657.00
	56-512-53510	Fixed Plant & Equip Rep/Maint		9,924.00
	56-512-53510	Fixed Plant & Equip Rep/Maint		36,984.00
	56-512-53560	Heavy Equipment Repairs/Maint		5,958.37
	56-512-56010	Buildings		41,400.00
	56-512-56080	Plant Equipment		9,500.00
	56-512-56080	Plant Equipment		11,731.66
	56-512-56080	Plant Equipment		42,346.00
	56-512-56130	Sewer Infrastructure Improveme		137,140.00
	57-517-53560	Heavy Equipment Repairs/Maint		5,958.37
	63-511-56120	Water Infrastructure Improveme		16,127.34
	63-511-56120	Water Infrastructure Improveme		56,598.00
	BWC 56-49990	Transfers In		16,127.34
	BWC 56-49990	Transfers In		56,598.00
Total			**4,193,497.14**	**4,193,497.14**

Adjusting Journal Entries JE # 15			
To book lease adjustments			
10-599-58000	Principal Retirement	7,889.11	
10-599-58000	Principal Retirement	123,438.20	
10-599-58010	Interest Paid	2,815.69	
10-599-58010	Interest Paid	30,287.03	
29-25250	Capital Lease Payable	3,192.41	
56-25250 BWC	Capital Lease Payable	3,128.58	
56-25250 BWC	Capital Lease Payable	5,594.23	
56-599-58010	Interest Expense	1,116.62	
56-599-58010	Interest Expense	2,472.01	
57-25250	Capital Lease Payable Cur	5,598.97	
57-599-58010	Interest Expense	2,462.79	
BWC 29-599-58019	Lease Interest Expense	527.59	
10-530-53920	Equipment/Vehicle Rentals		125,527.87
10-535-53920	Equipment/Vehicle Rentals		7,008.36
10-550-53960	Copier Rental Fees		10,704.80
10-575-53920	Equipment/Vehicle Rentals		18,033.40
10-580-53920	Equipment/Vehicle Rentals		3,155.60
29-522-53960	Copier Rental Fees		3,720.00
56-511-53920	Equipment/Vehicle Rentals		4,029.36
56-511-53960	Copier Rental Fees		4,245.20
56-512-53920	Equipment/Vehicle Rentals		4,036.88
57-517-53920	Equipment/Vehicle Rentals		8,061.76
Total		**188,523.23**	**188,523.23**

Adjusting Journal Entries JE # 16			
To book lease addition in CY			
29-18600	Right to Use Asset	11,466.48	
56-18600	Right to Use Capital Asset	21,634.45	
56-18600	Right to Use Capital Asset	24,975.58	
56-18600	Right to Use Capital Asset	24,986.71	
57-18600	Right to Use Capital Asset	49,970.00	
BWC 10-599-59000	Capital Outlay - Leases	25,062.85	
BWC 10-599-59000	Capital Outlay - Leases	54,553.97	
BWC 10-599-59000	Capital Outlay - Leases	140,123.76	
10-49590	Proceeds of Capital Lease		25,062.85
10-49590	Proceeds of Capital Lease		54,553.97
10-49590	Proceeds of Capital Lease		140,123.76
29-25250	Capital Lease Payable		11,466.48
56-25250 BWC	Capital Lease Payable		21,634.45
56-25250 BWC	Capital Lease Payable		24,975.58

56-25250 BWC	Capital Lease Payable		24,986.71
57-25250	Capital Lease Payable Cur		49,970.00
Total		**352,773.80**	**352,773.80**

Adjusting Journal Entries JE # 17
To properly allocate debt service principal and interest payments as of FYE

33-25810	Bonds Payable - Long-term	100,000.00	
55-25810	Bonds Payable - Long-term	465,000.00	
56-599-58010	Interest Expense	1,139,936.26	
BWC 36-599-59999	TRANSFER OUT	1,704,936.26	
36-514-58000	Principal Retirement		565,000.00
36-514-58010	Interest Paid		1,139,936.26
BWC 55-49999	TRANSFER IN		1,704,936.26
Total		**1,366,119.36**	**774,623.36**

Adjusting Journal Entries JE # 18
To reclass P&I for PID

28-597-55521	Developer Interest	92,799.36	
28-597-55520	Developer Reimbursements		92,799.36
Total		**1,273,320.00**	**681,824.00**

Adjusting Journal Entries JE # 19
To record GOV capital contributions in FY25

10-575-56030	Street Paving Improvements	681,824.00	
10-575-56030	Street Paving Improvements	746,880.00	
10-575-56030	Street Paving Improvements	1,001,000.00	
10-575-56030	Street Paving Improvements	1,236,602.00	
10-575-56030	Street Paving Improvements	1,273,320.00	
BWC 10-44999	Capital Contributions		681,824.00
BWC 10-44999	Capital Contributions		746,880.00
BWC 10-44999	Capital Contributions		1,001,000.00
BWC 10-44999	Capital Contributions		1,236,602.00
BWC 10-44999	Capital Contributions		1,273,320.00
Total		**4,939,626.00**	**4,939,626.00**

Adjusting Journal Entries JE # 20
To book depreciation expense for EDC as of FYE

BWC 29-511-55995	Depreciation Expense	10,768.63	
29-18900	Accumulated Depreciation		10,768.63
Total		**62,406.00**	**579,820.00**

Adjusting Journal Entries JE # 21			
To record ENT capital contributions received during the year			
56-18300	Improvements	579,820.00	
56-18300	Improvements	868,618.00	
56-18300	Improvements	1,458,595.00	
56-18300	Improvements	3,600,032.00	
57-18300	Improvements	62,406.00	
56-44900	Capital Contributions		579,820.00
56-44900	Capital Contributions		868,618.00
56-44900	Capital Contributions		1,458,595.00
56-44900	Capital Contributions		3,600,032.00
57-44900	Capital Contributions		62,406.00
Total		**6,569,471.00**	**6,569,471.00**

Adjusting Journal Entries JE # 22			
To record ENT fund depreciation as of YE			
56-511-55995	Depreciation Expense	1,404,520.66	
57-517-55995	Depreciation Expense	68,147.69	
56-18900	Accumulated Depreciation		1,404,520.66
57-18900	Accumulated Depreciation		68,147.69
Total		**103,676.46**	**226,694.90**

Adjusting Journal Entries JE # 23			
To record ENT CIP assets placed into service			
56-18300	Improvements	1,030,954.65	
55-18500	Construction in Progress		1,030,954.65
Total		**103,676.46**	**226,694.90**

Adjusting Journal Entries JE # 24			
To remove disposed assets from schedule			
56-18900	Accumulated Depreciation	14,323.13	
58-18900	Accumulated Depreciation	16,950.00	
56-18400	Equipment		14,323.13
58-18400	Equipment		16,950.00
Total		**103,676.46**	**226,694.90**

Adjusting Journal Entries JE # 25			
To record retainage payable as of FYE			
32-512-56140	Lift Station Improvements	60,236.90	
55-511-56120	Water Infastructure Improvemen	166,458.00	
32-22500	Retainage Payable		60,236.90

	55-22500	Retainage Payable		166,458.00
Total			**103,676.46**	**0.00**

Reclassifying Journal Entries JE # 9001
To correct beginning fund balance

	10-20000	Accounts Payable (Pooled)	250.26	
	16-10015	PC Main Street Program Account	6,066.16	
	20-30000	Fund Balance	67,463.30	
	24-30000	Fund Balance	147.00	
	29-22000	Accounts Payable	30,000.00	
	30-30000	Fund Balance	6,066.16	
	37-10000	Claim on Pooled Cash	90,047.94	
	BWC 10-13999	FRANCHISE TAX RECEIVABLE	26,339.64	
	BWC 56-48280	Miscellaneous	5,400.00	
	10-10000	Claim on Pooled Cash		1,985.00
	10-30000	Fund Balance		24,604.90
	16-30000	Fund Balance		6,066.16
	20-13600	HotelMotel Tax Receivable		67,463.30
	24-530-52125	Weapons & Special Equipment		147.00
	29-30000	Fund Balance		30,000.00
	30-14000	Due from Other Funds		6,066.16
	37-30000	Fund Balance		90,047.94
	56-30000	Net Position - Unrestricted		5,400.00
Total			**231,780.46**	**231,780.46**

Reclassifying Journal Entries JE # 9002
To properly reduce deficit claim on cash

	10-24000 BWC	Due from Other Funds	20,223.26	
	10-24000 BWC	Due from Other Funds	329,895.31	
	33-24000	Due from Other Funds	188,213.20	
	34-10000	Claim on Pooled Cash	329,895.31	
	58-10000	Claim on Pooled Cash	188,213.20	
	80-10000	Claim on Pooled Cash	20,223.26	
	10-10000	Claim on Pooled Cash		20,223.26
	10-10000	Claim on Pooled Cash		329,895.31
	33-10000	Claim on Pooled Cash		188,213.20
	34-24010 BWC	Due to Other Funds		329,895.31
	58-24000	"Due to Other Funds "		188,213.20
	80-24010 BWC	Due to Other Funds		20,223.26
Total			**26,886.22**	**53,270.97**

Reclassifying Journal Entries JE # 9003				
To reclassify federal grant proceeds				
	10-43610	State Grant Proceeds	30,561.98	
	10-43600	Federal Grant Proceeds		30,561.98
Total			**0.00**	**0.00**

OVERALL COMPLIANCE AND INTERNAL CONTROL SECTION

City of Sealy, Texas

For the Year Ended
September 30, 2025

City of Sealy, Texas

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September 30, 2025

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BW&C

BROOKSWATSON & CO.

CERTIFIED PUBLIC ACCOUNTANTS

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Independent Auditor's Report

To the Honorable Mayor and
Members of the City Council
City of Sealy, Texas:

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Sealy, Texas as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise City of Sealy, Texas basic financial statements, and have issued our report thereon dated March 28, 2026.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Sealy, Texas' internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Sealy, Texas internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Sealy, Texas' internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. However, as described in the accompanying schedule of findings and responses, we did identify certain deficiencies in internal control that we consider to be a material weaknesses.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that

a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described in the accompanying schedule of findings and responses as item 2025-001 to be a material weaknesses.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Sealy, Texas' financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Respectfully,

BrooksWatson & Co.

BrooksWatson & Co., PLLC
14950 Heathrow Forest Pkwy | Ste 530
Houston, TX 77032
March 28, 2026

City of Sealy, Texas

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

For the Year Ended September 30, 2025

I. SUMMARY OF PRIOR YEAR AUDIT FINDINGS:

None.

City of Sealy, Texas

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

For the Year Ended September 30, 2025

I. SUMMARY OF AUDITOR'S RESULTS:

Financial Statements

Type of auditor's report issued:

The auditor's report on the basic financial statements of the City expresses an unmodified opinion.

Internal control over financial reporting:

Are any material weaknesses identified?	_X_ Yes	__ No
Are any significant deficiencies identified not considered to be material weaknesses?	___ Yes	_X_ No
Is any noncompliance material to financial statements noted?	___ Yes	_X_ No

II. FINANCIAL STATEMENT FINDINGS:

Material Weakness:

Finding 2025-001:

Criteria: Management is responsible for establishing, maintaining and monitoring internal controls over financial reporting, and for the fair presentation of the financial statements and related notes in conformity with U.S. generally accepted accounting principles ("GAAP").

Condition and Context: For the year ended September 30, 2025, management requested the auditor to prepare a draft of the City's financial statements and the related notes. Management reviewed, approved, and accepted responsibility for those statements prior to their issuance.

Cause: The City does not have controls over preparation of the financial statements which would prevent or detect a misstatement in the financial statements in the absence of the auditor's preparation.

Effect or Potential Effect: Without the auditor's assistance, the City may not include all disclosures or have materially correct financial statements as required under U.S. generally accepted accounting principles.

Recommendation: We recommend that management review the existing policies, procedures, and controls over these areas to ensure that all information is recorded and reported properly.

City of Sealy, Texas

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

For the Year Ended September 30, 2025

Responsible Official's Response: Management of the City will continue to work with the auditor to reduce the number of adjusting journal entries. In addition, we will take steps to further our understanding of GAAP financials and footnote disclosures.



CITY OF
Sealy, Texas

2025
ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR FISCAL YEAR ENDED
SEPTEMBER 30, 2025

ANNUAL COMPREHENSIVE
FINANCIAL REPORT

of the

City of Sealy, Texas

For the Year Ended
September 30, 2025

Prepared by:

Finance Department

Jennifer Matura
Director of Finance

City of Sealy, Texas

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September 30, 2025

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INTRODUCTORY SECTION

City of Sealy
Municipal Center
P.O. Box 517 • 415 Main Street • Sealy, Tx 77474
979/885-3511 • Fax 979/885-3513

March 28, 2026

To the Honorable Mayor, Members of the City Council, and Citizens of the City of Sealy, Texas:

State law requires that every general-purpose local government publish a complete set of audited financial statements after the close of each fiscal year. This report is published to fulfill that requirement for fiscal year ended September 30, 2025. This is in accordance with the City of Sealy Home Rule Charter, Section 7.07 – Independent Audit, which states, *"At the close of each fiscal year, and at such times as it may be deemed necessary, the City Council shall cause an independent audit to be made of all accounts of the City by a certified public accountant. The certified public accountant so selected shall have no personal interest, directly or indirectly, in the financial affairs of the City or any of its officers. Upon completion of the audit, the results thereof in a summary form shall be placed on file in the City Secretary's office as a public record."*

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal controls established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable assurance that the financial statements are free from material misstatement.

The City's independent auditors, BrooksWatson & Co., PLLC, Certified Public Accountants, have conducted the audit in accordance with generally accepted auditing standards and will issue an unmodified ("clean") opinion on the City of Sealy's financial statements for the fiscal year ended September 30, 2025. The independent auditor's report is located at the front of the financial section.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditors' report and provides a narrative introduction, overview, and analysis of the financial statements. This letter of transmittal is intended to complement the MD&A and should be read in conjunction with it.

Profile of the Government

The City of Sealy is a political subdivision located in the southeastern part of Texas and is the largest municipality in Austin County. It is situated approximately 50 miles west of downtown Houston at the crossroads of Interstate Highway 10 and State Highway 36. It

was founded in 1879 by George Sealy of Galveston and incorporated on August 16, 1949. An early pioneer, Daniel Haynes, patented one of the first mattresses, which to this day still bears the Sealy name. A good deal of land and resources are available in the region, which makes it an ideal location for development in the future.

The City of Sealy currently has a land area of 14 square miles and a population of 7,553 according to the U.S. Census Bureau estimates. This population figure is an increase of approximately 43.9 percent from the 2000 figure of 5,248.

The City is empowered to levy a property tax on both real and personal property located within its boundaries. In accordance with its charter and state statutes, the City also has the power to extend its corporate limits by annexation, which is done periodically by the City Council upon petition of the affected landowners.

Since 1968, the City of Sealy had operated under the council-mayor form of government. However, with the adoption of the home rule charter on May 8, 1996, the municipality now operates under the council-manager form of government. Policymaking and legislative authority are vested in the City Council, which consists of a mayor and six council members. The mayor and council members are elected at large on a non-partisan basis to serve three-year staggered terms. In accordance with the home rule charter, last amended on May 7, 2022, the mayor and council members can serve no more than three (3) consecutive terms or portions thereof as mayor and/or council member, with the exception of the amended charter provisions which prevent partial terms from being calculated for purposes of term limits. The City Council is responsibilities include, among other things, enacting local legislation in the form of ordinances, adopting the budget, appointing committees, determining policy, and appointing the City Manager. In turn, the City Manager is the chief executive officer and is responsible for the administration of the policies and ordinances of the City, for overseeing the day-to-day operations of the City, and for the employment of all the City employees.

The City of Sealy provides a full range of municipal services to its citizenry, including police protection, the construction and maintenance of streets and other infrastructure, and recreational and cultural activities. The City also provides the public with water, sanitary sewer, natural gas, and solid waste collection and disposal services on a user-fee basis. In addition, the City is financially accountable for the activities of the Sealy Economic Development Corporation, Public Improvement District #1, and Tax Increment Reinvestment Zone #2. These are legally separate entities, which are reported as component units within the City of Sealy's financial statements. Additional information on these legally separate entities can be found in the financial statements. Community service organizations, whose activities are not operated and managed by the City of Sealy, include the Virgil and Josephine Gordon Memorial Library, the Greater Sealy Little League, Sealy Area Historical Society, Sealy Christian Food Pantry, and Combined Community Action. Accordingly, financial information for these entities themselves is not included in this report.

The City Council is required to adopt a final budget by no later than the close of the fiscal year. This annual budget serves as the foundation for the City of Sealy's financial planning and control. The budget is prepared by funds (e.g., general fund), function (e.g., public safety), department (e.g., police), and object (e.g., office supplies). Department heads, with the approval of the City Manager, may transfer resources within a department during the fiscal year as they may deem necessary. To amend the total appropriations of an individual department, a budget amendment enacted by city ordinance is required.

Local Economy

Sealy's location at the intersection of Interstate 10 and State Highway 36 makes it easily accessible from all over Texas via the U.S. and state highway systems, located in the Houston-The Woodlands-Sugar Land metropolitan statistical area (MSA). The City's proximity to Houston is driving new development and it has prospects for significant development that would drive revenue growth, consistent with findings and projections identified in the City's Comprehensive Plan. Sealy is a community with a railroad history that has evolved over the years into a center for commercial activity, including manufacturing and distribution plus retail sales and service businesses from the traveling public along the Interstate 10 corridor. The City is situated at the junction of the former Missouri, Kansas & Topeka (now Union Pacific) and Atchison, Topeka & Santa Fe (now Burlington Northern & Santa Fe, or BNSF) railroads. The economy is based on distribution and retail trade, manufacturing, educational services, construction, agriculture, and agribusiness. Of the area's yearly agricultural income, 80 percent is derived from livestock, poultry, sorghums, small grains, rice, corn, peanuts, and cotton. Sealy's economy also supports oil field manufacturing. The region has several major manufacturing and industrial facilities that are located within city limits or in close proximity. These facilities produce and distribute corrugated boxes, flanges, bricks, automobile parts, mortars, grouts and concrete admixtures, quartz surfaces, copper tubing, warehouse rack systems, and underground concrete products.

The City of Sealy's economy remains stable and continues to demonstrate positive growth. During the fiscal year, the City experienced continued increases in taxable value, driven by both new development and the expansion of existing industrial and commercial operations. Major employers, including Hailiang Copper Texas, Hendrix Industries, Sika Corporation, and other manufacturing and distribution facilities, continue to contribute significantly to the City's tax base and economic stability.

Sales tax revenues exceeded projections, reflecting increased retail activity, population growth, and strong local economic conditions. This trend, coupled with conservative revenue forecasting and disciplined expenditure controls, contributed to a positive financial outcome for the fiscal year.

The City's economic development strategy continues to focus on business retention, expansion, and targeted recruitment, particularly along the Interstate 10 corridor and within the historic downtown area. These efforts are guided by the Sealy Economic Development Corporation's strategic planning initiatives, which emphasize infrastructure readiness, commercial development, and long-term fiscal sustainability.

Financial Performance and Budgetary Highlights

The fiscal year ended September 30, 2025, represents continued advancement in the City's financial condition, building upon structural reforms implemented in prior years. The City has now exceeded budget expectations for multiple consecutive years, generating operating surpluses and rebuilding reserves.

Expenditures remained well-controlled throughout the fiscal year, with spending levels tracking below budgeted amounts. This outcome reflects disciplined operational oversight, strategic vacancy management, and conservative budgeting practices.

The City continues to utilize a deliberately conservative approach to financial planning, budgeting for full staffing and full project execution while historically realizing year-end savings due to operational efficiencies, staff vacancies, and deferred expenditures.

As a result of these practices, the City has strengthened its General Fund reserves and continues to maintain fund balance levels well above its adopted 90-day minimum reserve policy, reinforcing financial stability and long-term sustainability.

Capital Investment and Infrastructure Expansion

The City's Capital Improvement Program prioritizes water, wastewater, drainage, streets, natural gas infrastructure, facility improvements, and park enhancements, ensuring that infrastructure capacity keeps pace with development while maintaining service reliability.

Key infrastructure accomplishments during the fiscal year included

- 2023 Rexville Road Water Well
- 2023 Highway 36 Sanitary Sewer Extension
- Pavement Asset Assessment
- W.E. Hill Center and Downtown Parking Improvements
- Police Department Building Condensation Study
- Municipal Court and City Hall Roof Rehabilitation
- TDEM Water Plant & Lift Station Generators Project
- Street Rehabilitation on Walker Street, Anderson Street, and Depriest Street

Parks and Community Improvements

The City advanced the transition of the Irene LeBlanc Pool into a splash pad facility, reflecting a data-driven decision to replace a high-cost, low-utilization amenity with a more accessible and financially sustainable recreational asset. This project was funded through a combination of ARPA funds, Economic Development Corporation contributions, and General Fund allocations and is expected to serve a broader segment of the community.

Workforce and Organizational Reforms

A significant accomplishment during Fiscal Year 2025 was the implementation of comprehensive workforce and personnel policy reforms designed to improve long-term financial sustainability and operational performance.

Key reforms included:

- Elimination of holiday paid time off accrual practices that created long-term financial liabilities
- Establishment of caps on leave balances and revised payout eligibility requirements
- Required use of 80% of vacation time accrued annually
- Eliminated annual payout of excess vacation hours at employee's anniversary date
- Vacancy holds shortened from 6 months to 3 months or less
- Enhanced performance evaluation timelines and cross-training initiatives

These changes reduced long-standing financial liabilities by approximately $85,000 and established a more sustainable, accountable workforce model aligned with best practices in municipal management.

Long-Term Financial Planning

The City continues to prioritize long-term financial sustainability through strategic planning, infrastructure investment, and responsible fiscal policies. Enterprise funds remain stable and provide reliable revenue streams to support utility operations and capital improvements.

Impact fees, development-related revenues, and pay-as-you-go capital funding strategies continue to reduce reliance on debt while supporting infrastructure expansion needed to accommodate growth. The City's Capital Improvement Plan (CIP) is reviewed annually to ensure alignment with development trends and service demands.

The City maintains a strong commitment to reserve policies, liquidity management, and investment practices designed to ensure financial flexibility and stability in both routine operations and unforeseen circumstances.

Major Initiatives and Community Development

Fiscal Year 2025 marked continued progress on key infrastructure and development initiatives aimed at supporting growth and enhancing quality of life for residents. The City remains focused on expanding utility capacity, improving transportation infrastructure, and ensuring that development is supported by sustainable service delivery.
Recent efforts have included continued investment in water and sewer infrastructure, implementation of capital improvement projects, and strategic planning initiatives to guide future growth. The City has also emphasized policies that ensure development contributes to infrastructure costs, helping to protect existing taxpayers while enabling expansion. Additionally, the City continues to evaluate programs and services to ensure long-term sustainability, aligning with expenditures with community priorities and financial capacity.

Awards and Acknowledgements

The Government Finance Officers Association (GFOA) awarded the City of Sealy a Certificate of Achievement of Excellence in Financial Reporting for it's Annual Comprehensive Financial Report for the fiscal year ended September 30, 2024. This represents the City's continued commitment to transparency, accountability, and high-quality financial reporting.

We believe this report meets the requirements of the Certificate of Achievement Program, and we are submitting it for consideration for the current year.

The preparation of this report would not have been possible without the dedication and professionalism of the Finance Department staff. We also extend our appreciation to all City departments for their contributions and cooperation throughout the audit and reporting process.

Respectfully submitted,

Kimbra Hill
City Manager

Jennifer Matura
Finance/HR Director

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Sealy
Texas

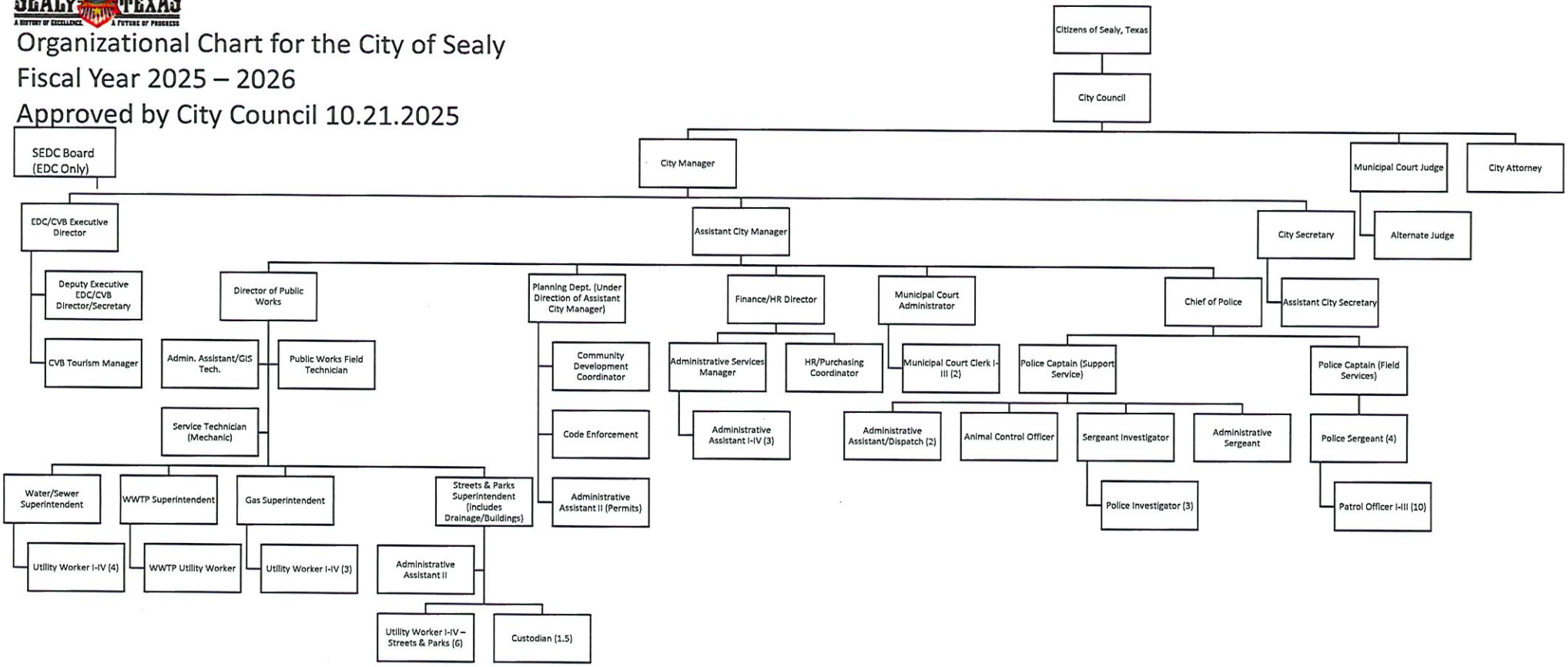
For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morrill

Executive Director/CEO

Organizational Chart for the City of Sealy
Fiscal Year 2025 – 2026
Approved by City Council 10.21.2025



CITY OF SEALY, TEXAS

MUNICIPAL CENTER
415 Main Street
P. O. Box 517
Sealy, Texas 77474
Phone (979) 885-3511 · Fax (979) 885-3513
www.ci.sealy.tx.us

City of Sealy
List of Elected and Appointed Officials
As of December 22, 2025

Elected Officials	**Position**
Carolyn Bilski	Mayor
Dee Anne Lerma	Council Member, Place 1
Chris Noack	Council Member, Place 2
Bradley Miller	Council Member, Place 3
Theadra "Cookie" Curry	Council Member, Place 4
Edward Zapalac	Council Member, Place 5
Adam Burttschell	Council Member, Place 6

Appointed Officials	**Position**
Kimbra Hill	City Manager
Sandra Vrablec	City Secretary
Tim Kirwin	City Attorney
Jennifer Matura	Director of Finance
Russell Grimes	Chief of Police
Patrick Parsons	Director of Public Works
Mike Barrow	Planning Director
Lora Lenzsch	Presiding Municipal Court Judge
Fawn Mackey	Court Administrator
Bill Atkinson	SEDC Executive Director

FINANCIAL SECTION

BROOKSWATSON & CO.
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of the City Council
City of Sealy, Texas:

Report on the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Sealy, Texas (the "City") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Sealy, Texas, as of September 30, 2025, and the respective changes in financial position and, where applicable, cashflows, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. We are required to be independent of City of Sealy, Texas and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The City's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the

preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Emphasis of Matters

As discussed in Note V.D. to the financial statements, the City restated beginning fund balance and net position for governmental activities and general fund to correct grant revenue and receivables. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, schedule of changes in net pension liability and related ratios, schedule of employer contributions to pension plan, schedule of changes in other postemployment benefits liability and related ratios, and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements.

This accompanying supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the accompanying supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 28, 2026 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

BrooksWatson & Co.

BrooksWatson & Co.
Certified Public Accountants
Houston, Texas
March 28, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

City of Sealy, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

As management of the City of Sealy, Texas (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2025. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages i-vi of this report.

Financial Highlights

- The assets and deferred outflows of the City exceeded its liabilities and deferred inflows (net position) at September 30, 2025 by $58,259,209

- The City's total net position increased by $17,915,701. The majority of the City's net position is invested in capital assets and restricted for specific purposes.

- The City's governmental funds reported combined ending fund balances of $28,560,554 at September 30, 2025, an increase of $22,182,120 from the prior fiscal year; this includes an increase of $2,262,715 in the general fund, an increase of $135,662 in the debt service fund, an increase of $20,236,495 in the 2025 CO's construction fund, and a decrease of $452,752 in the nonmajor funds.

- At the end of the fiscal year, unassigned fund balance for the general fund was $5,384,573 or 64% of total general fund operating expenditures.

- The City's outstanding bonds and certificates of obligations decreased by $1,680,000 (excluding premiums) from the prior year. The total bonds and certificates of obligations at the close of the fiscal year were $59,926,870 including premiums.

- The City's net pension liability totaled $1,858,949 as of year end.

Overview of the Financial Statements

The discussion and analysis provided here are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) the notes to financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-Wide Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City's assets and liabilities. The difference between the two is reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. Other non-financial factors, such as the City's property tax base and the condition of the City's infrastructure, need to be considered in order to assess the overall health of the City.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, culture and recreation, health and welfare, public safety, and highways and streets. The business-type activities of the City include water and sewer, gas, and solid waste operations.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also the legally separate Sealy Economic Development Corporation, for which the City is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found on pages 22-27 of this report.

FUND FINANCIAL STATEMENTS

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in assessing a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental* activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities.*

The City maintains twenty-five individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, 2025 CO construction, and debt service fund, which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in a separate section of the report.

The City adopts an annual appropriated budget for its general, debt service, most special revenue, and utility funds. A budgetary comparison statement has been provided for each governmental fund to demonstrate compliance with their respective budget. The City did not adopt a budget for the main street program, downtown revitalization, municipal drainage, developer deposit, FEMA WP & LS Generators, donation, Texas grant or the American Rescue Plan Act funds.

The basic governmental fund financial statements can be found on pages 28-37 of this report.

Proprietary Funds

The City maintains two different types of proprietary funds. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses an enterprise fund to account for its water/sewer, gas, and solid waste service operations. All activities associated with providing such services are accounted for in these funds, including administration, operation, maintenance, debt service, capital improvements, meter maintenance, billing and collection. The City's intent is that costs of providing the services to the general public on a continuing basis is financed through user charges in a manner similar to a private enterprise. Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses an internal service fund to account for health insurance expenses. This internal service fund has been included with governmental activities on the governmental-wide financial statements.

Proprietary financial statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the water and sewer, gas, and solid waste funds since they are considered major funds of the City.

The basic proprietary fund financial statements can be found on pages 38-43 of this report.

Component Unit

The City maintains the accounting and financial statements for one component unit. The Sealy Economic Development Corporation ("SEDC") is a discretely presented component unit displayed on the government-wide financial statements.

Notes to Financial Statements

The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the financial statements can be found on pages 47-88 of this report.

Other Information

In addition to the basic financial statements, MD&A, and accompanying notes, this report also presents certain Required Supplementary Information (RSI). The required RSI includes a budgetary comparison schedule for the general fund, schedule of changes in the net pension liability and OPEB liability and related ratios, and schedule of employer contributions for the Texas Municipal Retirement System. RSI can be found after the basic financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted previously, net position may serve over time as a useful indicator of the City's financial position. For the City of Sealy, Texas, assets and deferred outflows exceeded liabilities and deferred inflows by $58,259,209 as of September 30, 2025, in the primary government.

The largest portion of the City's net position, $47,667,446, reflects its investments in capital assets (e.g., land, buildings and improvements, equipment, construction in progress, and infrastructure), less any debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the assets themselves cannot be used to liquidate these liabilities.

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

	2025			2024		
	Governmental Activities	Business-Type Activities	Total	Governmental Activities	Business-Type Activities	Total
Current and other assets	$ 30,018,413	$ 27,765,239	$ 57,783,652	$ 8,149,135	$ 28,015,679	$ 36,164,814
Capital assets, net	20,898,534	45,504,279	66,402,813	14,667,021	38,154,045	52,821,066
Total Assets	50,916,947	73,269,518	124,186,465	22,816,156	66,169,724	88,985,880
Deferred Outflows of Resources	469,790	122,870	592,660	811,733	177,575	989,308
Other liabilities	1,320,336	1,680,603	3,000,939	1,560,974	3,132,449	4,693,423
Long-term liabilities	37,096,686	26,128,268	63,224,954	18,139,828	26,672,322	44,812,150
Total Liabilities	38,417,022	27,808,871	66,225,893	19,700,802	29,804,771	49,505,573
Deferred Inflows of Resources	232,605	61,418	294,023	103,344	22,763	126,107
Net Position:						
Net investment in capital assets	6,073,107	41,594,339	47,667,446	(614,307)	30,160,361	29,546,054
Restricted	3,359,309	-	3,359,309	3,213,403	-	3,213,403
Unrestricted	3,304,694	3,927,760	7,232,454	1,224,647	6,359,404	7,584,051
Total Net Position	$ 12,737,110	$ 45,522,099	$ 58,259,209	$ 3,823,743	$ 36,519,765	$ 40,343,508

Current and other assets for the governmental activities increased by $21,869,278, or over 100%, primarily as a result of greater cash on hand, resulting from proceeds received from new debt issuance in the current year. Capital assets for the primary government increased by $13,581,747, or 26%, primarily due to capital improvement projects during the year. Other liabilities for the primary government decreased by $1,692,484 or 36%, primarily due to nonrecurring water/sewer vendor payables, outstanding retainage, and ARPA grant related payables owed at the end of the prior fiscal year. Long-term liabilities for governmental activities increased by $18,956,858, or over 100%, primarily related to debt issuances in the current year. Total deferred outflows of the primary government decreased and total deferred inflows of the primary government increased by $396,648 and $167,916, respectively. These changes are due to actuarial changes in the City's pension inputs over the course of the year.

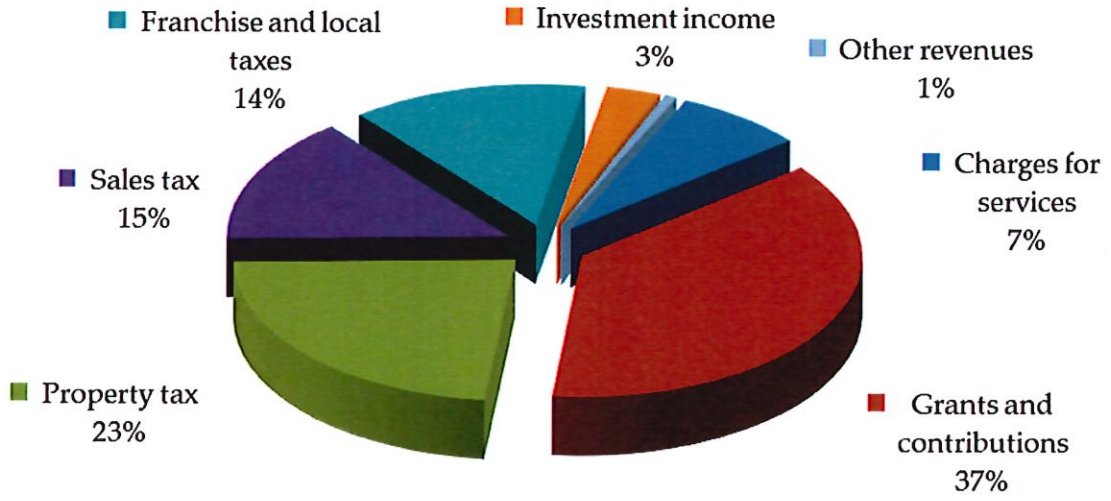
Statement of Activities:

The following table provides a summary of the City's changes in net position:

	For the Year Ended September 30, 2025			For the Year Ended September 30, 2024		
	Governmental Activities	Business-Type Activities	Total Primary Government	Governmental Activities	Business-Type Activities	Total Primary Government
Revenues						
Program revenues:						
Charges for services	$ 1,425,865	$ 10,848,042	$ 12,273,907	$ 1,475,360	$ 9,740,676	$ 11,216,036
Operating grants	165,028	266,538	431,566	593,376	-	593,376
Capital grants	6,195,929	6,750,171	12,946,100	1,863,961	2,106,453	3,970,414
General revenues:						
Property tax	4,374,095	-	4,374,095	3,802,163	-	3,802,163
Sales tax	2,756,699	-	2,756,699	2,446,121	-	2,446,121
Franchise and local taxes	2,592,786	-	2,592,786	2,379,016	-	2,379,016
Investment income	591,634	762,953	1,354,587	157,389	971,708	1,129,097
Other revenues	131,464	26,160	157,624	160,414	20,474	180,888
Total Revenues	18,233,500	18,653,864	36,887,364	12,877,800	12,839,311	25,717,111
Expenses						
General government	2,161,201	-	2,161,201	2,410,126	-	2,410,126
Public safety	3,414,272	-	3,414,272	3,640,479	-	3,640,479
Highways and streets	1,056,479	-	1,056,479	827,482	-	827,482
Health and welfare	138,035	-	138,035	136,725	-	136,725
Culture and recreation	880,715	-	880,715	583,619	-	583,619
Interest on long-term debt	1,333,042	1,096,629	2,429,671	504,544	1,120,575	1,625,119
Water and sewer	-	4,706,030	4,706,030	-	3,897,152	3,897,152
Gas	-	1,766,743	1,766,743	-	1,542,054	1,542,054
Solid waste	-	2,418,517	2,418,517	-	2,322,893	2,322,893
Total Expenses	8,983,744	9,987,919	18,971,663	8,102,975	8,882,674	16,985,649
Change in Net Position Before Transfers	9,249,756	8,665,945	17,915,701	4,774,825	3,956,637	8,731,462
Transfers	(336,389)	336,389	-	(59,616)	59,616	-
Total	(336,389)	336,389	-	(59,616)	59,616	-
Change in Net Position	8,913,367	9,002,334	17,915,701	4,715,209	4,016,253	8,731,462
Beginning Net Position, restated	3,823,743	36,519,765	40,343,508	(891,466)	32,503,512	31,612,046
Ending Net Position	$ 12,737,110	$ 45,522,099	$ 58,259,209	$ 3,823,743	$ 36,519,765	$ 40,343,508

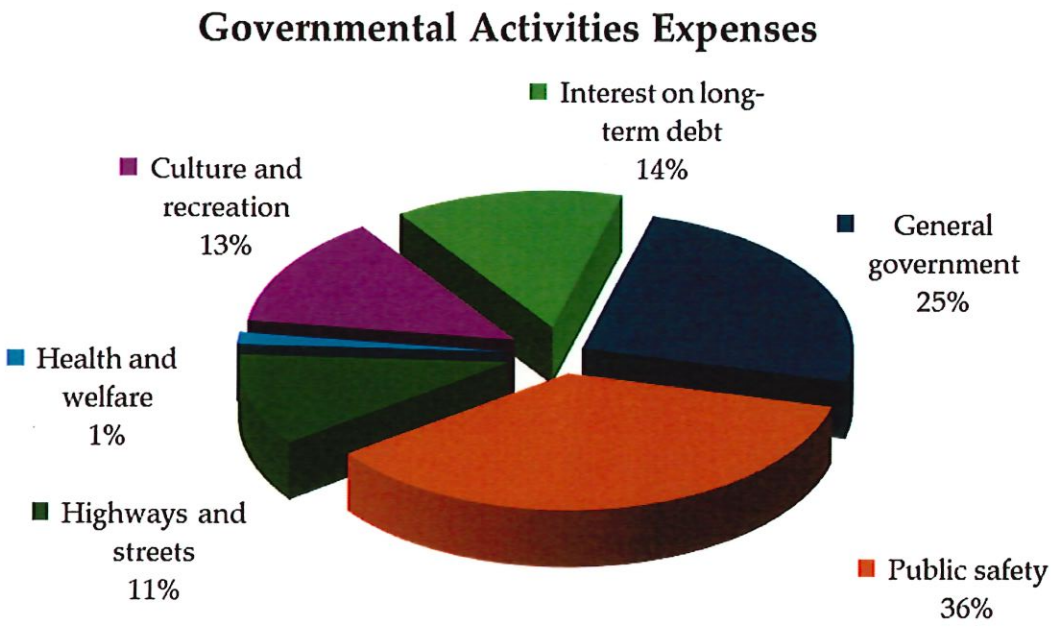
Graphic presentations of selected data from the summary tables are displayed below to assist in the analysis of the City's activities.

Governmental Activities Revenues



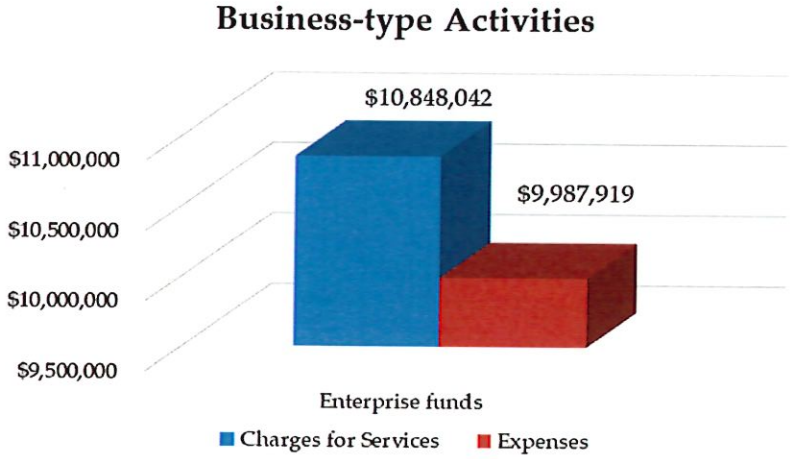
For the year ended September 30, 2025, revenues from governmental activities totaled $18,233,500. Property tax, sales tax, and franchise tax were the City's largest general revenue sources. Overall revenue increased $5,355,700, or 42%, from the prior year. Grants and contributions increased by $3,903,620, or over 100%, primarily due to the nonrecurring capital contributions related to Hunters Crossing, Westward Point, and Dove Landing improvements and operating contributions received from the EDC in the current year. Property tax revenues increased by $571,932, and 15%, primarily due to greater appraised values in the current year. Sales tax increased $310,578, or 13%, primarily due to greater economic activity in the during the year. Franchise and local taxes increased by $213,770, or 9%, primarily due to greater utility usage in the current year. Investment income increased by $434,245, or over 100%, due to greater interest-bearing accounts and realization of higher interest rates. All remaining revenues remained relatively consistent with the previous year.

This graph shows the governmental function expenses of the City:



For the year ended September 30, 2025, expenses for governmental activities totaled $8,983,744. This represents an increase of $880,769, or 11%, from the prior year. The City's largest functional expense is public safety totaling $3,414,272 and remained relatively consistent with the prior year. Culture and recreation expenses increased by $297,096, or over 100% primarily due to nonrecurring park grounds and building repairs/maintenance in the current year. Highway and streets increased $228,997, or 28%, primarily due to greater asset depreciation in the current year. Interest on long-term debt increased $828,498, or over 100%, primarily due to nonrecurring interest payments and debt issuance costs made in the current year. All remaining expenses remained relatively consistent with the previous year.

Business-type activities are shown comparing operating costs to revenues generated by related services.



For the year ended September 30, 2025, charges for services by business-type activities totaled $10,848,042. This is an increase of $1,107,366, or 11%, from the previous year. This increase is primarily attributable to greater water/sewer consumption and higher gas service rates charged to customers in the current year. Capital grants and contributions increased by $4,910,256, or 103%, primarily due to nonrecurring capital contributions related to the Westward Pointe, Dove Landing, and Hunters Crossing projects in the current year.

Total expenses increased $1,105,245, or 12%, to a total of $9,987,919. Water and sewer increased by $808,878, or 21%, which is due to greater gross receipt taxes paid, water meter material costs, asset depreciation, and water infrastructure and equipment repairs/maintenance expenses incurred in the current year. Gas service expenses increased $224,689, or 15%, primarily due to greater personnel, tap installation costs, and natural gas purchases in the current year. Solid waste expenses and interest paid on long-term debt remained consistent with the previous year.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, fund accounting is used to demonstrate and ensure compliance with finance-related legal requirements.

Governmental Funds - The focus of the City's governmental funds is to provide information of near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of the year.

At September 30, 2025, the City's governmental funds reported combined fund balances of $28,560,554, an increase of $22,182,120 in comparison with the prior year. Approximately 17% of this amount,

$4,945,918, constitutes *unassigned fund balance.* The remainder of the fund balance is either *nonspendable, restricted or committed* to indicate that it is 1) not in spendable form $18,832 2) assigned or 3) restricted for particular purposes $23,595,804.

As of the end of the year the general fund reflected a total fund balance of $5,498,974. Of this, $95,569 is considered restricted for public safety and PEG funds and $5,384,573 is unassigned. General fund balance increased by $2,262,715. This increase is attributed to the City recognizing greater than expected revenues in the current year, specifically, contributions and donations and intergovernmental revenues. Total general fund revenues increased by $1,832,881 over the course of the current fiscal year.

As a measure of the general fund's liquidity, it may be useful to compare total unassigned fund balance to total fund expenditures. The unassigned (the amount available for spending) fund balance of the general fund of $5,384,573 is 64% of total general fund operating expenditures.

The debt service fund had an ending fund balance of $884,089 as of yearend. Total fund balance increased by $135,662 from the prior year primarily due to current year property tax revenues and other financing sources exceeding debt service payments.

The 2025 CO construction fund had an ending fund balance of $20,236,495 as of yearend. This is a new fund in the current year. The increase was primarily a result of bond issuance proceeds received in the current year.

Proprietary Funds - The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Net position in the City's most significant proprietary fund, the water and sewer fund, totaled $41,072,588. Total unrestricted net position at the close of the fiscal year amounted to $1,090,171 and a total increase in net position of $7,546,525 from the previous year. Total investment in capital assets, net of related debt of was $39,982,417, and capital assets, net of depreciation totaled $43,847,986

GENERAL FUND BUDGETARY HIGHLIGHTS

Total actual revenues of $10,300,940 were greater than budgeted revenues of $10,108,877, resulting in a total positive revenue variance of $192,063. The majority of this variance is a result of actual intergovernmental revenues being over the final budget. Total budgeted expenditures of $10,102,876 were less than actual expenditures of $8,414,711, resulting in a total positive expenditure variance of $1,688,165. Three general fund departments exceeded appropriations at the legal level of control.

CAPITAL ASSETS

As of the end of the year, the City's governmental activities funds had invested $20,898,534 in a variety of capital assets and infrastructure, net of accumulated depreciation. The City's business-type activities funds had invested $45,504,279 in a variety of capital assets and infrastructure, net of accumulated

depreciation. This investment in capital assets includes land, buildings, vehicles, equipment, park improvements, and infrastructure.

Major capital asset events during the current year include the following:

- Continued the detention pond expansion CIP project totaling $51,925.
- Continued the Cryan park splash pad and improvement CIP project totaling $65,480.
- Completed improvements to W.C. Hill Center and Downtown parking CIP project for $625,856.
- Completed improvements to Municipal court and city hall roof CIP project for $230,421.
- Purchased Irene LeBlanc Splash pad for $381,893.
- Made street improvements totaling $4,939,626, funded through capital contributions.
- Purchased joined cantilever pickleball courts for $92,369.
- Purchased In-Car video system for police vehicles totaling $149,649.
- Purchased EOS camera + mount bundle for police vehicles totaling $179,399.
- Purchased Panasonic toughbooks totaling $40,501.
- Entered into multiple vehicle leases totaling $219,741.
- Continued lift station improvements CIP project totaling $79,024.
- Continued well improvement CIP projects totaling $535,634.
- Continued Allens Creek truck sewer improvement CIP project totaling $15,000.
- Completed Highway 36 sanitary sewer extension CIP project totaling $146,980.
- Began water plant and lift station generators CIP project totaling $432,395.
- Began West Front Street infrastructure improvement CIP project totaling $140,000.
- Began TxDOT facility utility service CIP project totaling $68,400.
- Purchased various water and sewer equipment totaling $317,489.
- Entered into multiple vehicle leases totaling $121,567.
- Made water & sewer and gas infrastructure improvements totaling $6,785,714, $6,569,471 of which was funded through capital contributions.

More detailed information about the City's capital assets is presented in note IV. C to the financial statements.

LONG-TERM DEBT

The City's outstanding bonds and certificates of obligations decreased by $1,680,000 (excluding premiums) from the prior year. The total bonds and certificates of obligations at the close of the fiscal year were $59,926,870 including premiums. The City's outstanding notes payable and lease liabilities totaled $1,234,300.

All of the City's debt is backed by a full-faith credit pledge of property taxes with a limited pledge of revenues of the enterprise/utility system. The City monitors its debt obligations and callable bonds for refinancing opportunities with market conditions. More detailed information about the City's long-term liabilities is presented in note IV. D to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The Mayor and City Council are committed to maintaining and improving the overall wellbeing of the City of Sealy and improving services provided to their public citizens. The City is considering budgeting conservatively for the upcoming year and planning to maintain similar services.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

The financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the City's finances. Questions concerning this report or requests for additional financial information should be directed to City Manager or Director of Finance, 415 Main Street, P. O. Box 517, Sealy, Texas 77474-0517 or for general City information, visit the City's website at http://www.ci.sealy.tx.us/.

FINANCIAL STATEMENTS

City of Sealy, Texas

STATEMENT OF NET POSITION (Page 1 of 2)

September 30, 2025

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and cash equivalents	$ 28,758,826	$ 25,267,172	$ 54,025,998
Restricted cash	95,172	622,933	718,105
Receivables, net	1,110,562	1,857,294	2,967,856
Inventories	-	17,840	17,840
Due from component unit	35,021	-	35,021
Prepaid and other assets	18,832	-	18,832
Total Current Assets	30,018,413	27,765,239	57,783,652
Capital assets:			
Non-depreciable	2,158,671	5,113,936	7,272,607
Net depreciable capital assets	18,739,863	40,390,343	59,130,206
Total Noncurrent Assets	20,898,534	45,504,279	66,402,813
Total Assets	50,916,947	73,269,518	124,186,465
Deferred Outflows of Resources			
Deferred charge on refunding	4,453	-	4,453
Pension outflows	460,768	121,664	582,432
OPEB outflows	4,569	1,206	5,775
Total Deferred Outflows of Resources	469,790	122,870	592,660

See Notes to Financial Statements.

Component Unit
Sealy Economic Development Corporation
$ 3,016,028
-
231,195
-
-
-
3,247,223
-
225,112
225,112
3,472,335
-
-
-
-

City of Sealy, Texas

STATEMENT OF NET POSITION (Page 2 of 2)

September 30, 2025

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Liabilities			
Accounts payable and accrued liabilities	$ 921,577	$ 824,573	$ 1,746,150
Customer deposits	30,536	706,903	737,439
Unearned revenue	-	16,500	16,500
Accrued interest payable	112,966	93,268	206,234
Compensated absences, current	255,257	39,359	294,616
Long-term debt due within one year	1,432,901	611,903	2,044,804
Due to primary government	-	-	-
Total Current Liabilities	2,753,237	2,292,506	5,045,743
Noncurrent liabilities:			
Net pension liability	1,470,635	388,314	1,858,949
OPEB liability	136,150	35,950	172,100
Compensated absences, noncurrent	28,362	4,373	32,735
Long-term debt due in more than one year	34,028,638	25,087,728	59,116,366
Total Noncurrent Liabilities	35,663,785	25,516,365	61,180,150
Total Liabilities	38,417,022	27,808,871	66,225,893
Deferred Inflows of Resources			
Pension inflows	199,841	52,767	252,608
OPEB inflows	32,764	8,651	41,415
Total Deferred Inflows of Resources	232,605	61,418	294,023
Net Position			
Net investment in capital assets	6,073,107	41,594,339	47,667,446
Restricted for:			
Debt service	884,089	-	884,089
Public safety	60,306	-	60,306
PEG fees	35,263	-	35,263
Capital improvements	98,670	-	98,670
Tourism	798,829	-	798,829
TIRZ	120,896	-	120,896
Child safety	27,473	-	27,473
Municipal court	435,617	-	435,617
Municipal drainage	690,583	-	690,583
Park land dedication	93,736	-	93,736
Forfeited property	93,206	-	93,206
Donations	20,641	-	20,641
Economic development	-	-	-
Unrestricted	3,304,694	3,927,760	7,232,454
Total Net Position	$ 12,737,110	$ 45,522,099	$ 58,259,209

See Notes to Financial Statements.

Component Unit
Sealy Economic Development Corporation
$ 43,707
-
-
-
6,915
2,091
35,021
87,734
-
-
768
8,056
8,824
96,558
-
-
-
214,965
-
-
-
-
-
-
-
-
-
-
-
-
3,160,812
-
$ 3,375,777

City of Sealy, Texas

STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Primary Government				
Governmental Activities				
General government	$ 2,161,201	$ 370,101	$ 25,452	$ -
Public safety	3,414,272	628,841	47,487	284,198
Highways and streets	1,056,479	426,923	73,257	5,911,731
Health and welfare	138,035	-	-	-
Culture and recreation	880,715	-	18,832	-
Interest on long-term debt	1,333,042	-	-	-
Total Governmental Activities	8,983,744	1,425,865	165,028	6,195,929
Business-Type Activities				
Water and sewer	5,802,659	5,585,075	178,998	6,507,065
Gas	1,766,743	2,681,649	87,540	243,106
Solid waste	2,418,517	2,581,318	-	-
Total Business-Type Activities	9,987,919	10,848,042	266,538	6,750,171
Total Primary Government	$ 18,971,663	$ 12,273,907	$ 431,566	$ 12,946,100
Component Unit				
Economic development	$ 1,352,238	$ -	$ -	$ -
Total Component Unit	$ 1,352,238	$ -	$ -	$ -

General Revenues:

Taxes

Property tax

Sales tax

Franchise and local taxes

Investment income

Other revenues

Transfers

Total General Revenues and Transfers

Change in Net Position

Beginning Net Position, as previously reported

Error correction

Beginning Net Position, as restated

Ending Net Position

See Notes to Financial Statements.

Net (Expense) Revenue and Changes in Net Position			Component Unit
Primary Government			
Governmental Activities	Business-Type Activities	Total	Sealy Economic Development Corporation
$ (1,765,648)	$ -	$ (1,765,648)	$ -
(2,453,746)	-	(2,453,746)	-
5,355,432	-	5,355,432	-
(138,035)	-	(138,035)	-
(861,883)	-	(861,883)	-
(1,333,042)	-	(1,333,042)	-
(1,196,922)	-	(1,196,922)	-
-	6,468,479	6,468,479	-
-	1,245,552	1,245,552	-
-	162,801	162,801	-
-	7,876,832	7,876,832	-
(1,196,922)	7,876,832	6,679,910	-
			(1,352,238)
			(1,352,238)
4,374,095	-	4,374,095	-
2,756,699	-	2,756,699	1,351,975
2,592,786	-	2,592,786	-
591,634	762,953	1,354,587	102,561
131,464	26,160	157,624	-
(336,389)	336,389	-	-
10,110,289	1,125,502	11,235,791	1,454,536
8,913,367	9,002,334	17,915,701	102,298
3,765,441	36,519,765	40,285,206	3,273,479
58,302	-	58,302	-
3,823,743	36,519,765	40,343,508	3,273,479
$ 12,737,110	$ 45,522,099	$ 58,259,209	$ 3,375,777

City of Sealy, Texas

BALANCE SHEET

GOVERNMENTAL FUNDS

September 30, 2025

	General	Debt Service	2025 CO's Construction Fund
Assets			
Cash and cash equivalents	$ 5,099,909	$ 884,089	$ 20,247,095
Restricted cash	-	-	-
Receivables, net	598,307	40,921	-
Prepaid items	18,832	-	-
Due from other funds	353,616	-	
Due from component unit	74,550	-	-
Total Assets	$ 6,145,214	$ 925,010	$ 20,247,095
Liabilities			
Accounts payable and accrued liabilities	$ 509,398	$ -	$ 10,600
Customer deposits	7,225	-	-
Due to other funds	-	-	-
Due to component unit	62,465	-	-
Total Liabilities	579,088	-	10,600
Deferred Inflows of Resources			
Unavailable revenue - property taxes	56,252	40,921	-
Unavailable revenue - liens	10,900	-	-
Unavailable revenue - special assessments	-	-	-
Total Deferred Inflows of Resources	67,152	40,921	-
Fund Balances			
Nonspendable:			
Prepaid items	18,832	-	-
Restricted for:			
Debt service	-	884,089	-
Public safety	60,306	-	-
PEG fees	35,263	-	-
Capital improvements	-	-	20,236,495
Tourism	-	-	-
TIRZ	-	-	-
Child safety	-	-	-
Municipal court	-	-	-
Municipal drainage	-	-	-
Park land dedication	-	-	-
Forfeited property	-	-	-
Donations	-	-	-
Unassigned reported in:			-
General fund	5,384,573	-	-
Special revenue funds	-	-	-
Total Fund Balances	5,498,974	884,089	20,236,495
Total Liabilities, Deferred Inflows, and Fund Balances	$ 6,145,214	$ 925,010	$ 20,247,095

See Notes to Financial Statements.

Nonmajor Governmental	Total Governmental Funds
$ 2,527,733	$ 28,758,826
95,172	95,172
471,334	1,110,562
-	18,832
-	353,616
-	74,550
$ 3,094,239	$ 30,411,558
$ 401,579	$ 921,577
23,311	30,536
333,393	333,393
-	62,465
758,283	1,347,971
-	97,173
-	10,900
394,960	394,960
394,960	503,033
-	18,832
-	884,089
-	60,306
-	35,263
98,670	20,335,165
798,829	798,829
120,896	120,896
27,473	27,473
435,617	435,617
690,583	690,583
93,736	93,736
93,206	93,206
20,641	20,641
-	5,384,573
(438,655)	(438,655)
1,940,996	28,560,554
$ 3,094,239	$ 30,411,558

City of Sealy, Texas

RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
September 30, 2025

Fund Balances - Total Governmental Funds	$	28,560,554
Adjustments for the Statement of Net Position:		
Capital assets used in governmental activities are not current financial resources and, therefore, not reported in the governmental funds.		
Capital assets - non-depreciable		2,158,671
Capital assets - net depreciable		18,739,863
Other long-term assets are not available to pay for current-period expenditures and, therefore, are deferred in the governmental funds.		
Property taxes		97,173
Liens		10,900
Special assessments		394,960
Deferred outflows of resources, represent a consumption of net position that applies to a future period(s) and is not recognized as an outflow of resources (expenditure) until then.		
Deferred charge on refunding		4,453
Pension outflows		460,768
OPEB outflows		4,569
Internal service funds are used by management to charge the cost of certain activities, such as insurance. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.		
Net position - governmental activities		2,713
Deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.		
OPEB inflows		(32,764)
Pension inflows		(199,841)
Some liabilities, including bonds payable and compensated absences, are not reported as liabilities in the governmental funds.		
Net pension liability		(1,470,635)
OPEB liability		(136,150)
Accrued interest		(112,966)
Bond premium		(1,329,484)
Compensated absences		(283,619)
Non-current liabilities due in one year		(1,432,901)
Non-current liabilities due in more than one year		(32,699,154)
Net Position of Governmental Activities	$	12,737,110

See Notes to Financial Statements.

City of Sealy, Texas

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

GOVERNMENTAL FUNDS (Page 1 of 2)

For the Year Ended September 30, 2025

	General	Debt Service	2025 CO's Construction Fund
Revenues			
Property tax	$ 2,482,799	$ 1,533,790	$ -
Sales tax	2,756,699	-	-
Franchise and local taxes	2,361,789	-	-
Property rentals	41,185	-	-
License and permits	426,923	-	-
Charges for services	213,741	-	-
Fines and forfeitures	558,419	-	-
Contributions and donations	52,432	-	-
Intergovernmental	1,200,677	70,478	-
Investment income	155,750	25,184	332,590
Other revenues	50,526	-	-
Total Revenues	10,300,940	1,629,452	332,590
Expenditures			
City council	34,979	-	-
City manager	281,829	-	-
Building services	312,061	-	-
Mechanic shop	19,079	-	-
Finance	694,274	-	-
Municipal court	322,852	-	-
Information technology	215,311	-	-
City secretary	202,120	-	-
Police	3,206,509	-	-
Planning and community develop.	495,939	-	-
Highways and streets	594,675	-	-
Nondepartmental	23,312	-	-
Parks and recreation	511,095	-	-
Tourism	-	-	-
Capital outlay	1,305,091	-	23,370
Debt service			
Principal	162,482	1,115,000	-
Interest	33,103	889,435	-
Bond issuance costs	-	-	296,129
Total Expenditures	8,414,711	2,004,435	319,499
Excess of Revenues Over (Under) Expenditures	1,886,229	(374,983)	13,091

Nonmajor Governmental	Total Governmental Funds
$ 357,506	$ 4,374,095
-	2,756,699
230,997	2,592,786
-	41,185
-	426,923
156,360	370,101
70,422	628,841
10,600	63,032
87,144	1,358,299
78,110	591,634
56,496	107,022
1,047,635	13,310,617
-	34,979
-	281,829
-	312,061
-	19,079
-	694,274
13,155	336,007
-	215,311
-	202,120
21,441	3,227,950
-	495,939
-	594,675
574,692	598,004
-	511,095
138,035	138,035
-	1,328,461
150,673	1,428,155
92,799	1,015,337
-	296,129
990,795	11,729,440
56,840	1,581,177

City of Sealy, Texas

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUNDS (Page 2 of 2)
For the Year Ended September 30, 2025

	General	Debt Service	2025 CO's Construction Fund
Other Financing Sources (Uses)			
Transfers in	$ 156,725	$ 89,203	$ -
Transfers (out)	-	-	(72,725)
Lease issuance	219,741	-	-
Bond issuance	-	421,442	19,488,558
Sales of assets	20	-	-
Bond premium	-	-	807,571
Total Other Financing Sources (Uses)	376,486	510,645	20,223,404
Net Change in Fund Balances	2,262,715	135,662	20,236,495
Beg. fund balances, as previously presented	3,177,957	748,427	-
Error corrections	58,302	-	-
Beg. fund balances, as restated	3,236,259	748,427	-
Ending Fund Balances	$ 5,498,974	$ 884,089	$ 20,236,495

See Notes to Financial Statements.

Nonmajor Governmental	Total Governmental Funds
$ 243,472	$ 489,400
(753,064)	(825,789)
-	219,741
-	19,910,000
-	20
-	807,571
(509,592)	20,600,943
(452,752)	22,182,120
2,393,748	6,320,132
-	58,302
2,393,748	6,378,434
$ 1,940,996	$ 28,560,554

City of Sealy, Texas

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2025

Amounts reported for governmental activities in the statement of activities are different because:		
Net changes in fund balances - total governmental funds	$	22,182,120
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.		
Capital outlay		2,247,041
Depreciation expense		(955,154)
Developer contributions		4,939,626
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		
Special assessments		(16,763)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Pension expense		26,563
OPEB expense		1,542
Compensated absences		19,125
Accrued interest		(72,654)
Amortization of deferred charges on refunding		(1,113)
Amortization of bond premium		52,191
The issuance of long-term debt (e.g., bonds, leases, certificates of obligation) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when they are first issued; whereas, these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.		
Principal payments		1,277,483
Bonds issued		(19,910,000)
Premiums on debt issued		(807,571)
Lease issuance		(219,741)
Developer payable		150,672
Change in Net Position of Governmental Activities	$	8,913,367

See Notes to Financial Statements.

City of Sealy, Texas

STATEMENT OF NET POSITION (Page 1 of 2)

PROPRIETARY FUND

September 30, 2025

	Water and Sewer	Gas	Solid Waste
Assets			
Current Assets			
Cash and cash equivalents	$ 22,684,826	$ 2,582,346	$ -
Restricted cash	221,435	401,498	-
Receivables, net	923,355	456,547	477,392
Inventories	8,733	8,457	650
Due from component unit	-	-	-
Due from other funds	188,213	-	-
Total Current Assets	24,026,562	3,448,848	478,042
Noncurrent Assets			
Capital assets:			
Non-depreciable	4,986,244	65,692	62,000
Net depreciable capital assets	38,861,742	1,528,601	-
Total Noncurrent Assets	43,847,986	1,594,293	62,000
Total Assets	67,874,548	5,043,141	540,042
Deferred Outflows of Resources			
Pension outflows	79,661	42,003	-
OPEB outflows	790	416	-
Total Deferred Outflows of Resources	80,451	42,419	-

See Notes to Financial Statements.

Total Enterprise Funds	Internal Service Fund Self-Insurance
$ 25,267,172	$ -
622,933	-
1,857,294	-
17,840	-
-	22,936
188,213	-
27,953,452	22,936
5,113,936	-
40,390,343	-
45,504,279	-
73,457,731	22,936
121,664	-
1,206	-
122,870	-

City of Sealy, Texas

STATEMENT OF NET POSITION (Page 2 of 2)

PROPRIETARY FUND

September 30, 2025

	Water and Sewer	Gas	Solid Waste
Liabilities			
Current Liabilities			
Accounts payable	$ 316,451	$ 102,068	$ 148,339
Accrued expenses	207,409	17,805	32,501
Customer deposits	243,788	463,115	-
Unearned revenue	16,500	-	-
Current maturities of long-term debt	602,943	8,960	-
Compensated absences, current	28,554	10,805	-
Accrued interest	93,268	-	-
Due to other funds	-	-	188,213
Total Current Liabilities	1,508,913	602,753	369,053
Noncurrent Liabilities			
Long-term debt, noncurrent	25,052,317	35,411	-
Compensated absences, noncurrent	3,173	1,200	-
Net pension liability	254,255	134,059	-
OPEB liability	23,539	12,411	-
Total Liabilities	26,842,197	785,834	369,053
Deferred Inflows of Resources			
Pension inflows	34,550	18,217	-
OPEB inflows	5,664	2,987	-
Total Deferred Inflows of Resources	40,214	21,204	-
Net Position			
Net investment in capital assets	39,982,417	1,549,922	62,000
Unrestricted	1,090,171	2,728,600	108,989
Total Net Position	$ 41,072,588	$ 4,278,522	$ 170,989

See Notes to Financial Statements.

Total Enterprise Funds	Internal Service Fund
$ 566,858	$ -
257,715	-
706,903	-
16,500	-
611,903	-
39,359	-
93,268	-
188,213	20,223
2,480,719	20,223
25,087,728	-
4,373	-
388,314	-
35,950	-
27,997,084	20,223
52,767	-
8,651	-
61,418	-
41,594,339	-
3,927,760	2,713
$ 45,522,099	$ 2,713

City of Sealy, Texas

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
For the Year Ended September 30, 2025

	Water and Sewer	Gas	Solid Waste
Operating Revenues			
Water revenue	$ 2,937,085	$ -	$ -
Sanitation revenue	-	-	2,581,318
Sewer revenue	2,229,346	-	-
Gas revenue	-	2,629,366	-
Tap and impact fees	280,755	52,283	-
Penalties and interest	137,889	-	-
Intergovernmental revenue	178,998	87,540	-
Other revenue	25,267	893	-
Total Operating Revenues	5,789,340	2,770,082	2,581,318
Operating Expenses			
Personnel services - water	367,869	-	-
Personnel services - sewer	518,385	-	-
Personnel services - gas	-	435,436	-
Material and supplies - water	188,153	-	-
Material and supplies - sewer	207,693	-	-
Material and supplies - gas	-	83,930	-
Other services - water	1,048,958	-	-
Other services - sewer	965,051	-	-
Other services	5,400	1,176,766	2,411,284
Depreciation	1,404,521	68,148	-
Total Operating Expenses	4,706,030	1,764,280	2,411,284
Operating Income (Loss)	1,083,310	1,005,802	170,034
Nonoperating Revenues (Expenses)			
Investment income	676,989	85,964	-
Interest expense	(1,096,629)	(2,463)	(7,233)
Total Nonoperating Revenues (Expenses)	(419,640)	83,501	(7,233)
Income (Loss) Before Transfers and Capital Contributions	663,670	1,089,303	162,801
Capital Contributions and Transfers			
Capital grants and contributions	6,507,065	243,106	-
Transfers in	542,694	-	-
Transfers (out)	(166,904)	(39,401)	-
Change in Net Position	7,546,525	1,293,008	162,801
Beginning net position	33,526,063	2,985,514	8,188
Ending Net Position	$ 41,072,588	$ 4,278,522	$ 170,989

See Notes to Financial Statements.

Total Enterprise Funds	Internal Service Fund Self-Insurance
$ 2,937,085	$ -
2,581,318	-
2,229,346	-
2,629,366	-
333,038	-
137,889	-
266,538	-
26,160	-
11,140,740	-
367,869	-
518,385	-
435,436	-
188,153	-
207,693	-
83,930	-
1,048,958	-
965,051	-
3,593,450	-
1,472,669	-
8,881,594	-
2,259,146	-
762,953	-
(1,106,325)	-
(343,372)	-
1,915,774	-
6,750,171	-
542,694	-
(206,305)	-
9,002,334	-
36,519,765	2,713
$ 45,522,099	$ 2,713

City of Sealy, Texas

STATEMENT OF CASH FLOWS

PROPRIETARY FUNDS (Page 1 of 2)

For the Year Ended September 30, 2025

	Water and Sewer	Gas	Solid Waste
Cash Flows from Operating Activities			
Receipts from customers and users	$ 5,791,859	$ 2,631,313	$ 2,531,735
Payments to suppliers and contractors	(2,002,884)	(1,241,869)	(2,524,502)
Payments to employees for salaries and benefits	(852,478)	(415,255)	-
Net Cash Provided (Used) by Operating Activities	2,936,497	974,189	7,233
Cash Flows from Noncapital Financing Activities			
Transfers in	542,694	-	-
Transfers (out)	(166,904)	(39,401)	-
Net Cash Provided (Used) by Noncapital Financing Activities	375,790	(39,401)	-
Cash Flows from Capital and Related Financing Activities			
Purchases of capital assets	(3,776,490)	-	-
Principal paid on capital debt	(573,723)	(5,599)	-
Interest and fiscal charges paid on capital debt	(1,143,525)	(2,463)	(7,233)
Net Cash Provided (Used) by Capital and Related Financing Activities	(5,493,738)	(8,062)	(7,233)
Cash Flows from Investing Activities			
Interest on investments	676,989	85,964	-
Net Cash Provided by Investing Activities	676,989	85,964	-
Net Increase (Decrease) in Cash and Cash Equivalents	(1,504,462)	1,012,690	-
Beginning cash and cash equivalents	24,410,723	1,971,154	-
Ending Cash and Cash Equivalents	$ 22,906,261	$ 2,983,844	$ -

See Notes to Financial Statements.

Total Enterprise Funds	Internal Service Fund Self-Insurance
$ 10,954,907	$ -
(5,769,255)	-
(1,267,733)	-
3,917,919	-
542,694	-
(206,305)	-
336,389	-
(3,776,490)	-
(579,322)	-
(1,153,221)	-
(5,509,033)	-
762,953	-
762,953	-
(491,772)	-
26,381,877	-
$ 25,890,105	$ -

City of Sealy, Texas

STATEMENT OF CASH FLOWS

PROPRIETARY FUNDS (Page 2 of 2)

For the Year Ended September 30, 2025

	Water and Sewer	Gas	Solid Waste
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities			
Operating Income (Loss)	$ 1,083,310	$ 1,005,802	$ 170,034
Adjustments to reconcile operating income to net cash provided (used):			
Depreciation	1,404,521	68,148	-
Changes in Operating Assets and Liabilities:			
(Increase) Decrease in:			
Accounts receivable	(16,620)	(175,129)	(49,583)
Due from other funds	122,106	-	-
Increase (Decrease) in:			
Accounts payable and accrued expenses	273,765	18,827	8,888
Customer deposits	19,139	36,360	-
Unearned revenue	16,500	-	-
Due to other funds	-	-	(122,106)
Deferred Outflows of Resources:			
Pension outflows	36,482	17,883	-
OPEB outflows	230	110	-
Deferred Inflows of Resources:			
Pension inflows	23,669	12,607	-
OPEB inflows	1,526	853	-
Net pension liability	(30,679)	(12,860)	-
OPEB liability	2,548	1,588	-
Net Cash Provided (Used) by Operating Activities	$ 2,936,497	$ 974,189	$ 7,233
Schedule of Non-Cash Capital and Related Financing Activities			
Leased assets	$ 71,597	$ 49,970	$ -
Developer contributions	6,507,065	243,106	-
Capital related AP and retainage payable	286,965	-	-

See Notes to Financial Statements.

Total Enterprise Funds	Internal Service Fund Self-Insurance
$ 2,259,146	$ -
1,472,669	-
(241,332)	-
122,106	20,223
301,480	(20,223)
55,499	-
16,500	-
(122,106)	-
54,365	-
340	-
36,276	-
2,379	-
(43,539)	-
4,136	-
$ 3,917,919	$ -
$ 121,567	$ -
6,750,171	-
286,965	-

City of Sealy, Texas

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Description of government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support. Likewise, the *primary government* is reported separately from certain legally separate component units for which the primary government is financially accountable.

B. Reporting Entity

The City of Sealy, Texas (the "City") was incorporated on August 16, 1949. The City has operated since 1996 under a "Home Rule Charter," which provides for a Council-Manager form of government. The City Council is the principal legislative and administrative body of the City. A Mayor and six Council members are elected at large by voters of the City for three-year terms. The City Manager is appointed by a majority vote of the City Council. The City Manager is responsible for the appointment and removal of department directors and employees, supervision and control of all City departments, preparation of the annual budget, and other affairs of the City.

The City provides the following services: public safety (police and fire), water and sewer services, solid waste collection and disposal (contract), gas services, highways and streets, health and welfare, culture and education, and general government.

For financial reporting purposes, management has considered all potential component units. Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in GAAP. The criteria used are as follows:

Financial Accountability – The primary government is deemed to be financially accountable if it appoints a voting majority of the organization's governing body and (1) it is able to impose its will on that organization or (2) there is a potential for the organization to provide specific financial benefits or impose specific financial burdens on the primary government. Additionally, the primary government may be financially accountable if an organization is fiscally dependent on the primary government and there is a potential for the organization to provide specific financial benefits or impose specific financial burdens on the primary government regardless of whether the organization has a separately elected governing

board, a governing board appointed by a higher level of government or a jointly appointed board.

Discretely Presented Component Unit

Sealy Economic Development Corporation ("SEDC")

The SEDC was created by the City under the Texas Development Corporation Act of 1979 and covered by Section 4B of the Act. In May 1997, the voters authorized the creation of the SEDC for the purpose of promoting and developing commercial, industrial, and manufacturing enterprise to promote and encourage employment and the public welfare on behalf of the City. In June 1997, City Council approved an ordinance levying a sales and use tax of one-half of one percent for the benefit of the SEDC. The SEDC's Board of Directors consists of seven members, one of whom is a member of City Council. The other six members are appointed by City Council.

The SEDC does not prepare separate financial statements; however, the presentations in the basic financial statements and the other supplementary information are a complete presentation.

Blended Component Units

Public Improvement District Number One

Public Improvement District Number One ("PID") was created pursuant to Chapter 372 of the Texas Local Government Code. The City created the PID as a mechanism to finance public infrastructure improvements within the PID boundaries. These improvements consist of the construction of water lines, sanitary sewer lines, storm sewers, paving, parks, public landscaping, recreational amenities, erosion control, contingency provisions, engineering services, financing costs, and administrative and legal services for the PID. The City Council found that the improvements would serve to promote the construction of single-family units and confer a special benefit to properties within the PID. Consequently, it would be necessary to apportion the costs of the improvements against property owners in the PID by special assessments. Initially, the public improvements would be prefunded by the developers of the residential subdivisions within the PID. The developers would then be entitled to receive reimbursement of the public improvement costs, subject to limitations contained in their development agreements with the City. The PID does not prepare separate financial statements. The PID is presented as a nonmajor governmental fund in the basic financial statements and is considered a complete presentation of this component unit.

Tax Increment Reinvestment Zone #2

During fiscal year 2005, the City passed an ordinance creating the Tax Increment Reinvestment Zone #2 ("TIRZ"), in accordance with Section 311.005 of the Texas Tax Code, for the purpose of tax increment financing in order to facilitate public infrastructure improvements to the Sealy Homestead subdivision. These public improvements include streets; drainage systems; and water, sewer, and natural gas utility lines. As development occurs, the property tax revenue collected on the increase in appraised value over the base year value will be used to finance the public improvements. The TIRZ is managed by a seven-member Board of Directors in which the Mayor appoints, subject to City Council approval, positions one through five. The TIRZ does not prepare separate financial statements. The TIRZ is accounted for as a special revenue fund, with the City's financial oversight. This is considered a complete presentation of this component unit.

Sealy Development Authority

Sealy Development Authority (the "Authority") was created to assist and act on behalf of the City in the performance of the City's governmental functions to promote the common good and general welfare of the area included in the TIRZ and neighboring areas in the City, pursuant to the provisions of Subchapter D of Chapter 431, Texas Transportation Code. The Authority is managed by a seven-member Board of Directors (the "Board") appointed by the Mayor, subject to City Council approval. The Board shall be composed of the same persons appointed to the TIRZ Board. The Authority has entered into an agreement (the "Agreement") with the City to assist the City and act as consultant to the City in the implementation of the service and assessment plan for the PID and provide other services set forth in the Agreement. The Authority has the power to enter into contractual obligations with developers, consultants, and others and may also issue debt with the consent of the City Council. The TIRZ does not prepare separate financial statements. The Authority is reported as a special revenue fund, with the City's financial oversight. This is considered a complete presentation of this component unit.

C. Basis of Presentation - Government-Wide and Fund Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds and the proprietary funds.

As discussed earlier, the government has one discretely presented component unit and is shown in separate columns in the government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes where

the amounts are reasonably equivalent in value to the interfund services provided and other charges between the government's water and transit functions and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

The fund financial statements provide information about the government's funds, including its fiduciary funds and blended component units. Separate statements for each fund category; governmental and proprietary are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The government reports the following governmental funds:

General Fund

The general fund is used to account for all financial transactions not properly includable in other funds. The principal sources of revenues include local property taxes, sales taxes, franchise fees, licenses and permits, fines and forfeitures, and charges for services. Expenditures include general government, public safety, highways and streets, health and welfare, and culture and recreation. The general fund is always considered a major fund for reporting purposes.

Debt Service Fund

The debt service fund is used to account for the payment of interest and principal on all general obligation bonds and other long-term debt of the City. The primary source of revenue for debt service is local property taxes. The debt service fund is considered a major fund for reporting purposes.

2025 CO's Construction Fund

The 2025 CO's Construction fund is used to account for resources to be used for the acquisition or construction of the primary government major capital facilities and infrastructure. Financing is provided primarily by bond proceeds. The 2025 CO's Construction fund is considered a major fund for reporting purposes.

Additionally, the government reports the following fund types:

Special Revenue Funds

The special revenue funds are used to account for proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The special revenue funds include the PID #1, hotel/motel occupancy tax fund, Texas grant fund, TIRZ #2 fund, chapter 59 forfeited property fund, municipal drainage fund, municipal court technology fund, judicial efficiency fund, municipal court building security fund, child safety fund, Main Street program fund, the park land dedication fund, the SEDA authority fund, the developer deposit fund, FEMA WP & LS Generators, downtown revitalization , ARPA, opioid grant, municipal jury, local truancy, and donation funds. These special revenue funds are considered nonmajor funds for reporting purposes.

The government reports the following major proprietary funds:

Water and Sewer Fund

The water and sewer fund is used to account for the operations that provide water and sewer services.

Gas Fund

The gas fund is used to account for the operations that provide gas services.

Solid Waste Fund

The solid waste fund is used to account for the operations that provide solid waste collection and disposal services.

The proprietary funds are used to account for those operations that are financed and operated in a manner similar to private business or where the council had decided that the determination of revenues earned, costs incurred, and/or net income is necessary for management accountability.

Additionally, the government reports the following fund types:

Internal Service Funds

The internal service fund accounts for services provided to other departments or agencies of the City, or to other governments, on a cost reimbursement basis. This fund includes the self-insurance fund.

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

D. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources.* The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting.* Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting.* Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and

claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). All other revenue items are considered to be measurable and available only when cash is received by the government.

E. Assets, Liabilities, Deferred Outflows / Inflows, and Fund Equity or Net Position

1. Deposits and Investments

Investments, except for certain investment pools, commercial paper, money market funds, and investment contracts, are reported at fair value. The investment pools operate in accordance with appropriate state laws and regulations and are reported at amortized cost. Money market funds, which are short-term highly liquid debt instruments that may include U.S. Treasury and agency obligations and commercial paper that have a remaining maturity of one year or less upon acquisition, are reported at amortized cost. Investments in nonparticipating interest earning contracts, such as certificates of deposits, are reported at cost.

In accordance with GASB Statement No. 31, *Accounting and Reporting for Certain Investments and External Investment Pools*, the City reports all investments at fair value, except for "money market investments" and "2a7-like pools." Money market investments, which are short-term highly liquid debt instruments that may include U.S. Treasury and agency obligations, are reported at amortized costs. Investment positions in external investment pools that are operated in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940, such as TexPool, are reported using the pools' share price.

The City has adopted a written investment policy regarding the investment of its funds as defined in the Public Funds Investment Act, Chapter 2256, of the Texas Governmental Code. In summary, the City is authorized to invest in the following:

- Direct obligations of the U.S. Government
- Fully collateralized certificates of deposit
- Money market mutual funds that meet certain criteria
- Bankers' acceptance
- Statewide investment pools

2. Fair Value

The City has applied Governmental Accounting Standards Board ("GASB") Statement No. 72, Fair Value Measurement and Application. GASB Statement No. 72 provides guidance for determining a fair value measurement for reporting purposes and applying fair value to certain investments and disclosures related to all fair value measurements.

3. Receivables and Interfund Transactions

Transactions between funds that are representative of lending/borrowing arrangements outstanding at the end of the year are referred to as either "interfund receivables/payables" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds" in the fund financial statements. If the transactions are between the primary government and its component unit, these receivables and payables are classified as "due to/from component unit/primary government." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Advances between funds are offset by a nonspendable fund balance account in the applicable governmental fund to indicate they are not available for appropriation and are not expendable available financial resources.

All trade receivables are shown net of any allowance for uncollectible amounts.

4. Inventories and Prepaid Items

The costs of governmental fund type inventories are recorded as expenditures when the related liability is incurred, (i.e., the purchase method). The inventories of supplies are valued at the lower of cost or market using the first-in/first-out method. Certain payments to vendors reflect costs applicable to future accounting periods (prepaid expenditures) are recognized as expenditures when utilized.

5. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government, as assets with an initial individual cost of more than $5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at their acquisition value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Interest costs incurred in connection with construction of enterprise fund capital assets are capitalized when the effects of capitalization materially impact the financial statements.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Property, plant, and equipment of the primary government, as well as the component units, are depreciated using the straight-line method over the following estimated useful years.

Asset Description	Estimated Useful Life
Intangibles	7 - 10 years
Machinery and equipment	3 – 10 years
Distribution and collection systems	10 - 70 years
Improvements other than buildings	10 - 70 years
Buildings	10 - 50 years
Right-to-use lease equipment	5 - 4 years

6. Deferred Outflows / Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/ expenditure) until then. The government only has one item that qualifies for reporting in this category. It is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for *deferred inflows of resources*. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s)

and so will not be recognized as an inflow of resources (revenue) until that time. The government has only one type of item, which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category. Accordingly, the item, *unavailable revenue*, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from two sources: property taxes and special assessments. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

7. Net Position Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

8. Fund Balance Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last. The general fund is the only fund that reports a positive unassigned fund balance amount. In other governmental funds it is not appropriate to report a positive unassigned fund balance amount. However, in governmental funds other than the general fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

9. Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The governing council is the highest level of decision-making authority for the government that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The governing body (council) has by resolution authorized the city manager to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

The City's fund balance policy requires a minimum of unassigned fund balance in the general fund equal to 25% of annual operating expenditures. The City was above this policy as of the end of the year.

10. Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. The long-term debt consists primarily of bonds payable, lease liabilities, developer payables, sales tax payables, and accrued compensated absences.

Long-term debt for governmental funds is not reported as liabilities in the fund financial statements until due. The debt proceeds are reported as other financing sources, net of the applicable premium or discount and payments of principal and interest reported as expenditures. In the governmental fund types, issuance costs, even if withheld from the actual net proceeds received, are reported as debt service expenditures. However, claims and judgments paid from governmental funds are reported as a liability in the fund financial statements only for the portion expected to be financed from expendable available financial resources.

Long-term debt and other obligations, financed by proprietary funds, are reported as liabilities in the appropriate funds. For proprietary fund types, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method, if material. Bonds payable are reported net of the applicable bond premium or discount. Issuance costs are expensed when incurred.

Assets acquired under the terms of leases are recorded as liabilities and capitalized in the government-wide financial statements at the present value of net minimum lease payments at inception of the lease. In the year of acquisition, lease transactions are recorded as other financing sources and as capital outlay expenditures in the general fund. Lease payments representing both principal and interest are recorded as expenditures in the general fund upon payment with an appropriate reduction of principal recorded in the government-wide financial statements.

11. Leases

Lessee: The City and SEDC is a lessee for noncancellable leases of vehicles and equipment. The City and SEDC recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the full-accrual financial statements. The City and SEDC recognizes lease liabilities with an initial, individual value of $5,000 or more.

At the commencement of a lease, the City and SEDC initially measure the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The leased asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City and SEDC determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City and SEDC uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City and SEDC uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City and SEDC is reasonably certain to exercise.

The City and SEDC monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

12. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

13. Other Postemployment Benefits ("OPEB")

The City has implemented GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions. This statement applies to the individual employers (TMRS cities) in the TMRS Supplemental Death Benefits (SDB) plan, with retiree coverage. The TMRS SDBF covers both active and retiree benefits with no segregation of assets, and therefore doesn't meet the definition of a trust under GASB No. 75 (i.e., no assets are accumulated for OPEB) as such the SDBF is considered to be an unfunded OPEB plan. For purposes of reporting under GASB 75, the retiree portion of the SDBF is not considered a cost sharing plan and is instead considered a single employer, defined benefit OPEB plan. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary, calculated based on the employee's actual earnings on which TMRS deposits are made, for the 12-month period preceding the month of death. The death benefit amount for retirees is $7,500. GASB No. 75 requires the liability of employers and nonemployer contributing entities to employees for defined benefit OPEB (net OPEB liability) to be measured as the portion of the present value of projected benefit payments to be provided to current active and inactive employees that is attributed to those employees' past periods of service (total OPEB liability), less the amount of the OPEB plan's fiduciary net position.

14. Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

F. Revenues and Expenditures/Expenses

1. Program Revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

2. Property Taxes

Property taxes are levied by October 1 on the assessed value listed as of the prior January 1 for all real and business personal property in conformity with Subtitle E, Texas Property Tax Code. Taxes are due on receipt of the tax bill and are delinquent if not paid before February 1 of the year following the year in which imposed. Under state law, property taxes levied on real property constitute a lien on the real property which cannot be forgiven without specific approval of the State Legislature. The lien expires at the end of twenty years. Taxes levied on personal property can be deemed uncollectible by the City.

Property taxes at the fund level are recorded as receivables and deferred revenues at the time the taxes are assessed. Revenues are recognized as the related ad valorem taxes are collected. Additional amounts estimated to be collectible in time to be a resource for payment of obligations incurred during the fiscal year and therefore susceptible to accrual in accordance with Generally Accepted Accounting Principles have been recognized as revenue.

Legislation was passed in 1979 and amended in 1981 by the Texas Legislature which affects the method of property assessment and tax collection in the City. This legislation, with certain exceptions, exempts intangible personal property and household goods. In addition, this legislature creates a "Property Tax Code" and provides, among other things, for the establishment of county-wide appraisal districts and for a State Property Tax Board which commenced operation in January 1980. The appraisal of property within the City is the responsibility of the Austin County Tax Appraisal District. The Appraisal District is required under the Property Tax Code to assess all property within the appraisal district on the basis of 100 percent of its appraised value and is prohibited from applying any assessment rations. The value of real property within the Appraisal District must be reviewed at least every four years. The City, at its own expense, may challenge appraised values established by the Appraisal District through various appeals and, if necessary, legal action. Under this legislation, the City continues to set tax rates on property within the City limits. However, if the effective tax rate, excluding tax rates for bonds and other contractual obligations, adjusted for new improvements and revaluation, exceeds the rate of the previous year by

more than eight percent, qualified voters of the City may petition for an election to determine whether to limit the tax rate to no more than eight percent above the rate of the previous year.

3. Compensated Absences

Under GASB Statement No. 101, the City recognizes a liability for compensated absences for vacation leave that is attributable to services already rendered and for which the City has a present obligation to provide compensation through paid time off or cash settlement. It is the City's policy to permit employees to accumulate earned but unused vacation, sick pay, and compensatory time benefits. Amounts accumulated, up to certain amounts, may be paid to employees upon termination of employment. The estimated amount of compensation for services provided that is expected to be liquidated with expendable, available financial resources is reported as an expenditure and a fund liability of the governmental fund that will pay it when it matures or becomes due. Amounts of vested or accumulated vacation leave that are not expected to be liquidated with expendable, available financial resources are maintained separately and represent a reconciling item between the fund and government-wide presentations.

4. Proprietary Funds Operating and Nonoperating Revenues and Expenses

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the public utility fund, gas, and solid waste funds are charges to customers for sales and services. The public utility fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

II. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position.

The governmental fund balance sheet includes reconciliation between *fund balance-total governmental funds* and *net position-governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that long-term liabilities, including bonds, are not due and payable in the current period and, therefore, are not reported in the funds.

B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities.

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental funds and changes in net position of governmental states that, "the issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities."

III. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Annual budgets are adopted on a basis consistent with generally accepted accounting principles except the capital projects fund, which adopts a project length budget. The original budget is adopted by the City Council prior to the beginning of the year. The legal level of control is the department level in the approved budgets. Appropriations lapse at the end of the year, excluding the capital project fund budget. The City adopted budgets for the general fund, debt service fund, hotel/motel tax, TIRZ #2 fund, Chapter 59 forfeited property fund, municipal court technology fund, time payment fund, municipal court building security fund, park land dedication fund, Sealy development authority fund, public improvement district #1 fund, and municipal jury fund. Supplemental budget appropriations were made for the year ended September 30, 2025. Other special revenue funds have budgets for management purposes.

A. Expenditures Over Appropriations

For the year ended September 30, 2025, total expenditures exceeded appropriations at the legal level of control as follows:

General Fund:	
Capital outlay	$ 864,081
Principal	121,327
Interest	32,603
TIRZ #2:	
General government	$ 6,695
Transfers (out)	188,046
Public Improvement District #1:	
Transfers (out)	$ 55,426

B. Deficit Fund Balances

As of September 30, 2025, the Public Improvement District #1, American Rescue Plan Act, Developer Deposit, and FEMA WP & LS Generator funds had deficit fund balances of $398, $55,708, $3,605, $378,944, respectively. The City plans to reduce expenditures and replenish with transfers from other funds.

C. Restricted Net Position

The City records restricted net position on amounts with externally imposed restrictions (e.g., through debt covenants or by grantors) or restrictions imposed by law through constitutional provisions or enabling legislation. Total restricted net position for governmental activities was $3,359,309 of which, $463,090 is restricted by enabling legislation.

IV. DETAILED NOTES ON ALL FUNDS

A. Deposits and Investments

As of September 30, 2025, the primary government had the following investments:

Investment Type	Value	Weighted Average Maturity (Years)
External investment pools	$ 39,943,392	0.13
Total value	$ 39,943,392	
Portfolio weighted average maturity		0.13

As of September 30, 2025, the component unit had the following investments:

Investment Type	Value	Weighted Average Maturity (Years)
External investment pools	$ 2,575,039	0.13
Total value	$ 2,575,039	
Portfolio weighted average maturity		0.13

The primary government and its component units may invest in obligations of the U.S. Treasury or the State of Texas, certain U.S. agencies, certificates of deposits, money market savings accounts, certain municipal securities, repurchase agreements, common trust funds and other investments specifically allowed by the Public Funds Investment Act of 1987.

Interest rate risk – In accordance with its investment policy, the City manages its exposure to declines in fair values by structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations and invest operating funds primarily in short-term securities.

Custodial credit risk – deposits: In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. State statutes require that all deposits in financial institutions be insured or fully collateralized by U.S. government obligations or its agencies and instrumentalities or direct obligations of Texas or its agencies and instrumentalities that have a market value of not less than the principal amount of the deposits. As of September 30, 2025, the market values of pledged securities and FDIC exceeded bank balances for the primary government and SEDC.

Custodial credit risk – investments: For an investment, this is the risk that the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party in the event of the failure of the counterparty. The City's investment policy requires that it will seek to safekeep securities at financial institutions, avoiding physical possession. Further, all trades, where applicable, shall be conducted on a delivery versus payment basis or commercial book entry system as utilized by the Federal Reserve and shall be protected through the use of a third-party custody/safekeeping agent.

TexPool

TexPool was established as a trust company with the Treasurer of the State of Texas as trustee, segregated from all other trustees, investments, and activities of the trust company. The State Comptroller of Public Accounts exercises oversight responsibility over TexPool. Oversight includes the ability to significantly influence operations, designation of management, and accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. The advisory board members review the investment policy and management fee structure. Finally, Standard & Poor's rate TexPool AAAm. As a requirement to maintain the rating, weekly portfolio information must be submitted to Standard & Poor's, as well as to the office of the Comptroller of Public Accounts for review. There were no limitations or restrictions on withdrawals.

TexStar

TexSTAR has been established for governmental entities pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and the Public Funds Investment Act, Chapter 2256 of the Texas Government Code and operates in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940. TexSTAR's governing body is a five-member Board consisting of three representatives of participants and one member designated by each of the co-administrators. The Board holds legal title to

all money, investments, and assets and has the authority to employ personnel, contract for services, and engage in other administrative activities necessary or convenient to accomplish the objectives of TexSTAR. Board oversight of TexSTAR is maintained through daily, weekly, and monthly reporting requirements. TexSTAR is rated AAAm by Standard & Poor's. The City's fair value position is stated at the value of the position upon withdrawal. There were no limitations or restrictions on withdrawals.

B. Receivables

The following comprise receivable balances of the primary government at year end:

	Primary Government				
	General	Debt Service	Nonmajor Governmental	Enterprise Funds	Total
Property taxes	$ 56,252	$ 40,921	-	$ -	$ 97,173
Sales tax	462,388	-	-	-	462,388
Franchise tax	26,340	-	-	-	26,340
Special assessments	5,571	-	394,959	-	400,530
Mixed beverage tax	6,625	-	-	-	6,625
Accounts	332,975	-	83,166	2,020,649	2,436,790
Other	16,281	-	-	2,231	18,512
Allowance	(308,125)	-	(6,791)	(165,586)	(480,502)
Total	$ 598,307	$ 40,921	$ 471,334	$ 1,857,294	$ 2,967,856

The following comprise receivable balances of the component unit at year end:

	Component Unit
	Economic Development
Sales tax	$ 231,195
	$ 231,195

C. Capital Assets

A summary of changes in governmental activities capital assets for the year end was as follows:

	Beginning Balances	Additions	Retirements/ Reclassifications	Ending Balances
Capital assets, not being depreciated:				
Land	$ 1,481,174	$ -	$ -	$ 1,481,174
Construction in progress	574,797	1,045,632	(942,932)	677,497
Total capital assets not being depreciated	2,055,971	1,045,632	(942,932)	2,158,671
Capital assets, being depreciated:				
Buildings	6,695,998	422,758	269,086	7,387,842
Improvements other than buildings	11,101,221	5,066,895	673,846	16,841,962
Machinery and equipment	2,725,479	431,642	(59,229)	3,097,892
Right-to-use assets	1,361,710	219,740	-	1,581,450
Total capital assets being depreciated	21,884,408	6,141,035	883,703	28,909,146
Less accumulated depreciation				
Buildings	(2,849,811)	(180,216)	-	(3,030,027)
Improvements other than buildings	(3,110,755)	(464,416)	-	(3,575,171)
Machinery and equipment	(2,288,152)	(161,490)	59,229	(2,390,413)
Right-to-use assets	(1,024,640)	(149,032)	-	(1,173,672)
Total accumulated depreciation	(9,273,358)	(955,154)	59,229	(10,169,283)
Net capital assets being depreciated	12,611,050	5,185,881	942,932	18,739,863
Total Capital Assets	$ 14,667,021	$ 6,231,513	$ -	$ 20,898,534

Depreciation was charged to governmental functions as follows:

General government	$ 61,354
Public safety	235,599
Street	475,095
Parks and recreation	183,106
Total Governmental Activities Depreciation Expense	$ 955,154

A summary of changes in business-type activities capital assets for the year end was as follows:

	Beginning Balances	Additions	Retirements/ Reclassifications	Ending Balances
Capital assets, not being depreciated:				
Land	$ 187,940	$ -	$ -	$ 187,940
Construction in progress	4,539,188	1,417,433	(1,030,625)	4,925,996
Total capital assets not being depreciated	4,727,128	1,417,433	(1,030,625)	5,113,936
Capital assets, being depreciated:				
Buildings and improvements	247,193	-	-	247,193
Distribution and collection systems	43,916,578	6,966,414	1,030,625	51,913,617
Machinery and equipment	3,198,946	317,489	(31,273)	3,485,162
Right-to-use assets	251,230	121,567	-	372,797
Total capital assets being depreciated	47,613,947	7,405,470	999,352	56,018,769
Less accumulated depreciation				
Buildings and improvements	(162,589)	(8,053)	-	(170,642)
Distribution and collection systems	(12,343,112)	(1,289,086)	-	(13,632,198)
Machinery and equipment	(1,473,467)	(138,977)	31,273	(1,581,171)
Right-to-use assets	(207,862)	(36,553)	-	(244,415)
Total accumulated depreciation	(14,187,030)	(1,472,669)	31,273	(15,628,426)
Net capital assets being depreciated	33,426,917	5,932,801	1,030,625	40,390,343
Total Capital Assets	$ 38,154,045	$ 7,350,234	$ -	$ 45,504,279

Depreciation was charged to business-type activities as follows:

Water and sewer	$ 1,404,521
Gas	68,148
Total Business-type Activities Depreciation Expense	$ 1,472,669

A summary of changes in component unit activities capital assets for the year end was as follows:

	Beginning Balances	Additions	Retirements/ Reclassifications	Ending Balances
Capital assets, being depreciated:				
Buildings and improvements	$ 230,460	$ -	$ -	$ 230,460
Right-to-use assets	12,231	11,467	-	23,698
Total capital assets being depreciated	242,691	11,467	-	254,158
Less accumulated depreciation				
Buildings and improvements	(7,682)	(7,682)	-	(15,364)
Right-to-use assets	(10,595)	(3,087)	-	(13,682)
Total accumulated depreciation	(18,277)	(10,769)	-	(29,046)
Net capital assets being depreciated	224,414	698	-	225,112
Total Capital Assets	$ 224,414	$ 698	$ -	$ 225,112

D. Long-term Debt

The following is a summary of changes in the City's total long-term liabilities for the year ended September 30, 2025. In general, the City uses the general and debt service fund to liquidate governmental long-term liabilities. The City typically utilizes the general fund to liquidate the pension/OPEB liabilities.

	Beginning Balance	Additions	Payments	Ending Balance	Amounts Due Within One Year
Governmental Activities:					
Bonds, notes and other payables:					
Certificates of Obligation	$ 11,130,000	$ 19,910,000	$ (435,000)	$ 30,605,000	$ 555,000
General Obligation Bonds	3,080,000	-	(680,000)	2,400,000	690,000
Less deferred amounts:					
For premiums	574,104	807,571	(52,191)	1,329,484	-
Total Bonds Payable	14,784,104	20,717,571	(1,167,191)	34,334,484	1,245,000
Developer payable	525,883	-	(150,672)	375,211	20,448
Sales tax payable	306,355	-	(31,154)	275,201	31,155
Lease liabilities	388,231	219,741	(131,329)	476,643	136,298
Total	$ 16,004,573	$ 20,937,312	$ (1,480,346)	$ 35,461,539	$ 1,432,901
		Long-term liabilities due in more than one year		$ 34,028,638	
Business-Type Activities:					
Certificates of Obligation	$ 25,340,000	$ -	$ (565,000)	$ 24,775,000	$ 590,000
Less deferred amounts:					
For premiums	864,282	-	(46,896)	817,386	-
Total Bonds Payable	26,204,282	-	(611,896)	25,592,386	590,000
Lease liabilities	-	121,567	(14,322)	107,245	21,903
Total	$ 26,204,282	$ 121,567	$ (626,218)	$ 25,699,631	$ 611,903
		Long-term liabilities due in more than one year		$ 25,087,728	
Component Unit Activities:					
Lease liabilities	$ 1,873	$ 11,466	$ (3,192)	$ 10,147	$ 2,091
Total	$ 1,873	$ 11,466	$ (3,192)	$ 10,147	$ 2,091
		Long-term liabilities due in more than one year		$ 8,056	

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and accordingly, are not reported as fund liabilities in the governmental funds. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. The City intends to retire all of its general

long-term liabilities, plus accrued interest, from property taxes and other current revenues from the debt service fund as has been done in prior years. The proprietary fund type long-term debt will be repaid, plus accrued interest, from operating revenues of the respective fund. In addition, leases are secured by the underlying asset. In the event of default, the lender may demand immediate payment or take possession of the asset.

Long-term debt at year end was comprised of the following debt issues:

	Governmental Activities
Certificates of Obligation:	
2025 Certificates of Obligation issued March 1, 2025 due in annual installments through September 30, 2050, bearing interest rates ranging from 4.375% to 5%, payable March 1 & September 1.	19,910,000
2015 Certificates of Obligation issued February 1, 2015 due in annual installments through September 30, 2035, bearing interest rates ranging from 2% to 4%, payable March 1 & September 1.	$ 10,695,000
Total Certificates of Obligation	$ 30,605,000
General Obligations:	
2020 General Obligation Bonds issued June 10, 2020 due in annual installments through March 1, 2030, bearing an interest rate of 1.32%, payable March 1 & September 1.	$ 2,120,000
2021 General Obligation Bonds issued September 9, 2021 due in annual installments through September 01, 2026, bearing an interest rate of 1.06%, payable March 1 & September 1.	280,000
Total General Obligation Bonds	$ 2,400,000
Less deferred amounts:	
Premiums	$ 1,329,484
Notes & Lease liabilities	476,643
Developer payable	375,211
Sales tax payable	275,201
Total Long-term Debt	$ 35,461,539

	Business - Type Activities
Certificates of Obligation:	
2018 Certificates of Obligations issued September 11, 2018 due in annual installments through September 30, 2038, bearing interest rates ranging from 2% to 5%, payable March 1 & September 1.	$ 8,235,000
2022 Certificates of Obligations issued July 1, 2022 due in annual installments through September 30, 2047, bearing interest rates ranging from 4% to 5%, payable March 1 & September 30.	$ 16,540,000
Total Certificates of Obligation	$ 24,775,000
Less deferred amounts:	
Premiums	817,386
Lease Liabilities	107,245
Total Other	$ 924,631
Total Long-term Debt	$ 25,699,631

The annual requirements to amortize the City's long-term activities debt issues outstanding at year ending were as follows:

Certificates of Obligation

	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2026	555,000	1,337,606	590,000	1,112,686
2027	980,000	1,314,356	650,000	1,084,186
2028	1,120,000	1,273,006	705,000	1,053,036
2029	1,295,000	1,231,906	735,000	1,017,786
2030	1,335,000	1,187,306	775,000	981,036
2031	1,810,000	1,129,006	1,090,000	952,699
2032	1,895,000	1,051,456	1,130,000	908,961
2033	1,965,000	970,206	1,180,000	863,574
2034	2,055,000	885,956	1,225,000	814,399
2035	2,140,000	797,806	1,275,000	763,274
2036	655,000	705,956	1,510,000	710,024
2037	685,000	673,206	1,575,000	645,399
2038	725,000	638,956	1,640,000	576,961
2039	760,000	602,706	980,000	505,618
2040	800,000	564,706	1,030,000	456,618
2041	840,000	524,706	1,075,000	409,238
2042	880,000	482,706	1,125,000	359,788
2043	920,000	438,706	1,180,000	308,038
2044	965,000	399,606	1,235,000	251,988
2045	1,000,000	358,594	1,295,000	193,325
2046	1,045,000	316,094	1,355,000	131,813
2047	1,090,000	270,375	1,420,000	67,450
2048	1,625,000	222,688	-	-
2049	1,695,000	151,594	-	-
2050	1,770,000	77,438	-	-
Total	$ 30,605,000	$ 17,606,650	$ 24,775,000	$ 14,167,894

General Obligation Bonds

Year ending September 30	Governmental Activities	
	Principal	Interest
2026	690,000	30,952
2027	420,000	22,572
2028	425,000	17,028
2029	430,000	11,418
2030	435,000	5,742
Total	$ 2,400,000	$ 87,712

Lease Liabilities

Year ending September 30	Governmental Activities		Business-Type Activities	
	Principal	Interest	Principal	Interest
2026	136,298	31,751	21,903	7,051
2027	127,207	21,648	23,620	5,665
2028	126,340	11,922	25,473	3,813
2029	82,691	2,754	27,472	1,814
2030	4,107	50	8,777	136
Total	$ 476,643	$ 68,125	$ 107,245	$ 18,479

During the year, the City entered into leases to finance the use of vehicles & equipment totaling $219,740. The City has multiple leases to finance the use of vehicles and equipment that were entered into in previous years. The property is classified as right-to-use assets with a total carrying value as of yearend for governmental activities of $407,778.

During the year, the City entered into leases to finance the use of vehicles & equipment totaling $121,567. The City has multiple leases to multiple vehicles and equipment. The property is classified as right-to-use assets with a total carrying value as of yearend for business-type activities of $128,382.

Sales Tax Payable

Year ending September 30	Governmental Activities Principal	Interest
2026	31,155	-
2027	31,155	-
2028	31,155	-
2029	31,155	-
2030	31,155	-
2031	31,155	-
2032	31,155	-
2033	31,156	-
2034	25,960	-
Total	$ 275,201	$ -

Lease Liabilities

Year ending September 30	Component Unit Activities Principal	Interest
2026	2,091	609
2027	2,234	466
2028	2,386	314
2029	2,550	151
2030	886	12
Total	$ 10,147	$ 1,552

The SEDC leases a printer and is classified as right to use asset with a total carrying value as of yearend for component unit activities of $10,016.

On February 13, 2008 the City created the Sealy PID No. 1 ("PID") along with LQH Development to provide infrastructure for single family units in the Sealy Homestead subdivision. The PID does not have a separate Board and is functionally governed by the City Council, along with a third-party administrator. The City is responsible for the management of the annual assessments, to collect, and to distribute the PID assessments to the developer as reimbursement. Total assessment per lot is $6,898.92. Payments are required to be made annually over 25 years and accrue interest at 7% which equals $592 year per property or $14,800 if paid out over the complete term. Property owners have the ability to pay off the levy at any time without penalty. The assessments were based on the initial estimate of developer costs. Developer costs are to be reimbursed to LQH on an annual basis. The City is not obligated in any manner to reimburse the developer costs and all repayments are to be paid from PID collections. In addition, the City can retain 5% of all

collections for administrative costs. As of the end of the year, the developer payable and special assessments receivable totaled $375,211 and $394,959, respectively.

In January 2005, the City created the Sealy TIRZ No. 2 ("TIRZ") within 315 acres of the City of Sealy. The Board is comprised of 7 members, 5 of which are City Council members. The remaining two members are reserved for other taxing units. The TIRZ is considered to be a blended component unit of the City. The duration of the zone will terminate on December 31, 2034 (30 years). The purpose of the zone is to finance reimbursements for costs associated with the design and construction of water/sewer/natural gas lines and facilities to facilitate the development of new residential properties. The residential development, Sealy Homestead Neighborhood, is fully included in the TIRZ boundaries. On July 16, 2016, the TIRZ signed a development agreement with LQH Development to pay for certain infrastructure improvements to enhance the ability of the land for residential use. The approved developer costs are to be reimbursed from future TIRZ collections, subject to certain restrictions. The developer reimbursements, shall accrue interest from the date the payment is made for a maximum of 5 years at an interest rate of prime +1%. Repayment of the advances shall begin at the earliest date TIRZ revenues are received and available (increment property tax revenue received by the City). The payments are to solely come from TIRZ revenue and the City has no obligation to repay these funds at any point. During fiscal year 2025, all outstanding developer reimbursements were fully satisfied, and no payable remained outstanding at year-end. The TIRZ remains active and continues to collect tax increment revenues. Certain undeveloped areas within the TIRZ boundaries remain eligible for future development. To the extent additional qualifying improvements are constructed, such costs may be eligible for reimbursement from future TIRZ revenues.

E. Other Long-term Liabilities

The following is a summary of changes in the City's other long-term liabilities for the year ended. In general, the City uses the general and proprietary funds to liquidate compensated absences.

	Beginning Balance	Current Year Activity	Ending Balance	Amounts Due Within One Year
Governmental Activities:				
Compensated Absences	$ 302,744	$ (19,125)	$ 283,619	$ 255,257
Total Governmental Activities	$ 302,744	$ (19,125)	$ 283,619	$ 255,257
Other Long-term Liabilities Due in More than One Year			$ 28,362	
Business-Type Activities:				
Compensated Absences	$ 43,732	$ -	$ 43,732	$ 39,359
Total Business-Type Activities	$ 43,732	$ -	$ 43,732	$ 39,359
Other Long-term Liabilities Due in More than One Year			$ 4,373	
Component Unit Activities				
Compensated Absences	$ 7,683	$ -	$ 7,683	$ 6,915
Total Component Unit Activities	$ 7,683	$ -	$ 7,683	$ 6,915
Other Long-term Liabilities Due in More than One Year			$ 768	

F. Deferred Charges on Refunding

Deferred charges resulting from the issuance of series 2020 general obligation refunding bonds have been recorded as deferred outflows of resources and are being amortized to interest expense over the shorter of either the remaining term of the refunded debt or the refunding bonds. Current year balances for governmental activities totaled $4,453. Current year amortization expense for governmental activities totaled $1,113.

G. Interfund Transactions

The compositions of interfund balances as of the year ended September 30, 2025 were as follows:

	Due to (Payable fund)			
Due from (receivable fund):	Nonmajor governmental funds	Internal Service Fund	Solid Waste	Total
General	$ 333,393	$ 20,223	$ -	$ 353,616
Water and sewer	-	-	188,213	188,213
Total	$ 333,393	$ 20,223	$ 188,213	$ 541,829

Interfund receivables and payables are used to cover operational and capital expenditures. All balances are expected to be resolved in the subsequent year. During the year, the EDC recorded a net payable balance of $35,021 to the primary government.

	Transfers Out:				
Transfers In:	2025 CO's Construction Fund	Water & sewer	Gas	Nonmajor Govt.	Total
General	$ -	$ 77,701	-	79,024	156,725
Debt service	-	89,203	-	-	89,203
Nonmajor govt.	-	-	-	243,472	243,472
Water & sewer	72,725		39,401	430,568	542,694
Total	$ 72,725	$ 166,904	$ 39,401	$ 753,064	$ 1,032,094

Transfers between funds were primarily used to support construction projects, debt payments and general operations. During the year, the EDC transferred $135,905 to the primary government.

V. OTHER INFORMATION

A. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets, errors and omissions; and natural disasters for which the City participates along with over 2,700 other entities in the Texas Municipal League's Intergovernmental Risk Pools. The Pool purchases commercial insurance at group rates for participants in the Pool. The City has no additional risk or responsibility to the Pool outside of the payment of insurance premiums. The City has not significantly reduced insurance coverage or had settlements which exceeded coverage amounts for the past three years.

B. Contingent Liabilities

Amounts received or receivable from granting agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amounts of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

Liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported. Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends, including frequency and amount of payouts, and other economic and social factors.

C. Defined Benefit Pension Plans

1. Plan Description

The City of Sealy, Texas participates as one of 938 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at www.tmrs.com.

All eligible employees of the city are required to participate in TMRS.

2. Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the city, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of three payment options. Members may also choose to receive a portion of their benefit as a Partial Lump

Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS. Plan provisions for the City were as follows::

	Plan Year 2023	Plan Year 2024
Employee deposit rate	7%	7%
Matching ratio (city to employee)	2 to 1	2 to 1
Years required for vesting	5	5
Service retirement eligibility (expressed as age / years of service)	60/5, 0/20	60/5, 0/20
Updated service credit	100% Repeating Transfers	100% Repeating Transfers
Annuity increase (to retirees)	70% of CPI Repeating	70% of CPI Retroactive Repeating
Active Employees	Yes	Yes
Supplemental Death Benefit to Retirees	Yes	Yes

Employees covered by benefit terms

At the December 31, 2024 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	48
Inactive employees entitled to but not yet receiving benefits	62
Active employees	58
Total	168

3. Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City of Sealy, Texas were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City of Sealy, Texas were

13.72% and 14.88% in calendar years 2024 and 2025, respectively. The City's contributions to TMRS for the year ended September 30, 2025, were $573,504, which equaled the required contributions.

4. Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2024, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions

The Total Pension Liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Overall payroll growth	3.60 to 11.85%, including inflation
Investment Rate of Return	6.75% net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with 110% of the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence) to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence) to account for future mortality improvements subject to the 3.5% and 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS as of December 31, 2022. They were adopted in 2023 and first used in the December 31, 2023 actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, Gabriel, Roeder, Smith & Company (GRS) focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive).

The target allocation and best estimates of real rates of return for each major asset class in fiscal year 2025 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Public Equity	35.0%	6.7%
Core Fixed Income	6.0%	4.7%
Non-Core Fixed Income	20.0%	8.0%
Other Public/Private Markets	12.0%	8.0%
Real Estate	12.0%	7.6%
Hedge Funds	5.0%	6.4%
Private Equity	10.0%	11.6%
Total	100.0%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

Changes in the Net Pension Liability

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) – (b)
Balance at 12/31/23	$ 22,414,671	$ 20,022,267	$ 2,392,404
Changes for the year:			
Service cost	697,254	-	697,254
Interest	1,498,350	-	1,498,350
Change in benefit terms	-	-	-
Difference between expected and actual experience	153,862	-	153,862
Changes of assumptions	-	-	-
Contributions – employer	-	540,468	(540,468)
Contributions – employee	-	275,750	(275,750)
Net investment income	-	2,080,357	(2,080,357)
Benefit payments, including refunds of emp. contributions	(1,131,031)	(1,131,031)	-
Administrative expense	-	(13,342)	13,342
Other changes	-	(313)	313
Net changes	1,218,435	1,751,890	(533,455)
Balance at 12/31/24	$ 23,633,106	$ 21,774,157	$ 1,858,949

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

1% Decrease 5.75%	Current Single Rate 6.75%	1% Increase 7.75%
$ 5,363,404	$ 1,858,949	$ (981,051)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. That report may be obtained on the internet at www.tmrs.com.

5. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2025, the City recognized pension expense of $594,043.

At September 30, 2025, the City reported deferred outflows and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred (Inflows) of Resources
Differences between projected and actual earnings	$ -	$ (200,799)
Changes in actuarial assumptions	-	(51,809)
Difference between expected and actual economic experience	157,134	-
Contributions subsequent to the measurement date	425,298	-
Total	$ 582,432	$ (252,608)

The City reported $425,298 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date that will be recognized as a reduction of the net pension liability for the year ending September 30, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:	
2025	$ 63,418
2026	289,782
2027	(302,906)
2028	(145,768)
2029	-
Thereafter	-
	$ (95,474)

Other Postemployment Benefits

The City also participates in the cost sharing multiple-employer defined benefit group-term life insurance plan operated by the Texas Municipal Retirement System (TMRS) known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death); retired employees are insured for $7,500; this coverage is an "other postemployment benefit," or OPEB.

The City offers supplemental death to:	Plan Year 2023	Plan Year 2024
Active employees (yes or no)	Yes	Yes
Retirees (yes or no)	Yes	Yes

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to pre-fund retiree term life insurance during employees' entire careers. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 and the fund is considered to be unfunded.

Employees covered by benefit terms

At the December 31, 2024 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	35
Inactive employees entitled to but not yet receiving benefits	15
Active employees	58
Total	108

The City's contributions to the TMRS SDBF for the years ended 2025 and 2024 were $3,830 and 3,201, respectively, which equaled the required contributions each year.

Schedule of Contribution Rates
(RETIREE-only portion of the rate)

Plan/ Calendar Year	Annual Required Contribution (Rate)	Actual Contribution Made (Rate)	Percentage of ARC Contributed
2023	0.06%	0.06%	100.0%
2024	0.09%	0.09%	100.0%
2025	0.10%	0.10%	100.0%

Total OPEB Liability

The City's Postemployment Benefits Other Than Pensions Liability (OPEB) was measured as of December 31, 2024, and the Total OPEB Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions:

The Total OPEB Liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Overall payroll growth	3.60% to 11.85%, including inflation per year
Discount rate	4.08%
Retirees' share of benefit-related costs	$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence) to account for future mortality improvements. For disabled annuitants, the mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females. The rates are projected on a fully generational basis by the most recent Scale MP=2021 (with immediate convergence) to account for future mortality improvements subject to the 3.5% and 3% floor.

Discount Rate:

The discount rate used to measure the Total OPEB Liability was 4.08%. The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2024.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, calculated using the discount rate of 4.08%, as well as what the City's total OPEB liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (3.08%) or 1-percentage-point higher (5.08%) than the current rate:

1% Decrease	Current Single Rate	1% Increase
3.08%	4.08%	5.08%
$ 211,398	$ 172,100	$ 142,412

Changes in the Total OPEB Liability:

	Total OPEB Liability
Balance at 12/31/23	$ 176,244
Changes for the year:	
Service Cost	6,304
Interest	6,696
Difference between expected and actual experience	(2,435)
Changes of assumptions	(11,164)
Benefit payments	(3,545)
Net changes	(4,144)
Balance at 12/31/24	$ 172,100

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2025, the City recognized OPEB expense of $9,143.

At September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to the OPEB liability from the following sources:

	Deferred Outflows of Resources	Deferred (Inflows) of Resources
Changes in actuarial assumptions	$ -	(41,415)
Difference between expected and actual experience	2,917	-
Contributions subsequent to measurement date	2,858	-
Total	$ 5,775	$ (41,415)

The City reported $2,858 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date that will be recognized as a reduction of the OPEB liability for the year ending September 30, 2026.

Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended December 31:	
2025	$ (8,432)
2026	(13,576)
2027	(13,829)
2028	(2,114)
2029	(547)
Thereafter	-
	$ (38,498)

D. Restatements

The City restated beginning fund balance and net position for governmental activities and general fund to adjust grant revenue and receivables. The summary of restatements is as follows:

	Governmental Activities	General Fund
Prior year ending fund balance/net position as reported	$ 3,765,441	$ 3,177,957
Correction to grant rec. & revenue	58,302	58,302
Restate beginning fund balance/net position	$ 3,823,743	$ 3,236,259

E. Construction commitments

The government has active construction projects as of September 30, 2025. The projects include a water plant, storm sewer improvements, water plant & lift station generators, and TxDOT facility utility service extension projects.

Rexville Road Water Plant	$ 4,502,400
Westview Terrace Drive Storm Sewer Improvements	3,787,786
Water Plant & Lift Station Generators	172,834
TxDOT Facility Utility Service Extensions	483,432
	$ 8,946,452

F. Tax Abatements

The City of Sealy negotiates property tax abatement agreements on an individual basis. The City has a tax abatement agreement with one entity as of September 30, 2025.

As authorized by Sec. 312. 007 of the Tax Code, the tax abatement provided for by this Agreement is effective for the abatement period beginning on January 1, 2023 and ending on December 31, 2029. In each year this agreement is in effect, the amount of property tax

abatement shall be a percentage ranging from 75% to 45%, in the last year of the agreement. The company represents that it will commence construction of the improvements, with a guaranteed minimum value of $13,820,000 within one year of the effective date of this agreement. The company represents that it will create 57 new jobs in year two with the average annual wage at or above Austin County average annual salary of $50,058, plus healthcare and retirement benefits. The company expects to add another 20- 30 employees per year over the following three years, with average annual salaries of $55,000. Total tax abated under this agreement during the 2025 fiscal year was $85,348.

The City has not made any commitments as part of the agreements other than to reduce taxes. The City is not subject to any tax abatement agreements entered into by other governmental entities. The City has chosen to disclose information about its tax abatement agreements individually. It established a quantitative threshold of 100% percent of the total dollar amount of taxes abated during the year.

G. New Accounting Pronouncements

The City adopted GASB 101, *Compensated Absences* during the year. The goal of the standard is to create a more consistent model for accounting for compensated absences that can be applied to all types of compensated absence arrangements.

The new guidance introduces three criteria for recording a liability in financial statements prepared using the economic resources measurement focus (often referred to as a "full accrual" basis). A liability should be recognized for leave that has not been used if all of the following are true:

- The leave is attributable to services already rendered.
- The leave accumulates.
- The leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means (likelihood of more than 50 percent).

This standard was applied retroactively and did not materially impact the City as of September 30, 2024.

H. Subsequent Events

There were no material subsequent events through March 28, 2026, the date the financial statements were issued.

REQUIRED SUPPLEMENTARY INFORMATION

City of Sealy, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

GENERAL FUND (Page 1 of 2)

For the Year Ended September 30, 2025

	Original Budget	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Property tax	$ 2,367,552	$ 2,482,797	$ 2,482,799	$ 2
Sales tax	2,324,733	2,746,314	2,756,699	10,385
Franchise and local taxes	2,226,901	2,335,451	2,361,789	26,338
Property rentals	21,000	41,185	41,185	-
License and permits	451,200	426,924	426,923	(1)
Charges for services	142,385	210,823	213,741	2,918
Fines and forfeitures	619,000	558,419	558,419	-
Contributions and donations	-	52,432	52,432	-
Intergovernmental	329,048	474,578	1,200,677	726,099
Investment income	10,095	155,748	155,750	2
Other revenues	615,290	624,206	50,526	(573,680)
Total Revenues	9,107,204	10,108,877	10,300,940	192,063
Expenditures				
Current:				
City council	46,190	46,190	34,979	11,211
City manager	367,584	367,584	281,829	85,755
Building services	476,012	444,842	312,061	132,781
Mechanic shop	26,376	26,376	19,079	7,297
Finance	852,717	852,717	694,274	158,443
Municipal court	387,498	387,498	322,852	64,646
Information technology	293,954	293,954	215,311	78,643
City secretary	300,265	300,265	202,120	98,145
Police	3,844,692	3,846,899	3,206,509	640,390
Planning and community develop.	825,020	825,020	495,939	329,081
Highways and streets	778,171	778,171	594,675	183,496
Parks and recreation	539,386	524,074	511,095	12,979
Nondepartmental	463,581	926,621	23,312	903,309
Capital outlay	394,528	441,010	1,305,091	(864,081) *

City of Sealy, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

GENERAL FUND (Page 2 of 2)

For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Debt service:				
Principal	$ 41,155	$ 41,155	$ 162,482	$ (121,327) *
Interest	500	500	33,103	(32,603) *
Total Expenditures	9,637,629	10,102,876	8,414,711	1,688,165
Revenues Over (Under) Expenditures	(530,425)	6,001	1,886,229	1,880,228
Other Financing Sources (Uses)				
Transfers in	-	-	156,725	156,725
Transfers (out)	-	(7,739)	-	7,739
Sale of assets	-	-	20	20
Lease issuance	-	-	219,741	219,741
Total Other Financing Sources (Uses)	-	(7,739)	376,486	384,225
Net Change in Fund Balance	$ (530,425)	$ (1,738)	2,262,715	$ 2,264,453
Beg. fund balances, as previously presented			3,177,957	
Error corrections			58,302	
Beg. fund balances, as adjusted			3,236,259	
			$ 5,498,974	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

* Expenditures exceeded appropriations at the legal level of control.

City of Sealy, Texas

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS

Years Ended:

	12/31/2024	12/31/2023	12/31/2022	12/31/2021
Total pension liability				
Service cost	$ 697,254	$ 638,456	$ 636,958	$ 673,311
Interest	1,498,350	1,425,756	1,361,570	1,299,963
Differences between expected and actual experience	153,862	131,909	29,559	(166,565)
Changes of assumptions	-	(130,909)	-	-
Benefit payments, including refunds of participant contributions	(1,131,031)	(907,253)	(1,248,613)	(503,058)
Net change in total pension liability	1,218,435	1,157,959	779,474	1,303,651
Total pension liability - beginning	22,414,671	21,256,712	20,477,238	19,173,587
Total pension liability - ending (a)	23,633,106	22,414,671	21,256,712	20,477,238
Plan fiduciary net position				
Contributions - employer	$ 540,468	$ 476,676	$ 506,984	$ 553,536
Contributions - members	275,750	263,358	278,572	291,116
Net investment income	2,080,357	2,096,365	(1,463,164)	2,272,765
Benefit payments, including refunds of participant contributions	(1,131,031)	(907,253)	(1,248,613)	(503,058)
Administrative expenses	(13,342)	(13,332)	(12,653)	(10,511)
Other	(312)	(92)	15,098	72
Net change in plan fiduciary net position	1,751,890	1,915,722	(1,923,776)	2,603,920
Plan fiduciary net position - beginning	20,022,267	18,106,545	20,030,321	17,426,401
Plan fiduciary net position - ending (b)	$ 21,774,157	$ 20,022,267	$ 18,106,545	$ 20,030,321
Fund's net pension liability - ending (a) - (b)	$ 1,858,949	$ 2,392,404	$ 3,150,167	$ 446,917
Plan fiduciary net position as a percentage of the total pension liability	92.13%	89.33%	85.18%	97.82%
Covered payroll	$ 3,939,288	$ 3,762,262	$ 3,855,681	$ 4,158,805
Fund's net pension liability as a percentage of covered payroll	47.19%	63.59%	81.70%	10.75%

12/31/2020	12/31/2019	12/31/2018	12/31/2017	12/31/2016	12/31/2015
$ 653,429	$ 590,011	$ 532,076	$ 543,678	$ 504,172	$ 456,744
1,203,680	1,141,809	1,045,717	958,108	911,239	893,711
32,430	(391,091)	263,291	196,601	(311,470)	(338,401)
-	(1,913)	-	-	-	90,196
(443,078)	(464,737)	(428,212)	(361,136)	(497,549)	(289,278)
1,446,461	874,079	1,412,872	1,337,251	606,392	812,972
17,727,126	16,853,047	15,440,175	14,102,924	13,496,532	12,683,560
19,173,587	17,727,126	16,853,047	15,440,175	14,102,924	13,496,532
$ 600,134	$ 511,705	$ 443,500	$ 465,980	$ 474,650	$ 431,078
282,695	245,838	217,555	231,468	205,306	193,185
1,198,983	2,079,239	(408,262)	1,618,571	728,387	15,394
(443,078)	(464,737)	(428,212)	(361,136)	(497,549)	(289,278)
(7,758)	(11,737)	(7,885)	(8,385)	(8,221)	(9,375)
(303)	(353)	(412)	(424)	(443)	(464)
1,630,673	2,359,955	(183,716)	1,946,074	902,130	340,540
15,795,728	13,435,773	13,619,489	11,673,415	10,771,285	10,430,745
$ 17,426,401	$ 15,795,728	$ 13,435,773	$ 13,619,489	$ 11,673,415	$ 10,771,285
$ 1,747,186	$ 1,931,398	$ 3,417,274	$ 1,820,686	$ 2,429,509	$ 2,725,247
90.89%	89.10%	79.72%	88.21%	82.77%	79.81%
$ 4,038,497	$ 3,511,968	$ 3,107,922	$ 3,162,756	$ 2,932,939	$ 2,064,559
43.26%	54.99%	109.95%	57.57%	82.84%	132.00%

City of Sealy, Texas

SCHEDULE OF EMPLOYER CONTRIBUTIONS TO PENSION PLAN

Last Ten Fiscal Years

	9/30/2025	9/30/2024	9/30/2023	9/30/2022
Actuarially determined employer contributions	$ 573,504	$ 524,802	$ 469,596	$ 513,961
Contributions in relation to the actuarially determined contribution	573,504	524,802	469,596	513,961
Contribution deficiency (excess)	$ -	$ -	$ -	$ -
Annual covered payroll	$ 3,938,402	$ 3,905,144	$ 3,700,922	$ 3,983,898
Employer contributions as a percentage of covered payroll	14.56%	13.44%	12.69%	12.90%

NOTES TO SCHEDULE OF EMPLOYER CONTRIBUTIONS TO PENSION PLAN

Valuation Date:

Notes	Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	21 years (longest amortization ladder)
Asset Valuation Method	10 Year smoothed fair value; 12% soft corridor
Inflation	2.50%
Salary Increases	3.60% to 11.85% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2023 valuation pursuant to an experience study of the period 2022.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: PUB(10) mortality tables, with the 110% of the Public Safety table used for males and the 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).

Other Information:

Notes	There were no benefit changes during the year.

9/30/2021	9/30/2020	9/30/2019	9/30/2018	9/30/2017	9/30/2016
$ 574,363	$ 579,261	$ 471,711	$ 440,063	$ 460,359	$ 466,817
574,363	579,261	471,711	440,063	460,359	466,817
$ -	$ -	$ -	$ -	$ -	$ -
$ 4,181,610	$ 3,918,177	$ 3,253,380	$ 3,037,842	$ 3,056,848	$ 3,065,618
13.74%	14.78%	14.50%	14.49%	15.06%	15.23%

City of Sealy, Texas

SCHEDULE OF CHANGES IN POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB) LIABILITY AND RELATED RATIOS

TEXAS MUNICIPAL RETIREMENT SYSTEM

SUPPLEMENTAL DEATH BENEFITS PLAN

Years Ended:

	12/31/2024	12/31/2023	12/31/2022	12/31/2021
Total OPEB liability				
Service cost	$ 6,304	$ 5,643	$ 11,953	$ 14,140
Interest	6,696	6,285	4,171	4,232
Differences between expected and actual experience	(2,435)	3,294	10,663	(8,141)
Changes of assumptions	(11,164)	9,788	(93,061)	7,989
Benefit payments, including refunds of participant contributions	(3,545)	(2,258)	(1,928)	(2,079)
Net change in total OPEB liability	(4,144)	22,752	(68,202)	16,141
Total OPEB liability - beginning	$ 176,244	$ 153,492	$ 221,694	$ 205,553
Total OPEB liability - ending	$ 172,100	$ 176,244	$ 153,492	$ 221,694
Covered employee payroll	$ 3,939,288	$ 3,762,262	$ 3,855,681	$ 4,158,805
City's total OPEB liability as a percentage of covered employee payroll	4.37%	4.68%	3.98%	5.33%

Notes to schedule:

[1] This schedule is presented to illustrate the requirement to show information for ten calendar years. However, until a full ten-year trend is compiled, only available information is shown.

[2] No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB statement No. 75 to pay related benefits

12/31/2020	12/31/2019	12/31/2018	12/31/2017 [1]
$ 10,904	$ 5,619	$ 5,905	$ 5,060
4,489	4,588	4,529	4,342
1,896	(1,693)	(11,786)	-
30,900	29,144	(10,839)	12,910
(808)	(702)	(932)	(633)
47,381	36,956	(13,123)	21,679
$ 158,172	$ 121,216	$ 134,339	$ 112,660
$ 205,553	$ 158,172	$ 121,216	$ 134,339 [2]
$ 4,038,497	$ 3,511,968	$ 3,107,922	$ 3,162,756
5.09%	4.50%	3.90%	4.25%

COMBINING STATEMENTS AND INDIVIDUAL FUND SCHEDULES

NONMAJOR GOVERNMENTAL FUNDS

PUBLIC IMPROVEMENT DISTRICT #1

The Public Improvement District #1 fund accounts for the assessments collected and developer payments associated with the development within the PID boundaries..

HOTEL/MOTEL TAX

This fund is used to account for revenues and expenditures of the hotel/motel tax receipts as specified by state statute.

TEXAS GRANT FUND

This fund is used to account for grant funds received for the Texas Grant activity.

TIRZ #2

The TIRZ #2 fund accounts for the incremental tax collected on properties within the TIRZ boundaries to be used for redevelopment with in the zone.

CHAPTER 59 FORFEITED PROPERTY

This fund is used to account for forfeitures for use in the Police Department.

MUNICIPAL DRAINAGE

This fund is used to account for fees collected to service drainage to the City's drainage system.

TIME PAYMENT

This fund is used to account for time payment funds collected in association with the portion of the court fees which are restricted for the purpose of improving the collection of outstanding court costs, fines, reimbursement fees, or restitution or improving the efficiency of the administration of justice in the county or municipality.

MUNICIPAL COURT BUILDING SECURITY

This fund is used to account for funds collected in association with the portion of the fees which are restricted for use on court security.

CHILD SAFETY

This fund is used to account for funds collected in association with the portion of the fees which are restricted for use in child safety.

MAIN STREET PROGRAM

This fund is used to account for funding received and expenditures used for the City's Main Street Program.

PARK LAND DEDICATION

This fund is used to account for donations received for use in the City's parks and recreation activities.

NONMAJOR GOVERNMENTAL FUNDS (Continued)

DOWNTOWN REVITILIZATION

This fund is used to account for funds collected in association with the portion of the fees which are restricted for use in child safety.

MUNICIPAL JURY

This fund is used to account for funds collected in association with the portion of the fees which are restricted for use on local municipal jury.

LOCAL TRUANCY PREVENTION

This fund is used to account for funds collected in association with the portion of the fees which are restricted for use on truancy court.

SEALY DEVELOPMENT AUTHORITY

This fund is used to account for funds collected disbursed in association with the developer agreement.

AMERICAN RESCUE PLAN ACT

This fund is used to account for funds received from U.S. Department of Treasury for various qualified expenditures associated with the American Rescue Plan Act.

DEVELOPER DEPOSIT

To account for contributions received from developers for various specified activities.

FEMA WP & LS GENERATORS

This fund is used to account for FEMA grant and expenditure activity.

OPIOID GRANT FUND

This fund is used to track funds from the Texas Opioid settlement to be spent on drug overdose treatment, prevention and education.

CONS SECURITY & TECH FUND

This fund is used to account for funds collected in association with the portion of the court fees which are restricted for use on court technology and security.

LOCAL YOUTH DIVISION ADMIN FEE FUND

This fund is used to account for funds collected in association with the portion of the court fees which are restricted for use to support programs, salaries, and expenses for juvenile case managers in local youth diversion programs.

DONATION FUND

This fund is used to account for donations received for various restricted uses.

City of Sealy, Texas

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS

September 30, 2025

	Public Improvement District #1	Hotel/Motel Tax	Texas Grant Fund	TIRZ #2
Assets				
Cash and cash equivalents	$ 58,527	$ 787,601	$ 90,048	$ 315,125
Receivables, net	394,959	46,165	-	-
Restricted cash	-	-	-	-
Total Assets	$ 453,486	$ 833,766	$ 90,048	$ 315,125
Liabilities				
Accounts payable	$ 55,426	$ 34,937	$ -	$ 194,229
Customer deposits	-	-	-	-
Due to other funds	3,498	-	-	-
Total Liabilities	58,924	34,937	-	194,229
Deferred Inflows of Resources				
Unavailable revenue - special assessments	394,960	-	-	-
Total Deferred Inflows of Resources	394,960	-	-	-
Fund Balances				
Restricted for:				
Tourism	-	798,829	-	-
Capital projects		-	90,048	-
TIRZ	-	-	-	120,896
Child safety	-	-	-	-
Municipal court	-	-	-	-
Municipal drainage	-	-	-	-
Park land dedication	-	-	-	-
Forfeited property	-	-	-	-
Donations	-	-	-	-
Unassigned	(398)	-		-
Total Fund Balances	(398)	798,829	90,048	120,896
Total Liabilities, Deferred Inflows and Fund Balances	$ 453,486	$ 833,766	$ 90,048	$ 315,125

Chapter 59 Forfeited Property	Municipal Drainage	Municipal Court Technology	Time Payment	Municipal Court Bldg Security	Child Safety
$ -	$ 660,373	$ 32,979	$ 43,048	$ 240,859	$ 13,361
-	30,210	-	-	-	-
95,172	-	-	-	-	-
$ 95,172	$ 690,583	$ 32,979	$ 43,048	$ 240,859	$ 13,361
$ 1,966	$ -	$ -	$ 399	$ 2,361	$ -
-	-	-	-	-	-
-	-	-	-	-	-
1,966	-	-	399	2,361	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	13,361
-	-	32,979	42,649	238,498	-
-	690,583	-	-	-	-
-	-	-	-	-	-
93,206	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
93,206	690,583	32,979	42,649	238,498	13,361
$ 95,172	$ 690,583	$ 32,979	$ 43,048	$ 240,859	$ 13,361

City of Sealy, Texas

COMBINING BALANCE SHEET (Continued)

NONMAJOR GOVERNMENTAL FUNDS

September 30, 2025

	Main Street Program	Park Land Dedication	Downtown Revitalization	Municipal Jury
Assets				
Cash and cash equivalents	$ 6,065	$ 93,736	$ 2,557	$ 1,355
Receivables, net	-	-	-	-
Restricted cash	-	-	-	-
Total Assets	$ 6,065	$ 93,736	$ 2,557	$ 1,355
Liabilities				
Accounts payable	$ -	$ -	$ -	$ -
Customer deposits	-	-	-	-
Due to other funds	-	-	-	-
Total Liabilities	-	-	-	-
Deferred Inflows of Resources				
Unavailable revenue - special	-	-	-	-
Total Deferred Inflows of Resources	-	-	-	-
Fund Balances				
Restricted for:				
Tourism	-	-	-	-
Capital projects	6,065	-	2,557	-
TIRZ	-	-	-	-
Child safety	-	-	-	-
Municipal court	-	-	-	1,355
Municipal drainage	-	-	-	-
Park land dedication	-	93,736	-	-
Forfeited property	-	-	-	-
Donations	-	-	-	-
Unassigned	-	-	-	-
Total Fund Balances	6,065	93,736	2,557	1,355
Total Liabilities, Deferred Inflows and Fund Balances	$ 6,065	$ 93,736	$ 2,557	$ 1,355

Local Truancy Prevention	Sealy Development Authority	American Rescue Plan Act	Developer Deposit	FEMA WP & LS Generators	Opioid Grant Fund
$ 109,990	$ -	$ 4,529	$ 22,681	$ -	14,112
-	-	-	-	-	-
-	-	-	-	-	-
$ 109,990	$ -	$ 4,529	$ 22,681	$ -	$ 14,112
$ -	$ -	$ 60,237	$ 2,975	$ 49,049	$ -
-	-	-	23,311	-	-
-	-	-	-	329,895	-
-	-	60,237	26,286	378,944	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-		-	-
-	-	-	-	-	-
-	-	-	-	-	14,112
109,990	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	(55,708)	(3,605)	(378,944)	-
109,990	-	(55,708)	(3,605)	(378,944)	14,112
$ 109,990	$ -	$ 4,529	$ 22,681	$ -	$ 14,112

City of Sealy, Texas

COMBINING BALANCE SHEET (Continued)

NONMAJOR GOVERNMENTAL FUNDS

September 30, 2025

	Cons. Court Security & Tech Fund	Local Youth Division Admin Fee Fund	Donation Fund	Total
Assets				
Cash and cash equivalents	9,945	$ 201	$ 20,641	$ 2,527,733
Receivables, net	-	-	-	471,334
Restricted cash	-	-	-	95,172
Total Assets	$ 9,945	$ 201	$ 20,641	$ 3,094,239
Liabilities				
Accounts payable	$ -	$ -	$ -	$ 401,579
Customer deposits	-	-	-	23,311
Due to other funds	-	-	-	333,393
Total Liabilities	-	-	-	758,283
Deferred Inflows of Resources				
Unavailable revenue - special	-	-	-	394,960
Total Deferred Inflows of Resources	-	-	-	394,960
Fund Balances				
Restricted for:				
Tourism	-	-	-	798,829
Capital projects	-	-	-	98,670
TIRZ	-	-	-	120,896
Child safety	-	-	-	27,473
Municipal court	9,945	201	-	435,617
Municipal drainage	-	-	-	690,583
Park land dedication	-	-	-	93,736
Forfeited property	-	-	-	93,206
Donations	-	-	20,641	20,641
Unassigned	-	-	-	(438,655)
Total Fund Balances	9,945	201	20,641	1,940,996
Total Liabilities, Deferred Inflows and Fund Balances	$ 9,945	$ 201	$ 20,641	$ 3,094,239

City of Sealy, Texas

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS

For the Year Ended September 30, 2025

	Public Improvement District #1	Hotel/Motel Tax	Texas Grant Fund	TIRZ #2
Revenues				
Property tax	$ -	$ -	$ -	$ 357,506
Occupancy taxes	-	230,997	-	-
Storm drainage fees	-	-	-	-
Intergovernmental	-	-	-	-
Contributions and donations	-	-	-	-
Fines and forfeitures	-	1,945	-	-
Investment income	1,566	24,594	-	2,532
Other income	56,496	-	-	-
Total Revenues	58,062	257,536	-	360,038
Expenditures				
Tourism	-	138,035	-	-
Municipal court	-	-	-	-
Public safety	-	-	-	-
General government	3,036	-	-	59,195
Debt service				
Principal	-	-	-	-
Interest	-	-	-	-
Total Expenditures	3,036	138,035	-	59,195
Revenues Over (Under) Expenditures	55,026	119,501	-	300,843
Other Financing Sources (Uses)				
Transfers in	-	-	-	-
Transfers (out)	(55,426)	-	-	(188,046)
Total Other Financing Sources (Uses)	(55,426)	-	-	(188,046)
Net Change in Fund Balances	(400)	119,501	-	112,797
Beginning fund balance	2	679,328	90,048	8,099
Ending Fund Balances	$ (398)	$ 798,829	$ 90,048	$ 120,896

Chapter 59 Forfeited Property	Municipal Drainage	Municipal Court Technology	Time Payment	Municipal Court Bldg Security	Child Safety
$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-
-	156,360	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
8,137	-	9,702	11,475	11,566	558
3,187	19,554	1,001	1,334	7,890	433
-	-	-	-	-	-
11,324	175,914	10,703	12,809	19,456	991
-	-	-	-	-	-
-	-	399	5,580	7,176	-
21,441	-	-	-	-	-
-	289	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
21,441	289	399	5,580	7,176	-
(10,117)	175,625	10,304	7,229	12,280	991
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
(10,117)	175,625	10,304	7,229	12,280	991
103,323	514,958	22,675	35,420	226,218	12,370
$ 93,206	$ 690,583	$ 32,979	$ 42,649	$ 238,498	$ 13,361

City of Sealy, Texas

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (Continued)

NONMAJOR GOVERNMENTAL FUNDS

For the Year Ended September 30, 2025

	Main Street Program	Park Land Dedication	Downtown Revitalization	Municipal Jury
Revenues				
Property tax	$ -	$ -	$ -	$ -
Occupancy taxes	-	-	-	-
Storm drainage fees	-	-	-	-
Intergovernmental	-	-	-	-
Contributions and donations	-	-	-	-
Fines and forfeitures	-	-	-	332
Investment income	-	3,086	84	45
Other income	-	-	-	-
Total Revenues	-	3,086	84	377
Expenditures				
Tourism	-	-	-	-
Municipal court	-	-	-	-
Public safety	-	-	-	-
General government	-	-	-	243
Debt service				
Principal	-	-	-	-
Interest	-	-	-	-
Total Expenditures	-	-	-	243
Revenues Over (Under) Expenditures	-	3,086	84	134
Other Financing Sources (Uses)				
Transfers in	-	-	-	-
Transfers (out)	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balances	-	3,086	84	134
Beginning fund balance	6,065	90,650	2,473	1,221
Ending Fund Balances	$ 6,065	$ 93,736	$ 2,557	$ 1,355

Local Truancy Prevention	Sealy Development Authority	American Rescue Plan Act	Developer Deposit	FEMA WP & LS Generators	Opioid Grant Fund
$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	73,257	13,887
-	-	-	-	-	-
16,635	-	-	-	-	-
3,376	-	8,557	-	-	225
-	-	-	-	-	-
20,011	-	8,557	-	73,257	14,112
				-	
-	-	-	-	-	-
-	-	-	-		-
-	-	-	-	-	-
-	-	484,664	3,605	20,129	-
-	150,673	-	-	-	-
-	92,799	-	-	-	-
-	243,472	484,664	3,605	20,129	-
20,011	(243,472)	(476,107)	(3,605)	53,128	14,112
-	243,472	-	-	-	-
-	-	(79,024)	-	(430,568)	-
-	243,472	(79,024)	-	(430,568)	-
20,011	-	(555,131)	(3,605)	(377,440)	14,112
89,979	-	499,423	-	(1,504)	-
$ 109,990	$ -	$ (55,708)	$ (3,605)	$ (378,944)	14,112

City of Sealy, Texas

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (Continued)

NONMAJOR GOVERNMENTAL FUNDS

For the Year Ended September 30, 2025

	Cons. Court Security & Tech Fund	Local Youth Division Admin Fee Fund	Donation Fund	Total
Revenues				
Property tax	$ -	$ -	$ -	$ 357,506
Occupancy taxes	-	-	-	230,997
Storm drainage fees	-	-	-	156,360
Intergovernmental	-	-	-	87,144
Contributions and donations	-	-	10,600	10,600
Fines and forfeitures	9,872	200	-	70,422
Investment income	73	1	572	78,110
Other income	-	-	-	56,496
Total Revenues	9,945	201	11,172	1,047,635
Expenditures				
Tourism	-	-	-	138,035
Municipal court	-	-	-	13,155
Public safety	-	-	-	21,441
General government	-	-	3,531	574,692
Debt service				
Principal	-	-	-	150,673
Interest	-	-	-	92,799
Total Expenditures	-	-	3,531	990,795
Revenues Over (Under) Expenditures	9,945	201	7,641	56,840
Other Financing Sources (Uses)				
Transfers in	-	-	-	243,472
Transfers (out)	-	-	-	(753,064)
Total Other Financing Sources (Uses)	-	-	-	(509,592)
Net Change in Fund Balances	9,945	201	7,641	(452,752)
Beginning fund balance	-	-	13,000	2,393,748
Ending Fund Balances	9,945	$ 201	$ 20,641	$ 1,940,996

City of Sealy, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

DEBT SERVICE FUND

For the Year Ended September 30, 2025

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues			
Property taxes	$ 1,427,192	$ 1,533,790	$ 106,598
Intergovernmental	70,478	70,478	-
Investment income	639	25,184	24,545
Total Revenues	1,498,309	1,629,452	131,143
Expenditures			
Debt service:			
Principal	1,115,000	1,115,000	-
Interest and fiscal charges	889,435	889,435	-
Total Expenditures	2,004,435	2,004,435	-
Excess of Revenues Over (Under) Expenditures	(506,126)	(374,983)	131,143
Other Financing Sources (Uses)			
Transfers in	-	89,203	89,203
Transfers (out)	(1,288,014)	-	1,288,014
Total Other Financing Sources (Uses)	(1,288,014)	510,645	1,798,659
Net Change in Fund Balance	$ (1,794,140)	135,662	$ 1,929,802
Beginning fund balance		748,427	
Ending Fund Balance		$ 884,089	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Sealy, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

HOTEL/MOTEL TAX

For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Occupancy taxes	$ 236,517	$ 230,998	$ 230,997	$ (1)
Fines and forfeitures	-	1,944	1,945	1
Investment income	1,000	24,594	24,594	-
Total Revenues	237,517	257,536	257,536	-
Expenditures				
Tourism	287,187	257,536	138,035	119,501
Total Expenditures	287,187	257,536	138,035	119,501
Net Change in Fund Balance	$ (49,670)	$ -	119,501	$ 119,501
Beginning fund balance			679,328	
Ending Fund Balance			$ 798,829	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Sealy, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

TIRZ #2

For the Year Ended September 30, 2025

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)	
Revenues				
Property tax	$ 368,815	$ 357,506	$ (11,309)	
Investment income	-	2,532	2,532	
Total Revenues	368,815	360,038	(8,777)	
Expenditures				
General government	52,500	59,195	(6,695)	*
Total Expenditures	52,500	59,195	(6,695)	
Excess of Revenues Over (Under) Expenditures	316,315	300,843	(15,472)	
Other Financing Sources (Uses)				
Transfers (out)	-	(188,046)	(188,046)	*
Total Other Financing Sources (Uses)	-	(188,046)	(188,046)	
Net Change in Fund Balance	$ 316,315	112,797	$ (203,518)	
Beginning fund balance		8,099		
Ending Fund Balance		$ 120,896		

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

* Expenditures exceeded appropriations at the legal level of control.

City of Sealy, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

CHAPTER 59 FORFEITED PROPERTY

For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Fines and forfeitures	$ -	$ 8,137	$ 8,137	-
Investment income	600	3,186	3,187	$ 1
Total Revenues	600	11,323	11,324	1
Expenditures				
Public safety	-	21,588	21,441	147
Total Expenditures	-	21,588	21,441	147
Net Change in Fund Balance	$ 600	$ (10,265)	(10,117)	$ 148
Beginning fund balance			103,323	
Ending Fund Balance			$ 93,206	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Sealy, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

MUNICIPAL COURT TECHNOLOGY

For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Fines and forfeitures	$ 16,000	$ 9,702	$ 9,702	$ -
Investment income	25	1,002	1,001	(1)
Total Revenues	16,025	10,704	10,703	(1)
Expenditures				
Court	6,307	6,307	399	5,908
Total Expenditures	6,307	6,307	399	5,908
Excess of Revenues Over (Under) Expenditures	9,718	4,397	10,304	5,907
Net Change in Fund Balance	$ 9,718	$ 4,397	10,304	$ 5,907
Beginning fund balance			22,675	
Ending Fund Balance			$ 32,979	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Sealy, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

TIME PAYMENT

For the Year Ended September 30, 2025

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues			
Fines and forfeitures	$ 11,474	$ 11,475	$ 1
Investment income	1,334	1,334	-
Total Revenues	12,808	12,809	1
Expenditures			
Municipal court	10,601	5,580	5,021
Total Expenditures	10,601	5,580	5,021
Excess of Revenues Over (Under) Expenditures	2,207	7,229	5,022
Net Change in Fund Balance	$ 2,207	7,229	$ 5,022
Beginning fund balance		35,420	
Ending Fund Balance		$ 42,649	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Sealy, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

MUNICIPAL COURT BUILDING SECURITY

For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Fines and forfeitures	$ 19,000	$ 11,566	$ 11,566	$ -
Investment income	250	7,890	7,890	-
Total Revenues	19,250	19,456	19,456	-
Expenditures				
Municipal court	41,305	19,456	7,176	12,280
Total Expenditures	41,305	19,456	7,176	12,280
Excess of Revenues Over (Under) Expenditures	(22,055)	-	12,280	12,280
Net Change in Fund Balance	$ (22,055)	$ -	12,280	$ 12,280
Beginning fund balance			226,218	
Ending Fund Balance			$ 238,498	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Sealy, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

PARK LAND DEDICATION

For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Investment income	$ 500	$ 3,085	$ 3,086	$ 1
Total Revenues	500	3,085	3,086	1
Expenditures				
Parks and recreation	-	-	-	-
Total Expenditures	-	-	-	-
Net Change in Fund Balance	$ 500	$ 3,085	3,086	$ 1
Beginning fund balance			90,650	
Ending Fund Balance			$ 93,736	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Sealy, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

SEALY DEVELOPMENT AUTHORITY

For the Year Ended September 30, 2025

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
Expenditures			
Debt service:			
Principal	$ 391,300	$ 150,673	$ 240,627
Interest and fiscal charges	92,799	92,799	-
Total Expenditures	484,099	243,472	240,627
Excess of Revenues Over (Under) Expenditures	(484,099)	(243,472)	240,627
Other Financing Sources (Uses)			
Transfers in	124,700	243,472	118,772
Total Other Financing Sources (Uses)	124,700	243,472	118,772
Net Change in Fund Balance	$ (359,399)	-	$ 359,399
Beginning fund balance		-	
Ending Fund Balance		$ -	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Sealy, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

PUBLIC IMPROVEMENT DISTRICT #1

For the Year Ended September 30, 2025

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)	
Revenues				
Other revenue	$ 45,584	$ 56,496	$ 10,912	
Investment income	-	1,566	1,566	
Total Revenues	45,584	58,062	12,478	
Expenditures				
General government	2,500	3,036	536	
Total Expenditures	2,500	3,036	536	
Excess of Revenues Over (Under) Expenditures	43,084	55,026	13,014	
Other Financing Sources (Uses)				
Transfers (out)	-	(55,426)	(55,426)	*
Total Other Financing Sources (Uses)	-	(55,426)	(55,426)	
Net Change in Fund Balance	$ 43,084	(400)	$ (42,412)	
Beginning fund balance		2		
Ending Fund Balance		$ (398)		

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

* Expenditures exceeded appropriations at the legal level of control.

City of Sealy, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

MUNICIPAL JURY

For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Fines and forfeitures	$ -	$ 332	$ 332	$ -
Investment income	-	44	45	1
Total Revenues	-	376	377	1
Expenditures				
Municipal court	680	244	243	1
Total Expenditures	680	244	243	1
Excess of Revenues Over (Under) Expenditures	(680)	132	134	2
Net Change in Fund Balance	$ (680)	$ 132	134	$ 2
Beginning fund balance			1,221	
Ending Fund Balance			$ 1,355	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Sealy, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

CHILD SAFETY

For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Fines and forfeitures	$ 500	$ 558	$ 558	$ -
Investment income	20	432	433	1
Total Revenues	520	990	991	1
Net Change in Fund Balance	$ 520	$ 990	991	$ 1
Beginning fund balance			12,370	
Ending Fund Balance			$ 13,361	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Sealy, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

LOCAL TRUANCY PREVENTION

For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Fines and forfeitures	$ 17,000	$ 16,635	$ 16,635	$ -
Investment income	300	3,376	3,376	-
Total Revenues	17,300	20,011	20,011	-
Excess of Revenues Over (Under) Expenditures	17,300	20,011	20,011	-
Net Change in Fund Balance	$ 17,300	$ 20,011	20,011	$ -
Beginning fund balance			89,979	
Ending Fund Balance			$ 109,990	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Sealy, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

LOCAL YOUTH DIVISION ADMIN FEE FUND

For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Fines and forfeitures	$ -	$ 200	$ 200	$ -
Investment income	-	1	1	-
Total Revenues	-	201	201	-
Excess of Revenues Over (Under) Expenditures	-	201	201	-
Net Change in Fund Balance	$ -	$ 201	201	$ -
Beginning fund balance			-	
Ending Fund Balance			$ 201	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Sealy, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

OPIOID GRANT FUND

For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Intergovernmental	$ -	$ 13,887	$ 13,887	$ -
Investment income	-	225	225	-
Total Revenues	-	14,112	14,112	-
Excess of Revenues Over (Under) Expenditures	-	14,112	14,112	-
Net Change in Fund Balance	$ -	$ 14,112	14,112	$ -
Beginning fund balance			-	
Ending Fund Balance			$ 14,112	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Sealy, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

CONSOLIDATED COURT SECURITY & TECH FUND

For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Fines and forfeitures	$ -	$ 9,872	$ 9,872	$ -
Investment income	-	73	73	-
Total Revenues	-	9,945	9,945	-
Excess of Revenues Over (Under) Expenditures	-	9,945	9,945	-
Net Change in Fund Balance	$ -	$ 9,945	9,945	$ -
Beginning fund balance			-	
Ending Fund Balance			$ 9,945	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

STATISTICAL SECTION

This part of the City's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents	**Page**
Financial Trends	132

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity	142

These schedules contain information to help the reader assess the City's most significant local revenue source, property tax.

Debt Capacity	150

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information	158

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information	161

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

City of Sealy, Texas

NET POSITION BY COMPONENT

Last Ten Fiscal Years (Unaudited)

(accrual basis of accounting)

	2025	2024	2023	2022
Governmental activities				
Net investment in capital assets	$ 6,073,107	$ (614,307)	$ (3,601,512)	$ (4,440,579)
Restricted	3,359,309	3,213,403	2,284,755	1,879,105
Unrestricted	3,304,694	1,224,647	425,291	(234,406)
Total governmental activities net position	$ 12,737,110	$ 3,823,743	$ (891,466)	$ (2,795,880)
Business-type activities				
Net investment in capital assets	$ 41,594,339	$ 30,160,361	$ 25,087,893	$ 25,067,894
Unrestricted	3,927,760	6,359,404	7,415,619	3,106,969
Total business-type activities net position	$ 45,522,099	$ 36,519,765	$ 32,503,512	$ 28,174,863
Primary government				
Net investment in capital assets	$ 47,667,446	$ 29,546,054	$ 21,486,381	$ 20,627,315
Restricted	3,359,309	3,213,403	2,284,755	1,879,105
Unrestricted	7,232,454	7,584,051	7,840,910	2,872,563
Total primary government net position	$ 58,259,209	$ 40,343,508	$ 31,612,046	$ 25,378,983

Source: City audited financial records

2021	2020	2019	2018	2017	2016
$ (6,324,781)	$ (7,434,274)	$ 3,771,894	$ 5,253,066	$ 5,724,733	$ 5,742,788
1,764,700	1,591,301	1,212,962	2,400,331	2,963,194	3,790,110
(1,400,930)	(3,151,481)	(14,904,885)	(10,520,519)	(3,909,394)	(4,058,146)
$ (5,961,011)	$ (8,994,454)	$ (9,920,029)	$ (2,867,122)	$ 4,778,533	$ 5,474,752
$ 25,380,430	$ 25,371,058	$ 6,445,426	$ 19,904,213	$ 11,391,103	$ 11,086,756
2,545,859	2,727,469	20,984,268	2,439,901	2,012,545	1,772,344
$ 27,926,289	$ 28,098,527	$ 27,429,694	$ 22,344,114	$ 13,403,648	$ 12,859,100
$ 19,055,649	$ 17,936,784	$ 10,217,320	$ 25,157,279	$ 17,115,836	$ 16,829,544
1,764,700	1,591,301	1,212,962	2,400,331	2,963,194	3,790,110
1,144,929	(424,012)	6,079,383	(8,080,618)	(1,896,849)	(2,285,802)
$ 21,965,278	$ 19,104,073	$ 17,509,665	$ 19,476,992	$ 18,182,181	$ 18,333,852

City of Sealy, Texas

CHANGES IN NET POSITION

Last Ten Fiscal Years (Unaudited)

(accrual basis of accounting)

	2025	2024	2023	2022
Expenses				
Governmental activities:				
General government	$ 2,161,201	$ 2,410,126	$ 2,028,230	$ 2,207,359
Public safety	3,414,272	3,640,479	3,426,256	3,371,246
Highways and streets	1,056,479	827,482	857,022	655,026
Health and welfare	138,035	136,725	143,072	104,796
Culture and recreation	880,715	583,619	477,600	567,473
Interest on long-term debt	1,333,042	504,544	518,030	539,617
Total governmental activities expenses	8,983,744	8,102,975	7,450,210	7,445,517
Business-type activities:				
Water and sewer	5,802,659	5,017,727	4,195,079	4,076,563
Gas	1,766,743	1,542,054	1,596,116	2,371,581
Solid waste	2,418,517	2,322,893	2,116,036	1,985,044
Total business-type activities expenses	9,987,919	8,882,674	7,907,231	8,433,188
Total primary government expenses	$ 18,971,663	$ 16,985,649	$ 15,357,441	$ 15,878,705
Program Revenues				
Governmental activities:				
Fees, fines, and charges for services				
General government	$ 370,101	$ 288,363	$ 253,092	$ 223,031
Public safety	628,841	729,982	690,064	700,175
Highways and streets	426,923	457,015	507,673	439,280
Culture and recreation	-	-	-	-
Operating grants and contributions	165,028	593,376	416,107	1,422,541
Capital grants and contributions	6,195,929	1,863,961	-	-
Total governmental activities program revenues	7,786,822	3,932,697	1,866,936	2,785,027
Business-type activities:				
Charges for services:				
Water and sewer	$ 5,585,075	$ 5,124,292	$ 6,114,084	$ 4,909,013
Gas	2,681,649	2,195,598	2,294,670	2,469,639
Solid waste	2,581,318	2,420,786	2,197,625	2,034,960
Operating grants and contributions	266,538	-	-	-
Capital grants and contributions	6,750,171	2,106,453	733,429	25,353
Total business-type activities program revenues	17,864,751	11,847,129	11,339,808	9,438,965
Total primary government program revenues	$ 25,651,573	$ 15,779,826	$ 13,206,744	$ 12,223,992

2021	2020	2019	2018	2017	2016
$ 2,246,885	$ 2,291,998	$ 2,409,454	$ 3,392,797	$ 4,085,583	$ 6,460,209
3,458,000	3,626,074	2,991,157	2,634,683	2,710,735	2,701,227
748,309	732,214	710,709	575,469	593,386	704,537
124,548	238,363	204,338	204,304	272,857	305,392
640,758	305,929	366,710	365,691	296,949	384,166
634,641	768,195	719,056	744,292	718,955	857,331
7,853,141	7,962,773	7,401,424	7,917,236	8,678,465	11,412,862
3,230,395	2,807,264	2,996,284	1,848,429	1,846,232	1,646,909
3,275,924	1,456,763	1,677,849	1,530,187	1,266,057	988,942
1,831,929	1,761,678	1,763,216	1,605,884	1,460,502	1,291,719
8,338,248	6,025,705	6,437,349	4,984,500	4,572,791	3,927,570
$ 16,191,389	$ 13,988,478	$ 13,838,773	$ 12,901,736	$ 13,251,256	$ 15,340,432
$ 66,372	$ 59,343	$ 26,016	$ 31,141	$ 57,849	$ 38,086
644,068	627,689	882,939	647,475	669,820	513,297
468,199	337,266	134,694	133,961	133,772	131,160
-	-	31,770	29,984	19,765	30,030
1,352,971	693,722	9,577	31,531	6,380	269,887
994,367	-	31,100	94,136	143,008	28,612
3,525,977	1,718,020	1,116,096	968,228	1,030,594	1,011,072
$ 3,646,076	$ 2,958,501	$ 2,462,686	$ 2,232,268	$ 2,338,290	$ 1,924,869
2,934,839	1,214,923	1,506,610	1,522,005	1,198,713	1,035,771
1,865,024	1,796,951	1,732,793	1,485,499	1,347,925	1,142,788
-	42,700	-	2,735	-	69,163
337,035	400,000	-	-	-	-
8,782,974	6,413,075	5,702,089	5,242,507	4,884,928	4,172,591
$ 12,308,951	$ 8,131,095	$ 6,818,185	$ 6,210,735	$ 5,915,522	$ 5,183,663

City of Sealy, Texas

CHANGES IN NET POSITION (Continued)

Last Ten Fiscal Years (Unaudited)

(accrual basis of accounting)

	2025	2024	2023	2022
Net (Expenses) Revenue				
Governmental activities	$ (1,196,922)	$ (4,170,278)	$ (5,583,274)	$ (4,660,490)
Business-type activities	7,876,832	2,964,455	3,432,577	1,005,777
Total primary government net expense	$ 6,679,910	$ (1,205,823)	$ (2,150,697)	$ (3,654,713)
General Revenues and Other Changes in Net Position				
Governmental activities:				
Property taxes	4,374,095	3,802,163	3,589,682	2,377,344
Sales taxes	2,756,699	2,446,121	2,330,788	2,127,405
Franchise fees	2,592,786	2,379,016	1,989,964	2,130,483
Hotel/motel occupancy taxes	-	-	-	-
Investment earnings	591,634	157,389	55,401	8,122
Other revenue	131,464	160,414	126,633	352,569
Gain (loss) on sale of capital assets		-	-	-
Transfers	(336,389)	(59,616)	(610,401)	829,698
Total governmental activities	10,110,289	8,885,487	7,482,067	7,825,621
Business-type activities:				
Investment earnings	762,953	971,708	228,386	33,784
Miscellaneous revenue	26,160	20,474	47,509	38,711
Gain (loss) on sale of capital assets	-	-	2,776	-
Transfers	336,389	59,616	610,401	(829,698)
Total business-type activities	1,125,502	1,051,798	889,072	(757,203)
Total primary government	$ 11,235,791	$ 9,937,285	$ 8,371,139	$ 7,068,418
Change in Net Position				
Governmental activities	$ 8,913,367	$ 4,715,209	$ 1,898,793	$ 3,165,131
Business-type activities	9,002,334	4,016,253	4,321,649	248,574
Total primary government	$ 17,915,701	$ 8,731,462	$ 6,220,442	$ 3,413,705

Source: City audited financial records

2021	2020	2019	2018	2017	2016
$ (4,327,164)	$ (6,244,753)	$ (6,285,328)	$ (6,949,008)	$ (7,647,871)	$ (10,401,790)
444,726	387,370	(735,260)	258,007	312,137	245,021
$ (3,882,438)	$ (5,857,383)	$ (7,020,588)	$ (6,691,001)	$ (7,335,734)	$ (10,156,769)
2,256,908	3,219,283	3,117,121	3,011,703	2,889,339	2,784,285
2,023,889	1,872,591	1,850,992	2,605,788	2,424,520	2,114,188
1,918,212	1,651,406	1,849,750	1,723,016	1,454,601	1,157,209
-	144,870	179,388	218,868	163,058	166,711
3,117	9,790	66,204	171,181	68,512	26,996
140,034	272,388	140,631	156,347	180,399	1,250,990
-	-	8,342	205,140	-	-
935,422	-	(5,386,221)	(8,676,498)	(228,777)	(475,808)
7,277,582	7,170,328	1,826,207	(584,455)	6,951,652	7,024,571
11,297	74,515	235,335	5,961	3,634	4,095
309,136	206,948	205,232	-	-	-
-	-	9,160	-	-	-
(935,422)	-	5,386,221	8,676,498	228,777	475,808
(614,989)	281,463	5,835,948	8,682,459	232,411	479,903
$ 6,662,593	$ 7,451,791	$ 7,662,155	$ 8,098,004	$ 7,184,063	$ 7,504,474
$ 2,950,418	$ 925,575	$ (4,459,121)	$ (7,533,463)	$ (696,219)	$ (3,377,219)
(170,263)	668,833	5,100,688	8,940,466	544,548	724,924
$ 2,780,155	$ 1,594,408	$ 641,567	$ 1,407,003	$ (151,671)	$ (2,652,295)

City of Sealy, Texas

FUND BALANCES OF GOVERNMENTAL FUNDS

Last Ten Fiscal Years (Unaudited)

(modified accrual basis of accounting)

	2025	2024	2023	2022
General Fund				
Restricted	95,569	82,724	79,092	73,833
Nonspendable	18,832	18,832	18,832	-
Unassigned	5,384,573	3,076,401	1,849,003	897,459
Total general fund	$ 5,498,974	$ 3,177,957	$ 1,946,927	$ 971,292
All Other Governmental Funds				
Restricted	23,500,235	3,143,679	3,142,902	3,332,211
Assigned	-	-	-	-
Unassigned	(438,655)	(1,504)	-	(187,959)
Total all other governmental funds	$ 23,061,580	$ 3,142,175	$ 3,142,902	$ 3,144,252

Source: City audited financial records

Notes: The City implemented GASB Statement No. 54 "Fund Balance Reporting and Governmental Fund Type Definitions" in fiscal year 2010.

2021	2020	2019	2018	2017	2016
159,883	-	21,327	17,589	15,469	12,390
-	-	47	62	246	167
270,977	342,299	740,745	806,584	218,906	523,963
$ 430,860	$ 342,299	$ 762,119	$ 824,235	$ 234,621	$ 536,520
2,429,601	1,591,301	3,035,951	8,030,145	17,175,726	18,287,801
-	-	-	-	-	42
(1,085,817)	(66,187)	(27,929)	(66,186)	-	(86,394)
$ 1,343,784	$ 1,525,114	$ 3,008,022	$ 7,963,959	$ 17,175,726	$ 18,201,449

City of Sealy, Texas

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS

Last Ten Fiscal Years (Unaudited)

(modified accrual basis of accounting)

	2025	2024	2023	2022
Revenues				
Property taxes	$ 4,374,095	$ 3,792,133	$ 3,574,030	$ 2,385,019
Sales taxes	2,756,699	2,446,121	2,330,788	2,127,405
Franchise fees and occupancy taxes	2,592,786	2,379,016	1,989,964	2,130,483
Property rentals	41,185	26,050	21,683	23,280
Licenses and permits	426,923	457,015	507,673	439,280
Fines and forfeitures	628,841	729,982	690,064	700,175
Charges for services	370,101	288,363	253,092	236,139
Intergovernmental	1,358,299	316,263	396,986	2,330,582
Investment earnings	591,634	157,389	55,401	8,122
Municipal drainage fees	-	-	-	-
Contributions and donations	5,002,658	218,811	19,121	86,326
Other revenue	107,022	191,615	119,297	329,543
Total Revenues	18,250,243	11,002,758	9,958,099	10,796,354
Expenditures				
General government	2,693,664	2,220,446	1,933,864	2,216,738
Public safety	3,723,889	3,404,650	3,139,118	2,702,964
Highways and streets	594,675	545,670	535,417	441,949
Health and welfare	138,035	136,725	143,072	67,413
Culture and recreation	511,095	708,693	290,836	1,101,508
Capital outlay	6,268,087	903,457	419,146	776,195
Debt Service:				
Principal	1,428,155	1,578,461	1,485,890	1,403,136
Interest and fiscal charges	1,015,337	554,063	568,424	589,944
Debt issuance costs	296,129	-	-	-
Total Expenditures	16,669,066	10,052,165	8,515,767	9,299,847
Excess of Revenues Over (Under) Expenditures	1,581,177	950,593	1,442,332	1,496,507
Other Financing Sources (Uses)				
Issuance of debt	19,910,000	-	-	-
Premium on debt	807,571	-	-	-
Payment to bond escrow agent	-	-	-	-
Sale of capital assets	20	-	-	-
Lease liab. Issuance	219,741	316,714	142,354	14,695
Transfers in	489,400	2,407,648	1,963,682	1,916,938
Transfers (out)	(825,789)	(2,450,273)	(2,574,083)	(1,087,240)
Total Other Financing Sources (Uses)	20,600,943	274,089	(468,047)	844,393
Net change in fund balances	$ 22,182,120	$ 1,224,682	$ 974,285	$ 2,340,900
Debt service as percentage of noncapital expenditures	23.5%	23.7%	25.4%	23.4%

Source: City audited financial records

2021	2020	2019	2018	2017	2016
$ 2,268,960	$ 3,224,453	$ 3,118,789	$ 2,996,159	$ 2,871,275	$ 2,772,206
2,023,889	1,872,591	2,724,222	2,574,633	2,393,365	2,083,033
1,918,212	1,796,276	2,029,138	1,941,884	1,617,659	1,323,920
10,425	-	-	-	-	-
333,218	337,266	128,537	114,214	187,028	97,546
644,068	618,593	754,402	533,261	482,792	415,751
83,788	65,166	26,016	31,141	57,849	38,086
1,200,921	313,517	13,077	125,667	149,388	269,887
3,117	9,779	86,193	171,181	68,512	26,996
-	9,980	134,694	133,961	133,772	131,160
120,582	388,289	-	-	-	-
281,783	244,804	178,991	186,331	200,164	1,275,795
8,888,963	8,880,714	9,194,059	8,808,432	8,161,804	8,434,380
2,231,683	2,413,884	2,593,850	3,549,762	3,991,106	6,404,091
3,473,306	3,169,864	2,744,359	2,481,159	2,739,373	2,671,587
639,691	479,661	497,487	376,749	360,931	433,980
124,548	139,857	41,017	758,444	260,397	146,122
401,760	376,808	354,803	366,134	309,857	388,413
1,104,065	720,551	6,721,243	7,709,322	180,667	856,840
1,289,373	940,979	870,000	845,000	825,000	810,000
667,156	747,973	777,928	802,320	822,095	834,898
33,904	68,334	-	-	-	38,984
9,965,486	9,057,911	14,600,687	16,888,890	9,489,426	12,584,915
(1,076,523)	(177,197)	(5,406,628)	(8,080,458)	(1,327,622)	(4,150,535)
1,140,000	4,138,721	-	-	-	1,030,000
-	-	-	-	-	-
(1,105,943)	(4,041,132)	-	-	-	(1,001,984)
14,275	-	8,342	264,237	-	5,225
-	-	-	-	-	-
1,263,463	-	988,398	216,219	361,366	1,112,912
(328,041)	-	(310,232)	(1,022,151)	(361,366)	(1,112,912)
983,754	97,589	686,508	(541,695)	-	33,241
$ (92,769)	$ (79,608)	$ (4,720,120)	$ (8,622,153)	$ (1,327,622)	$ (4,117,294)
22.1%	20.3%	20.9%	17.9%	17.7%	14.0%

City of Sealy, Texas

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY

Last Ten Years

	2025	2024	2023	2022
Residential Property	$ 552,822,555	$ 512,029,725	$ 372,393,967	$ 337,881,221
Commercial Property	479,738,455	464,379,448	560,282,267	496,734,458
Less: Tax Exempt Property	248,672,087	196,522,864	51,950,600	45,089,599
Total Taxable Assessed Valuation (1)	$ 783,888,923	$ 779,886,309	$ 880,725,634	$ 789,526,080
Total Direct Tax Rate	$ 0.31091	$ 0.31091	$ 0.31091	$ 0.26575

Source: Austin County Appraisal District

(1) All property is assessed at 100% of actual taxable value.

2021	2020	2019	2018	2017	2016
$ 301,262,898	$ 297,110,716	$ 356,498,073	$ 341,598,384	$ 299,837,845	$ 281,163,817
487,277,464	607,792,387	515,204,114	430,914,898	413,447,840	392,402,405
43,129,334	122,596,131	87,723,479	78,376,262	68,131,069	65,394,130
$ 745,411,028	$ 782,306,972	$ 783,978,708	$ 694,137,020	$ 645,154,616	$ 608,172,092
$ 0.26994	$ 0.39807	$ 0.38663	$ 0.42297	$ 0.43737	$ 0.45000

City of Sealy, Texas

PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS

Last Ten Years

City of Sealy:	**2025**	**2024**	**2023**	**2022**
Operating tax rate	$ 0.196930	$ 0.184900	$ 0.192627	$ 0.196510
Debt service tax rate	0.113980	0.126010	0.159563	0.069240
Total Direct Rates	$ 0.310910	$ 0.310910	$ 0.352190	$ 0.265750
Austin County	$ 0.517000	$ 0.520000	$ 0.561962	$ 0.567430
Sealy Independent School District	0.998100	1.042300	1.142100	1.215800
Austin County Emergency Services District #2	0.095780	0.094800	0.099558	0.100000
Total Rate	$ 1.921790	$ 1.968010	$ 2.155810	$ 2.148980
Total Assessed Valuation	$ 783,888,923	$ 779,886,309	$ 880,725,634	$ 789,526,080

Note: The basis for property tax rates is per $100 of the assessed valuation.

Source: Tax department records of the various governments.

2021	2020	2019	2018	2017	2016
$ 0.194690	$ 0.193100	$ 0.182090	$ 0.190410	$ 0.189620	$ 0.186300
0.075250	0.204970	0.204540	0.232560	0.247750	0.263700
$ 0.269940	$ 0.398070	$ 0.386630	$ 0.422970	$ 0.437370	$ 0.450000
$ 0.424560	$ 0.564230	$ 0.547900	$ 0.547900	$ 0.543500	$ 0.544300
1.215800	1.270000	1.390000	1.390000	1.340000	1.260000
0.100000	0.100000	0.100000	0.100000	0.100000	0.100000
$ 2.010300	$ 2.332300	$ 2.424530	$ 2.460870	$ 2.420870	$ 2.354300
$ 745,411,028	$ 782,306,972	$ 783,978,708	$ 694,137,020	$ 645,154,616	$ 608,172,092

City of Sealy, Texas

PRINCIPAL PROPERTY TAXPAYERS

Current Year and Nine Years Ago

	2025			2016		
Property Taxpayer	Taxable Assessed Valuation	Rank	% of Total Assessed Valuation	Taxable Assessed Valuation	Rank	% of Total Assessed Valuation
Hailiang Copper Texas Inc	$ 87,750,650	1	9.96%	$ -	-	-
Enterprise Crude Pipeline LLC	59,496,860	2	6.76%	34,162,710	3	5.83%
Wal-Mart Stores East US07036	74,308,910	3	8.44%	17,590,930	5	3.00%
Hendrix Industries	12,091,481	4	1.37%	-	-	-
Gamechange Solar Corp	34,928,020	5	3.97%	-	-	-
Whitethorn Pipeline LLC	23,630,940	6	2.68%	-	-	-
Wal-Mart Transportation	28,636,750	7	3.25%	-	-	-
Wal-Mart Stores East US07036	27,662,420	8	3.14%	-	-	-
The Retreat at Sealy LTD	19,300,000	9	2.19%	15,055,860	6	2.57%
Sika Corporation	18,721,700	10	2.13%	7,942,402	8	1.36%
Wal-Mart Stores East LP	-	-	-	80,212,610	1	13.70%
BAE Systems Mobility	-	-	-	46,856,220	2	8.00%
Maass Flange Corp.	-	-	-	17,981,680	4	3.07%
Wal-Mart Real Estate Business	-	-	-	8,316,997	7	1.42%
Wal-Mart Stores Texas LLC	-	-	-	5,376,738	9	0.92%
DKH Edgewood Apartments LP	-	-	-	3,545,040	10	0.61%
Subtotal	386,527,731		43.89%	237,041,187		40.48%
Other Taxpayers	844,695,131		95.91%	357,412,344		61.04%
Total [(1)]	$ 880,725,634		100.00%	$ 585,545,034		100.00%

Source: Austin County Appraisal District

(1) Values are net of exemptions and abatements.

City of Sealy, Texas

PROPERTY TAX LEVIES AND COLLECTIONS

Last Ten Years

Fiscal Year	Tax Year	Tax Rate	Total Tax Levy for Fiscal Year	Collected Within the Fiscal Year of the Levy	
				Amount Collected	Percentage of Levy
2016	2015	0.450000	2,734,888	2,709,818	99.12%
2017	2016	0.437370	2,824,069	2,790,150	98.80%
2018	2017	0.422970	2,935,991	2,885,157	98.27%
2019	2018	0.386630	3,030,309	2,998,115	98.94%
2020	2019	0.398070	3,116,069	3,086,538	99.05%
2021	2020	0.269940	2,147,835	2,127,626	99.06%
2022	2021	0.265750	2,268,571	2,252,350	99.28%
2023	2022	0.352200	3,448,196	3,419,045	99.15%
2024	2023	0.310910	3,593,183	3,557,790	99.01%
2025	2024	0.310910	4,158,616	4,126,321	99.22%

Source: Austin County Appraisal District

Collected in Subsequent Years	Total Collections to Date	
Amount Collected	Amount Collected	Percentage of Levy
22,730	2,732,548	99.91%
31,184	2,821,334	99.90%
45,603	2,930,760	99.82%
28,035	3,026,150	99.86%
24,590	3,111,128	99.84%
11,677	2,139,303	99.60%
9,523	2,261,873	99.70%
18,831	3,437,876	99.70%
21,964	3,579,754	99.63%
-	4,126,321	99.22%

City of Sealy, Texas

RATIOS OF OUTSTANDING DEBT BY TYPE

Last Ten Years

	2025	2024	2023	2022
Governmental Activities:				
General obligation bonds	2,400,000	3,080,000	3,750,000	$ 4,410,000
Certificates of obligation	30,605,000	11,130,000	11,550,000	11,950,000
Tax notes	-	-	-	-
Sales tax payable	275,201	306,355	337,510	368,665
Developer payable	375,211	525,883	812,049	1,028,794
Notes payable	-	-	6,942	19,359
Lease liabilities	476,643	388,231	222,607	258,934
Issuance discounts/premiums	1,329,484	574,104	626,295	678,486
Subtotal	35,461,539	16,004,573	17,305,403	18,714,238
Business-Type Activities:				
Other payables	-	-	-	75,000
Certificates of obligation	24,775,000	25,340,000	25,885,000	26,355,000
Notes payable	-	-	7,374	34,278
Lease liabilities	107,245	-	15,578	35,087
Issuance discounts/premiums	817,386	864,282	911,178	958,074
Subtotal	25,699,631	26,204,282	26,819,130	27,457,439
Total Primary Government	61,161,170	42,208,855	44,124,533	$ 46,171,677
Personal Income (2)	509,246	550,425	421,488	$ 380,837
Percentage of Total Personal Income:				
Governmental activities	6.96%	2.91%	4.11%	4.91%
Business-type activities	5.05%	4.76%	6.36%	7.21%
Population (1)	7,553	7,243	7,059	6,839
Debt Per Capita:				
Primary Government	8,098	5,828	6,251	$ 6,751

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) Data source: U.S. Census Bureau, American Community Survey 5-Year Estimates Data Profiles

(2) U.S. Department of Commerce, Bureau of Economic Analysis (statistics for Austin County)

(amounts expressed in thousands of dollars)

2021	2020	2019	2018	2017	2016
$ 5,055,000	$ 4,400,000	$ 380,000	$ 470,000	$ 660,000	$ 845,000
12,335,000	13,945,000	18,790,000	19,570,000	20,225,000	20,865,000
-	-	-	-	-	-
399,820	430,975	462,130	493,285	524,440	-
1,160,843	1,409,138	1,364,856	-	-	-
17,083	23,897	-	-	-	-
443,339	-	-	-	-	-
730,677	782,868	840,903	899,404	957,905	1,016,406
20,141,762	20,991,878	21,837,889	21,432,689	22,367,345	22,726,406
324,124	-	-	-	-	-
9,965,000	10,345,000	10,585,000	-	-	-
39,156	-	-	-	15,857	48,557
70,320	-	-	-	-	-
404,855	428,670	452,485	-	-	-
10,803,455	10,773,670	11,037,485	-	15,857	48,557
$ 30,945,217	$ 31,765,548	$ 32,875,374	$ 21,432,689	$ 22,383,202	$ 22,774,963
$ 380,837	$ 329,711	$ 331,490	$ 328,650	$ 318,233	$ 314,622
5.29%	6.37%	6.59%	6.52%	7.03%	7.22%
2.84%	3.27%	3.33%	0.00%	0.00%	0.02%
6,839	6,450	6,441	6,365	6,320	6,222
$ 4,525	$ 4,925	$ 5,104	$ 3,367	$ 3,542	$ 3,660

City of Sealy, Texas

RATIOS OF GENERAL BONDED DEBT OUTSTANDING

Last Ten Years

	2025	2024	2023	2022
Estimated Actual Taxable Value of Property	$ 783,888,923	$ 779,886,309	$ 880,725,634	$ 789,526,080
General obligation bonds	$ 2,400,000	$ 3,080,000	$ 3,750,000	$ 4,410,000
Certificates of obligation	30,605,000	11,130,000	11,550,000	12,628,486
Other debt obligations	1,127,055	1,220,469	1,379,108	1,675,752
Less: amounts available in debt service fund	884,089	748,427	686,610	649,969
Total	$ 33,247,966	$ 14,682,042	$ 15,992,498	$ 18,064,269
Percentage of Estimated Actual Taxable Value of Property	4.24%	1.88%	1.82%	2.29%
Population (1)	7,553	7,243	7,059	6,839
Per Capita	$ 4,402	$ 2,027	$ 2,266	$ 2,641

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) Data source: U.S. Census Bureau

2021	2020	2019	2018	2017	2016
$ 745,411,028	$ 782,306,972	$ 783,978,708	$ 694,137,020	$ 645,154,616	$ 608,172,092
$ 5,055,000	$ 4,400,000	$ 380,000	$ 470,000	$ 660,000	$ 845,000
13,065,677	14,727,868	19,630,903	20,469,404	21,182,905	21,881,406
1,577,745	454,872	462,130	493,285	524,440	-
628,803	588,450	542,573	482,174	419,301	383,540
$ 19,069,619	$ 18,994,290	$ 19,930,460	$ 20,950,515	$ 21,948,044	$ 22,342,866
2.56%	2.43%	2.54%	3.02%	3.40%	3.67%
6,839	6,450	6,441	6,365	6,320	6,222
$ 2,788	$ 2,945	$ 3,094	$ 3,292	$ 3,473	$ 3,591

City of Sealy, Texas

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

September 30, 2025

Government Unit	Debt Outstanding	Estimated Percentage Applicable*	Amount Applicable to Primary Government
Austin County	$ 23,100,000	23.321%	$ 5,387,174
Sealy Independent School District	43,410,000	53.962%	23,424,948
Subtotal, overlapping debt			28,812,122
City Direct Debt	35,461,539	100.000%	35,461,539
	Total Direct and Overlapping Debt		$ 64,273,661
Population (1)			7,553
Overlapping Debt Per Capita			$ 3,815
Direct and Overlapping Debt Per Capita			$ 8,510

Source: Tax department records of the various governments.

* The estimated percentage of overlapping debt is determined by using land area. Applicable percentages were estimated by using the percentage of land area that the City occupies within the respective taxing jurisdiction.

Note: Overlapping governments are those that coincide, at least in part, with geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the property taxpayers of the City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire burden borne by the property taxpayers should be taken into account.

(1) Data source: U.S. Census Bureau

City of Sealy, Texas

LEGAL DEBT MARGIN INFORMATION

Last Ten Years

	2025	2024	2023	2022
Legal debt limit [1]	$ 10,582,500	$ 10,528,465	$ 11,889,796	$ 10,658,602
Total net debt applicable to limit	796,736	887,323	844,140	924,031
Legal debt margin	$ 9,785,764	$ 9,641,142	$ 11,045,656	$ 9,734,571
Total net debt applicable to the limit as a percentage of legal debt limit	7.53%	8.43%	7.10%	8.67%
Legal Debt Margin Calculation				
Assessed value	$ 783,888,923	$ 779,886,309	$ 880,725,634	$ 789,526,080
Legal debt limit [1]	10,582,500	10,528,465	11,889,796	10,658,602
Net debt applicable to limit:				
General obligation bonds	680,000	670,000	660,000	709,000
Certificates of obligation	1,000,000	965,000	870,000	864,250
Tax anticipation notes	-	-	-	-
Fiscal agent and other fees	825	750	750	750
Less: amount set aside for repayment of general obligation debt	884,089	748,427	686,610	649,969
Total net debt applicable to limit	796,736	887,323	844,140	924,031
Legal debt margin	$ 9,785,764	$ 9,641,142	$ 11,045,656	$ 9,734,571

(1) Article XI, Section 5 of the Texas Constitution provides for an overall ad valorem tax rate limitation for home rule cities (i.e., cities of more than 5,000 population with a charter), such as the City of Sealy, of $2.50 per $100 assessed property valuation. In Texas Administrative Code, Title 1, Part 3, Chapter 53, Subchapter A, Rule 53.5, the Attorney General of Texas provides a further limitation on the tax rate to the extent that all of a home rule City's ad valorem tax debt can be serviced by a rate not to exceed $1.50 per $100 assessed property valuation at a 90% collection rate, unless the City charter provides less. Since the City charter does not provide further limitations, the allowable debt rate of $1.50 has been utilized in comparison to debt service taxes levied annually. The legal debt limit is calculated by taking the assessed value divided by $100 times $1.50 times 90%.

2021	2020	2019	2018	2017	2016
$ 10,063,049	$ 10,561,144	$ 10,583,713	$ 9,370,850	$ 8,709,587	$ 8,210,593
945,197	991,726	1,105,285	1,165,054	1,227,794	1,261,358
$ 9,117,852	$ 9,569,418	$ 9,478,428	$ 8,205,796	$ 7,481,793	$ 6,949,235
9.39%	9.39%	10.44%	12.43%	14.10%	15.36%
$ 745,411,028	$ 782,306,972	$ 783,978,708	$ 694,137,020	$ 645,154,616	$ 608,172,092
10,063,049	10,561,144	10,583,713	9,370,850	8,709,587	8,210,323
709,000	108,060	97,426	200,428	198,351	195,352
864,250	1,471,366	1,549,681	1,446,050	1,447,994	1,448,796
-	-	-	-	-	-
750	750	750	750	750	750
628,803	588,450	542,572	482,174	419,301	383,540
945,197	991,726	1,105,285	1,165,054	1,227,794	1,261,358
$ 9,117,852	$ 9,569,418	$ 9,478,428	$ 8,205,796	$ 7,481,793	$ 6,948,965

City of Sealy, Texas

DEMOGRAPHIC AND ECONOMIC STATISTICS

Last Ten Years

Fiscal Year Ended Sept. 30	Population[1]	Personal Income[2]	Per Capita Personal Income[2]	Median Age [3]	Public School Enrollment[4]	Unemployment Rate[5]
2016	6,222	314,622	50,566	40.6	2,845	4.60%
2017	6,320	318,233	50,353	37.0	2,830	4.40%
2018	6,365	328,650	51,634	40.0	2,840	4.90%
2019	6,441	331,490	51,466	40.7	2,991	3.30%
2020	6,450	329,711	51,118	41.3	2,803	7.10%
2021	6,839	380,837	55,686	37.4	2,832	5.50%
2022	6,839	380,837	55,686	37.4	2,906	3.80%
2023	7,059	421,488	61,630	41.0	2,992	3.90%
2024	7,243	550,425	75,994	41.6	3,095	3.80%
2025	7,553	509,246	67,423	41.1	3,020	3.90%

Data sources:

(1) U.S. Census Bureau

(2) U.S. Department of Commerce, Bureau of Economic Analysis (statistics for Austin County)

(3) U.S. Census Bureau, American Community Survey 3-Year Estimates (statistics for Austin County)

(4) Sealy Independent School District

(5) Texas Workforce Commission, Labor Market Information (statistics for Austin County)

Note: Personal income is a total for the year and is presented in thousands of dollars. Unemployment rate information is a yearly estimate reflecting actual (not seasonally adjusted) data. School enrollment is based on the start of the school year.

City of Sealy, Texas

PRINCIPAL EMPLOYERS

Current Year and Nine Years Ago

Employer	2025 Employees[1]	2025 Percentage of Total Reported	2025 Rank	2016 Employees[1]	2016 Percentage of Total Reported	2016 Rank
Wal-Mart Distribution Center	1,262	43.28%	1	800	37.17%	1
Sealy Independent School District	415	14.23%	2	342	15.89%	2
Hailiang	285	9.77%	3	-	-	0
Wal-Mart Super Center	280	9.60%	4	229	10.64%	4
International Paper Company	120	4.12%	5	92	4.28%	7
Gulf States Toyota	117	4.01%	6	95	4.41%	6
CZT Energy	90	3.09%	7	-	-	-
Prasek's	87	2.98%	8	-	-	-
Acme Brick Company	78	2.67%	9	100	4.65%	5
City of Sealy, Texas	64	2.19%	10	59	2.74%	9
Hendrix	61	2.09%	-	-	-	-
Anchor / Baker Industries	57	1.95%	-	-	-	-
BAE Systems	-	-	-	325	15.10%	3
Rinker Materials	-	-	-	60	2.79%	8
Blencor, LLC	-	-	-	50	2.32%	10
	2,916	100.00%		2,152	100.00%	

(1) Employment figures are approximate and may include both full-time and part-time employees.

Source: Sealy Economic Development Corporation

City of Sealy, Texas

FULL-TIME EQUIVALENT EMPLOYEES BY FUNCTION

Last Ten Years

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Governmental Activities:										
General government	20.50	21.50	21.00	24.50	24.00	25.50	22.00	21.00	22.00	21.50
Public safety										
Police										
Officers	20.00	20.00	19.00	24.00	23.00	23.00	21.00	20.00	21.00	18.00
Civilians	2.00	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.50	1.50
Inspection	2.00	2.00	1.50	1.00	3.00	3.00	3.50	3.50	4.00	4.00
Fire marshal	-	-	-	-	0.50	0.50	0.50	0.50	0.50	0.50
Highways and streets	3.50	3.50	3.75	9.00	5.00	5.00	5.50	4.50	3.00	3.00
Health and welfare	1.00	1.00	1.00	1.00	1.00	1.00	0.50	0.50	0.50	0.00
Culture and recreat.	3.50	3.50	3.75	4.00	2.00	2.00	2.50	2.50	3.00	2.00
Business-Type Activities:										
Water and sewer	7.00	7.00	6.75	9.00	8.00	8.00	8.00	5.50	4.00	5.00
Gas	5.00	3.00	5.75	6.00	5.00	5.00	5.00	5.50	2.00	3.00
Solid waste	-	-	-	-	-	-	-	-	-	-
Total City Positions	64.50	63.50	64.50	80.50	73.50	75.00	70.50	64.50	61.50	58.50

Source: City Human Resources Department

Note: Presentation does not include temporary and seasonal positions.

City of Sealy, Texas

OPERATING INDICATORS BY FUNCTION

Last Ten Years

	2025	2024	2023	2022
City of Sealy				
Population	7,553	7,059	7,059	6,839
Square miles	16	14	14	14
Budgeted full time employees	64	59	76	71
Function				
Police				
Physical arrests	182	198	392	414
Parking violations	13	9	35	8
Traffic violations	4,570	6,004	6,313	6,742
Inspections				
Number of permits issued	4,074	931	1,732	990
Inspections	2,232	1,891	3,590	2,709
Highways and Streets				
Street resurfacing (miles)	-	-	-	-
Culture and recreation				
Community center rentals	65	48	23	26
Park pavilion rentals	72	82	61	66
Water				
New connections	281	408	687	299
Service connections	2,725	2,679	2,638	2,670
Water main breaks	8	4	7	5
Average daily consumption (thousands of gallons)	1,025	1,300	1,047	952
Sewer				
New connections	273	396	458	324
Service connections	2,494	2,422	2,300	2,591
Average daily sewer treatment (thousands of gallons)	600	585	585	820
Gas				
New connections	177	222	325	247
Service connections	1,629	1,584	1,578	1,902
Gas main breaks	7	1	4	4
Average daily gas consumption (hundreds of cubic feet)				
Residential and commercial	1,902	1,620	1,698	1,733
Industrial	3,749	3,890	3,951	3,613

Source: Various City departments

2021	2020	2019	2018	2017	2016
6,839	6,450	6,441	6,365	6,320	6,222
13	13	13	13	13	13
68	71	63	56	53	51
323	331	506	309	447	441
12	76	18	27	12	30
6,421	5,288	8,498	6,023	4,179	4,542
840	1,034	1,390	732	885	757
1,980	1,624	1,360	1,175	1,158	1,345
-	2.0	1.5	-	-	-
15	86	205	187	377	419
47	35	94	79	108	125
85	48	21	19	25	22
3,270	2,207	2,183	2,159	2,142	2,126
8	9	13	7	-	0
822	856	847	955	840	922
83	50	18	8	8	20
2,091	2,022	2,016	1,987	1,987	1,972
840	518	590	540	599	622
79	27	15	12	14	15
1,386	1,374	1,364	1,351	1,364	1,350
2	2	-	-	-	-
1,113	1,687	1,106	1,926	1,333	1,528
3,737	3,626	4,000	4,063	3,545	3,999

City of Sealy, Texas

CAPITAL ASSET STATISTICS BY FUNCTION

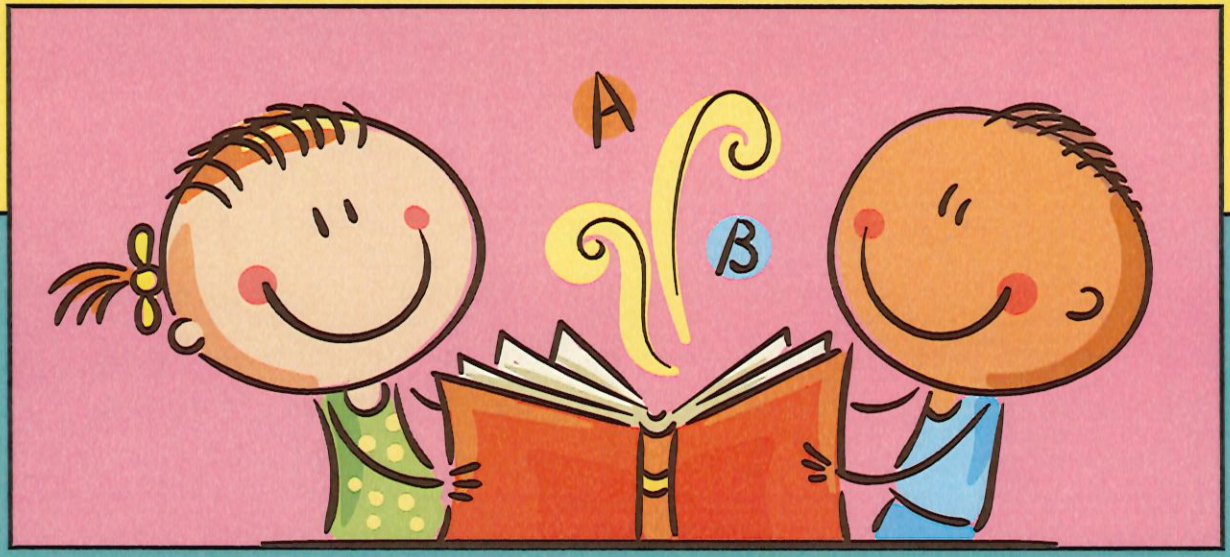
Last Ten Years

	2025	2024	2023	2022
Function				
Public safety				
Police				
Stations	1	1	1	1
Patrol units	11	11	10	10
Highways and streets				
Streets (miles)	72	65	65	65
Streetlights	836	661	661	661
Culture and recreation				
Park acreage	53	53	53	53
Parks	5	5	5	5
Pavilions	2	2	2	2
Community centers	2	2	2	2
Water				
Water mains (miles)	81	80	74	74
Fire hydrants	572	547	547	547
Ground storage tanks	3	3	3	3
Elevated storage tanks	3	3	3	3
Maximum daily capacity (thousands of gallons)	4,985	4,800	3,384	3,384
Sewer				
Sanitary sewers (miles)	80	77	71	71
Treatment plants	1	1	1	1
Maximum daily treatment capacity (thousands of gallons)	2,000	2,000	2,000	2,000
Gas				
Gas mains (miles)	58	57	55	55

Source: Various City departments

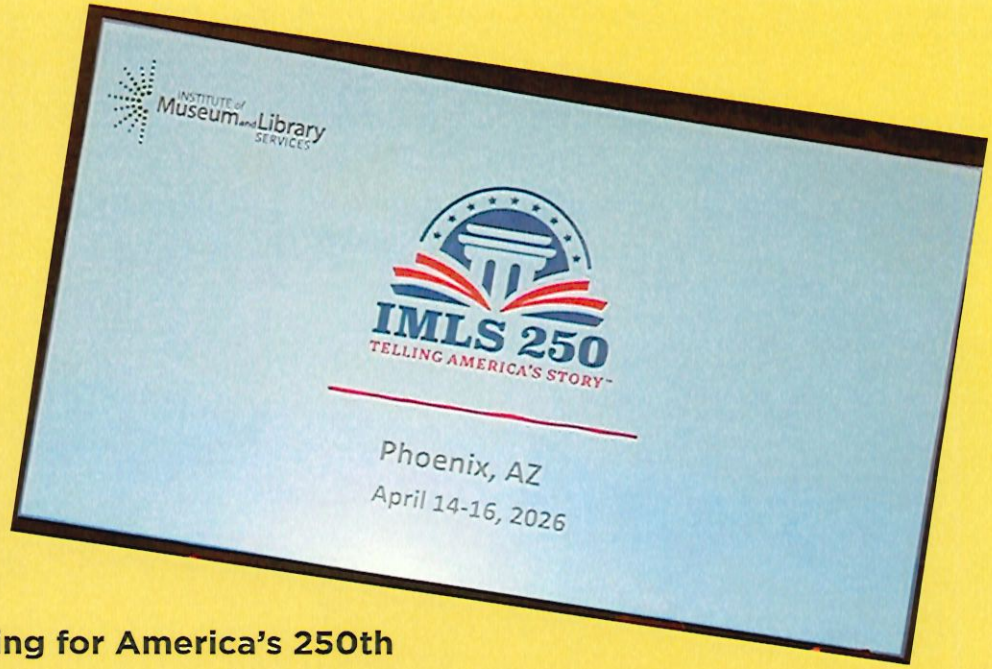
2021	2020	2019	2018	2017	2016
1	1	1	1	1	1
10	10	8	7	7	7
65	64	64	64	64	64
661	661	661	630	630	630
53	53	53	53	53	53
5	5	5	5	5	5
2	2	2	2	2	2
2	2	2	2	2	2
73	73	72	72	72	72
441	364	338	338	338	338
3	3	3	3	3	3
3	3	3	3	3	3
3,384	3,384	3,384	3,384	3,384	3,384
69	46	46	46	46	46
1	1	1	1	1	1
2,000	2,000	975	975	975	975
54	50	47	44	44	44

VIRGIL & JOSEPHINE GORDON



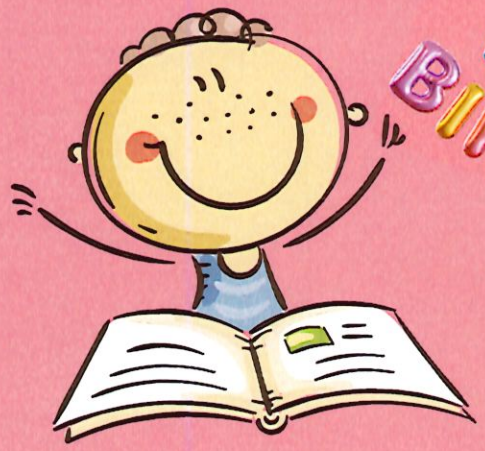
MEMORIAL LIBRARY





Staff Spotlight: Learning for America's 250th

- Our Library Manager recently attended the IMLS Library Convening 250: Telling America's Story in Phoenix, Arizona — a national gathering focused on how libraries can help communities commemorate America's 250th birthday.
- She was selected to participate at no cost to the library, with travel and registration fully covered by the Institute of Museum and Library Services. The convening brought together library leaders from several southern states to explore new ideas for exhibits, programs, and storytelling projects that highlight both national history and local voices.
- We're excited to bring this knowledge back to Sealy as we plan meaningful ways to celebrate America's 250th — and to continue building programs and displays that highlight our community's stories well beyond 2026.



HAPPY BIRTHDAY

How our Library is displaying the exhibit





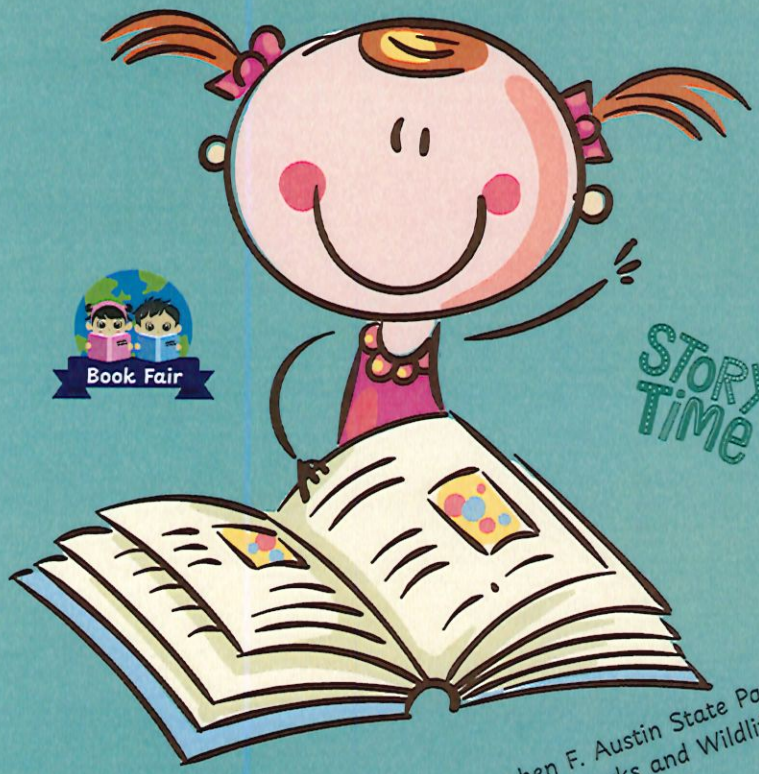
The Texas State Library and Archives Commission is making a version of our 2026 lobby exhibit available to Texas libraries, schools, courthouses and local governments, and other cultural institutions. TSLAC Texas America250 traveling exhibits highlight historically significant Texas Treasures from our collections, including historical records from the State Archives

TSLAC is empowering libraries, schools, and communities to explore the story of the Lone Star State over the past 250 years—together. From Spanish missions to the space race, the landscape, culture, economy, and people of Texas have all played essential roles in the development of the United States.

Nearly 700 sets have been distributed to libraries, schools, and museums across the state. We were selected to receive one of the 700 sets..

Painting Class with Miss Moyle

SCIENCE HEROES



Stephen F. Austin State Park
- Texas Parks and Wildlife
FOSSILS

Kick Off Party

VIRGIL & JOSEPHINE GORDON Memorial Library
917 N. Circle Dr.
Sealy, TX 77474

JUNE 2026

	TUESDAY	WEDNESDAY	THURSDAY		
1	2 Kickoff Party 10am	3 Toddler Storytime 10 am	4	5	6
7	8	9 Toddler Storytime 10 am	10 Science Museum 10am	11	12 CLOSED	13
14	15	16 Dinosaur Bingo& Scavenger Hunt 10am	17 Toddler Storytime 10 am	18	19	20
21	22	23	24 Toddler Storytime 10 am	25 Putt-Putt Lon&e Star Bounce 10am	26	27
28	29	30				

DON'T FORGET TO READ!









JULY 2026

	TUESDAY	WEDNESDAY	THURSDAY		
		1 Toddler Storytime 10 am Toddler Storytime 10 am	2 Bonzo Crunch Clown 10am	3 Book Fair	4 CLOSED
5	6	7 Book Fair	8 Big Kids Storytime 10am Book Fair	9 Toddler Storytime 10 am Book Fair	10 Book Fair	11 Book Fair
12	13	14	15	16	17	18
19	20	21 Ms. Moyle Art Class 10am	22 Toddler Storytime 10 am	23	24	25
26	27	28 Foam Party 10am	29 Toddler Storytime 10 am	30		

DON'T FORGET TO READ!



VIRGIL & JOSEPHINE GORDON Memorial Library

Highlights & Updates

31% increase in website activity

Public Library Accreditation

PRE-APPROVED

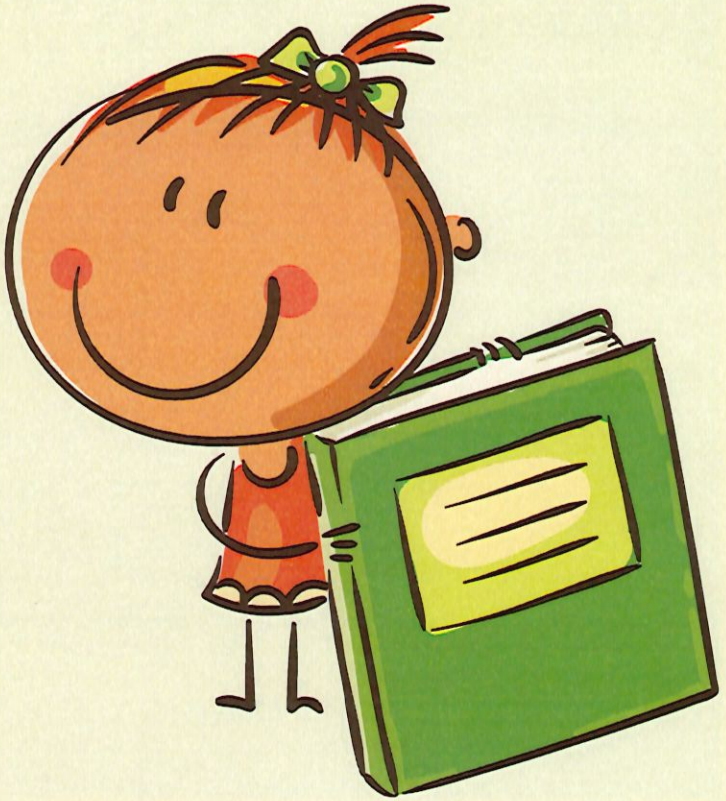
Final approval announced in September

With eRate and switching to Sparklight for internet, we now save over $1,296.00 a year

281 books and DVD's added as of Jan 1, 2026

New eReader added in 2026

Libby



Be sure to check out our gardens and how they've grown...

Inside and out





Come by and meet our staff



Thank you

The Staff @ Gordon Memorial Library

H. CONSENT AGENDA

a)

MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, APRIL 7, 2026
6:00 P.M.

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for April 7, 2026, at 6:00 p.m., at the Sealy City Council Chambers located at 415 Main Street, Sealy, Texas, 77474.

A. Call to Order

Mayor Bilski called the meeting to order at 6:00 p.m.

B. Invocation and Pledges of Allegiance

Councilwoman Curry gave the Invocation, and Mayor Bilski led the Pledge of Allegiance

C. Roll Call and Certification of a Quorum

Present:

Carolyn Bilski	Mayor
Dee Anne Lerma	Councilmember, Place 1 Mayor Pro Tem
Chris Noack	Councilmember, Place 2
Theadra Curry	Councilmember, Place 4
Edward Zapalac	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

Absent:

Bradley Miller	Councilmember, Place 3

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager
Sandra Vrablec, City Secretary
Karissa McCullough, Assistant City Secretary
Tim Kirwin, City Attorney
Jennifer Matura, Finance Director
Russell Grimes, Chief of Police
Patrick Parsons, Public Works Director
Mike Barrow, Assistant City Manager/Planner
Bill Atkinson, EDC Director
Katherine Ellis, EDC Secretary
Brooke Kaiser, Public Works Admin

D. Petitions(s) and Public Comments

No one signed up to speak.

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

A motion was made by Councilman Zapalac to Approve the agenda order. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac, Burttschell
NOES: None

The motion carried.

F. Proclamation(s)

- **Public Safety Telecommunicator Week**
- **National Volunteer Week**

G. Consent Agenda

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

a) Approve the March 17, 2026, Regular Meeting Minutes

b) Ratification of Resolution for Grant Application to the Office of the Governor, Public Safety Office, for the FY 2027 Criminal Justice Grant Program – Sealy Police Department Police Cruiser Vehicle Replacement Project

c) Ratification of Non-Terminal Agency Agreement between Austin County Sheriff's Office and Sealy Police Department

d) Approve a Resolution for a Walmart Spark Good Local Grant Application to support the Sealy Police Department Walmart License Plate Reader Project

e) Approve a Resolution for a Walmart Spark Good Local Grant Application to support the Sealy Police Department Safer Community – Smart Technology Project

f) Approving an Ordinance Amending Chapter 2, adding a new Section 2-2 Variances Processes, Procedures, and Criteria (Second of two readings)

g) Approving an Ordinance Amending Chapter 78, Amending Section 78-35 for Variances (Second of two readings)

h) Approving an Ordinance Amending Chapter 14, Amending Section 14-418 for Landscaping Variances (Second of two readings)

i) Approving an Ordinance Amending Chapter 28, Amending Section 28-110 and Section 28-129 for Variances
(Second of two readings)

j) Approving an Ordinance Amending Chapter 58, Amending Section 58-112 for Mobile Home Park Variances
(Second of two readings)

k) Approving an Ordinance Amending Chapter 80, Amending Section 80-30 for Sign Variances
(Second of two readings)

l) Approving an Ordinance Amending Chapter 87, Amending Section 87-3 for Subdivision and Plat Variances
(Second of two readings)

m) Approving an Ordinance Amending Chapter 29, Amending Section 29-15 for Downtown Variances
(Second of two readings)

n) Approving a Request from Austin County to allow Voting at the W. E. Hill Community Center for Conducting the 2026 Election. Dates include Set-Up, Early Voting, Election Day, and Pick-Up; Friday, April 17, 2026 – Sunday, May 3, 2026

o) Approving a Resolution for the Sealy EDC Investment Policy

p) Approving a Resolution for the City of Sealy Investment Policy

q) Approving a Resolution for Task Order No. 26-01 between Sealy EDC and Strand Associates, Inc., to conduct a Downtown Parking Assessment for the Downtown Area pursuant to Texas Local Government Code 505.158, following the Approved SEDC Strategic Plan
(First of two readings)

r) Approving Task Order No. 26-02 between Sealy EDC and Strand Associates, Inc., for the City of Sealy Public Works Facility Relocation Phase I Assessment pursuant to Texas Local Government Code 505.152, following the Approved Sealy EDC Strategic Plan

A motion was made by Councilman Zapalac to Approve the Consent Agenda except for items "r" and "q" to pull out for discussion, Approving items "a through p".
Councilman Burttschell seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac, Burttschell
NOES: None

The motion carried.

A motion was made by Councilman Zapalac to Direct Staff to Revisit Plans that have already been created before and reassess the missing pieces and bring back a Proposal on "q".
Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac, Burttschell
NOES: None

The motion carried.

A motion was made by Councilwoman Lerma to table "r".
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac, Burttschell
NOES: None

The motion carried.

H. Business

1. **Discussion and Possible Action regarding Approval of a Contract with Chaparral Creative, LLC for Ongoing Communication Support.**

   A motion was made by Councilman Zapalac to Approve a Contract with Chaparral Creative, LLC for Ongoing Communication Support at 10 hours per month.
   Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

   AYES: Bilski, Lerma, Noack, Curry, Zapalac, Burttschell
   NOES: None

   The motion carried.

2. **Discussion and Possible Action regarding Improvements to the Mark A. Chapman Park and the Abe and Irene Levine Family Park Playground Equipment.**

   A motion was made by Councilman Zapalac to Approve Design Proposals for the Levine Park and the Chapman Pavilion Area Playgrounds, Proposed by All Play, Levine Park PIP surfacing, Chapman Park Synthetic Turf surfacing, and ADA sidewalks at Chapman Park in an amount not to exceed $598,840.00.
   Councilman Burttschell seconded the motion. Mayor Bilski called for the vote.

   AYES: Bilski, Lerma, Noack, Curry, Zapalac, Burttschell
   NOES: None

   The motion carried.

3. **Discussion and Possible Action regarding Strand Change Order for Phase I of Chapman B&PW Pond Drainage Project: Westview Terrace Drive Storm Sewer Improvements.**

   A motion was made by Councilman Zapalac to Approve a Strand Change Order for Phase I of Chapman B&PW Pond Drainage Project: Westview Terrace Drive Storm Sewer Improvements reducing the cost by $27,068.67.
   Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

   AYES: Bilski, Lerma, Noack, Curry, Zapalac, Burttschell
   NOES: None

   The motion carried.

4. **Discussion and Possible Action regarding Approving the Sealy EDC Board's Proposed Changes to the Design of the Liedertafel Improvement Project pursuant to the Texas Local Government Code 505.152.**

   A motion was made by Councilwoman Lerma to Approve.
   Councilman Noack seconded the motion. Mayor Bilski called for the vote.

   AYES: Bilski, Lerma, Noack, Curry, Zapalac, Burttschell
   NOES; None

   The motion carried.

5. **Discussion and Possible Action regarding Approving a Resolution to Update the City Limits and Extraterritorial Jurisdiction Map (ETJ).**

   A motion was made by Councilwoman Lerma to Approve.
   Councilman Noack seconded the motion. Mayor Bilski called for the vote.
   Councilwoman Lerma rescinded her motion and made a motion to table.
   Councilman Noack seconded the motion. Mayor Bilski called for the vote.

   AYES: Bilski, Lerma, Noack, Curry, Zapalac, Burttschell
   NOES: None

   The motion carried.

6. **Discussion and Possible Action regarding to Approve a Coating for the Ward Bend Lift Station Wet Well.**

   A motion was made by Councilwoman Lerma to Approve.
   Approving Concrete Conservation in an amount not to exceed $18,000.
   Councilman Burttschell seconded the motion. Mayor Bilski called for the vote.

   AYES: Bilski, Lerma, Noack, Curry, Zapalac, Burttschell
   NOES: None

   The motion carried.

7. **Discussion and Possible Action regarding to Approve Maintenance, Painting and Inspections of the City of Sealy Fire Hydrants.**

   A motion was made by Councilman Zapalac to Approve Maintenance, Painting and Inspections of the City of Sealy Fire Hydrants in the color red.
   Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.
   Councilman rescinded his motion to add Issuing the award to Giant Maintenance and Restoration, Inc., in an amount not to exceed $55,000.
   Councilman Noack seconded the motion. Mayor Bilski called for the vote.

   AYES: Bilski, Lerma, Noack, Curry, Zapalac, Burttschell
   NOES: None

   The motion carried.

8. **Discussion and Possible Action regarding the Replacement of the Steel Main Gas Line on Highway 90.**

   A motion was made by Councilwoman Lerma to Approve Amberscapes, Inc. for the Replacement of the Steel Main Gas Line in an amount not to exceed $35,000.
   Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

   AYES: Bilski, Lerma, Noack, Curry, Zapalac, Burttschell
   NOES: None

   The motion carried.

9. **Discussion and Possible Action regarding Adopting the 2024 International Codes, 2024 Uniform Plumbing Code, 2023 National Electrical Code, and Local Amendments. for:**

   - **Building Code**
   - **Existing Building Code**
   - **Residential Code**
   - **Plumbing Code**
   - **Uniform Plumbing Code**
   - **Pool/Spa Code**
   - **Mechanical Code**
   - **National Electric Code**
   - **Property Maintenance Code**
   - **Energy Conservation Code**

- **Fuel Gas Code**
- **Fire Code**
- **Local Amendments**

A motion was made by Councilman Zapalac to Authorize Staff to Draft Changes regarding changes to the 2024 International Codes, 2024 Uniform Plumbing Code, 2023 National Electrical Code, and Local Amendments for the items listed on the agenda.
Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac, Burttschell
NOES: None

The motion carried.

10. Discussion and Possible Action regarding Approving a Proposal from AMS for Retrofit, Controls and Replacement of Air Conditioner Condenser Unit at the Sealy Police Department.

A motion was made by Councilwoman Lerma to Approve a Proposal from AMS for Retrofit, Controls and Replacement of Air Conditioner Condenser Unit at the Sealy Police Department in an amount not to exceed $100,000.
Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac, Burttschell
NOES: None

The motion carried.

11. Discussion and Possible Action regarding an Ordinance Amending Chapter 70 – Parks and Recreation, Amending Section 70-31. (First of two readings)

A motion was made by Councilman Zapalac to Approve Amending an Ordinance under Chapter 70-Parks and Recreation, Amending Section 70-31, subject to one Austin County Resident who is involved in Parks. This is the first of two readings.
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac, Burttschell
NOES: None

The motion carried.

12. Discussion and Possible Action regarding repurposing the Harry Nowak Fountain at the City Hall.

No action was taken.

13. Discussion and Possible Action regarding Amending the City's Organizational Chart to Add Assistant Public Works Director and Job Description of the same.

A motion was made by Councilman Zapalac to Amend the City's Organizational Chart to Add Assistant Public Works Director and Job Description of the same.
Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac, Burttschell
NOES: None

The motion carried.

14. Discussion and Possible Action regarding Amending the City's Pay Scale to Add an Assistant Public Works Director.

A motion was made by Councilman Zapalac to Amend the City's Pay Scale to Add an Assistant Public Works Director.
Councilman Noack seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac, Burttschell
NOES: None

The motion carried.

15. Discussion and Possible Action regarding Approving City Manager Contract.

A motion was made by Councilwoman Lerma to Approve the City Manager Contract with a change to terminate the contract on April 30, 2031.
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac, Burttschell
NOES: None

The motion carried.

16. Reports or Requests from the City Manager and Discussion:

- **Status Update on Proposed Interlocal Agreement with Austin County ESD #2**
- **Boards and Commissions Policy**
- **City Council's Priority of Zoning Exploration**

17. Reports, Announcements, or Requests from Councilmembers.

Bilski	None
Lerma	None
Noack	City-Wide Event Policy Update on Stop Light at Hwy 36/ Fm 2187
Miller	Absent
Curry	Ditches on the Eastside are filled in
Zapalac	None
Burttschell	None

I. Adjourn

A motion was made by Councilwoman Lerma to Adjourn.
Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac, Burttschell
NOES: None

The motion carried. The City Council meeting adjourned at 8:37 p.m.

PASSED AND APPROVED this 7th day of April 2026.

_____
Carolyn Bilski, Mayor

ATTEST:

_____
Sandra Vrablec, City Secretary

b)

SEALY CITY COUNCIL AGENDA ITEM NO: Consider approval of the Convention and Visitors Bureau Operations and HOT Fund Reports for 1st Quarter Fiscal Year 2025-2026

SUBMITTED BY: Charlie Wade, CVB Manager
MEETING DATE: April 21, 2026

STAFF REPORT

DESCRIPTION

The Convention and Visitors Bureau (CVB) operates under the Administrative Services Agreement to promote tourism, support local events, and enhance visitor experiences in Sealy. This report provides a summary of operational activities, training, hotel performance indicators, and Hotel Occupancy Tax (HOT) fund alignment for the first quarter of Fiscal Year 2025–2026.

ANALYSIS

The first quarter reflects a CVB that is operationally sound, compliant, and strategically focused, but still in a growth phase. Tourism activity remains modest and largely driven by signature events, which continue to generate measurable hotel impact. At the same time, the CVB is actively strengthening its foundation through industry training, partnership development, and alignment with best practices in destination marketing. Overall, the quarter highlights a strong emphasis on building capacity and positioning the organization for increased visitation, expanded marketing reach, and greater long-term tourism impact.

ATTACHMENTS

First Quarter FY 2025-2026 CVB Operations and HOT Fund Report

RECOMMENDATION

Approve the Convention and Visitors Bureau Operations and HOT Fund Reports for 1st Quarter Fiscal Year 2025-2026.



Discover SEALY
CONVENTION AND VISITORS BUREAU

CVB Operations & HOT Fund Report

1st Quarter Fiscal Year 2025-2026

CVB Visitors Information Center Operations

Foot Traffic

- 3 walk in visitors requesting tourism information

Phone & Inquiry Traffic

- 1 phone call coordinating bus parking for group attending Fantasy of Lights

Training & Accountability Requirements

Texas Travel Alliance

- October – Annual Conference
  - Travel trends and AI

Houston-Galveston Area Council

- October – Bringing Back Main Street
  - Downtown revitalization & tourism

Destinations Texas (Texas Association of Convention & Visitors Bureau)

- November – Regional Workshop
  - Navigating relationships with media outlets and social media creators

Hotel Room Nights Recorded

Fantasy of Lights

- 38 Hotel Rooms Recorded

Stay close to what matters.

Stay Play AMERICAN INN EconoLodge Holiday Inn Express Super 8 BY WYNDHAM

Stay in Sealy!

HOT Fund Financial Overview

HOT Fund Financial Overview

STATUTORY REQUIREMENTS - FY2026					
ADVERTISING			HISTORICAL RESTORATION & PRESERVATION		
REQUIRED: AT LEAST 1% OF TAXABLE ROOM REVENUE COLLECTED			*REQUIRED: NOT MORE THAN 15% OF HOT TAX REVENUE COLLECTED*		
TAXABLE ROOM RECEIPTS:	$	743,181.56	REVENUE COLLECTED:	$	52,022.71
MINIMUM (1%):	$	7,431.82	MAXIMUM (15%)	$	7,803.41

Summary by Funding Category

Category	FY26 EXPENDITURES	FY26 FLOORS & CEILINGS	FLOORS/CEILINGS MET?
A - CVB INFORMATION CENTER	$ 3,330.44	N/A	N/A
B - HOT FUNDS ADMINISTRATION	$ 33,170.93	N/A	N/A
C - MARKETING & ADVERTISING	$ 8,595.00	$ 7,431.82 MINIMUM	ON TRACK
E - HISTORICAL PRESERVATION	$ -	$ 7,803.41 MAXIMUM	NO EXPENSES FYTD
H - SIGNAGE DIRECTING TOURISTS	$ 7,165.65	N/A	N/A

Shared Cost Line Items

Vendor	Description	Amount Charged to CVB	Percentage
Electon Beam Technology	Board Room Lease	$ 2,400.00	50%
UBEO	Copier Lease	$ 225.00	50%

CVB Administrative Services Agreement – Summary

- CVB operations are aligned with the requirements outlined in the Administrative Services Agreement
- Visitor Information Center, digital presence, and CVB identity requirements are met
- Annual budget, HOT Funds training, and hotel data coordination requirements are in place
- CVB continues to focus on compliance, accountability, and tourism support
- Next CVB Report will be in March 2026

Thank You

Quarterly CVB Report - Administrative Compliance Statement

Per the Administrative Services Agreement, this quarterly written report includes clear traceability to the approved CVB budget funding categories and subcategories; shared cost line items with the percentage allocated to CVB; additional supporting documentation as requested by the City; a copy of HOT Fund transactions and expenditures for the applicable quarter and year; hotel room nights recorded during the quarter for events funded by HOT funds and other events reported by hoteliers; visitor engagement metrics at the CVB Visitors Center (phone inquiries and in-person visitors); and, when applicable, copies of training materials reviewed and sign-in sheets completed by City employees.

HOT Fund Financial Overview

HOT Fund Financial Overview

FY 2026 HOT Revenue Collections

Date Paid	Establishment	Reporting Period	Taxable Room Receipts	Total Tax Due	Penalty	Total Paid
1/14/2026	STAR MOTEL	Q1 FY26	$ 5,365.00	$ 375.55	$ -	$ 375.55
1/28/2026	SUPER 8 MOTEL	Q1 FY26	$ 195,284.99	$ 13,669.95	$ -	$ 13,669.95
1/30/2026	HOLIDAY INN EXPRESS	Q1 FY26	$ 513,100.00	$ 35,917.00	$ -	$ 35,917.00
2/2/2026	AMERICAN INN	Q1 FY26	$ 29,431.57	$ 2,060.21	$ -	$ 2,060.21
TOTAL REPORTED TAXABLE ROOM RECEIPTS			**$ 743,181.56**	**TOTAL PAID FYTD (FY2026)**		**$ 52,022.71**

HOT Fund Financial Overview

STATUTORY REQUIREMENTS - FY2026	
ADVERTISING	**HISTORICAL RESTORATION & PRESERVATION**
REQUIRED: AT LEAST 1% OF TAXABLE ROOM REVENUE COLLECTED	*REQUIRED: NOT MORE THAN 15% OF HOT TAX REVENUE COLLECTED*
TAXABLE ROOM RECEIPTS: $ 743,181.56	REVENUE COLLECTED: $ 52,022.71
MINIMUM (1%): $ 7,431.82	MAXIMUM (15%) $ 7,803.41

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E - HISTORICAL PRESERVATION	$ -	$ 7,803.41 MAXIMUM	NO EXPENSES FYTD
H - SIGNAGE DIRECTING TOURISTS	$ 7,165.65	N/A	N/A

Shared Cost Line Items

Vendor	Description	Amount Charged to CVB	Percentage
Electon Beam Technology	Board Room Lease	$ 2,400.00	50%
UBEO	Copier Lease	$ 225.00	50%

HOT Fund Financial Overview

Itemized Expense Register

Date	Vendor	Description	Category	Amount
10/1/2025	P-CARD EXPENSE	TABLE AND CHAIRS	A - CVB INFORMATION CI	$ 439.54
10/1/2025	CHARLIE WADE	MILEAGE REIMBURSEMENT (TTA SUMMIT)	B - HOT FUNDS ADMIN	$ 208.60
10/1/2025	CHARLIE WADE	MEAL REIMBURSEMENT (TTA SUMMIT)	B - HOT FUNDS ADMIN	$ 32.00
10/1/2025	PLACER LABS INC	PLACER AI SUBSCRIPTION	B - HOT FUNDS ADMIN	$ 5,000.00
10/1/2025	TML INTERGOVERNMENTAL RISK POOL	WORKERS COMPENSATION INSURANCE	B - HOT FUNDS ADMIN	$ 38.76
10/1/2025	TML INTERGOVERNMENTAL RISK POOL	GENERAL LIABILITY INSURANCE	B - HOT FUNDS ADMIN	$ 304.63
10/1/2025	WITTENBURG PRINTING	CERAMIC COFFEE MUGS	B - HOT FUNDS ADMIN	$ 2,145.60
10/1/2025	AUSTIN COUNTY FAIR ASSOCIATION	2025 ACF MAIN CATALOG ADVERTISEMENT	C - ADVERTISING	$ 175.00
10/3/2025	HILTON HOTELS	HOTEL (TTA SUMMIT)	B - HOT FUNDS ADMIN	$ 655.04
10/3/2025	TEXAS HEALTH BENEFITS	GROUP INSURANCE	B - HOT FUNDS ADMIN	$ 392.14
10/6/2025	ONTHECLOCK	TIMECLOCK SUBSCRIPTION	B - HOT FUNDS ADMIN	$ 2.94
10/7/2025	P-CARD EXPENSE	HDMI CABLE FOR DESKTOP COMPUTER	A - CVB INFORMATION CI	$ 9.99
10/8/2025	P-CARD EXPENSE	VISITORS CENTER COFFEE MAKER	A - CVB INFORMATION CI	$ 244.36
10/13/2025	P-CARD EXPENSE	OFFICE KEYS	A - CVB INFORMATION CI	$ 11.55
10/13/2025	P-CARD EXPENSE	TACVB ANNUAL MEMBERSHIP DUES	B - HOT FUNDS ADMIN	$ 520.00
10/14/2025	BLUE IRON TECHNOLOGIES	IT SUPPORT	B - HOT FUNDS ADMIN	$ 303.75
10/14/2025	CHARLIE WADE	MILEAGE REIMBURSEMENT (HGAC MAIN ST MEETING)	B - HOT FUNDS ADMIN	$ 86.44
10/15/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES	B - HOT FUNDS ADMIN	$ 1,536.00
10/15/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES	B - HOT FUNDS ADMIN	$ 117.12
10/16/2025	ELECTRON BEAM TECHNOLOGY	BUILDING LEASE	A - CVB INFORMATION CI	$ 800.00
10/16/2025	CANVA	ANNUAL CANVA SUBSCRIPTION	B - HOT FUNDS ADMIN	$ 119.99
10/17/2025	UBEO OF EAST TEXAS, INC	COPIER LEASE	A - CVB INFORMATION CI	$ 112.50
10/17/2025	RINGCENTRAL, INC.	TELEPHONE SERVICE	B - HOT FUNDS ADMIN	$ 31.31
10/21/2025	TEXAS TRAVEL ALLIANCE	DMO/CVB MEMBERSHIP DUES	B - HOT FUNDS ADMIN	$ 500.00
10/24/2025	P-CARD EXPENSE	THREE RING BINDERS AND TABS	B - HOT FUNDS ADMIN	$ 76.05
10/27/2025	P-CARD EXPENSE	MEAL (PRIDE OF TEXAS MEETING)	B - HOT FUNDS ADMIN	$ 12.45
10/29/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES	B - HOT FUNDS ADMIN	$ 1,920.00
10/29/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES	B - HOT FUNDS ADMIN	$ 146.88

HOT Fund Financial Overview

Date	Vendor	Description	Category	Amount
10/29/2025	TEXAS MUNICIPAL RETIREMENT SYSTEM	CVB PAYROLL - RETIREMENT CONTRIBUTIONS	B - HOT FUNDS ADMIN	$ 231.94
10/31/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES (EDC)	B - HOT FUNDS ADMIN	$ 1,384.58
10/31/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES (EDC)	B - HOT FUNDS ADMIN	$ 105.92
10/31/2025	TEXAS HEALTH BENEFITS	GROUP INSURANCE	B - HOT FUNDS ADMIN	$ 773.38
10/31/2025	TEXAS MUNICIPAL RETIREMENT SYSTEM	CVB PAYROLL - RETIREMENT CONTRIBUTIONS (EDC)	B - HOT FUNDS ADMIN	$ 209.07
11/4/2025	ONTHECLOCK	TIMECLOCK SUBSCRIPTION	B - HOT FUNDS ADMIN	$ 2.94
11/6/2025	CHARLIE WADE	MILEAGE REIMBURSEMENT (DESTINATIONS WKSHP)	B - HOT FUNDS ADMIN	$ 108.64
11/6/2025	RINGCENTRAL, INC.	TELEPHONE SERVICE	B - HOT FUNDS ADMIN	$ 31.31
11/11/2025	FOUND DESIGN LLC (MERJE)	WAYFINDING SIGN PROGRAM	H - SIGNAGE	$ 7,165.65
11/12/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES	B - HOT FUNDS ADMIN	$ 1,920.00
11/12/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES	B - HOT FUNDS ADMIN	$ 146.40
11/13/2025	DESTINATIONS TEXAS	2026 WINTER CONFERENCE REGISTRATION	B - HOT FUNDS ADMIN	$ 610.00
11/17/2025	UBEO OF EAST TEXAS, INC	COPIER LEASE	A - CVB INFORMATION CI	$ 112.50
11/17/2025	SHRED-IT	SHREDDING SERVICE	B - HOT FUNDS ADMIN	$ 114.15
11/21/2025	ELECTRON BEAM TECHNOLOGY	BUILDING LEASE	A - CVB INFORMATION CI	$ 800.00
11/21/2025	ELECTRON BEAM TECHNOLOGY	BUILDING LEASE	A - CVB INFORMATION CI	$ 800.00
11/25/2025	TEXAS HEALTH BENEFITS	GROUP INSURANCE	B - HOT FUNDS ADMIN	$ 773.38
11/26/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES	B - HOT FUNDS ADMIN	$ 1,920.00
11/26/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES	B - HOT FUNDS ADMIN	$ 146.40
11/26/2025	TEXAS MUNICIPAL RETIREMENT SYSTEM	CVB PAYROLL - RETIREMENT CONTRIBUTIONS	B - HOT FUNDS ADMIN	$ 579.84
11/28/2025	CHARLIE WADE	MILEAGE REIMBURSEMENT (FOL SUPPLIES RUN)	B - HOT FUNDS ADMIN	$ 42.28
11/30/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES (EDC)	B - HOT FUNDS ADMIN	$ 1,384.58
11/30/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES (EDC)	B - HOT FUNDS ADMIN	$ 105.92
11/30/2025	TEXAS MUNICIPAL RETIREMENT SYSTEM	CVB PAYROLL - RETIREMENT CONTRIBUTIONS (EDC)	B - HOT FUNDS ADMIN	$ 209.07
11/30/2025	AUSTIN COUNTY NEWS ONLINE	WEBSITE MAINTENANCE	C - ADVERTISING	$ 75.00
12/1/2025	CHAPARRAL CREATIVE LLC	SOCIAL MEDIA MANAGEMENT	C - ADVERTISING	$ 2,500.00
12/2/2025	ONTHECLOCK	TIMECLOCK SUBSCRIPTION	B - HOT FUNDS ADMIN	$ 2.94
12/6/2025	TX FESTIVAL & TOURISM CONSULTING	FANTASY OF LIGHTS EVENT	C - ADVERTISING	$ 5,000.00
12/10/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES	B - HOT FUNDS ADMIN	$ 1,920.00
12/10/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES (SALARY ADJ)	B - HOT FUNDS ADMIN	$ 325.00

HOT Fund Financial Overview

Date	Vendor	Description	Category	Amount
12/10/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES	B - HOT FUNDS ADMIN	$ 146.40
12/10/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES (SALARY ADJ)	B - HOT FUNDS ADMIN	$ 24.86
12/11/2025	JOHNNY FRANCO	MAIN STREET SIGN	C - ADVERTISING	$ 520.00
12/11/2025	P-CARD EXPENSE	FACEBOOK ADVERTISEMENT - FOL	C - ADVERTISING	$ 250.00
12/12/2025	RINGCENTRAL, INC.	TELEPHONE SERVICE	B - HOT FUNDS ADMIN	$ 31.31
12/15/2025	SHRED-IT	SHREDDING SERVICE	B - HOT FUNDS ADMIN	$ 132.02
12/15/2025	AUSTIN COUNTY NEWS ONLINE	WEBSITE MAINTENANCE	C - ADVERTISING	$ 75.00
12/16/2025	DESTINATIONS TEXAS	DESTINATION MARKETING CERTIFICATION TRAINING	B - HOT FUNDS ADMIN	$ 150.00
12/24/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES	B - HOT FUNDS ADMIN	$ 1,920.00
12/24/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES	B - HOT FUNDS ADMIN	$ 146.40
12/24/2025	TEXAS MUNICIPAL RETIREMENT SYSTEM	CVB PAYROLL - RETIREMENT CONTRIBUTIONS	B - HOT FUNDS ADMIN	$ 869.76
12/31/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES (EDC)	B - HOT FUNDS ADMIN	$ 1,449.58
12/31/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES (EDC)	B - HOT FUNDS ADMIN	$ 110.89
12/31/2025	TEXAS HEALTH BENEFITS	GROUP INSURANCE	B - HOT FUNDS ADMIN	$ 773.38
12/31/2025	TEXAS MUNICIPAL RETIREMENT SYSTEM	CVB PAYROLL - RETIREMENT CONTRIBUTIONS (EDC)	B - HOT FUNDS ADMIN	$ 218.89
			TOTALS	**$ 52,262.02**

Event Hotel Room Night Impact

HOT Funded Events - Room Nights Generated

Event Name	Event Dates	Funding Category	Estimated Room Nights	Hotels Reporting
Fantasy of Lights	December 4-6, 2025	Advertising	38	Holiday Inn

Other Tracked Events (Non-HOT Funded)

Event Name	Event Dates	Organizer	Estimated Room Nights	Hotels Reporting
None				

Visitor Center Activity

Foot Traffic

Month	# Walk-in Visitors	# Walk-in Visitors - Prior Year
October	0	Unknown
November	0	Unknown
December	3	Unknown

Phone & Inquiry Traffic

Month	# Phone Calls	# Emails	Other Inquiry Types	Top Request Types
November	1	0	0	Fantasy of Lights Bus Parking

Professional Development Association Engagement

Professional Training & Certifications

Certification Title	Organization	Month	Location	Status (Complete/In Progress

Association Meetings & Professional Participation

Meeting / Event Name	Organization	Month	Location	Topic
TTA Annual Conference	Texas Travel Alliance	October	San Antonio, TX	Travel Trends and AI
Bringing Back Main Street	Houston-Galveston Area Council	October	Houston, TX	Downtown Revitalization
				& Tourism
Destinations TX Regional Workshop	Destinations Texas	November	Bryan, TX	Navigating Relationships
				with media and creators

c)

AGENDA ITEM NO: _____

SUBMITTED BY: Kimbra Hill, City Manager
MEETING DATE: April 21, 2026

STAFF REPORT

DESCRIPTION

Approving 2026 Consumer Price Index (CPI) Adjustment to Municipal Telecommunication Right-Of-Way Access Line Rates.

ANALYSIS

In Texas, the municipal telecommunications right-of-way access line rate is adjusted annually based on the Consumer Price Index (CPI), as established under Texas Local Government Code Chapter 283.

Each year, the Texas Comptroller's Office applies an adjustment using the CPI. The adjustment is cumulative from the base year (1999), not just year over year.

This rate is established by state law and adjusted annually by the Comptroller based on CPI. The City does not set or approve the rate; rather, it is incorporated into revenue projections and monitored accordingly. Although Council action is not required, the update has historically been presented for recordation purposes.

RECOMMENDATION

N/A

FINANCIAL IMPACTS

N/A

Public Utility Commission of Texas

1701 N. Congress Ave., PO Box 13326, Austin, TX 78711-3326

2026 CONSUMER PRICE INDEX (CPI) ADJUSTMENT TO MUNICIPAL TELECOMMUNICATIONS RIGHT-OF-WAY ACCESS LINE RATES

February 28, 2026

PURPOSE

This letter is to notify you that your city's 2026 maximum access line rates have increased by 1.1157% due to inflation, as measured by the CPI. This adjustment has been made pursuant to Chapter 283 of the Local Government Code (House Bill 1777).

DEFAULT RATES FOR 2026: INCREASE

Based on the choices made by your city in April 2025, your city's 2026 rate will either be adjusted for inflation, or will remain the same as your 2025 rate. According to our records, when similar CPI adjustments were made in April 2026, your city chose the MAXIMUM allowable CPI-adjusted rates. Therefore, your 2026 rates will reflect an increase of 1.1157% from your 2026 rates. You have the option to decline this increase in rates by taking the action explained below.

ACTION BY CITY: TO REFUSE THE INCREASE

(1) You do not have to respond to accept the increased access line rates. (2) Respond ONLY if you want to DECLINE the increase in access line rates. (3) To decline, notify the PUC using page 2 of this letter no later than April 30, 2026. (4) The PUC does not require City council authorization; however, if your city charter requires it, please do so immediately. (5) Verify your contact information and highlight any changes. (6) Make a copy of this document.

WHAT HAPPENS IF A CITY DOES NOT RESPOND BY APRIL 30, 2026?

If a city does not respond by April 30, 2026, the rates for your city will increase from 2026 levels to the newly established 2027 levels. The next opportunity to adjust your rates will be September 1, 2027.

WHAT HAPPENS NEXT?

The PUC will notify telephone companies of your desired rates and your city will be compensated accordingly no later than July 1, 2027.

FUTURE REVISIONS TO CPI

The access line rates will be revised annually in March depending on whether the CPI changes for the previous year. If the CPI changes for the year 2026, you will receive a similar letter in March 2027.

See over...

City of Sealy

SECTION 1: Your 2025 city preferred rates are as follows:

Residential: $0.39 ***Non-Residential:*** $0.67 ***Point-to-Point:*** $0.96

SECTION 2: Your default rates for 2026 are as follows. Note: These are higher than the 2025 rates (above) due to the CPI inflation adjustment.

Residential: $0.40 ***Non-Residential:*** $0.68 ***Point-to-Point:*** $0.98

To decline your default increase in rates, notify the PUC by completing the section below. You can mail or fax this page to the PUC. To accept rates in SECTION 2, no action is required.

I _____, Title _____, am an authorized representative for the City/Town/Village of _____. The City declines to accept the default rates indicated in SECTION 2 above. Instead, we choose the following rates: Residential _____ ; Non-Residential _____; Point-to-Point _____.

Date: _____ Signature: _____

Other Comments:

HOW TO RESPOND

Mail: Micah Noon
Public Utility Commission
P.O. Box 13326
Austin, Texas 78711-3326

Or FAX to Micah Noon at: 512-936-7293;
EMAIL to micah.noon@puc.texas.gov

INQUIRIES

Inquiries only. NOT for sending your response.
HB1777@puc.texas.gov
Phone No: 512-936-7394

CITY CONTACT INFORMATION

Please notify us if the contact information we have on file for your city has changed. Thank you.

Phone No. 1: (979) 885-3511
Phone No. 2: NULL
Fax No: (979) 885-3513
Email: khill@ci.sealy.tx.us

Address

Kimbra Hill City Manager
or current city official responsible for right-of-way issues
CITY OF SEALY
P. O. BOX 517
Sealy TX 77474

d)

AGENDA ITEM NO: _____

SUBMITTED BY: Kimbra Hill, City Manager
MEETING DATE: April 21, 2026

STAFF REPORT

DESCRIPTION

Ordinance Amending Chapter 70- Parks and Recreation, Amending Sec. 70-31 regarding Parks Board Membership.

(Second of two readings)

ANALYSIS

At the April 7, 2026 City Council meeting, Council directed the City Attorney to revise the proposed ordinance amendment to allow for the appointment of one member who resides in Austin County and who meets the relevant expertise and recognized credentials outlined in the ordinance, to serve on the Parks Board. One additional minor edit was made to the language for clarification purposes: "that the city council may appoint a member who resides **outside the city limits** but in Austin County".

This revision reflects Council's direction to limit such appointments to one member, rather than allowing the option to appoint multiple members.

RECOMMENDATION

N/A

FINANCIAL IMPACTS

N/A

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY OF SEALY, TEXAS, AMENDING SECTION 70-31 OF ARTICLE II OF CHAPTER 70 OF THE CODE OF ORDINANCES; PROVIDING RULES AND REGULATIONS FOR THE PARKS BOARD; REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT OR INCONSISTENT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

* * * * * * * * * * * * *

WHEREAS, the City Council of the City of Sealy, Texas ("City") finds that amending the rules and regulations for membership on the Parks Board is for the good of the government by expanding the expertise of its members;

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 70-31 of Article II of Chapter 70 of the code of ordinances is amended to read as follows:

"Chapter 70 – PARKS AND RECREATION

* * * *

ARTICLE II. – PARKS BOARD

Sec. 70-31. Created; membership.

There is created and established a parks board in and for the city. The parks board shall consist of five members, who shall be appointed by the mayor, subject to confirmation by the city council. Members of the parks board shall serve without compensation, and each shall be a resident of the city; provided, that the city council may appoint a member who resides outside the city limits but in Austin County if the council finds that such member possesses expertise related to the purposes of the parks board. Such member must also have professional or certified experience in landscape architecture, horticulture, arboriculture, parks and recreation management, environmental science, sports complex management, sports tourism, sports league oversight and management, event recruitment, or tournament operations or be designated as a Texas Master Gardener or possess similar credentials. The city manager shall be an ex officio member of the board."

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

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

Section 5. *Effective Date*. This ordinance shall become effective immediately.

PASSED AND APPROVED at this first reading on the 7th day of April, 2026.

PASSED, APPROVED AND ADOPTED at this second reading on the _____ day of _____ 2026.

_____
Carolyn Bilski, Mayor

ATTEST:

_____
Sandra Vrablec, City Secretary

e)

AGENDA ITEM NO:___

Discussion and possible action to approve a Resolution for participation in and application to the Motor Vehicle Crime Prevention Authority (MVCPA) for the SB 224 Catalytic Converter Grant Program.

SUBMITTED BY: Russell Grimes

MEETING DATE: April 21st, 2026

STAFF REPORT

DESCRIPTION

Discussion and possible action to approve a Resolution for participation in and application to the Motor Vehicle Crime Prevention Authority (MVCPA) for the SB 224 Catalytic Converter Grant Program.

ANALYSIS

Background:

The Motor Vehicle Crime Prevention Authority (MVCPA), under the Texas Transportation Code Chapter 1006, provides grant funding to law enforcement agencies to support programs that prevent and reduce motor vehicle crime, including catalytic converter theft.

This application represents the **third consecutive year** the Sealy Police Department has participated in the MVCPA grant program. The Department has successfully utilized prior grant funding to enhance enforcement efforts, investigative capabilities, and technology deployment related to motor vehicle crime.

Currently, the City of Sealy funds approximately **20% of the cost** associated with the Department's Flock Safety Automated License Plate Reader (ALPR) system, totaling **$8,600.00 annually**, with the remaining **80% ($43,000)** supported through MVCPA grant funding already incorporated into the Police Department budget. This cost-sharing model will continue under the proposed grant application.

As outlined in the attached resolution, the City of Sealy acknowledges all grant requirements, including the obligation to return funds in the event of loss or misuse, and designates the appropriate officials to administer the grant.

Project Description:

If awarded, grant funding will continue to support targeted enforcement and prevention strategies, including:

- Deployment and monitoring of ALPR technology
- Investigative resources to identify and apprehend offenders
- Public education initiatives, including catalytic converter etching and theft prevention
- VIN verification services, including completion of VTR-68-A inspections
- Regional coordination with partner agencies and task forces

Additionally, due to a recent increase in complex criminal investigations involving motor vehicle crime, as well as overall increases in criminal caseload, the Sealy Police Department's Criminal Investigations Division (CID) has become increasingly burdened.

To address this growing demand, combined with the City's projected eminent growth, the Department plans to request one additional CID Investigator position through the MVCPA grant program.

The MVCPA grant allows for funding of:

- Investigator salary and benefits
- Assigned vehicle
- Computer equipment
- Portable radio and necessary law enforcement equipment
- Investigative software tools

This position would significantly enhance the Department's ability to investigate:

- Catalytic converter thefts
- VIN-swapped vehicles
- Organized motor vehicle theft operations
- Conduct inspections of recycling/scrap facilities
- Conduct inspections of car dealerships and assist in identifying/investigating fraud

The investigator currently assigned to CID is already experienced and trained in motor vehicle crime investigations, including VIN inspections and public assistance services related to VTR-68-A certifications. Expanding this capability will improve service delivery, case clearance rates, and proactive enforcement.

Financial Impact:

- **Grant Funding Structure:** Approximately **80% MVCPA / 20% City match**

Existing Program Cost (ALPR):

- City Share: $7,167 (20%)
- Grant Share: $35,833 (80%) Total Grant Project: $43,000

Budget Category	MVCPA Expenditures	Cash Match Expenditures	Total Expenditures	In-Kind Match
Personnel				
Fringe				
Overtime				
Professional and Contract Services				
Travel				
Equipment				
Supplies and Direct Operating Expenses (DOE)	$35,833	$7,167	$43,000	
Total	$35,833	$7,167	$43,000	
Cash Match Percentage		20.00%		

Existing Software Subscription (Proposed for Grant Inclusion):

- Flock Safety Investigative Software Suite: $21,000
  - initially funded by Chapter 59 funds; to be added to FY26/27 budget
  - Inclusion in the grant will **reduce the total cost burden to the City**

Proposed CID Investigator Position (Estimated Costs):

- Fully burdened salary: $108,237
- Vehicle & Upfit: $55,000
- Panasonic Toughbook laptop: $4,000
- Motorola APX portable radio: $9,000

Estimated City Cost (20% match):

- Approximately **one-fifth of total program cost**, significantly reducing fiscal impact compared to full local funding

This funding opportunity allows the City to acquire personnel, technology, and equipment at approximately 20% of the total cost, compared to 100% local funding otherwise required.

- New Total Grant Program Cost is $240,237; 20% Matching City Funds = $48,047.40

All expenditures associated with the new position and program expansion will be **contingent** upon City Council approval during the budget process.

Strategic Impact:

Approval of this resolution supports the City's commitment to:

- Enhancing public safety and crime reduction
- Addressing increased investigative workload
- Leveraging external funding to maximize taxpayer value
- Expanding technology-driven policing strategies
- Preparing for continued population and service demand growth

RECOMMENDATION

Staff recommends Council's approval of resolution so that the application can be completed and submitted for consideration of awarding grant funds to the city.

Summary:

This item authorizes the Police Department to apply for continued MVCPA grant funding to support catalytic converter theft prevention and motor vehicle crime investigations. The grant provides an opportunity to expand CID staffing, technology, and software capabilities at an approximately 80% cost savings to the City, subject to future budget approval.

f)

AGENDA ITEM NO: _____

SUBMITTED BY: Kimbra Hill, City Manager
MEETING DATE: April 21, 2026

STAFF REPORT

DESCRIPTION

Accept the Semi-Annual Report from the Virgil and Josephine Gordon Memorial Library.

ANALYSIS

Pursuant to the terms of the Library Services Agreement, the Virgil and Josephine Gordon Memorial Library is required to submit a quarterly financial report by April 15, 2026, in order for the City to process the quarterly payment. Additionally, the Library provides its semi-annual report to City Council each April.

At the time of agenda posting and packet submission, Library representatives are attending a conference and have shared that they plan to finalize the report incorporating information gained during the conference. Staff appreciates their efforts to ensure the report is thorough and up to date. The completed report will be provided to City Council upon receipt or at the time of the meeting.

RECOMMENDATION

N/A

FINANCIAL IMPACTS

N/A

Sandra Vrablec

From: AbbyLynn Moyle <abbylynn@gordonmemoriallibrary.org>
Sent: Wednesday, March 25, 2026 4:29 PM
To: Carolyn Bilski; Jennifer Matura; Kimbra Hill; Michael Barrow; Sandra Vrablec
Subject: Annual Accreditation report

Good Afternoon,

Our annual accreditation report has been fully submitted. Once I receive confirmation that it has been accepted, I will be happy to provide the City with a finalized copy. I am hopeful that everything will be ready in time for our quarterly report on April 21st.
The Texas State Library and Archives Commission will notify me if any revisions are needed or if the report has been approved for our 2027 accreditation. I can certainly share the current version with you now; however, since it is a 25-page document, I would prefer to wait for final acceptance to avoid sending an updated version should any changes be required.

Thank you,

AbbyLynn Moyle
Library Manager



This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

LIBRARY SERVICES AGREEMENT

THE STATE OF TEXAS §

COUNTY OF AUSTIN §

This agreement (the "Agreement") is entered into by and between the City of Sealy, Texas, a political subdivision of the State of Texas, hereinafter referred to as "CITY", and the Virgil and Josephine Gordon Memorial Library, a Texas non-profit corporation, located at 917 North Circle Drive, Sealy, Texas, hereinafter referred to as "LIBRARY."

WHEREAS, in consideration of the following mutual agreements and covenants, it is understood and agreed by and between the parties hereto as follows:

1. This Agreement is effective as of October 1, 2025. The term of this Agreement shall be for one (1) year beginning on October 1, 2025, and ending on September 30, 2026.

2. The LIBRARY, being an established library, agrees to furnish free library services to all citizens of the CITY for the term of this Agreement. In consideration thereof, the CITY agrees to contribute to the LIBRARY not to exceed the sum of $20,000.00, payable in four installments of $5,000.00 each as needed, at the following schedule and after the Finance Director receives the Quarterly Financial Reports for that quarter:

Quarterly Financial Report Schedule	Payment Schedule
On or before October 15, 2025	October 30, 2025
On or before January 15, 2026	January 30, 2026
On or before April 15, 2026	April 30, 2026
On or before July 15, 2026	July 30, 2026

3. The LIBRARY agrees to be open to the public during hours that are convenient to the public for a minimum of 32 hours per week.

4. This Agreement may be terminated at any time by either party by giving written notice of such intentions three (3) months in advance of such termination. If the CITY does not have funds to pay for the funding provided in the Agreement, then the CITY shall terminate this Agreement and shall not be required to provide any funding to the LIBRARY.

5. Except as provided for herein, all costs, expenses, and accounts incurred in the operation and maintenance of the LIBRARY, and all other costs, expenses, and accounts incident to the LIBRARY, shall be paid by the LIBRARY, and the CITY shall not be held liable therefore or for any debts of the LIBRARY.

6. The CITY shall not be held liable to the LIBRARY'S employees, patrons, or visitors, for any damage to person or property that might arise at or be incidental to the operation of the LIBRARY facilities, and the LIBRARY agrees to indemnify, defend and hold the CITY harmless from any and all claims arising in connection with the operation of such facilities.

7. The LIBRARY agrees to furnish to the CITY a copy of the LIBRARY'S annual report as required by the Texas State Library and Archives Commission on or before June 1, 2026.

8. The LIBRARY agrees to furnish to the CITY a copy of the LIBRARY'S annual budget by December 30 of each year.

9. The LIBRARY agrees to provide its semi-annual reports to the CITY during its regular monthly City Council meetings for the months of April 2026 and October 2026. This report shall include updates on activities and future plans for the LIBRARY.

10. The CITY and the LIBRARY agree that they will engage in informal communication with respect to this Agreement including phone calls and emails. All reports required in the Agreement shall be emailed to the City contacts below.

Mayor Carolyn Bilski – cbilski@ci.sealy.tx.us

Kimbra Hill – khill@ci.sealy.tx.us

Jennifer Matura – jmatura@ci.sealy.tx.us

Accounts Payable - AP@ci.sealy.tx.us

11. The City Council finds that the funding provided for in this Agreement meets a public purpose.

Signed this 18th day of August 2025.

THE VIRGIL AND JOSEPHINE GORDON MEMORIAL LIBRARY FOUNDATION

President

CITY OF SEALY, TEXAS

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrablec, City Secretary

g)

CONSENT AGENDA

Approve Financial Report for Month Ending February 2026

SUBMITTED BY: Jennifer Matura, Finance Director

MEETING DATE: April 21, 2026

STAFF REPORT

SUMMARY

At the March meeting, staff informed Council of an unusually large January sales tax payment and advised that the funds would be set aside pending verification with the Texas Comptroller's Office.

Since that time, the City has also received the February 2026 sales tax remittance, which again reflects an unusually large increase compared to historical collections.

UPDATE / ANALYSIS

The City utilizes ZacTax for sales tax analytics. This platform provides detailed monthly sales tax data to assist municipalities in monitoring revenue trends and economic activity. The information within ZacTax is derived from tax-payer specific data provided by the State and is confidential under Texas Tax Code Section 322.2022, and therefore cannot be disclosed in a public meeting or published materials.

Based on the January 2026 data now available within ZacTax, staff was able identify the source of the significant increase in sales tax revenue at a high level. The increase appears to be attributable to a single, substantial transaction within the manufacturing sector, likely involving the purchase and delivery of high-value, specialized equipment within the City's jurisdiction.

Based on this information along with communication with ZacTax, staff believes the January sales tax payment is legitimate.

Additionally, the City received the February 2026 sales tax remittance in April, which also reflected a significant increase compared to historical trends. The February report shows total collections of $721,922, representing an increase of over 170% compared to February 2025.

The Comptroller's office indicates that similar increases for January and February have been observed by Austin County.

At this time, detailed taxpayer data for February 2026 is not yet available within the ZacTax system. Staff will continue to monitor the platform as additional data is released in order to identify the source of the February increase and determine whether it is related to the same activity that generated the January payment or represents a separate transaction. Once this information becomes available, staff will provide an additional update to Council with further clarification regarding the nature and sustainability of these revenues.

As a reminder, under State procedures, the Comptroller's Office has the authority to adjust or "claw back" local sales tax allocations for up to four years after the original distribution if an error in allocation is later identified.

Staff recommends treating these revenues as one-time, non-recurring funds. Unless further long-term months of data confirm a sustained trend, we should continue to budget these revenues based on the stable historical data. This approach allows the City to remain fiscally responsible while ensuring that decisions are based on verified and reliable information.

RECOMMENDATION

Staff recommends acceptance of the Financial Report for month ending February 2026



City of Sealy, Texas

Financial Report

For the Fiscal Date Ending February 28, 2026

Section 1

Fund Balance Report

City of Sealy, Texas
Fund Balance Report
For the Period Ending February 28, 2026

	Fund Balance 10/01/2025	YTD Revenues & Other Sources	YTD Expenses & Other Uses	YTD Surplus (Deficit)	Fund Balance 02/28/2026	LESS: Net Investment in Capital Assets	Unassigned Fund Balance 02/28/2026	Budgeted Operating Expenses	# Days of Oper Exp's	$/Day to Operate
GENERAL FUND										
10 General Fund	$ 5,524,128.31	$ 6,844,026.51	$ 3,079,276.96	$ 3,764,749.55	$ 9,288,877.86	$ -	$ 9,288,877.86	$ 8,402,525.00	398	$ 23,021
SEALY ECONOMIC DEVELOPMENT CORP										
29 Economic Development Sales Tax Fund	$ 3,366,580.20	$ 1,084,881.89	$ 360,624.83	$ 724,257.06	$ 4,090,837.26	$ -	$ 4,090,837.26	$ 899,353.00	1,638	$ 2,464
WATER & SEWER FUND										
56 Water & Sewer Fund	$ 31,163,060.43	$ 2,635,730.76	$ 2,019,986.61	$ 615,744.15	$ 31,778,804.58	$ 27,715,686.56	$ 4,063,118.02	$ 5,456,675.00		
60 Water Impact Fees Fund	974,790.89	181,434.96	-	181,434.96	1,156,225.85	-	$ 1,156,225.85	-		
61 Sewer Impact Fees Fund	1,118,280.01	40,871.03	-	40,871.03	1,159,151.04	-	$ 1,159,151.04	-		
	$ 33,256,131.33	$ 2,858,036.75	$ 2,019,986.61	$ 838,050.14	$ 34,094,181.47	$ 27,715,686.56	$ 6,378,494.91	$ 5,456,675.00	421	$ 14,950
GAS FUND										
57 Gas Fund	$ 4,076,925.69	$ 1,638,582.82	$ 921,695.29	$ 716,887.53	$ 4,793,813.22	$ 1,204,730.86	$ 3,589,082.36	$ 2,442,000.00	529	$ 6,690
SOLID WASTE FUND										
58 Solid Waste Fund	$ 145,384.77	$ 1,139,999.59	$ 1,051,171.29	$ 88,828.30	$ 234,213.07	$ 61,999.70	$ 172,213.37	$ 2,560,723.00	24	$ 7,016
UTILITY DEPOSIT FUNDS										
66 Water Utility Deposits Fund	$ 247,619.15	$ -	$ -	$ -	$ 247,619.15					
67 Gas Utility Deposits Fund	472,535.00	-	-	-	472,535.00					
DEVELOPER DEPOSIT FUNDS										
68 Developer Deposits Fund	$ 33,385.52	$ -	$ 3,815.00	$ (3,815.00)	$ 29,570.52					
SPECIAL PURPOSE FUNDS										
11 Municipal Court Technology Fund	$ 32,983.70	$ 295.18	$ 12,185.99	$ (11,890.81)	$ 21,092.89					
12 Time Payment Reimbursement Fee Fund	42,648.19	4,016.55	2,603.83	1,412.72	44,060.91					
13 Municipal Court Building Security Fund	238,498.76	3,305.97	3,920.63	(614.66)	237,884.10					
14 Child Safety Fund	13,361.39	329.96	-	329.96	13,691.35					
15 Police Department Donations Fund	60,305.96	6,000.27	1,878.03	4,122.24	64,428.20					
17 Park Land Dedication Fund	93,735.61	1,310.86	-	1,310.86	95,046.47					
18 State LEOSE Allocation Fund	11,063.80	154.74	-	154.74	11,218.54					
19 PEG Franchise Fee Fund	35,262.60	1,408.95	-	1,408.95	36,671.55					
20 Hotel/Motel Occupancy Tax Fund	867,139.09	63,021.89	98,383.90	(35,362.01)	831,777.08					
22 Local Youth Diversion Fund	109,989.79	7,668.79	-	7,668.79	117,658.58					
23 Municipal Jury Fund	1,355.25	140.83	52.40	88.43	1,443.68					
24 Chapter 59 Forfeited Property Fund	93,205.14	1,250.42	10,812.50	(9,562.08)	83,643.06					
26 TIRZ #2 Tax Increment Fund	308,945.65	1,690.75	188,046.41	(186,355.66)	122,589.99					
27 PID #1 Assessment Fund	46,907.35	44,198.70	58,461.18	(14,262.48)	32,644.87					
28 Sealy Development Authority Fund	-	243,471.96	243,471.96	-	-					
30 Downtown Revitalization Fund	8,623.89	35.78	-	35.78	8,659.67					
31 Emergency Reserve Fund	-	-	-	-	-					

City of Sealy, Texas
Fund Balance Report
For the Period Ending February 28, 2026

		Fund Balance 10/01/2025	YTD Revenues & Other Sources	YTD Expenses & Other Uses	YTD Surplus (Deficit)	Fund Balance 02/28/2026	LESS: Net Investment in Capital Assets	Unassigned Fund Balance 02/28/2026	Budgeted Operating Expenses	# Days of Oper Exp's	$/Day to Operate
35	Donation Fund	20,641.87	1,892.50	3,190.62	(1,298.12)	19,343.75					
36	Debt Service Fund	884,089.41	2,759,065.28	1,242,691.50	1,516,373.78	2,400,463.19					
59	Municipal Drainage Utility Fund	689,591.53	74,518.44	38,465.21	36,053.23	725,644.76					
62	Local Youth Diversion Admin Fee Fund	201.47	154.32	-	154.32	355.79					
64	Opioid Grant Fund	14,112.72	197.36	147.49	49.87	14,162.59					
65	Consolidated Security & Technology Fund	9,945.35	11,597.56	-	11,597.56	21,542.91					
70	Special Events Fund	-	6,694.98	-	6,694.98	6,694.98					
		$ 3,582,608.52	$ 3,232,422.04	$ 1,904,311.65	$ 1,328,110.39	$ 4,910,718.91					
	BOND/GRANT FUNDS										
32	American Rescue Plan Act Fund	$ 4,383.34	$ -	$ -	$ -	$ 4,383.34					
33	2022 Cert's of Oblig Construction Fund	17,969,160.08	208,135.13	2,451,867.68	(2,243,732.55)	15,725,427.53					
37	Front Street Drainage Remediation Fund	90,047.94	-	-	-	90,047.94					
63	2025 Cert's of Oblig Construction Fund	20,236,494.52	283,063.12	38,700.00	244,363.12	20,480,857.64					
		$ 38,300,085.88	$ 491,198.25	$ 2,490,567.68	$ (1,999,369.43)	$ 36,300,716.45					
	INTERNAL SERVICE FUNDS										
80	Self-Insurance Fund	$ 2,713.00	$ -	$ -	$ -	$ 2,713.00					
	TOTAL ALL FUNDS	**$ 89,008,097.37**	**$ 17,289,147.85**	**$ 11,831,449.31**	**$ 5,457,698.54**	**$ 94,465,795.91**					

Section 2

Sales & Use Tax Revenue Allocation Report

City of Sealy, Texas
Sales & Use Tax Revenue Report
April 2026

FEBUARY 2026 TAX COLLECTIONS

	CITY OF SEALY	SEALY EDC	TOTAL
Gross sales tax allocation from the State, excluding direct pay allocation	$ 476,374.39	$ 238,187.19	$ 714,561.58
Monthly adjustment by the State for sales tax overpayment by taxpayer	$ (2,596.24)	$ -	$ (2,596.24)
Net sales tax allocation from the State, excluding direct pay allocation	$ 473,778.15	$ 238,187.19	$ 711,965.34
Direct pay allocation from the State	$ -	$ -	$ -
Net sales tax payment from the State, including direct pay allocation	$ 473,778.15	$ 238,187.19	$ 711,965.34
Retainage of sales tax collections from taxable sales of goods and services by the City	$ 6,637.96	$ 3,318.98	$ 9,956.94
Grand total sales tax collections	$ 480,416.11	$ 241,506.17	$ 721,922.28

FEBUARY 2025 TAX COLLECTIONS

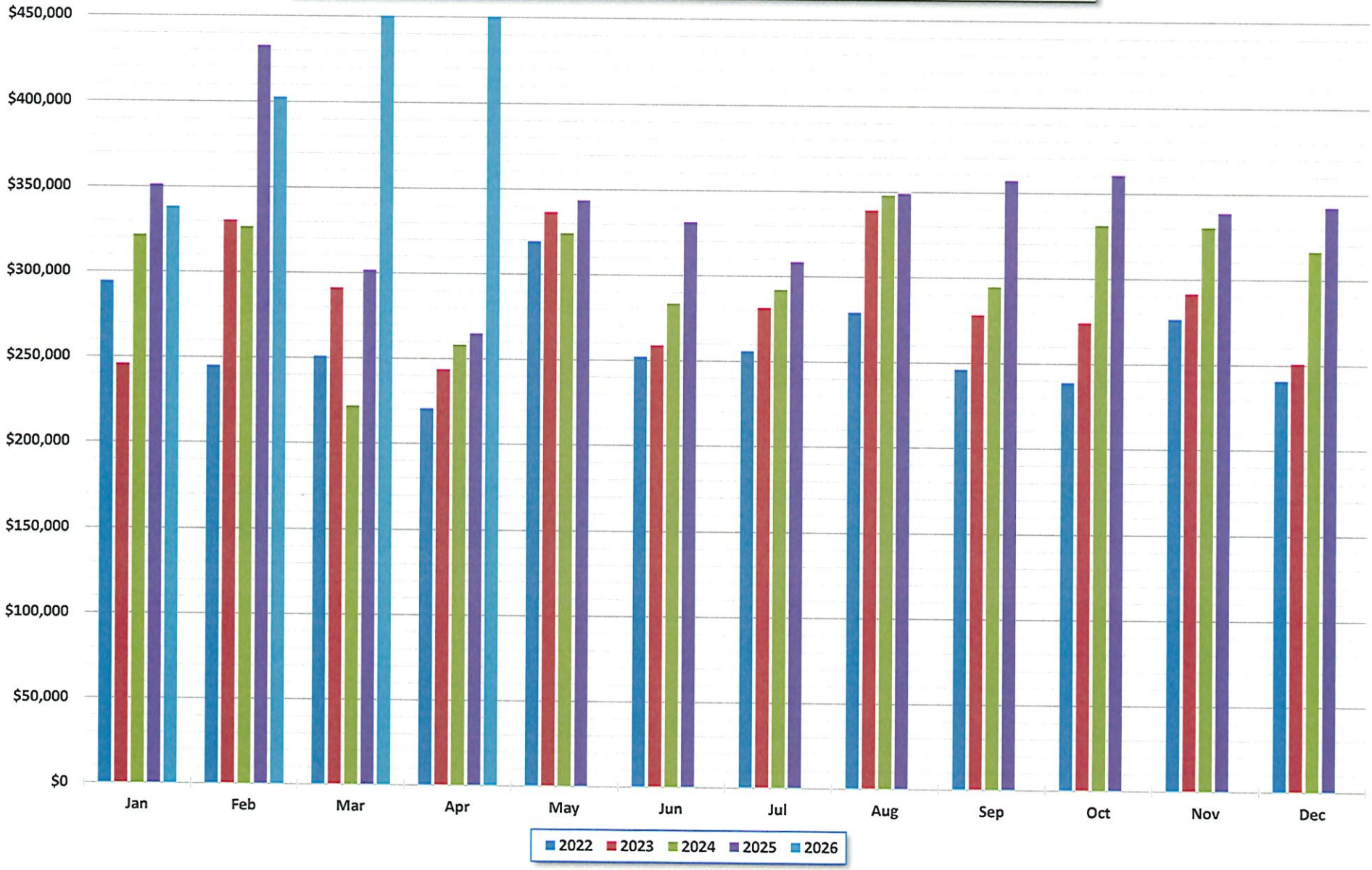
	CITY OF SEALY	SEALY EDC	TOTAL
Gross sales tax allocation from the State, excluding direct pay allocation	$ 173,409.75	$ 86,704.88	$ 260,114.63
Monthly adjustment by the State for sales tax overpayment by taxpayer	$ (2,596.24)	$ -	$ (2,596.24)
Net sales tax allocation from the State, excluding direct pay allocation	$ 170,813.51	$ 86,704.88	$ 257,518.39
Direct pay allocation from the State	$ -	$ -	$ -
Net sales tax payment from the State, including direct pay allocation	$ 170,813.51	$ 86,704.88	$ 257,518.39
Retainage of sales tax collections from taxable sales of goods and services by the City	$ 4,911.27	$ 2,455.64	$ 7,366.91
Grand total sales tax collections	$ 175,724.78	$ 89,160.52	$ 264,885.30

YEAR-OVER-YEAR INCREASES (DECREASES)

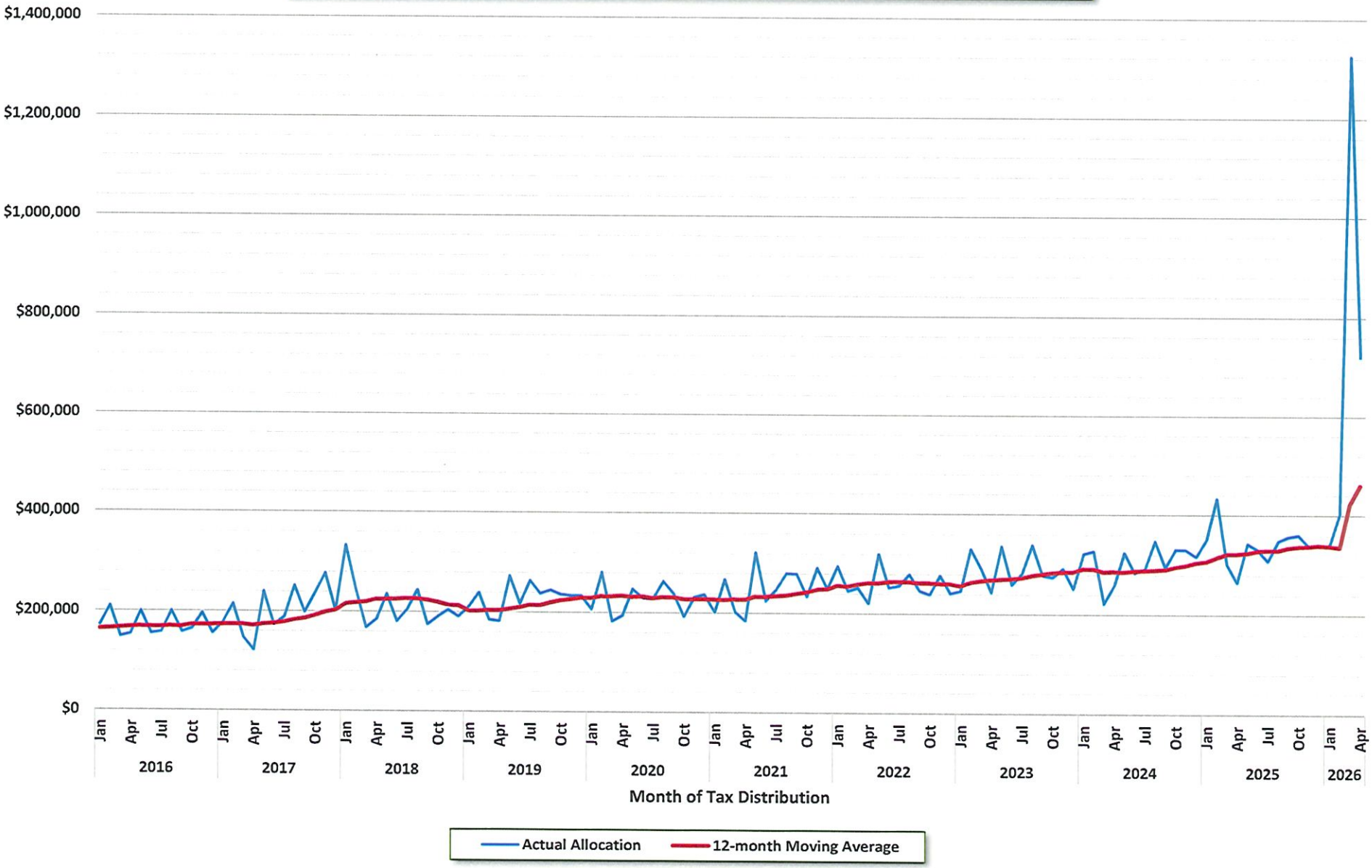
	CITY OF SEALY	SEALY EDC	TOTAL
Gross sales tax allocation from the State, excluding direct pay allocation	$ 302,964.64	$ 151,482.31	$ 454,446.95
Monthly adjustment by the State for sales tax overpayment by taxpayer	$ -	$ -	$ -
Net sales tax allocation from the State, excluding direct pay allocation	$ 302,964.64	$ 151,482.31	$ 454,446.95
Direct pay allocation from the State	$ -	$ -	$ -
Net sales tax payment from the State, including direct pay allocation	$ 302,964.64	$ 151,482.31	$ 454,446.95
Retainage of sales tax collections from taxable sales of goods and services by the City	$ 1,726.69	$ 863.34	$ 2,590.03
Grand total sales tax collections	$ 304,691.33	$ 152,345.65	$ 457,036.98

Percentage change in grand total sales tax collections	173.39%	170.87%	172.54%

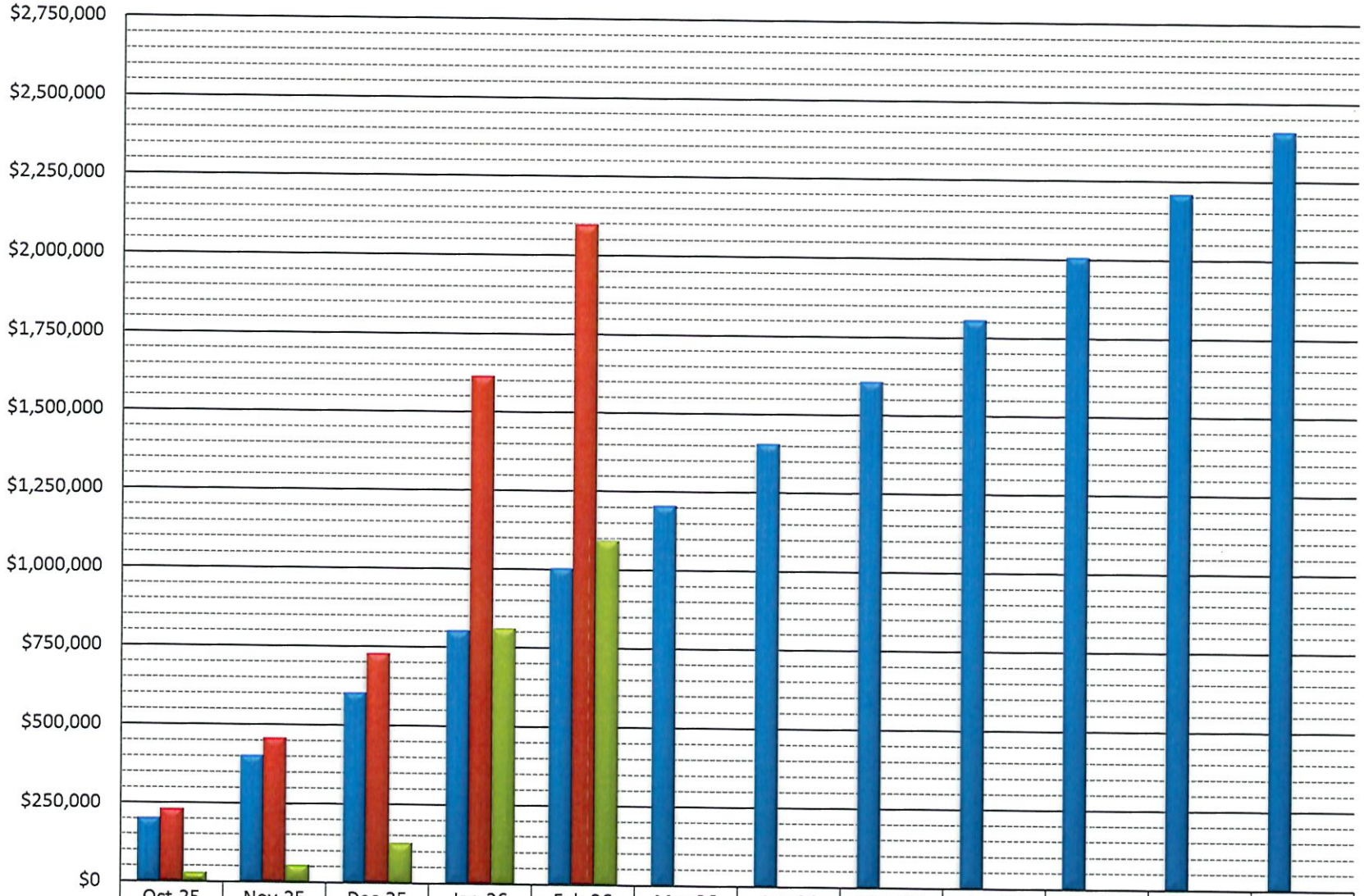
City of Sealy, Texas
Sales & Use Tax Allocations Yearly Comparison by Month
(Amounts include allocations to Sealy Economic Development Corporation.)



City of Sealy, Texas
Sales and Use Tax Revenue Trend
(Amounts include allocations to Sealy Economic Development Corporation.)

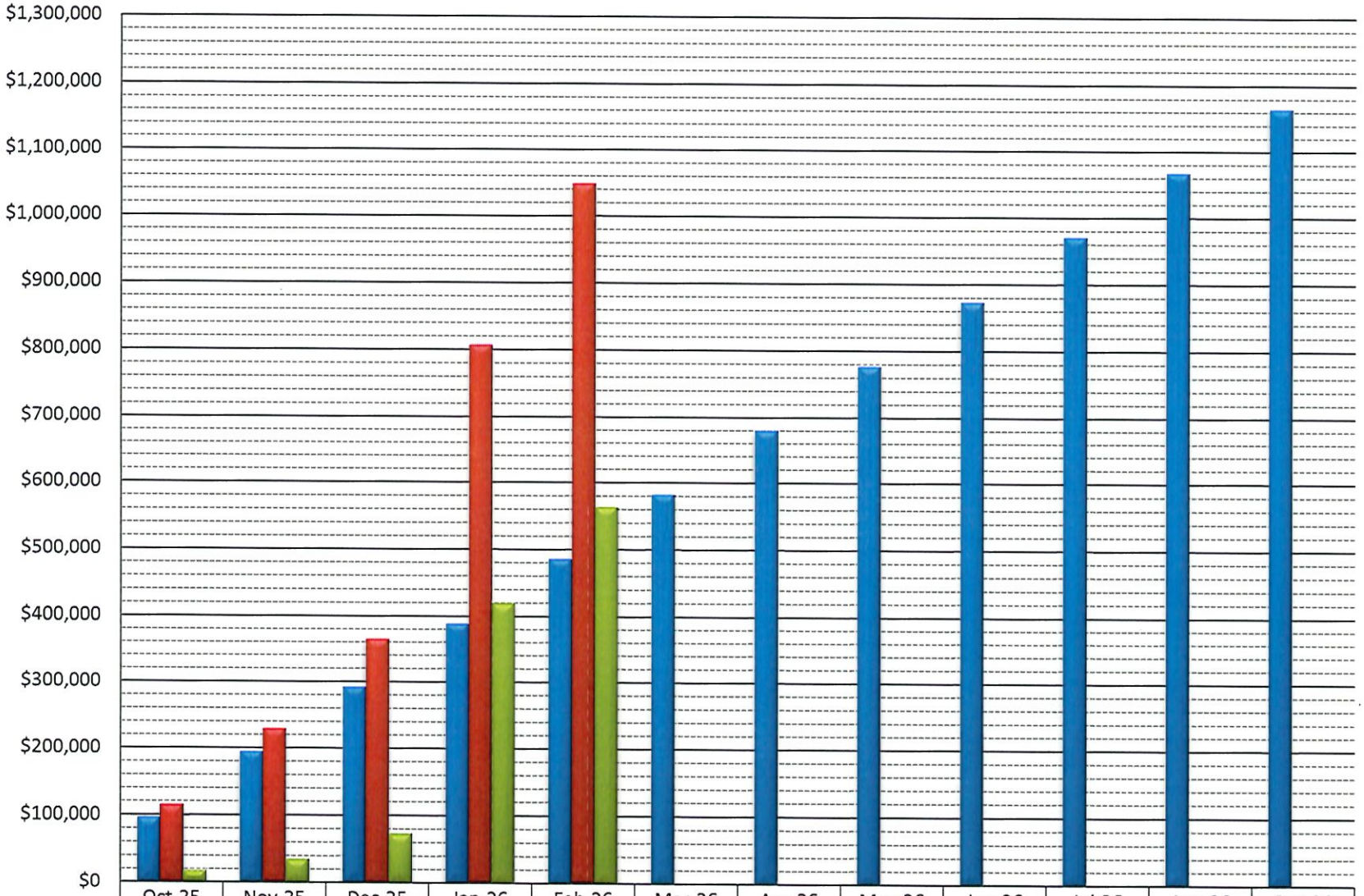


City of Sealy, Texas
Sales and Use Tax Revenue Status Chart
Fiscal Year 2026



	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26
Cumulative Prorated Budget	$200,721	$401,443	$602,164	$802,885	$1,003,606	$1,204,328	$1,405,049	$1,605,770	$1,806,491	$2,007,213	$2,207,934	$2,408,655
Fiscal YTD Actual Revenue	$230,136	$457,504	$727,789	$1,612,936	$2,095,948	$-	$-	$-	$-	$-	$-	$-
Difference (Actual - Budget)	$29,415	$56,061	$125,625	$810,051	$1,092,342							

Sealy Economic Development Corporation
Sales and Use Tax Revenue Status Chart
Fiscal Year 2026



	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26
Cumulative Prorated Budget	$96,974	$193,947	$290,921	$387,894	$484,868	$581,842	$678,815	$775,789	$872,762	$969,736	$1,066,709	$1,163,683
Fiscal YTD Actual Revenue	$115,068	$228,752	$363,895	$806,468	$1,047,974	$-	$-	$-	$-	$-	$-	$-
Difference (Actual - Budget)	$18,094	$34,805	$72,974	$418,574	$563,106							

Section 3

Budget-to-Actuals
Revenue & Expense Report

GENERAL FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
PROPERTY TAX	2,680,212	999,026.46	2,763,211.95	0.00	(82,999.95)	103.10
SALES TAX	2,436,556	483,012.35	2,105,503.72	0.00	331,052.28	86.41
FRANCHISE & LOCAL TAXES	2,352,173	204,897.92	1,090,325.34	0.00	1,261,847.66	46.35
LICENSES & PERMITS	395,409	64,385.22	354,459.94	0.00	40,949.06	89.64
FINES & FORFEITURES	569,945	42,527.19	197,493.51	0.00	372,451.49	34.65
CHARGES FOR SERVICES	168,325	9,180.28	56,521.64	0.00	111,803.36	33.58
INTERGOVERNMENTAL	173,841	125,660.68	173,841.03	0.00	(0.03)	100.00
CONTRIBUTIONS & DONATIONS	12,500	0.00	0.00	0.00	12,500.00	0.00
INVESTMENT INCOME	80,000	18,735.24	81,908.38	0.00	(1,908.38)	102.39
PROPERTY RENTALS	24,100	1,245.00	9,800.00	0.00	14,300.00	40.66
DEVELOPMENT FEES	5,000	0.00	8,800.00	0.00	(3,800.00)	176.00
OTHER REVENUES	0	0.00	2,151.00	0.00	(2,151.00)	0.00
TOTAL REVENUES	8,898,061	1,948,670.34	6,844,016.51	0.00	2,054,044.49	76.92
EXPENDITURE SUMMARY						
CITY COUNCIL						
PERSONNEL	27,629	2,260.67	11,319.35	0.00	16,309.65	40.97
OPERATIONS	19,150	303.04	4,057.38	0.00	15,092.62	21.19
TOTAL CITY COUNCIL	46,779	2,563.71	15,376.73	0.00	31,402.27	32.87
CITY MANAGER						
PERSONNEL	173,580	13,001.78	64,269.32	0.00	109,310.68	37.03
OPERATIONS	181,700	9,672.22	56,762.46	0.00	124,937.54	31.24
TOTAL CITY MANAGER	355,280	22,674.00	121,031.78	0.00	234,248.22	34.07
FINANCE						
PERSONNEL	436,910	29,457.03	157,569.09	0.00	279,340.91	36.06
OPERATIONS	333,010	44,947.84	130,632.77	0.00	202,377.23	39.23
TOTAL FINANCE	769,920	74,404.87	288,201.86	0.00	481,718.14	37.43
MUNICIPAL COURT						
PERSONNEL	248,910	15,130.30	90,848.00	0.00	158,062.00	36.50
OPERATIONS	101,104	5,670.95	34,755.07	0.00	66,348.93	34.38
TOTAL MUNICIPAL COURT	350,014	20,801.25	125,603.07	0.00	224,410.93	35.89
POLICE						
PERSONNEL	2,847,685	205,305.59	996,880.19	0.00	1,850,804.81	35.01
OPERATIONS	737,605	50,831.69	309,248.02	1,500.00	426,856.98	42.13
CAPITAL OUTLAY	125,661	0.00	125,660.68	0.00	0.32	100.00
TOTAL POLICE	3,710,951	256,137.28	1,431,788.89	1,500.00	2,277,662.11	38.62

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

GENERAL FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PLANNING & COMMUNITY DEV						
PERSONNEL	276,000	21,280.95	107,545.08	0.00	168,454.92	38.97
OPERATIONS	338,900	13,056.79	120,829.54	0.00	218,070.46	35.65
TOTAL PLANNING & COMMUNITY DEV	614,900	34,337.74	228,374.62	0.00	386,525.38	37.14
CITY SECRETARY						
PERSONNEL	193,210	14,844.38	73,909.69	0.00	119,300.31	38.25
OPERATIONS	78,305	672.03	7,355.04	0.00	70,949.96	9.39
TOTAL CITY SECRETARY	271,515	15,516.41	81,264.73	0.00	190,250.27	29.93
HUMAN RESOURCES						
PERSONNEL	94,168	6,699.05	33,262.48	0.00	60,905.52	35.32
OPERATIONS	48,075	967.38	12,472.33	0.00	35,602.67	25.94
TOTAL HUMAN RESOURCES	142,243	7,666.43	45,734.81	0.00	96,508.19	32.15
BUILDING SERVICES						
PERSONNEL	75,290	4,207.21	20,690.84	0.00	54,599.16	27.48
OPERATIONS	425,416	5,799.93	114,225.02	0.00	311,190.98	26.85
CAPITAL OUTLAY	205,000	0.00	0.00	0.00	205,000.00	0.00
TOTAL BUILDING SERVICES	705,706	10,007.14	134,915.86	0.00	570,790.14	19.12
INFO TECHNOLOGY SERVICES						
OPERATIONS	336,314	13,108.89	154,080.13	1,140.00	181,093.87	46.15
CAPITAL OUTLAY	61,600	1,710.99	9,165.83	0.00	52,434.17	14.88
TOTAL INFO TECHNOLOGY SERVICES	397,914	14,819.88	163,245.96	1,140.00	233,528.04	41.31
STREETS						
PERSONNEL	325,960	22,204.64	110,323.57	0.00	215,636.43	33.85
OPERATIONS	477,635	7,433.08	99,025.21	0.00	378,609.79	20.73
CAPITAL OUTLAY	380,250	0.00	0.00	0.00	380,250.00	0.00
TOTAL STREETS	1,183,845	29,637.72	209,348.78	0.00	974,496.22	17.68
PARKS & RECREATION						
PERSONNEL	316,410	22,204.77	108,319.38	0.00	208,090.62	34.23
OPERATIONS	212,931	7,080.66	80,359.70	0.00	132,571.30	37.74
CAPITAL OUTLAY	262,500	0.00	9,200.00	0.00	253,300.00	3.50
TOTAL PARKS & RECREATION	791,841	29,285.43	197,879.08	0.00	593,961.92	24.99
MECHANIC SHOP						
PERSONNEL	22,173	0.00	3,379.05	0.00	18,793.70	15.24
OPERATIONS	9,800	532.41	9,452.24	0.00	347.76	96.45
TOTAL MECHANIC SHOP	31,973	532.41	12,831.29	0.00	19,141.46	40.13
NON-DEPARTMENTAL						
OPERATIONS	64,655	2,596.24	23,679.50	0.00	40,975.50	36.62
TOTAL NON-DEPARTMENTAL	64,655	2,596.24	23,679.50	0.00	40,975.50	36.62
TOTAL EXPENDITURES	9,437,536	520,980.51	3,079,276.96	2,640.00	6,355,618.79	32.66

GENERAL FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE OVER/(UNDER) EXPENDITURES	(539,475)	1,427,689.83	3,764,739.55	(2,640.00)	(4,301,574.30)	697.36-
OTHER SOURCES	539,475	0.00	10.00	0.00	539,464.75	0.00
TOTAL OTHER FINANCING SOURCES & USE	539,475	0.00	10.00	0.00	539,464.75	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	1,427,689.83	3,764,749.55	(2,640.00)	(3,762,109.55)	0.00

GENERAL FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PROPERTY TAX						
10-40000 Property Taxes - Current	2,653,212	992,152.49	2,760,875.70	0.00	(107,663.70)	104.06
10-40100 Property Taxes - Delinquent	15,000	2,509.26	5,321.42	0.00	9,678.58	35.48
10-40150 Property Taxes - Penalty & Int	12,000	4,364.71	(2,985.17)	0.00	14,985.17	24.88-
TOTAL PROPERTY TAX	2,680,212	999,026.46	2,763,211.95	0.00	(82,999.95)	103.10
SALES TAX						
10-40200 Sales & Use Taxes - Gen'l	2,377,500	480,416.11	2,082,967.63	0.00	294,532.37	87.61
10-40210 Sales Tax Overpayment	31,155	2,596.24	12,981.20	0.00	18,173.80	41.67
10-40250 Mixed Beverage Taxes	27,901	0.00	9,554.89	0.00	18,346.11	34.25
TOTAL SALES TAX	2,436,556	483,012.35	2,105,503.72	0.00	331,052.28	86.41
FRANCHISE & LOCAL TAXES						
10-40300 Gross Receipts Tax - Electric	322,397	29,765.52	178,593.12	0.00	143,803.88	55.40
10-40310 Gross Receipts Tax - Telecomm	7,770	1,182.96	2,461.66	0.00	5,308.34	31.68
10-40320 Gross Receipts Tax - Cable TV	1,075	1,996.10	2,297.08	0.00	(1,222.08)	213.68
10-40330 Gross Receipts Tax - Water/Swr	1,258,750	102,473.45	548,593.80	0.00	710,156.20	43.58
10-40340 Gross Receipts Tax - Gas Util.	122,000	12,478.79	73,124.36	0.00	48,875.64	59.94
10-40350 Gross Receipts Tax - Solid Wst	640,181	57,001.10	285,255.32	0.00	354,925.68	44.56
TOTAL FRANCHISE & LOCAL TAXES	2,352,173	204,897.92	1,090,325.34	0.00	1,261,847.66	46.35
LICENSES & PERMITS						
10-41000 Alcoholic Beverage Permit Fees	4,400	0.00	0.00	0.00	4,400.00	0.00
10-41010 Building Permit Fees	250,000	36,536.90	184,030.55	0.00	65,969.45	73.61
10-41020 Building Demolition Fees	1,000	250.00	500.00	0.00	500.00	50.00
10-41035 Health Permit Fees	49,284	4,650.00	47,925.00	0.00	1,359.00	97.24
10-41040 Mobile Home Permit Fees	2,500	0.00	1,610.00	0.00	890.00	64.40
10-41055 Fire Systems Permit Fees	2,500	359.00	3,133.00	0.00	(633.00)	125.32
10-41060 Itinerant Merchant Permit Fees	225	30.00	90.00	0.00	135.00	40.00
10-41070 Mechanical Permit Fees	6,500	13,092.32	17,695.61	0.00	(11,195.61)	272.24
10-41080 Electrical Permit Fees	25,000	4,277.00	26,452.93	0.00	(1,452.93)	105.81
10-41090 Plumbing Permit Fees	15,000	2,810.00	11,711.93	0.00	3,288.07	78.08
10-41100 Reinspection Permit Fees	12,000	1,675.00	5,520.00	0.00	6,480.00	46.00
10-41110 Plan Review Fees	25,000	0.00	53,616.92	0.00	(28,616.92)	214.47
10-41120 Tow Truck Permit Fees	1,000	600.00	600.00	0.00	400.00	60.00
10-41150 Event Permit Fee	0	0.00	600.00	0.00	(600.00)	0.00
10-41190 Other Licenses & Permits	1,000	105.00	974.00	0.00	26.00	97.40
TOTAL LICENSES & PERMITS	395,409	64,385.22	354,459.94	0.00	40,949.06	89.64
FINES & FORFEITURES						
10-42000 Municipal Court Fines	475,745	35,747.25	160,457.77	0.00	315,287.23	33.73
10-42020 Arrest Fees	1,200	206.23	457.87	0.00	742.13	38.16
10-42030 Local Court Fees	92,000	6,573.71	35,714.46	0.00	56,285.54	38.82
10-42040 Criminal Restitution	1,000	0.00	863.41	0.00	136.59	86.34
TOTAL FINES & FORFEITURES	569,945	42,527.19	197,493.51	0.00	372,451.49	34.65

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

GENERAL FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CHARGES FOR SERVICES						
10-43000 Administrative Fees	55,000	161.50	3,644.55	0.00	51,355.45	6.63
10-43010 Photocopying Fees	25	0.00	0.00	0.00	25.00	0.00
10-43020 Police Report Fees	500	5.00	163.50	0.00	336.50	32.70
10-43030 Tax Certificate Fees	100	5.00	57.50	0.00	42.50	57.50
10-43040 Returned Check Fees	100	0.00	90.00	0.00	10.00	90.00
10-43055 Ball Field Lighting Charges	26,500	400.00	12,900.00	0.00	13,600.00	48.68
10-43057 Ball Field Cleaning Charges	2,000	150.00	1,800.00	0.00	200.00	90.00
10-43062 Facility Damage Fees	0	0.00	100.00	0.00	(100.00)	0.00
10-43070 Facility Excess Cleaning Fees	0	0.00	25.00	0.00	(25.00)	0.00
10-43075 Banner Hanging Fee	100	50.00	200.00	0.00	(100.00)	200.00
10-43080 Credit Card Processing Fees	72,000	8,408.78	36,320.09	0.00	35,679.91	50.44
10-43090 Plat Filing Fees	7,500	0.00	1,221.00	0.00	6,279.00	16.28
10-43120 Utility Billing Inserts Fees	500	0.00	0.00	0.00	500.00	0.00
10-43210 Sales - Street/Drainage Mat'l	1,000	0.00	0.00	0.00	1,000.00	0.00
10-43220 Sales - Scrap Materials	1,000	0.00	0.00	0.00	1,000.00	0.00
10-43230 Sales - Surplus Equipment	2,000	0.00	0.00	0.00	2,000.00	0.00
TOTAL CHARGES FOR SERVICES	168,325	9,180.28	56,521.64	0.00	111,803.36	33.58
INTERGOVERNMENTAL						
10-43600 Federal Grant Proceeds	125,661	125,660.68	125,660.68	0.00	0.32	100.00
10-43610 State Grant Proceeds	48,180	0.00	48,180.35	0.00	(0.35)	100.00
TOTAL INTERGOVERNMENTAL	173,841	125,660.68	173,841.03	0.00	(0.03)	100.00
CONTRIBUTIONS & DONATIONS						
10-44910 Donations	12,500	0.00	0.00	0.00	12,500.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS	12,500	0.00	0.00	0.00	12,500.00	0.00
INVESTMENT INCOME						
10-45000 Interest Earnings	80,000	18,735.24	81,908.38	0.00	(1,908.38)	102.39
TOTAL INVESTMENT INCOME	80,000	18,735.24	81,908.38	0.00	(1,908.38)	102.39
PROPERTY RENTALS						
10-46000 Lease Payments	3,500	550.00	2,750.00	0.00	750.00	78.57
10-46100 Hill Community Center Rentals	5,000	250.00	1,150.00	0.00	3,850.00	23.00
10-46110 B&PW Park Pavilion Rentals	10,000	405.00	4,640.00	0.00	5,360.00	46.40
10-46130 Levine Park Pavilion Rentals	600	40.00	360.00	0.00	240.00	60.00
10-46140 Liedertafel Hall Rentals	5,000	0.00	900.00	0.00	4,100.00	18.00
TOTAL PROPERTY RENTALS	24,100	1,245.00	9,800.00	0.00	14,300.00	40.66
DEVELOPMENT FEES						
10-47040 Drainage Engineer Review Fees	5,000	0.00	8,800.00	0.00	(3,800.00)	176.00
TOTAL DEVELOPMENT FEES	5,000	0.00	8,800.00	0.00	(3,800.00)	176.00
OTHER REVENUES						
10-48120 Insurance Claim Proceeds	0	0.00	250.00	0.00	(250.00)	0.00
10-48190 Variance Request Fees	0	0.00	200.00	0.00	(200.00)	0.00
10-48200 Cooperative Purchasing Rebates	0	0.00	1,701.00	0.00	(1,701.00)	0.00
TOTAL OTHER REVENUES	0	0.00	2,151.00	0.00	(2,151.00)	0.00

GENERAL FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
TOTAL REVENUE	8,898,061	1,948,670.34	6,844,016.51	0.00	2,054,044.49	76.92

GENERAL FUND
DEPARTMENT - CITY COUNCIL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
10-510-51010 Salaries & Wages	25,560	2,100.00	10,500.00	0.00	15,060.00	41.08
10-510-51020 Social Security	1,960	160.67	803.35	0.00	1,156.65	40.99
10-510-51050 Workers' Compensation	109	0.00	16.00	0.00	93.00	14.68
TOTAL PERSONNEL	27,629	2,260.67	11,319.35	0.00	16,309.65	40.97
OPERATIONS						
10-510-52000 General Office Supplies	650	15.20	108.88	0.00	541.12	16.75
10-510-52010 Office Copy Supplies	1,250	70.63	416.20	0.00	833.80	33.30
10-510-52020 Data Processing Supplies	1,250	0.00	0.00	0.00	1,250.00	0.00
10-510-52100 Wearing Apparel	350	0.00	38.50	0.00	311.50	11.00
10-510-52190 Public Relations Supplies	500	0.00	0.00	0.00	500.00	0.00
10-510-53210 Telephone	900	37.21	209.65	0.00	690.35	23.29
10-510-53300 Dues & Subscriptions	2,500	0.00	273.56	0.00	2,226.44	10.94
10-510-53310 Travel & Training	11,000	180.00	3,010.59	0.00	7,989.41	27.37
10-510-53360 Public Relations	750	0.00	0.00	0.00	750.00	0.00
TOTAL OPERATIONS	19,150	303.04	4,057.38	0.00	15,092.62	21.19
CAPITAL OUTLAY						
TOTAL CITY COUNCIL	46,779	2,563.71	15,376.73	0.00	31,402.27	32.87

GENERAL FUND
DEPARTMENT - CITY MANAGER

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
10-515-51010 Salaries & Wages	130,000	9,616.00	47,443.40	0.00	82,556.60	36.49
10-515-51015 Longevity Pay	795	56.40	276.36	0.00	518.64	34.76
10-515-51020 Social Security	9,940	758.10	3,730.46	0.00	6,209.54	37.53
10-515-51030 Retirement Contributions	20,150	1,547.90	7,421.40	0.00	12,728.60	36.83
10-515-51040 Group Insurance	9,285	773.38	4,259.04	0.00	5,025.96	45.87
10-515-51050 Workers' Compensation	160	0.00	38.66	0.00	121.34	24.16
10-515-51080 Auto Allowance	3,250	250.00	1,100.00	0.00	2,150.00	33.85
TOTAL PERSONNEL	173,580	13,001.78	64,269.32	0.00	109,310.68	37.03
OPERATIONS						
10-515-52000 General Office Supplies	1,250	55.02	396.37	0.00	853.63	31.71
10-515-52010 Office Copy Supplies	500	10.09	59.46	0.00	440.54	11.89
10-515-52020 Data Processing Supplies	1,000	82.97	82.97	0.00	917.03	8.30
10-515-52100 Wearing Apparel	100	0.00	0.00	0.00	100.00	0.00
10-515-52130 Food & Water Supplies	50	0.00	0.00	0.00	50.00	0.00
10-515-53020 Consultant Services	1,000	0.00	0.00	0.00	1,000.00	0.00
10-515-53030 Legal Services	165,000	9,263.00	54,256.00	0.00	110,744.00	32.88
10-515-53210 Telephone	2,300	101.84	628.99	0.00	1,671.01	27.35
10-515-53300 Dues & Subscriptions	2,000	2.93	118.69	0.00	1,881.31	5.93
10-515-53310 Travel & Training	5,000	60.00	680.44	0.00	4,319.56	13.61
10-515-53330 Postage & Shipping	250	0.00	0.00	0.00	250.00	0.00
10-515-53340 Printing & Binding	750	44.98	44.98	0.00	705.02	6.00
10-515-53360 Public Relations	1,000	0.00	0.00	0.00	1,000.00	0.00
10-515-53365 Employee Relations	1,500	51.39	494.56	0.00	1,005.44	32.97
TOTAL OPERATIONS	181,700	9,672.22	56,762.46	0.00	124,937.54	31.24
CAPITAL OUTLAY						
TOTAL CITY MANAGER	355,280	22,674.00	121,031.78	0.00	234,248.22	34.07

GENERAL FUND
DEPARTMENT - FINANCE

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
10-520-51010 Salaries & Wages	294,185	19,185.28	104,129.51	0.00	190,055.49	35.40
10-520-51012 Overtime Pay	500	0.00	168.98	0.00	331.02	33.80
10-520-51015 Longevity Pay	4,805	338.40	1,659.10	0.00	3,145.90	34.53
10-520-51020 Social Security	22,915	1,425.06	7,828.46	0.00	15,086.54	34.16
10-520-51030 Retirement Contributions	46,375	3,302.20	17,296.05	0.00	29,078.95	37.30
10-520-51040 Group Insurance	67,355	5,206.09	26,209.69	0.00	41,145.31	38.91
10-520-51050 Workers' Compensation	775	0.00	277.30	0.00	497.70	35.78
TOTAL PERSONNEL	436,910	29,457.03	157,569.09	0.00	279,340.91	36.06
OPERATIONS						
10-520-52000 General Office Supplies	2,000	185.61	500.25	0.00	1,499.75	25.01
10-520-52010 Office Copy Supplies	800	50.45	297.28	0.00	502.72	37.16
10-520-52020 Data Processing Supplies	3,750	217.26	693.42	0.00	3,056.58	18.49
10-520-52100 Wearing Apparel	375	0.00	0.00	0.00	375.00	0.00
10-520-53010 Auditing & Accounting	17,000	0.00	6,000.00	0.00	11,000.00	35.29
10-520-53020 Consultant Services	45,000	50.00	527.00	0.00	44,473.00	1.17
10-520-53045 Utility Billing Services	27,500	2,672.09	11,891.94	0.00	15,608.06	43.24
10-520-53060 Tax Collection Services	30,800	7,596.00	15,192.00	0.00	15,608.00	49.32
10-520-53070 Tax Appraisal Allocation	107,980	33,855.00	67,710.00	0.00	40,270.00	62.71
10-520-53210 Telephone	600	37.21	286.07	0.00	313.93	47.68
10-520-53240 Collection Agency Service	2,000	177.50	186.50	0.00	1,813.50	9.33
10-520-53290 Arbitrage Calculation Serv	5,000	0.00	0.00	0.00	5,000.00	0.00
10-520-53300 Dues & Subscriptions	11,405	11.72	437.47	0.00	10,967.53	3.84
10-520-53310 Travel & Training	5,000	0.00	675.83	0.00	4,324.17	13.52
10-520-53330 Postage & Shipping	1,400	95.00	650.44	0.00	749.56	46.46
10-520-53340 Printing & Binding	400	0.00	78.95	0.00	321.05	19.74
10-520-54030 Credit Card Processing Fee	72,000	0.00	25,505.62	0.00	46,494.38	35.42
TOTAL OPERATIONS	333,010	44,947.84	130,632.77	0.00	202,377.23	39.23
CAPITAL OUTLAY						
TOTAL FINANCE	769,920	74,404.87	288,201.86	0.00	481,718.14	37.43

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

GENERAL FUND
DEPARTMENT - MUNICIPAL COURT

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
10-525-51010 Salaries & Wages	165,535	9,684.80	59,556.25	0.00	105,978.75	35.98
10-525-51012 Overtime Pay	200	0.00	30.65	0.00	169.35	15.33
10-525-51015 Longevity Pay	4,650	329.00	1,667.56	0.00	2,982.44	35.86
10-525-51020 Social Security	13,050	712.32	4,440.18	0.00	8,609.82	34.02
10-525-51030 Retirement Contributions	26,390	1,959.13	9,762.65	0.00	16,627.35	36.99
10-525-51040 Group Insurance	38,615	2,445.05	15,397.57	0.00	23,217.43	39.87
10-525-51050 Workers' Compensation	470	0.00	(6.86)	0.00	476.86	1.46-
TOTAL PERSONNEL	248,910	15,130.30	90,848.00	0.00	158,062.00	36.50
OPERATIONS						
10-525-52000 General Office Supplies	809	39.36	289.11	0.00	519.89	35.74
10-525-52010 Office Copy Supplies	300	20.18	118.91	0.00	181.09	39.64
10-525-52020 Data Processing Supplies	1,140	145.57	541.27	0.00	598.73	47.48
10-525-52100 Wearing Apparel	250	0.00	0.00	0.00	250.00	0.00
10-525-53030 Legal Services	56,400	3,440.00	15,217.50	0.00	41,182.50	26.98
10-525-53090 Contractual Services	0	1,000.00	4,000.00	0.00	(4,000.00)	0.00
10-525-53210 Telephone	240	0.00	0.00	0.00	240.00	0.00
10-525-53300 Dues & Subscriptions	315	5.86	170.90	0.00	144.10	54.25
10-525-53310 Travel & Training	3,170	181.38	731.38	0.00	2,438.62	23.07
10-525-53330 Postage & Shipping	6,780	688.60	2,911.00	0.00	3,869.00	42.94
10-525-53340 Printing & Binding	100	0.00	0.00	0.00	100.00	0.00
10-525-53520 Office Equipment Repairs/M	100	0.00	0.00	0.00	100.00	0.00
10-525-53660 Software Maintenance	9,900	0.00	9,200.00	0.00	700.00	92.93
10-525-54010 Prisoner Care	21,600	150.00	1,575.00	0.00	20,025.00	7.29
TOTAL OPERATIONS	101,104	5,670.95	34,755.07	0.00	66,348.93	34.38
CAPITAL OUTLAY						
TOTAL MUNICIPAL COURT	350,014	20,801.25	125,603.07	0.00	224,410.93	35.89

GENERAL FUND
DEPARTMENT - POLICE

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
10-530-51010 Salaries & Wages	1,812,330	133,426.20	626,159.20	0.00	1,186,170.80	34.55
10-530-51012 Overtime Pay	130,000	6,418.89	46,177.90	0.00	83,822.10	35.52
10-530-51015 Longevity Pay	23,700	1,457.00	7,138.83	0.00	16,561.17	30.12
10-530-51017 Certification Pay	47,000	3,350.00	13,960.00	0.00	33,040.00	29.70
10-530-51020 Social Security	153,895	10,705.84	51,645.37	0.00	102,249.63	33.56
10-530-51030 Retirement Contributions	312,190	24,044.42	102,925.63	0.00	209,264.37	32.97
10-530-51040 Group Insurance	321,920	25,903.24	133,172.44	0.00	188,747.56	41.37
10-530-51050 Workers' Compensation	46,650	0.00	15,700.82	0.00	30,949.18	33.66
TOTAL PERSONNEL	2,847,685	205,305.59	996,880.19	0.00	1,850,804.81	35.01
OPERATIONS						
10-530-52000 General Office Supplies	5,500	396.87	3,155.03	0.00	2,344.97	57.36
10-530-52010 Office Copy Supplies	950	42.09	556.94	0.00	393.06	58.63
10-530-52040 Medical/First Aid Supplies	1,100	0.00	0.00	0.00	1,100.00	0.00
10-530-52050 Motor Fuel & Oil	79,100	5,928.86	30,331.58	0.00	48,768.42	38.35
10-530-52060 Janitorial Supplies	1,300	37.99	555.11	0.00	744.89	42.70
10-530-52100 Wearing Apparel	74,280	2,695.38	70,022.45	0.00	4,257.55	94.27
10-530-52110 Animal Shelter Supplies	500	9.18	227.64	0.00	272.36	45.53
10-530-52120 Ammunition	8,700	2,896.35	3,096.35	0.00	5,603.65	35.59
10-530-52170 Drug K-9 Supplies	2,000	0.00	0.00	0.00	2,000.00	0.00
10-530-52180 Animal Traps	300	0.00	0.00	0.00	300.00	0.00
10-530-52190 Public Relations Supplies	1,000	0.00	0.00	0.00	1,000.00	0.00
10-530-52280 Motor Vehicle Supplies	1,000	0.00	199.78	0.00	800.22	19.98
10-530-52320 Minor Tools & Equipment	3,000	0.00	0.00	0.00	3,000.00	0.00
10-530-52330 Safety Equipment	20,000	0.00	1,822.50	0.00	18,177.50	9.11
10-530-53120 Special Investigations	1,000	0.00	0.00	0.00	1,000.00	0.00
10-530-53125 Informant & "Buy Money"	1,000	0.00	0.00	0.00	1,000.00	0.00
10-530-53200 Electricity	16,500	0.00	6,531.49	0.00	9,968.51	39.58
10-530-53210 Telephone	37,175	2,659.60	13,122.77	0.00	24,052.23	35.30
10-530-53220 Internet Services	3,500	353.46	1,885.02	0.00	1,614.98	53.86
10-530-53300 Dues & Subscriptions	69,150	163.95	15,848.54	0.00	53,301.46	22.92
10-530-53310 Travel & Training	12,800	430.14	4,046.80	0.00	8,753.20	31.62
10-530-53330 Postage & Shipping	750	12.10	26.30	0.00	723.70	3.51
10-530-53340 Printing & Binding	500	0.00	504.00	0.00	(4.00)	100.80
10-530-53500 Buildings & Grounds Rep/Ma	30,000	9,300.48	17,940.69	0.00	12,059.31	59.80
10-530-53530 Furniture & Fixtures Rep/M	2,000	0.00	0.00	0.00	2,000.00	0.00
10-530-53540 Motor Vehicles Repairs/Mai	34,500	6,921.01	20,678.32	0.00	13,821.68	59.94
10-530-53580 Radio & Radar Repairs/Main	1,500	85.05	565.79	1,500.00	(565.79)	137.72
10-530-53660 Software Maintenance	15,000	6,374.62	6,374.62	0.00	8,625.38	42.50
10-530-53920 Equipment/Vehicle Rentals	307,200	12,067.43	109,601.01	0.00	197,598.99	35.68
10-530-53960 Copier Rental Fees	0	457.13	2,155.29	0.00	(2,155.29)	0.00
10-530-53990 Other Rentals	6,300	0.00	0.00	0.00	6,300.00	0.00
TOTAL OPERATIONS	737,605	50,831.69	309,248.02	1,500.00	426,856.98	42.13
CAPITAL OUTLAY						
10-530-56110 Radio & Radar Equipment	125,661	0.00	125,660.68	0.00	0.32	100.00
TOTAL CAPITAL OUTLAY	125,661	0.00	125,660.68	0.00	0.32	100.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

GENERAL FUND
DEPARTMENT - POLICE

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
TOTAL POLICE	3,710,951	256,137.28	1,431,788.89	1,500.00	2,277,662.11	38.62

GENERAL FUND
DEPARTMENT - PLANNING & COMMUNITY DEV

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
10-535-51010 Salaries & Wages	181,430	14,232.81	70,710.86	0.00	110,719.14	38.97
10-535-51012 Overtime Pay	1,000	0.00	86.16	0.00	913.84	8.62
10-535-51015 Longevity Pay	2,165	164.50	788.66	0.00	1,376.34	36.43
10-535-51020 Social Security	14,050	1,032.04	5,171.10	0.00	8,878.90	36.80
10-535-51030 Retirement Contributions	28,430	2,245.98	10,527.83	0.00	17,902.17	37.03
10-535-51040 Group Insurance	44,225	3,605.62	19,833.81	0.00	24,391.19	44.85
10-535-51050 Workers' Compensation	1,450	0.00	426.66	0.00	1,023.34	29.42
10-535-51080 Auto Allowance	3,250	0.00	0.00	0.00	3,250.00	0.00
TOTAL PERSONNEL	276,000	21,280.95	107,545.08	0.00	168,454.92	38.97
OPERATIONS						
10-535-52000 General Office Supplies	2,800	200.21	547.18	0.00	2,252.82	19.54
10-535-52010 Office Copy Supplies	1,500	50.45	311.28	0.00	1,188.72	20.75
10-535-52020 Data Processing Supplies	3,500	0.00	0.00	0.00	3,500.00	0.00
10-535-52050 Motor Fuel & Oil	1,600	102.57	485.53	0.00	1,114.47	30.35
10-535-52100 Wearing Apparel	750	0.00	231.00	0.00	519.00	30.80
10-535-52130 Food & Water Supplies	300	15.14	66.40	0.00	233.60	22.13
10-535-52320 Minor Tools & Equipment	500	0.00	0.00	0.00	500.00	0.00
10-535-53000 Engineering Services	126,750	0.00	51,146.25	0.00	75,603.75	40.35
10-535-53020 Consultant Services	150,000	10,422.80	56,295.70	0.00	93,704.30	37.53
10-535-53140 Building Demolition & Mowi	10,000	0.00	0.00	0.00	10,000.00	0.00
10-535-53145 Scanning Services	1,000	0.00	0.00	0.00	1,000.00	0.00
10-535-53210 Telephone	3,400	139.18	815.92	0.00	2,584.08	24.00
10-535-53300 Dues & Subscriptions	2,500	11.72	58.52	0.00	2,441.48	2.34
10-535-53310 Travel & Training	6,000	335.00	1,657.63	0.00	4,342.37	27.63
10-535-53330 Postage & Shipping	7,600	851.00	4,440.20	0.00	3,159.80	58.42
10-535-53340 Printing & Binding	1,000	0.00	(701.81)	0.00	1,701.81	70.18-
10-535-53500 Buildings & Grounds Rep/Ma	0	0.00	26.20	0.00	(26.20)	0.00
10-535-53520 Office Equipment Repairs/M	1,500	0.00	0.00	0.00	1,500.00	0.00
10-535-53540 Motor Vehicles Repairs/Mai	3,000	0.00	0.00	0.00	3,000.00	0.00
10-535-53920 Equipment/Vehicle Rentals	14,400	928.72	5,449.54	0.00	8,950.46	37.84
10-535-54410 Software License Fees	800	0.00	0.00	0.00	800.00	0.00
TOTAL OPERATIONS	338,900	13,056.79	120,829.54	0.00	218,070.46	35.65
CAPITAL OUTLAY						
TOTAL PLANNING & COMMUNITY DEV	614,900	34,337.74	228,374.62	0.00	386,525.38	37.14

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

GENERAL FUND
DEPARTMENT - CITY SECRETARY

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
10-540-51010 Salaries & Wages	147,880	11,323.20	56,133.68	0.00	91,746.32	37.96
10-540-51015 Longevity Pay	1,115	84.60	414.54	0.00	700.46	37.18
10-540-51020 Social Security	11,400	872.68	4,325.85	0.00	7,074.15	37.95
10-540-51030 Retirement Contributions	23,070	1,779.62	8,594.42	0.00	14,475.58	37.25
10-540-51040 Group Insurance	9,415	784.28	4,324.44	0.00	5,090.56	45.93
10-540-51050 Workers' Compensation	330	0.00	116.76	0.00	213.24	35.38
TOTAL PERSONNEL	193,210	14,844.38	73,909.69	0.00	119,300.31	38.25
OPERATIONS						
10-540-52000 General Office Supplies	2,600	178.88	444.83	0.00	2,155.17	17.11
10-540-52010 Office Copy Supplies	250	10.08	59.44	0.00	190.56	23.78
10-540-52020 Data Processing Supplies	3,300	0.00	0.00	0.00	3,300.00	0.00
10-540-52030 Election Supplies	7,500	0.00	0.00	0.00	7,500.00	0.00
10-540-52100 Wearing Apparel	150	0.00	0.00	0.00	150.00	0.00
10-540-53025 Codification Services	7,000	0.00	318.35	0.00	6,681.65	4.55
10-540-53030 Legal Services	8,000	0.00	0.00	0.00	8,000.00	0.00
10-540-53095 General Administration	10,500	0.00	114.80	0.00	10,385.20	1.09
10-540-53100 Election Labor Costs	8,000	0.00	0.00	0.00	8,000.00	0.00
10-540-53210 Telephone	900	37.21	209.65	0.00	690.35	23.29
10-540-53300 Dues & Subscriptions	3,505	5.86	685.22	0.00	2,819.78	19.55
10-540-53310 Travel & Training	7,000	60.00	1,828.37	0.00	5,171.63	26.12
10-540-53320 Newspaper Advertising	10,000	220.00	1,738.00	0.00	8,262.00	17.38
10-540-53330 Postage & Shipping	1,500	0.00	(213.85)	0.00	1,713.85	14.26-
10-540-53340 Printing & Binding	800	0.00	0.00	0.00	800.00	0.00
10-540-53730 Video Recording Services	3,800	160.00	1,040.00	0.00	2,760.00	27.37
10-540-54500 Records Management Costs	3,500	0.00	1,130.23	0.00	2,369.77	32.29
TOTAL OPERATIONS	78,305	672.03	7,355.04	0.00	70,949.96	9.39
CAPITAL OUTLAY						
TOTAL CITY SECRETARY	271,515	15,516.41	81,264.73	0.00	190,250.27	29.93

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

GENERAL FUND
DEPARTMENT - HUMAN RESOURCES

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
10-545-51010 Salaries & Wages	65,350	4,480.00	21,918.60	0.00	43,431.40	33.54
10-545-51015 Longevity Pay	20	28.20	138.18	0.00	(118.18)	690.90
10-545-51020 Social Security	5,000	327.00	1,610.09	0.00	3,389.91	32.20
10-545-51030 Retirement Contributions	10,195	703.28	2,554.67	0.00	7,640.33	25.06
10-545-51040 Group Insurance	13,450	1,160.57	6,963.42	0.00	6,486.58	51.77
10-545-51050 Workers' Compensation	153	0.00	77.52	0.00	75.48	50.67
TOTAL PERSONNEL	94,168	6,699.05	33,262.48	0.00	60,905.52	35.32
OPERATIONS						
10-545-52000 General Office Supplies	1,500	0.00	0.00	0.00	1,500.00	0.00
10-545-52010 Office Copy Supplies	500	0.00	0.00	0.00	500.00	0.00
10-545-52020 Data Processing Supplies	1,250	257.81	398.70	0.00	851.30	31.90
10-545-52100 Wearing Apparel	75	0.00	0.00	0.00	75.00	0.00
10-545-52370 Employee Relations Supplie	7,000	0.00	3,786.03	0.00	3,213.97	54.09
10-545-52420 Employee Development Suppl	500	0.00	0.00	0.00	500.00	0.00
10-545-53020 Consultant Services	10,000	0.00	0.00	0.00	10,000.00	0.00
10-545-53030 Legal Services	10,000	0.00	0.00	0.00	10,000.00	0.00
10-545-53040 Medical Services	2,000	435.00	2,375.00	0.00	(375.00)	118.75
10-545-53095 General Administration	10,500	148.14	5,739.42	0.00	4,760.58	54.66
10-545-53300 Dues & Subscriptions	2,000	2.93	14.69	0.00	1,985.31	0.73
10-545-53310 Travel & Training	1,500	0.00	0.00	0.00	1,500.00	0.00
10-545-53320 Newspaper Advertising	500	0.00	0.00	0.00	500.00	0.00
10-545-53330 Postage & Shipping	500	123.50	123.50	0.00	376.50	24.70
10-545-53340 Printing & Binding	250	0.00	34.99	0.00	215.01	14.00
TOTAL OPERATIONS	48,075	967.38	12,472.33	0.00	35,602.67	25.94
TOTAL HUMAN RESOURCES	142,243	7,666.43	45,734.81	0.00	96,508.19	32.15

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

GENERAL FUND
DEPARTMENT - BUILDING SERVICES

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
10-550-51010 Salaries & Wages	50,100	2,814.89	14,143.35	0.00	35,956.65	28.23
10-550-51012 Overtime Pay	1,000	0.00	106.88	0.00	893.12	10.69
10-550-51015 Longevity Pay	1,415	0.00	0.00	0.00	1,415.00	0.00
10-550-51020 Social Security	2,445	215.34	1,090.13	0.00	1,354.87	44.59
10-550-51030 Retirement Contributions	5,525	403.60	1,215.08	0.00	4,309.92	21.99
10-550-51040 Group Insurance	13,445	773.38	3,866.90	0.00	9,578.10	28.76
10-550-51050 Workers' Compensation	1,360	0.00	268.50	0.00	1,091.50	19.74
TOTAL PERSONNEL	75,290	4,207.21	20,690.84	0.00	54,599.16	27.48
OPERATIONS						
10-550-52000 General Office Supplies	100	0.00	24.84	0.00	75.16	24.84
10-550-52050 Motor Fuel & Oil	1,000	0.00	0.00	0.00	1,000.00	0.00
10-550-52130 Food & Water Supplies	2,000	394.99	540.95	0.00	1,459.05	27.05
10-550-52150 Buildings & Grounds Suppli	11,500	263.03	3,080.52	0.00	8,419.48	26.79
10-550-52240 Chemicals	5,000	0.00	0.00	0.00	5,000.00	0.00
10-550-53000 Engineering Services	20,000	0.00	100.00	0.00	19,900.00	0.50
10-550-53005 Architectural Services	20,000	0.00	0.00	0.00	20,000.00	0.00
10-550-53200 Electricity	20,000	311.91	4,979.25	0.00	15,020.75	24.90
10-550-53210 Telephone	33,000	2,357.51	11,667.06	0.00	21,332.94	35.35
10-550-53220 Internet Services	18,200	0.00	1,247.64	0.00	16,952.36	6.86
10-550-53300 Dues & Subscriptions	14,080	5.86	303.30	0.00	13,776.70	2.15
10-550-53310 Travel & Training	0	0.00	15.00	0.00	(15.00)	0.00
10-550-53400 General Liability Insuranc	102,256	0.00	41,146.81	0.00	61,109.19	40.24
10-550-53420 Auto Liability Insurance	37,000	0.00	18,669.00	0.00	18,331.00	50.46
10-550-53500 Buildings & Grounds Rep/Ma	90,000	1,589.75	21,766.22	0.00	68,233.78	24.18
10-550-53520 Office Equipment Repairs/M	500	0.00	0.00	0.00	500.00	0.00
10-550-53540 Motor Vehicles Repairs/Mai	1,000	0.00	70.50	0.00	929.50	7.05
10-550-53920 Equipment/Vehicle Rentals	20,000	0.00	(30.68)	0.00	20,030.68	0.15-
10-550-53960 Copier Rental Fees	26,780	876.88	9,842.46	0.00	16,937.54	36.75
10-550-53970 Postage Machine Rental Fee	2,500	0.00	475.71	0.00	2,024.29	19.03
10-550-53990 Other Rentals	500	0.00	332.00	0.00	168.00	66.40
10-550-55700 Cash Short (Over)	0	0.00	(5.56)	0.00	5.56	0.00
TOTAL OPERATIONS	425,416	5,799.93	114,225.02	0.00	311,190.98	26.85
CAPITAL OUTLAY						
10-550-56020 Building Improvements	200,000	0.00	0.00	0.00	200,000.00	0.00
10-550-56070 Furniture & Fixtures	5,000	0.00	0.00	0.00	5,000.00	0.00
TOTAL CAPITAL OUTLAY	205,000	0.00	0.00	0.00	205,000.00	0.00
TOTAL BUILDING SERVICES	705,706	10,007.14	134,915.86	0.00	570,790.14	19.12

GENERAL FUND
DEPARTMENT - INFO TECHNOLOGY SERVICES

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
10-560-53090 Contract Labor	103,188	6,338.75	31,008.17	1,140.00	71,039.83	31.15
10-560-53250 Website Design & Update	7,200	0.00	0.00	0.00	7,200.00	0.00
10-560-53300 Dues & Subscriptions	24,140	2,439.14	8,174.10	0.00	15,965.90	33.86
10-560-53380 Data Disaster Recovery Ser	53,208	4,331.00	21,633.58	0.00	31,574.42	40.66
10-560-53520 Office Equipment Repairs/M	1,500	0.00	0.00	0.00	1,500.00	0.00
10-560-53660 Software Maintenance	71,078	0.00	65,208.55	0.00	5,869.45	91.74
10-560-54410 Software License Fees	76,000	0.00	28,055.73	0.00	47,944.27	36.92
TOTAL OPERATIONS	336,314	13,108.89	154,080.13	1,140.00	181,093.87	46.15
CAPITAL OUTLAY						
10-560-56115 Computer Equipment	61,600	1,710.99	9,165.83	0.00	52,434.17	14.88
TOTAL CAPITAL OUTLAY	61,600	1,710.99	9,165.83	0.00	52,434.17	14.88
TOTAL INFO TECHNOLOGY SERVICES	397,914	14,819.88	163,245.96	1,140.00	233,528.04	41.31

GENERAL FUND
DEPARTMENT - STREETS

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
10-575-51010 Salaries & Wages	202,130	13,592.84	66,215.94	0.00	135,914.06	32.76
10-575-51012 Overtime Pay	6,000	1,238.28	3,490.50	0.00	2,509.50	58.18
10-575-51015 Longevity Pay	3,350	242.05	1,162.78	0.00	2,187.22	34.71
10-575-51020 Social Security	16,185	1,098.34	5,186.92	0.00	10,998.08	32.05
10-575-51030 Retirement Contributions	32,755	2,199.36	10,473.30	0.00	22,281.70	31.97
10-575-51040 Group Insurance	52,990	3,833.77	20,578.63	0.00	32,411.37	38.83
10-575-51050 Workers' Compensation	12,550	0.00	3,215.50	0.00	9,334.50	25.62
TOTAL PERSONNEL	325,960	22,204.64	110,323.57	0.00	215,636.43	33.85
OPERATIONS						
10-575-52000 General Office Supplies	250	5.03	36.03	0.00	213.97	14.41
10-575-52010 Office Copy Supplies	250	0.90	5.32	0.00	244.68	2.13
10-575-52020 Data Processing Supplies	500	0.00	0.00	0.00	500.00	0.00
10-575-52040 Medical/First Aid Supplies	500	0.00	8.74	0.00	491.26	1.75
10-575-52050 Motor Fuel & Oil	27,000	2,226.98	6,521.86	0.00	20,478.14	24.16
10-575-52130 Food & Water Supplies	2,000	174.20	1,140.17	0.00	859.83	57.01
10-575-52140 Traffic Signs & Markers	35,000	0.00	4,000.00	0.00	31,000.00	11.43
10-575-52150 Buildings & Grounds Suppli	5,000	117.07	505.31	0.00	4,494.69	10.11
10-575-52160 Christmas Decorating Suppl	10,000	0.00	2,584.83	0.00	7,415.17	25.85
10-575-52240 Chemicals	3,000	0.00	0.00	0.00	3,000.00	0.00
10-575-52280 Motor Vehicle Supplies	600	0.00	4.99	0.00	595.01	0.83
10-575-52320 Minor Tools & Equipment	4,000	0.00	2,383.09	0.00	1,616.91	59.58
10-575-52330 Safety Equipment	4,750	43.84	988.35	0.00	3,761.65	20.81
10-575-53000 Engineering Services	0	0.00	525.00	0.00	(525.00)	0.00
10-575-53170 Mosquito Control	20,000	0.00	1,472.00	0.00	18,528.00	7.36
10-575-53200 Electricity	110,000	968.88	29,359.63	0.00	80,640.37	26.69
10-575-53210 Telephone	1,200	74.42	372.16	0.00	827.84	31.01
10-575-53300 Dues & Subscriptions	400	10.26	51.14	0.00	348.86	12.79
10-575-53310 Travel & Training	1,000	0.00	0.00	0.00	1,000.00	0.00
10-575-53340 Printing & Binding	100	0.00	0.00	0.00	100.00	0.00
10-575-53500 Buildings & Grounds Rep/Ma	3,700	0.00	0.00	0.00	3,700.00	0.00
10-575-53540 Motor Vehicles Repairs/Mai	7,000	0.00	0.00	0.00	7,000.00	0.00
10-575-53560 Heavy Equipment Repairs/Ma	42,000	463.90	33,809.11	0.00	8,190.89	80.50
10-575-53600 Street & Alley Repairs & M	150,000	1,011.98	3,741.80	0.00	146,258.20	2.49
10-575-53900 Building & Land Rentals	10,135	0.00	0.00	0.00	10,135.00	0.00
10-575-53920 Equipment/Vehicle Rentals	36,750	2,176.60	10,473.56	0.00	26,276.44	28.50
10-575-53940 Uniform Rentals	2,500	159.02	1,042.12	0.00	1,457.88	41.68
TOTAL OPERATIONS	477,635	7,433.08	99,025.21	0.00	378,609.79	20.73
CAPITAL OUTLAY						
10-575-56020 Building Improvements	5,250	0.00	0.00	0.00	5,250.00	0.00
10-575-56035 Streetscape Improvements	25,000	0.00	0.00	0.00	25,000.00	0.00
10-575-56040 Drainage Improvements	50,000	0.00	0.00	0.00	50,000.00	0.00
10-575-56100 Special Equipment	250,000	0.00	0.00	0.00	250,000.00	0.00
10-575-56995 Engineering Services	50,000	0.00	0.00	0.00	50,000.00	0.00
TOTAL CAPITAL OUTLAY	380,250	0.00	0.00	0.00	380,250.00	0.00
TOTAL STREETS	1,183,845	29,637.72	209,348.78	0.00	974,496.22	17.68

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

GENERAL FUND
DEPARTMENT - PARKS & RECREATION

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
10-580-51010 Salaries & Wages	202,130	13,592.93	66,216.15	0.00	135,913.85	32.76
10-580-51012 Overtime Pay	6,000	1,238.31	3,490.71	0.00	2,509.29	58.18
10-580-51015 Longevity Pay	3,350	242.05	1,162.78	0.00	2,187.22	34.71
10-580-51020 Social Security	16,185	1,098.23	5,186.20	0.00	10,998.80	32.04
10-580-51030 Retirement Contributions	32,755	2,199.35	10,473.51	0.00	22,281.49	31.98
10-580-51040 Group Insurance	52,990	3,833.90	20,577.41	0.00	32,412.59	38.83
10-580-51050 Workers' Compensation	3,000	0.00	1,212.62	0.00	1,787.38	40.42
TOTAL PERSONNEL	316,410	22,204.77	108,319.38	0.00	208,090.62	34.23
OPERATIONS						
10-580-52000 General Office Supplies	200	5.03	55.37	0.00	144.63	27.69
10-580-52010 Office Copy Supplies	250	10.09	59.46	0.00	190.54	23.78
10-580-52040 Medical/First Aid Supplies	500	0.00	8.74	0.00	491.26	1.75
10-580-52050 Motor Fuel & Oil	9,000	541.46	2,670.30	0.00	6,329.70	29.67
10-580-52060 Janitorial Supplies	5,250	174.75	1,884.54	0.00	3,365.46	35.90
10-580-52100 Wearing Apparel	500	0.00	71.24	0.00	428.76	14.25
10-580-52130 Food & Water Supplies	2,000	174.20	258.78	0.00	1,741.22	12.94
10-580-52150 Buildings & Grounds Suppli	13,650	117.08	4,591.32	0.00	9,058.68	33.64
10-580-52240 Chemicals	3,150	0.00	0.00	0.00	3,150.00	0.00
10-580-52280 Motor Vehicle Supplies	600	0.00	0.00	0.00	600.00	0.00
10-580-52320 Minor Tools & Equipment	3,200	54.98	1,428.08	0.00	1,771.92	44.63
10-580-52330 Safety Equipment	975	3.84	1,893.31	0.00	(918.31)	194.19
10-580-53090 Contract Labor	10,000	0.00	6,500.00	0.00	3,500.00	65.00
10-580-53110 Janitorial Services	3,150	0.00	0.00	0.00	3,150.00	0.00
10-580-53200 Electricity	63,000	0.00	19,699.64	0.00	43,300.36	31.27
10-580-53210 Telephone	4,200	310.56	1,510.40	0.00	2,689.60	35.96
10-580-53220 Internet Services	2,000	151.98	759.90	0.00	1,240.10	38.00
10-580-53300 Dues & Subscriptions	200	10.26	51.18	0.00	148.82	25.59
10-580-53310 Travel & Training	1,000	0.00	0.00	0.00	1,000.00	0.00
10-580-53330 Postage & Shipping	50	0.00	0.00	0.00	50.00	0.00
10-580-53340 Printing & Binding	50	0.00	0.00	0.00	50.00	0.00
10-580-53500 Buildings & Grounds Rep/Ma	52,000	4,516.77	31,824.75	0.00	20,175.25	61.20
10-580-53540 Motor Vehicles Repairs/Mai	2,625	0.00	89.87	0.00	2,535.13	3.42
10-580-53560 Heavy Equipment Repairs/Ma	11,000	202.42	1,178.15	0.00	9,821.85	10.71
10-580-53900 Building & Land Rentals	3,600	0.00	1,757.48	0.00	1,842.52	48.82
10-580-53920 Equipment/Vehicle Rentals	18,581	619.50	3,067.50	0.00	15,513.50	16.51
10-580-53940 Uniform Rentals	2,200	187.74	999.69	0.00	1,200.31	45.44
TOTAL OPERATIONS	212,931	7,080.66	80,359.70	0.00	132,571.30	37.74
CAPITAL OUTLAY						
10-580-56050 Park Improvements	262,500	0.00	9,200.00	0.00	253,300.00	3.50
TOTAL CAPITAL OUTLAY	262,500	0.00	9,200.00	0.00	253,300.00	3.50
TOTAL PARKS & RECREATION	791,841	29,285.43	197,879.08	0.00	593,961.92	24.99

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

GENERAL FUND
DEPARTMENT - MECHANIC SHOP

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
10-590-51010 Salaries & Wages	12,565	0.00	2,178.00	0.00	10,387.00	17.33
10-590-51012 Overtime Pay	1,500	0.00	6.78	0.00	1,493.22	0.45
10-590-51015 Longevity Pay	5	0.00	0.00	0.00	4.75	0.00
10-590-51020 Social Security	1,085	0.00	167.16	0.00	917.84	15.41
10-590-51030 Retirement Contributions	2,200	0.00	469.88	0.00	1,730.12	21.36
10-590-51040 Group Insurance	3,490	0.00	494.23	0.00	2,995.77	14.16
10-590-51050 Workers' Compensation	1,328	0.00	63.00	0.00	1,265.00	4.74
TOTAL PERSONNEL	22,173	0.00	3,379.05	0.00	18,793.70	15.24
OPERATIONS						
10-590-52040 Medical/First Aid Supplies	100	0.00	8.74	0.00	91.26	8.74
10-590-52050 Motor Fuel & Oil	1,000	200.03	826.66	0.00	173.34	82.67
10-590-52100 Wearing Apparel	200	0.00	22.50	0.00	177.50	11.25
10-590-52130 Food & Water Supplies	500	0.00	0.00	0.00	500.00	0.00
10-590-52150 Buildings & Grounds Suppli	550	0.00	0.00	0.00	550.00	0.00
10-590-52280 Motor Vehicle Supplies	500	0.00	0.00	0.00	500.00	0.00
10-590-52320 Minor Tools & Equipment	5,000	328.55	7,560.50	0.00	(2,560.50)	151.21
10-590-52330 Safety Equipment	500	3.83	250.30	0.00	249.70	50.06
10-590-53300 Dues & Subscriptions	50	0.00	5.84	0.00	44.16	11.68
10-590-53310 Travel & Training	500	0.00	0.00	0.00	500.00	0.00
10-590-53540 Motor Vehicles Repairs/Mai	500	0.00	129.95	0.00	370.05	25.99
10-590-53560 Heavy Equipment Repairs/Ma	0	0.00	566.58	0.00	(566.58)	0.00
10-590-53940 Uniform Rentals	400	0.00	81.17	0.00	318.83	20.29
TOTAL OPERATIONS	9,800	532.41	9,452.24	0.00	347.76	96.45
CAPITAL OUTLAY						
TOTAL MECHANIC SHOP	31,973	532.41	12,831.29	0.00	19,141.46	40.13

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

GENERAL FUND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
OPERATIONS						
10-599-53045 Utility Billing Insert Ser	1,500	0.00	0.00	0.00	1,500.00	0.00
10-599-55500 Payments to Library	20,000	0.00	10,000.00	0.00	10,000.00	50.00
10-599-55510 Payments to County	5,000	0.00	0.00	0.00	5,000.00	0.00
10-599-55515 Pmts to Sealy Christian Pa	2,000	0.00	0.00	0.00	2,000.00	0.00
10-599-55520 Pmts to Combined Comm Acti	3,000	0.00	0.00	0.00	3,000.00	0.00
10-599-55710 Service/Finance Charges	2,000	0.00	698.30	0.00	1,301.70	34.92
10-599-55750 Sales Tax Overpayment	31,155	2,596.24	12,981.20	0.00	18,173.80	41.67
TOTAL OPERATIONS	64,655	2,596.24	23,679.50	0.00	40,975.50	36.62
CAPITAL OUTLAY						
DEBT SERVICE						
TOTAL NON-DEPARTMENTAL	64,655	2,596.24	23,679.50	0.00	40,975.50	36.62
TOTAL EXPENDITURES	9,437,536	520,980.51	3,079,276.96	2,640.00	6,355,618.79	32.66
REVENUE OVER/(UNDER) EXPENDITURES	(539,475)	1,427,689.83	3,764,739.55	(2,640.00)	(4,301,574.30)	697.36-
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
10-49000 Sales of General Fixed Assets	0	0.00	10.00	0.00	(10.00)	0.00
10-49995 Contrib's from Component Unit	89,735	0.00	0.00	0.00	89,735.00	0.00
10-49998 Budgeted Reduction of Fund Bal	449,740	0.00	0.00	0.00	449,739.75	0.00
TOTAL OTHER SOURCES	539,475	0.00	10.00	0.00	539,464.75	0.00
OTHER USES						
TOTAL OTHER SOURCES & USES	539,475	0.00	10.00	0.00	539,464.75	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	1,427,689.83	3,764,749.55	(2,640.00)	(3,762,109.55)	0.00

MUN COURT TECHNOLOGY
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
INVESTMENT INCOME	500	50.63	295.18	0.00	204.82	59.04
TOTAL REVENUES	500	50.63	295.18	0.00	204.82	59.04
EXPENDITURE SUMMARY						
MUNICIPAL COURT						
OPERATIONS	21,435	0.00	12,185.99	0.00	9,249.01	56.85
TOTAL MUNICIPAL COURT	21,435	0.00	12,185.99	0.00	9,249.01	56.85
NON-DEPARTMENTAL						
TOTAL EXPENDITURES	21,435	0.00	12,185.99	0.00	9,249.01	56.85
REVENUE OVER/(UNDER) EXPENDITURES	(20,935)	50.63	(11,890.81)	0.00	(9,044.19)	56.80
OTHER SOURCES	20,935	0.00	0.00	0.00	20,935.00	0.00
TOTAL OTHER FINANCING SOURCES & USE	20,935	0.00	0.00	0.00	20,935.00	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	50.63	(11,890.81)	0.00	11,890.81	0.00

MUN COURT TECHNOLOGY

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
FINES & FORFEITURES						
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
11-45000 Interest Earnings	500	50.63	295.18	0.00	204.82	59.04
TOTAL INVESTMENT INCOME	500	50.63	295.18	0.00	204.82	59.04
TOTAL REVENUE	500	50.63	295.18	0.00	204.82	59.04

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

MUN COURT TECHNOLOGY
DEPARTMENT - MUNICIPAL COURT

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
11-525-52000 General Office Supplies	435	0.00	0.00	0.00	435.00	0.00
11-525-52020 Data Processing Supplies	9,000	0.00	485.99	0.00	8,514.01	5.40
11-525-53660 Software Maintenance	12,000	0.00	11,700.00	0.00	300.00	97.50
TOTAL OPERATIONS	21,435	0.00	12,185.99	0.00	9,249.01	56.85
CAPITAL OUTLAY						
TOTAL MUNICIPAL COURT	21,435	0.00	12,185.99	0.00	9,249.01	56.85

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

MUN COURT TECHNOLOGY
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
CAPITAL OUTLAY						
TOTAL EXPENDITURES	21,435	0.00	12,185.99	0.00	9,249.01	56.85
REVENUE OVER/(UNDER) EXPENDITURES	(20,935)	50.63	(11,890.81)	0.00	(9,044.19)	56.80
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
11-49998 Budgeted Reduction of Fund Bal	20,935	0.00	0.00	0.00	20,935.00	0.00
TOTAL OTHER SOURCES	20,935	0.00	0.00	0.00	20,935.00	0.00
OTHER USES						
TOTAL OTHER SOURCES & USES	20,935	0.00	0.00	0.00	20,935.00	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	50.63	(11,890.81)	0.00	11,890.81	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

TIME PYMT REIMB FEE FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
FINES & FORFEITURES	9,868	709.52	3,407.12	0.00	6,460.88	34.53
INVESTMENT INCOME	700	106.54	609.43	0.00	90.57	87.06
TOTAL REVENUES	10,568	816.06	4,016.55	0.00	6,551.45	38.01
EXPENDITURE SUMMARY						
MUNICIPAL COURT						
OPERATIONS	10,568	592.49	2,603.83	0.00	7,964.17	24.64
TOTAL MUNICIPAL COURT	10,568	592.49	2,603.83	0.00	7,964.17	24.64
NON-DEPARTMENTAL						
TOTAL EXPENDITURES	10,568	592.49	2,603.83	0.00	7,964.17	24.64
REVENUE OVER/(UNDER) EXPENDITURES	0	223.57	1,412.72	0.00	(1,412.72)	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	223.57	1,412.72	0.00	(1,412.72)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

TIME PYMT REIMB FEE FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
FINES & FORFEITURES						
12-42030 Local Court Fees	9,868	709.52	3,407.12	0.00	6,460.88	34.53
TOTAL FINES & FORFEITURES	9,868	709.52	3,407.12	0.00	6,460.88	34.53
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
12-45000 Interest Earnings	700	106.54	609.43	0.00	90.57	87.06
TOTAL INVESTMENT INCOME	700	106.54	609.43	0.00	90.57	87.06
TOTAL REVENUE	10,568	816.06	4,016.55	0.00	6,551.45	38.01

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

TIME PYMT REIMB FEE FUND
DEPARTMENT - MUNICIPAL COURT

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
12-525-52000 General Office Supplies	144	0.00	26.61	0.00	117.39	18.48
12-525-52020 Data Processing Supplies	2,300	316.89	1,033.78	0.00	1,266.22	44.95
12-525-53090 Contractual Services	2,700	0.00	0.00	0.00	2,700.00	0.00
12-525-53210 Telephone	624	37.21	209.65	0.00	414.35	33.60
12-525-53300 Dues and Subscriptions	0	0.00	209.80	0.00	(209.80)	0.00
12-525-53960 Copier Rental Fees	4,800	238.39	1,123.99	0.00	3,676.01	23.42
TOTAL OPERATIONS	10,568	592.49	2,603.83	0.00	7,964.17	24.64
CAPITAL OUTLAY						
TOTAL MUNICIPAL COURT	10,568	592.49	2,603.83	0.00	7,964.17	24.64

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

TIME PYMT REIMB FEE FUND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
CAPITAL OUTLAY						
TOTAL EXPENDITURES	10,568	592.49	2,603.83	0.00	7,964.17	24.64
REVENUE OVER/(UNDER) EXPENDITURES	0	223.57	1,412.72	0.00	(1,412.72)	0.00
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
OTHER USES						
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	223.57	1,412.72	0.00	(1,412.72)	0.00

MUN CT BLDG SECURITY
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
INVESTMENT INCOME	4,500	572.23	3,305.97	0.00	1,194.03	73.47
TOTAL REVENUES	4,500	572.23	3,305.97	0.00	1,194.03	73.47
EXPENDITURE SUMMARY						
MUNICIPAL COURT						
OPERATIONS	18,740	537.34	3,920.63	0.00	14,819.37	20.92
TOTAL MUNICIPAL COURT	18,740	537.34	3,920.63	0.00	14,819.37	20.92
NON-DEPARTMENTAL						
TOTAL EXPENDITURES	18,740	537.34	3,920.63	0.00	14,819.37	20.92
REVENUE OVER/(UNDER) EXPENDITURES	(14,240)	34.89	(614.66)	0.00	(13,625.34)	4.32
OTHER SOURCES	14,240	0.00	0.00	0.00	14,240.00	0.00
TOTAL OTHER FINANCING SOURCES & USE	14,240	0.00	0.00	0.00	14,240.00	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	34.89	(614.66)	0.00	614.66	0.00

MUN CT BLDG SECURITY

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
FINES & FORFEITURES						
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
13-45000 Interest Earnings	4,500	572.23	3,305.97	0.00	1,194.03	73.47
TOTAL INVESTMENT INCOME	4,500	572.23	3,305.97	0.00	1,194.03	73.47
TOTAL REVENUE	4,500	572.23	3,305.97	0.00	1,194.03	73.47

MUN CT BLDG SECURITY
DEPARTMENT - MUNICIPAL COURT

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
13-525-53310 Travel & Training	1,740	0.00	1,181.00	0.00	559.00	67.87
13-525-53370 Courtroom Security Service	12,000	537.34	2,739.63	0.00	9,260.37	22.83
13-525-53500 Buildings & Grounds Rep/Ma	5,000	0.00	0.00	0.00	5,000.00	0.00
TOTAL OPERATIONS	18,740	537.34	3,920.63	0.00	14,819.37	20.92
CAPITAL OUTLAY						
TOTAL MUNICIPAL COURT	18,740	537.34	3,920.63	0.00	14,819.37	20.92

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

MUN CT BLDG SECURITY
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
CAPITAL OUTLAY						
TOTAL EXPENDITURES	18,740	537.34	3,920.63	0.00	14,819.37	20.92
REVENUE OVER/(UNDER) EXPENDITURES	(14,240)	34.89	(614.66)	0.00	(13,625.34)	4.32
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
13-49998 Budgeted Reduction of Fund Bal	14,240	0.00	0.00	0.00	14,240.00	0.00
TOTAL OTHER SOURCES	14,240	0.00	0.00	0.00	14,240.00	0.00
OTHER USES						
TOTAL OTHER SOURCES & USES	14,240	0.00	0.00	0.00	14,240.00	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	34.89	(614.66)	0.00	614.66	0.00

CHILD SAFETY FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
FINES & FORFEITURES	500	4.72	141.88	0.00	358.12	28.38
INVESTMENT INCOME	250	32.87	188.08	0.00	61.92	75.23
TOTAL REVENUES	750	37.59	329.96	0.00	420.04	43.99
EXPENDITURE SUMMARY						
POLICE						
NON-DEPARTMENTAL						
REVENUE OVER/(UNDER) EXPENDITURES	750	37.59	329.96	0.00	420.04	43.99
OTHER USES	750	0.00	0.00	0.00	750.00	0.00
TOTAL OTHER FINANCING SOURCES & US	(750)	0.00	0.00	0.00	(750.00)	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	37.59	329.96	0.00	(329.96)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

CHILD SAFETY FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
FINES & FORFEITURES						
14-42030 Local Court Fees	500	4.72	141.88	0.00	358.12	28.38
TOTAL FINES & FORFEITURES	500	4.72	141.88	0.00	358.12	28.38
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
14-45000 Interest Earnings	250	32.87	188.08	0.00	61.92	75.23
TOTAL INVESTMENT INCOME	250	32.87	188.08	0.00	61.92	75.23
TOTAL REVENUE	750	37.59	329.96	0.00	420.04	43.99

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

CHILD SAFETY FUND
DEPARTMENT - POLICE

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

CHILD SAFETY FUND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL OUTLAY						
REVENUE OVER/(UNDER) EXPENDITURES	750	37.59	329.96	0.00	420.04	43.99
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
OTHER USES						
14-599-59998 Budgeted Addition to Fund	750	0.00	0.00	0.00	750.00	0.00
TOTAL OTHER USES	750	0.00	0.00	0.00	750.00	0.00
TOTAL OTHER SOURCES & USES	(750)	0.00	0.00	0.00	(750.00)	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	37.59	329.96	0.00	(329.96)	0.00

POLICE DEPT DONATIONS
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
CONTRIBUTIONS & DONATIONS	0	0.00	5,127.00	0.00	(5,127.00)	0.00
INVESTMENT INCOME	0	155.24	873.27	0.00	(873.27)	0.00
TOTAL REVENUES	0	155.24	6,000.27	0.00	(6,000.27)	0.00
EXPENDITURE SUMMARY						
POLICE						
OPERATIONS	40,232	255.99	1,878.03	0.00	38,354.25	4.67
CAPITAL OUTLAY	15,116	0.00	0.00	0.00	15,116.14	0.00
TOTAL POLICE	55,348	255.99	1,878.03	0.00	53,470.39	3.39
NON-DEPARTMENTAL						
TOTAL EXPENDITURES	55,348	255.99	1,878.03	0.00	53,470.39	3.39
REVENUE OVER/(UNDER) EXPENDITURES	(55,348)	(100.75)	4,122.24	0.00	(59,470.66)	7.45-
OTHER SOURCES	55,348	0.00	0.00	0.00	55,348.42	0.00
TOTAL OTHER FINANCING SOURCES & USE	55,348	0.00	0.00	0.00	55,348.42	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	(100.75)	4,122.24	0.00	(4,122.24)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

POLICE DEPT DONATIONS

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CONTRIBUTIONS & DONATIONS						
15-44910 Police Dept Donations	0	0.00	5,127.00	0.00	(5,127.00)	0.00
TOTAL CONTRIBUTIONS & DONATIONS	0	0.00	5,127.00	0.00	(5,127.00)	0.00
INVESTMENT INCOME						
15-45000 Interest Earnings	0	155.24	873.27	0.00	(873.27)	0.00
TOTAL INVESTMENT INCOME	0	155.24	873.27	0.00	(873.27)	0.00
OTHER REVENUES						
TOTAL REVENUE	0	155.24	6,000.27	0.00	(6,000.27)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

POLICE DEPT DONATIONS
DEPARTMENT - POLICE

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
15-530-52000 General Office Supplies	0	0.00	389.78	0.00	(389.78)	0.00
15-530-52190 Public Relations Supplies	0	0.00	305.47	0.00	(305.47)	0.00
15-530-52320 Minor Tools & Equipment	15,116	255.99	255.99	0.00	14,860.15	1.69
15-530-52330 Safety Equipment	15,116	0.00	0.00	0.00	15,116.14	0.00
15-530-52390 KIDFISH Event Expenses	5,000	0.00	0.00	0.00	5,000.00	0.00
15-530-52430 Blue Santa Toy Drive Expen	5,000	0.00	926.79	0.00	4,073.21	18.54
TOTAL OPERATIONS	40,232	255.99	1,878.03	0.00	38,354.25	4.67
CAPITAL OUTLAY						
15-530-56100 Special Equipment	15,116	0.00	0.00	0.00	15,116.14	0.00
TOTAL CAPITAL OUTLAY	15,116	0.00	0.00	0.00	15,116.14	0.00
TOTAL POLICE	55,348	255.99	1,878.03	0.00	53,470.39	3.39

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

POLICE DEPT DONATIONS
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
CAPITAL OUTLAY						
TOTAL EXPENDITURES	55,348	255.99	1,878.03	0.00	53,470.39	3.39
REVENUE OVER/(UNDER) EXPENDITURES	(55,348)	(100.75)	4,122.24	0.00	(59,470.66)	7.45-
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
15-49998 Budgeted Reduction of Fund Bal	55,348	0.00	0.00	0.00	55,348.42	0.00
TOTAL OTHER SOURCES	55,348	0.00	0.00	0.00	55,348.42	0.00
OTHER USES						
TOTAL OTHER SOURCES & USES	55,348	0.00	0.00	0.00	55,348.42	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	(100.75)	4,122.24	0.00	(4,122.24)	0.00

PARK LAND DEDICATION
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
INVESTMENT INCOME	1,700	228.12	1,310.86	0.00	389.14	77.11
TOTAL REVENUES	1,700	228.12	1,310.86	0.00	389.14	77.11
EXPENDITURE SUMMARY						
PARKS & RECREATION						
NON-DEPARTMENTAL						
REVENUE OVER/(UNDER) EXPENDITURES	1,700	228.12	1,310.86	0.00	389.14	77.11
OTHER USES	1,700	0.00	0.00	0.00	1,700.00	0.00
TOTAL OTHER FINANCING SOURCES & US	(1,700)	0.00	0.00	0.00	(1,700.00)	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	228.12	1,310.86	0.00	(1,310.86)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

PARK LAND DEDICATION

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
17-45000 Interest Earnings	1,700	228.12	1,310.86	0.00	389.14	77.11
TOTAL INVESTMENT INCOME	1,700	228.12	1,310.86	0.00	389.14	77.11
TOTAL REVENUE	1,700	228.12	1,310.86	0.00	389.14	77.11

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

PARK LAND DEDICATION
DEPARTMENT - PARKS & RECREATION

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
CAPITAL OUTLAY						

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

PARK LAND DEDICATION
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
CAPITAL OUTLAY						
REVENUE OVER/(UNDER) EXPENDITURES	1,700	228.12	1,310.86	0.00	389.14	77.11
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
OTHER USES						
17-599-59998 Budgeted Addition to Fund	1,700	0.00	0.00	0.00	1,700.00	0.00
TOTAL OTHER USES	1,700	0.00	0.00	0.00	1,700.00	0.00
TOTAL OTHER SOURCES & USES	(1,700)	0.00	0.00	0.00	(1,700.00)	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	228.12	1,310.86	0.00	(1,310.86)	0.00

STATE LEOSE ALLOCATION FD
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
INVESTMENT INCOME	200	26.93	154.74	0.00	45.26	77.37
OTHER REVENUES	3,740	0.00	0.00	0.00	3,740.00	0.00
TOTAL REVENUES	3,940	26.93	154.74	0.00	3,785.26	3.93
EXPENDITURE SUMMARY						
POLICE						
OPERATIONS	3,940	0.00	0.00	0.00	3,940.00	0.00
TOTAL POLICE	3,940	0.00	0.00	0.00	3,940.00	0.00
NON-DEPARTMENTAL						
TOTAL EXPENDITURES	3,940	0.00	0.00	0.00	3,940.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	26.93	154.74	0.00	(154.74)	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	26.93	154.74	0.00	(154.74)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

STATE LEOSE ALLOCATION FD

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
18-45000 Interest Earnings	200	26.93	154.74	0.00	45.26	77.37
TOTAL INVESTMENT INCOME	200	26.93	154.74	0.00	45.26	77.37
OTHER REVENUES						
18-48140 State LEOSE Allocation	3,740	0.00	0.00	0.00	3,740.00	0.00
TOTAL OTHER REVENUES	3,740	0.00	0.00	0.00	3,740.00	0.00
TOTAL REVENUE	3,940	26.93	154.74	0.00	3,785.26	3.93

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

STATE LEOSE ALLOCATION FD
DEPARTMENT - POLICE

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
18-530-53310 Travel & Training	3,940	0.00	0.00	0.00	3,940.00	0.00
TOTAL OPERATIONS	3,940	0.00	0.00	0.00	3,940.00	0.00
TOTAL POLICE	3,940	0.00	0.00	0.00	3,940.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

STATE LEOSE ALLOCATION FD
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL OUTLAY						
TOTAL EXPENDITURES	3,940	0.00	0.00	0.00	3,940.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	26.93	154.74	0.00	(154.74)	0.00
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
OTHER USES						
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	26.93	154.74	0.00	(154.74)	0.00

PEG FRANCHISE SPEC REV FD
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
FRANCHISE & LOCAL TAXES	250	0.00	903.18	0.00	(653.18)	361.27
INVESTMENT INCOME	650	88.01	505.77	0.00	144.23	77.81
TOTAL REVENUES	900	88.01	1,408.95	0.00	(508.95)	156.55
EXPENDITURE SUMMARY						
NON-DEPARTMENTAL						
REVENUE OVER/(UNDER) EXPENDITURES	900	88.01	1,408.95	0.00	(508.95)	156.55
OTHER USES	900	0.00	0.00	0.00	900.00	0.00
TOTAL OTHER FINANCING SOURCES & US	(900)	0.00	0.00	0.00	(900.00)	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	88.01	1,408.95	0.00	(1,408.95)	0.00

PEG FRANCHISE SPEC REV FD

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
FRANCHISE & LOCAL TAXES						
19-40390 PEG Franchise Fees	250	0.00	903.18	0.00	(653.18)	361.27
TOTAL FRANCHISE & LOCAL TAXES	250	0.00	903.18	0.00	(653.18)	361.27
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
19-45000 Interest Earnings	650	88.01	505.77	0.00	144.23	77.81
TOTAL INVESTMENT INCOME	650	88.01	505.77	0.00	144.23	77.81
TOTAL REVENUE	900	88.01	1,408.95	0.00	(508.95)	156.55

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

PEG FRANCHISE SPEC REV FD
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL OUTLAY						
REVENUE OVER/(UNDER) EXPENDITURES	900	88.01	1,408.95	0.00	(508.95)	156.55
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
OTHER USES						
19-599-59998 Budgeted Addition to Fund	900	0.00	0.00	0.00	900.00	0.00
TOTAL OTHER USES	900	0.00	0.00	0.00	900.00	0.00
TOTAL OTHER SOURCES & USES	(900)	0.00	0.00	0.00	(900.00)	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	88.01	1,408.95	0.00	(1,408.95)	0.00

HOTEL/MOTEL TAX FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
OCCUPANCY TAXES	236,500	2,060.21	52,022.71	0.00	184,477.29	22.00
INVESTMENT INCOME	13,000	1,866.22	10,999.18	0.00	2,000.82	84.61
TOTAL REVENUES	249,500	3,926.43	63,021.89	0.00	186,478.11	25.26
EXPENDITURE SUMMARY						
TOURISM PROMOTION						
OPERATIONS	7,000	242.80	720.42	0.00	6,279.58	10.29
TOTAL TOURISM PROMOTION	7,000	242.80	720.42	0.00	6,279.58	10.29
LIEDERTAFEL HALL						
CAPITAL OUTLAY	35,475	0.00	0.00	0.00	35,475.00	0.00
TOTAL LIEDERTAFEL HALL	35,475	0.00	0.00	0.00	35,475.00	0.00
CVB - VISITOR INFO CENTER						
PERSONNEL	99,748	7,211.71	36,438.60	0.00	63,309.40	36.53
OPERATIONS	93,159	11,070.50	41,966.73	0.00	51,192.27	45.05
CAPITAL OUTLAY	62,900	0.00	19,258.15	0.00	43,641.85	30.62
TOTAL CVB - VISITOR INFO CENTER	255,807	18,282.21	97,663.48	0.00	158,143.52	38.18
NON-DEPARTMENTAL						
TOTAL EXPENDITURES	298,282	18,525.01	98,383.90	0.00	199,898.10	32.98
REVENUE OVER/(UNDER) EXPENDITURES	(48,782)	(14,598.58)	(35,362.01)	0.00	(13,419.99)	72.49
OTHER SOURCES	48,782	0.00	0.00	0.00	48,782.00	0.00
TOTAL OTHER FINANCING SOURCES & USE	48,782	0.00	0.00	0.00	48,782.00	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	(14,598.58)	(35,362.01)	0.00	35,362.01	0.00

HOTEL/MOTEL TAX FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OCCUPANCY TAXES						
20-40400 Hotel/Motel Occupancy Tax	236,500	2,060.21	52,022.71	0.00	184,477.29	22.00
TOTAL OCCUPANCY TAXES	236,500	2,060.21	52,022.71	0.00	184,477.29	22.00
FINES & FORFEITURES						
CHARGES FOR SERVICES						
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
20-45000 Interest Earnings	13,000	1,866.22	10,999.18	0.00	2,000.82	84.61
TOTAL INVESTMENT INCOME	13,000	1,866.22	10,999.18	0.00	2,000.82	84.61
TOTAL REVENUE	249,500	3,926.43	63,021.89	0.00	186,478.11	25.26

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

HOTEL/MOTEL TAX FUND
DEPARTMENT - TOURISM PROMOTION

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
20-555-55615 Advertising & Promotion	0	0.00	250.00	0.00	(250.00)	0.00
20-555-55650 Administration of HOT Fund	7,000	242.80	470.42	0.00	6,529.58	6.72
TOTAL OPERATIONS	7,000	242.80	720.42	0.00	6,279.58	10.29
TOTAL TOURISM PROMOTION	7,000	242.80	720.42	0.00	6,279.58	10.29

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

HOTEL/MOTEL TAX FUND
DEPARTMENT - LIEDERTAFEL HALL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
CAPITAL OUTLAY						
20-557-56020 Building Improvements	35,475	0.00	0.00	0.00	35,475.00	0.00
TOTAL CAPITAL OUTLAY	35,475	0.00	0.00	0.00	35,475.00	0.00
TOTAL LIEDERTAFEL HALL	35,475	0.00	0.00	0.00	35,475.00	0.00

HOTEL/MOTEL TAX FUND
DEPARTMENT - CVB - VISITOR INFO CENTER

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
20-558-51010 Salaries & Wages	66,945	5,224.58	26,128.90	0.00	40,816.10	39.03
20-558-51015 Longevity Pay	110	0.00	0.00	0.00	110.00	0.00
20-558-51020 Social Security	5,145	398.72	1,994.63	0.00	3,150.37	38.77
20-558-51030 Retirement Contributions	10,465	815.03	3,978.51	0.00	6,486.49	38.02
20-558-51040 Group Insurance	16,930	773.38	4,259.04	0.00	12,670.96	25.16
20-558-51050 Workers' Compensation	153	0.00	77.52	0.00	75.48	50.67
TOTAL PERSONNEL	99,748	7,211.71	36,438.60	0.00	63,309.40	36.53
OPERATIONS						
20-558-52000 General Office Supplies	500	0.00	1,464.42	0.00	(964.42)	292.88
20-558-53210 Telephone	1,236	31.25	156.44	0.00	1,079.56	12.66
20-558-53250 Website Design & Update	1,900	0.00	75.00	0.00	1,825.00	3.95
20-558-53300 Dues & Subscriptions	13,328	2.93	7,822.68	0.00	5,505.32	58.69
20-558-53310 Travel & Training	6,000	1,430.82	4,487.40	0.00	1,512.60	74.79
20-558-53330 Postage & Shipping	500	0.00	0.00	0.00	500.00	0.00
20-558-53340 Printing & Binding	700	0.00	0.00	0.00	700.00	0.00
20-558-53355 Marketing	56,000	8,693.00	21,983.60	0.00	34,016.40	39.26
20-558-53400 General Liability Insuranc	1,245	0.00	614.69	0.00	630.31	49.37
20-558-53900 Building & Land Rentals	9,600	800.00	4,800.00	0.00	4,800.00	50.00
20-558-53960 Copier Rental Fees	2,150	112.50	562.50	0.00	1,587.50	26.16
TOTAL OPERATIONS	93,159	11,070.50	41,966.73	0.00	51,192.27	45.05
CAPITAL OUTLAY						
20-558-56070 Furniture & Fixtures	1,900	0.00	380.00	0.00	1,520.00	20.00
20-558-56645 Signage to Signs/Attractio	61,000	0.00	18,878.15	0.00	42,121.85	30.95
TOTAL CAPITAL OUTLAY	62,900	0.00	19,258.15	0.00	43,641.85	30.62
TOTAL CVB - VISITOR INFO CENTER	255,807	18,282.21	97,663.48	0.00	158,143.52	38.18

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

HOTEL/MOTEL TAX FUND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
CAPITAL OUTLAY						
TOTAL EXPENDITURES	298,282	18,525.01	98,383.90	0.00	199,898.10	32.98
REVENUE OVER/(UNDER) EXPENDITURES	(48,782)	(14,598.58)	(35,362.01)	0.00	(13,419.99)	72.49
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
20-49998 Budgeted Reduction of Fund Bal	48,782	0.00	0.00	0.00	48,782.00	0.00
TOTAL OTHER SOURCES	48,782	0.00	0.00	0.00	48,782.00	0.00
OTHER USES						
TOTAL OTHER SOURCES & USES	48,782	0.00	0.00	0.00	48,782.00	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	(14,598.58)	(35,362.01)	0.00	35,362.01	0.00

Local Youth Diversion Fd
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
FINES & FORFEITURES	16,000	1,264.83	6,080.15	0.00	9,919.85	38.00
INVESTMENT INCOME	1,800	282.39	1,588.64	0.00	211.36	88.26
TOTAL REVENUES	17,800	1,547.22	7,668.79	0.00	10,131.21	43.08
EXPENDITURE SUMMARY						
MUNICIPAL COURT						
OPERATIONS	9,100	0.00	0.00	0.00	9,100.00	0.00
TOTAL MUNICIPAL COURT	9,100	0.00	0.00	0.00	9,100.00	0.00
NON-DEPARTMENTAL						
TOTAL EXPENDITURES	9,100	0.00	0.00	0.00	9,100.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	8,700	1,547.22	7,668.79	0.00	1,031.21	88.15
OTHER USES	8,700	0.00	0.00	0.00	8,700.00	0.00
TOTAL OTHER FINANCING SOURCES & US	(8,700)	0.00	0.00	0.00	(8,700.00)	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	1,547.22	7,668.79	0.00	(7,668.79)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

Local Youth Diversion Fd

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
FINES & FORFEITURES						
22-42030 Local Court Fees	16,000	1,264.83	6,080.15	0.00	9,919.85	38.00
TOTAL FINES & FORFEITURES	16,000	1,264.83	6,080.15	0.00	9,919.85	38.00
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
22-45000 Interest Earnings	1,800	282.39	1,588.64	0.00	211.36	88.26
TOTAL INVESTMENT INCOME	1,800	282.39	1,588.64	0.00	211.36	88.26
TOTAL REVENUE	17,800	1,547.22	7,668.79	0.00	10,131.21	43.08

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

Local Youth Diversion Fd
DEPARTMENT - MUNICIPAL COURT

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
22-525-52000 General Office Supplies	500	0.00	0.00	0.00	500.00	0.00
22-525-52010 Office Copy Supplies	500	0.00	0.00	0.00	500.00	0.00
22-525-52020 Data Processing Supplies	1,000	0.00	0.00	0.00	1,000.00	0.00
22-525-53300 Dues & Subscriptions	5,000	0.00	0.00	0.00	5,000.00	0.00
22-525-53330 Postage & Shipping	2,100	0.00	0.00	0.00	2,100.00	0.00
TOTAL OPERATIONS	9,100	0.00	0.00	0.00	9,100.00	0.00
TOTAL MUNICIPAL COURT	9,100	0.00	0.00	0.00	9,100.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

Local Youth Diversion Fd
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL OUTLAY						
TOTAL EXPENDITURES	9,100	0.00	0.00	0.00	9,100.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	8,700	1,547.22	7,668.79	0.00	1,031.21	88.15
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
OTHER USES						
22-599-59998 Budgeted Addition to Fund	8,700	0.00	0.00	0.00	8,700.00	0.00
TOTAL OTHER USES	8,700	0.00	0.00	0.00	8,700.00	0.00
TOTAL OTHER SOURCES & USES	(8,700)	0.00	0.00	0.00	(8,700.00)	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	1,547.22	7,668.79	0.00	(7,668.79)	0.00

MUNICIPAL JURY FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
FINES & FORFEITURES	200	25.28	121.59	0.00	78.41	60.80
INVESTMENT INCOME	25	3.47	19.24	0.00	5.76	76.96
TOTAL REVENUES	225	28.75	140.83	0.00	84.17	62.59
EXPENDITURE SUMMARY						
MUNICIPAL COURT						
OPERATIONS	800	0.00	52.40	0.00	747.60	6.55
TOTAL MUNICIPAL COURT	800	0.00	52.40	0.00	747.60	6.55
NON-DEPARTMENTAL						
TOTAL EXPENDITURES	800	0.00	52.40	0.00	747.60	6.55
REVENUE OVER/(UNDER) EXPENDITURES	(575)	28.75	88.43	0.00	(663.43)	15.38-
OTHER SOURCES	675	0.00	0.00	0.00	675.00	0.00
TOTAL OTHER FINANCING SOURCES & USE	675	0.00	0.00	0.00	675.00	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	100	28.75	88.43	0.00	11.57	88.43

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

MUNICIPAL JURY FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
FINES & FORFEITURES						
23-42030 Local Court Fees	200	25.28	121.59	0.00	78.41	60.80
TOTAL FINES & FORFEITURES	200	25.28	121.59	0.00	78.41	60.80
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
23-45000 Interest Earnings	25	3.47	19.24	0.00	5.76	76.96
TOTAL INVESTMENT INCOME	25	3.47	19.24	0.00	5.76	76.96
TOTAL REVENUE	225	28.75	140.83	0.00	84.17	62.59

MUNICIPAL JURY FUND
DEPARTMENT - MUNICIPAL COURT

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
23-525-53330 Postage & Shipping	800	0.00	52.40	0.00	747.60	6.55
TOTAL OPERATIONS	800	0.00	52.40	0.00	747.60	6.55
TOTAL MUNICIPAL COURT	800	0.00	52.40	0.00	747.60	6.55

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

MUNICIPAL JURY FUND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL OUTLAY						
TOTAL EXPENDITURES	800	0.00	52.40	0.00	747.60	6.55
REVENUE OVER/(UNDER) EXPENDITURES	(575)	28.75	88.43	0.00	(663.43)	15.38-
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
23-49998 Budgeted Reduction of Fund Bal	675	0.00	0.00	0.00	675.00	0.00
TOTAL OTHER SOURCES	675	0.00	0.00	0.00	675.00	0.00
OTHER USES						
TOTAL OTHER SOURCES & USES	675	0.00	0.00	0.00	675.00	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	100	28.75	88.43	0.00	11.57	88.43

CHP 59 FORFEITED PROP FND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
INVESTMENT INCOME	500	201.63	1,250.42	0.00	(750.42)	250.08
TOTAL REVENUES	500	201.63	1,250.42	0.00	(750.42)	250.08
EXPENDITURE SUMMARY						
POLICE						
OPERATIONS	54,297	312.50	10,812.50	0.00	43,484.50	19.91
CAPITAL OUTLAY	18,099	0.00	0.00	0.00	18,099.00	0.00
TOTAL POLICE	72,396	312.50	10,812.50	0.00	61,583.50	14.94
NON-DEPARTMENTAL						
TOTAL EXPENDITURES	72,396	312.50	10,812.50	0.00	61,583.50	14.94
REVENUE OVER/(UNDER) EXPENDITURES	(71,896)	(110.87)	(9,562.08)	0.00	(62,333.92)	13.30
OTHER SOURCES	71,896	0.00	0.00	0.00	71,896.00	0.00
TOTAL OTHER FINANCING SOURCES & USE	71,896	0.00	0.00	0.00	71,896.00	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	(110.87)	(9,562.08)	0.00	9,562.08	0.00

CHP 59 FORFEITED PROP FND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
FINES & FORFEITURES						
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
24-45000 Interest Earnings	500	201.63	1,250.42	0.00	(750.42)	250.08
TOTAL INVESTMENT INCOME	500	201.63	1,250.42	0.00	(750.42)	250.08
TOTAL REVENUE	500	201.63	1,250.42	0.00	(750.42)	250.08

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

CHP 59 FORFEITED PROP FND
DEPARTMENT - POLICE

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
OPERATIONS						
24-530-52125 Weapons & Special Equipmen	18,099	0.00	0.00	0.00	18,099.00	0.00
24-530-52320 Minor Tools & Equipment	18,099	312.50	10,812.50	0.00	7,286.50	59.74
24-530-52330 Safety Equipment	18,099	0.00	0.00	0.00	18,099.00	0.00
TOTAL OPERATIONS	54,297	312.50	10,812.50	0.00	43,484.50	19.91
CAPITAL OUTLAY						
24-530-56100 Special Equipment	18,099	0.00	0.00	0.00	18,099.00	0.00
TOTAL CAPITAL OUTLAY	18,099	0.00	0.00	0.00	18,099.00	0.00
TOTAL POLICE	72,396	312.50	10,812.50	0.00	61,583.50	14.94

CHP 59 FORFEITED PROP FND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
CAPITAL OUTLAY						
TOTAL EXPENDITURES	72,396	312.50	10,812.50	0.00	61,583.50	14.94
REVENUE OVER/(UNDER) EXPENDITURES	(71,896)	(110.87)	(9,562.08)	0.00	(62,333.92)	13.30
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
24-49998 Budgeted Reduction of Fund Bal	71,896	0.00	0.00	0.00	71,896.00	0.00
TOTAL OTHER SOURCES	71,896	0.00	0.00	0.00	71,896.00	0.00
OTHER USES						
TOTAL OTHER SOURCES & USES	71,896	0.00	0.00	0.00	71,896.00	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	(110.87)	(9,562.08)	0.00	9,562.08	0.00

TIRZ #2 TAX INCREMENT FND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
PROPERTY TAX	393,235	0.00	0.00	0.00	393,235.00	0.00
INVESTMENT INCOME	200	294.22	1,690.75	0.00	(1,490.75)	845.38
TOTAL REVENUES	393,435	294.22	1,690.75	0.00	391,744.25	0.43
EXPENDITURE SUMMARY						
TAX INCRMNT REINVEST ZONE						
OPERATIONS	59,855	0.00	0.00	0.00	59,855.00	0.00
TOTAL TAX INCRMNT REINVEST ZONE	59,855	0.00	0.00	0.00	59,855.00	0.00
NON-DEPARTMENTAL						
TOTAL EXPENDITURES	59,855	0.00	0.00	0.00	59,855.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	333,580	294.22	1,690.75	0.00	331,889.25	0.51
OTHER USES	333,580	0.00	188,046.41	0.00	145,533.59	56.37
TOTAL OTHER FINANCING SOURCES & US	(333,580)	0.00	(188,046.41)	0.00	(145,533.59)	56.37
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	294.22	(186,355.66)	0.00	186,355.66	0.00

TIRZ #2 TAX INCREMENT FND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PROPERTY TAX						
26-40000 Property Taxes - Current	393,235	0.00	0.00	0.00	393,235.00	0.00
TOTAL PROPERTY TAX	393,235	0.00	0.00	0.00	393,235.00	0.00
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
26-45000 Interest Earnings	200	294.22	1,690.75	0.00	(1,490.75)	845.38
TOTAL INVESTMENT INCOME	200	294.22	1,690.75	0.00	(1,490.75)	845.38
TOTAL REVENUE	393,435	294.22	1,690.75	0.00	391,744.25	0.43

TIRZ #2 TAX INCREMENT FND
DEPARTMENT - TAX INCRMNT REINVEST ZONE

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
26-595-53020 Consultant Services	3,000	0.00	0.00	0.00	3,000.00	0.00
26-595-53095 General Administration	56,855	0.00	0.00	0.00	56,855.00	0.00
TOTAL OPERATIONS	59,855	0.00	0.00	0.00	59,855.00	0.00
TOTAL TAX INCRMNT REINVEST ZONE	59,855	0.00	0.00	0.00	59,855.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

TIRZ #2 TAX INCREMENT FND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
CAPITAL OUTLAY						
TOTAL EXPENDITURES	59,855	0.00	0.00	0.00	59,855.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	333,580	294.22	1,690.75	0.00	331,889.25	0.51
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
OTHER USES						
26-599-59990 Transfers Out	333,580	0.00	188,046.41	0.00	145,533.59	56.37
TOTAL OTHER USES	333,580	0.00	188,046.41	0.00	145,533.59	56.37
TOTAL OTHER SOURCES & USES	(333,580)	0.00	(188,046.41)	0.00	(145,533.59)	56.37
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	294.22	(186,355.66)	0.00	186,355.66	0.00

PID #1 ASSESSMENT FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
INVESTMENT INCOME	0	106.23	236.88	0.00	(236.88)	0.00
DEVELOPMENT FEES	45,584	3,396.50	43,961.82	0.00	1,622.18	96.44
TOTAL REVENUES	45,584	3,502.73	44,198.70	0.00	1,385.30	96.96
EXPENDITURE SUMMARY						
PUBLIC IMPROVEMENT DIST						
OPERATIONS	2,500	118.50	3,035.63	0.00	(535.63)	121.43
TOTAL PUBLIC IMPROVEMENT DIST	2,500	118.50	3,035.63	0.00	(535.63)	121.43
NON-DEPARTMENTAL						
TOTAL EXPENDITURES	2,500	118.50	3,035.63	0.00	(535.63)	121.43
REVENUE OVER/(UNDER) EXPENDITURES	43,084	3,384.23	41,163.07	0.00	1,920.93	95.54
OTHER USES	43,084	0.00	55,425.55	0.00	(12,341.55)	128.65
TOTAL OTHER FINANCING SOURCES & US	(43,084)	0.00	(55,425.55)	0.00	12,341.55	128.65
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	3,384.23	(14,262.48)	0.00	14,262.48	0.00

PID #1 ASSESSMENT FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CHARGES FOR SERVICES						
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
27-45000 Interest Earnings	0	106.23	236.88	0.00	(236.88)	0.00
TOTAL INVESTMENT INCOME	0	106.23	236.88	0.00	(236.88)	0.00
DEVELOPMENT FEES						
27-47000 Special Assessments	45,584	3,396.50	43,948.50	0.00	1,635.50	96.41
27-47150 Special Assessments Pen & Int	0	0.00	13.32	0.00	(13.32)	0.00
TOTAL DEVELOPMENT FEES	45,584	3,396.50	43,961.82	0.00	1,622.18	96.44
TOTAL REVENUE	45,584	3,502.73	44,198.70	0.00	1,385.30	96.96

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

PID #1 ASSESSMENT FUND
DEPARTMENT - PUBLIC IMPROVEMENT DIST

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
27-596-53095 General Administration	2,500	118.50	3,035.63	0.00	(535.63)	121.43
TOTAL OPERATIONS	2,500	118.50	3,035.63	0.00	(535.63)	121.43
TOTAL PUBLIC IMPROVEMENT DIST	2,500	118.50	3,035.63	0.00	(535.63)	121.43

PID #1 ASSESSMENT FUND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
CAPITAL OUTLAY						
TOTAL EXPENDITURES	2,500	116.50	3,035.63	0.00	(535.63)	121.43
REVENUE OVER/(UNDER) EXPENDITURES	43,084	3,384.23	41,163.07	0.00	1,920.93	95.54
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
OTHER USES						
27-599-59990 Transfers Out	43,084	0.00	55,425.55	0.00	(12,341.55)	128.65
TOTAL OTHER USES	43,084	0.00	55,425.55	0.00	(12,341.55)	128.65
TOTAL OTHER SOURCES & USES	(43,084)	0.00	(55,425.55)	0.00	12,341.55	128.65
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	3,384.23	(14,262.48)	0.00	14,262.48	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

SEALY DEVELOPMENT AUTH FD
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
EXPENDITURE SUMMARY						
SEALY DEVELOPMENT AUTH						
OPERATIONS	376,664	0.00	243,471.96	0.00	133,192.04	64.64
TOTAL SEALY DEVELOPMENT AUTH	376,664	0.00	243,471.96	0.00	133,192.04	64.64
NON-DEPARTMENTAL						
TOTAL EXPENDITURES	376,664	0.00	243,471.96	0.00	133,192.04	64.64
REVENUE OVER/(UNDER) EXPENDITURES	(376,664)	0.00	(243,471.96)	0.00	(133,192.04)	64.64
OTHER SOURCES	376,664	0.00	243,471.96	0.00	133,192.04	64.64
TOTAL OTHER FINANCING SOURCES & USE	376,664	0.00	243,471.96	0.00	133,192.04	64.64
REVENUES & OTHER SOURCES OVER						

SEALY DEVELOPMENT AUTH FD

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						

SEALY DEVELOPMENT AUTH FD
DEPARTMENT - SEALY DEVELOPMENT AUTH

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
28-597-55520 Developer Reimbursements	376,664	0.00	243,471.96	0.00	133,192.04	64.64
TOTAL OPERATIONS	376,664	0.00	243,471.96	0.00	133,192.04	64.64
TOTAL SEALY DEVELOPMENT AUTH	376,664	0.00	243,471.96	0.00	133,192.04	64.64

SEALY DEVELOPMENT AUTH FD
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL OUTLAY						
TOTAL EXPENDITURES	376,664	0.00	243,471.96	0.00	133,192.04	64.64
REVENUE OVER/(UNDER) EXPENDITURES	(376,664)	0.00	(243,471.96)	0.00	(133,192.04)	64.64
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
28-49990 Transfers In	376,664	0.00	243,471.96	0.00	133,192.04	64.64
TOTAL OTHER SOURCES	376,664	0.00	243,471.96	0.00	133,192.04	64.64
OTHER USES						
TOTAL OTHER SOURCES & USES	376,664	0.00	243,471.96	0.00	133,192.04	64.64

REVENUES & OTHER SOURCES OVER

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

ECON. DEV. SALES TAX FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
SALES TAX	1,163,683	241,506.17	1,047,974.42	0.00	115,708.58	90.06
INVESTMENT INCOME	80,000	7,551.21	36,907.47	0.00	43,092.53	46.13
TOTAL REVENUES	1,243,683	249,057.38	1,084,881.89	0.00	158,801.11	87.23
EXPENDITURE SUMMARY						
ECON DEVELOPMENT						
PERSONNEL	221,710	16,948.68	84,956.45	0.00	136,753.55	38.32
OPERATIONS	513,288	4,114.21	124,157.17	0.00	389,130.83	24.19
CAPITAL OUTLAY	1,132,500	113,000.00	148,960.00	0.00	983,540.00	13.15
TOTAL ECON DEVELOPMENT	1,867,498	134,062.89	358,073.62	0.00	1,509,424.38	19.17
NON-DEPARTMENTAL						
OPERATIONS	0	112.88	241.21	0.00	(241.21)	0.00
DEBT SERVICE	74,620	2,310.00	2,310.00	0.00	72,310.00	3.10
TOTAL NON-DEPARTMENTAL	74,620	2,422.88	2,551.21	0.00	72,068.79	3.42
TOTAL EXPENDITURES	1,942,118	136,485.77	360,624.83	0.00	1,581,493.17	18.57
REVENUE OVER/(UNDER) EXPENDITURES	(698,435)	112,571.61	724,257.06	0.00	(1,422,692.06)	103.70-
OTHER SOURCES	788,170	0.00	0.00	0.00	788,170.00	0.00
OTHER USES	89,735	0.00	0.00	0.00	89,735.00	0.00
TOTAL OTHER FINANCING SOURCES & USE	698,435	0.00	0.00	0.00	698,435.00	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	112,571.61	724,257.06	0.00	(724,257.06)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

ECON. DEV. SALES TAX FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
SALES TAX						
29-40200 Sales & Use Taxes - Econ. Dev.	1,163,683	241,506.17	1,047,974.42	0.00	115,708.58	90.06
TOTAL SALES TAX	1,163,683	241,506.17	1,047,974.42	0.00	115,708.58	90.06
INTERGOVERNMENTAL						
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
29-45000 Interest Earnings	80,000	7,551.21	36,907.47	0.00	43,092.53	46.13
TOTAL INVESTMENT INCOME	80,000	7,551.21	36,907.47	0.00	43,092.53	46.13
OTHER REVENUES						
TOTAL REVENUE	1,243,683	249,057.38	1,084,881.89	0.00	158,801.11	87.23

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

ECON. DEV. SALES TAX FUND
DEPARTMENT - ECON DEVELOPMENT

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
29-522-51010 Salaries & Wages	150,240	11,165.82	55,074.68	0.00	95,165.32	36.66
29-522-51015 Longevity Pay	815	70.50	290.46	0.00	524.54	35.64
29-522-51020 Social Security	11,815	769.14	3,837.49	0.00	7,977.51	32.48
29-522-51030 Retirement Contributions	23,895	1,789.67	8,574.57	0.00	15,320.43	35.88
29-522-51040 Group Insurance	31,345	2,903.55	15,980.41	0.00	15,364.59	50.98
29-522-51050 Workers' Compensation	350	0.00	98.84	0.00	251.16	28.24
29-522-51080 Auto Allowance	3,250	250.00	1,100.00	0.00	2,150.00	33.85
TOTAL PERSONNEL	221,710	16,948.68	84,956.45	0.00	136,753.55	38.32
OPERATIONS						
29-522-52000 General Office Supplies	2,000	350.40	943.35	0.00	1,056.65	47.17
29-522-52020 Data Processing Supplies	5,500	23.00	494.26	0.00	5,005.74	8.99
29-522-52100 Wearing Apparel	750	0.00	0.00	0.00	750.00	0.00
29-522-52130 Food & Water Supplies	750	47.32	39.20	0.00	710.80	5.23
29-522-52150 Building & Grounds Supplie	1,000	0.00	4.04	0.00	995.96	0.40
29-522-53000 Engineering Services	7,000	0.00	0.00	0.00	7,000.00	0.00
29-522-53010 Auditing & Accounting	3,350	0.00	2,000.00	0.00	1,350.00	59.70
29-522-53020 Consultant Services	30,500	0.00	15,298.11	0.00	15,201.89	50.16
29-522-53030 Legal Services	18,000	200.00	2,700.00	0.00	15,300.00	15.00
29-522-53200 Electricity	10,000	193.07	922.92	0.00	9,077.08	9.23
29-522-53210 Telephone	2,600	136.93	685.00	0.00	1,915.00	26.35
29-522-53220 Internet Services	420	0.00	0.00	0.00	420.00	0.00
29-522-53250 Web Site Design & Update	8,000	0.00	8,887.50	0.00	(887.50)	111.09
29-522-53260 Christmas Decorating Servi	10,000	0.00	4,650.00	0.00	5,350.00	46.50
29-522-53300 Dues & Subscriptions	2,933	605.86	1,977.30	0.00	955.70	67.42
29-522-53310 Travel & Training	10,950	0.00	1,047.22	0.00	9,902.78	9.56
29-522-53320 Newspaper Advertising	2,400	0.00	398.50	0.00	2,001.50	16.60
29-522-53330 Postage & Shipping	100	0.00	0.00	0.00	100.00	0.00
29-522-53355 Marketing	6,500	497.44	4,247.44	0.00	2,252.56	65.35
29-522-53360 Public Relations	7,250	0.00	298.74	0.00	6,951.26	4.12
29-522-53400 General Liability Insuranc	1,245	0.00	632.75	0.00	612.25	50.82
29-522-53900 Building & Land Rentals	12,600	1,050.00	6,300.00	0.00	6,300.00	50.00
29-522-53960 Copier Rental Fees	2,150	112.50	908.43	0.00	1,241.57	42.25
29-522-54410 Software License Fees	17,290	297.69	17,217.69	0.00	72.31	99.58
29-522-55580 Community Project Grants	70,000	600.00	33,102.56	0.00	36,897.44	47.29
29-522-55590 Historic District Projects	200,000	0.00	21,402.16	0.00	178,597.84	10.70
29-522-55610 Business Incentives	80,000	0.00	0.00	0.00	80,000.00	0.00
TOTAL OPERATIONS	513,288	4,114.21	124,157.17	0.00	389,130.83	24.19
CAPITAL OUTLAY						
29-522-56010 Buildings	145,000	250.00	250.00	0.00	144,750.00	0.17
29-522-56050 Park Improvements	676,000	112,750.00	115,320.00	0.00	560,680.00	17.06
29-522-56200 Roads & Parking	100,000	0.00	0.00	0.00	100,000.00	0.00
29-522-56500 Utility Line Extensions	12,000	0.00	0.00	0.00	12,000.00	0.00
29-522-56995 Engineering Services	164,000	0.00	24,395.00	0.00	139,605.00	14.88
29-522-56996 Architectural Services	35,500	0.00	8,995.00	0.00	26,505.00	25.34
TOTAL CAPITAL OUTLAY	1,132,500	113,000.00	148,960.00	0.00	983,540.00	13.15

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

ECON. DEV. SALES TAX FUND
DEPARTMENT - ECON DEVELOPMENT

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
TOTAL ECON DEVELOPMENT	1,867,498	134,062.89	358,073.62	0.00	1,509,424.38	19.17

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

ECON. DEV. SALES TAX FUND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
OPERATIONS						
29-599-55710 Service/Finance Charges	0	112.88	241.21	0.00	(241.21)	0.00
TOTAL OPERATIONS	0	112.88	241.21	0.00	(241.21)	0.00
CAPITAL OUTLAY						
DEBT SERVICE						
29-599-58000 Principal Retirement	70,000	0.00	0.00	0.00	70,000.00	0.00
29-599-58010 Interest Paid	4,620	2,310.00	2,310.00	0.00	2,310.00	50.00
TOTAL DEBT SERVICE	74,620	2,310.00	2,310.00	0.00	72,310.00	3.10
TOTAL NON-DEPARTMENTAL	74,620	2,422.88	2,551.21	0.00	72,068.79	3.42
TOTAL EXPENDITURES	1,942,118	136,485.77	360,624.83	0.00	1,581,493.17	18.57
REVENUE OVER/(UNDER) EXPENDITURES	(698,435)	112,571.61	724,257.06	0.00	(1,422,692.06)	103.70-
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
29-49998 Budgeted Reduction of Fund Bal	788,170	0.00	0.00	0.00	788,170.00	0.00
TOTAL OTHER SOURCES	788,170	0.00	0.00	0.00	788,170.00	0.00
OTHER USES						
29-599-59995 Contributions to Primary G	89,735	0.00	0.00	0.00	89,735.00	0.00
TOTAL OTHER USES	89,735	0.00	0.00	0.00	89,735.00	0.00
TOTAL OTHER SOURCES & USES	698,435	0.00	0.00	0.00	698,435.00	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	112,571.61	724,257.06	0.00	(724,257.06)	0.00

CITY OF SEALY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

DOWNTOWN REVITALIZATION
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
INVESTMENT INCOME	0	6.23	35.78	0.00	(35.78)	0.00
TOTAL REVENUES	0	6.23	35.78	0.00	(35.78)	0.00
EXPENDITURE SUMMARY						
DOWNTOWN REVITALIZATION						
REVENUE OVER/(UNDER) EXPENDITURES	0	6.23	35.78	0.00	(35.78)	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	6.23	35.78	0.00	(35.78)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

DOWNTOWN REVITALIZATION

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
30-45000 Interest Earnings	0	6.23	35.78	0.00	(35.78)	0.00
TOTAL INVESTMENT INCOME	0	6.23	35.78	0.00	(35.78)	0.00
TOTAL REVENUE	0	6.23	35.78	0.00	(35.78)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

DOWNTOWN REVITALIZATION
DEPARTMENT - DOWNTOWN REVITALIZATION

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL OUTLAY						
REVENUE OVER/(UNDER) EXPENDITURES	0	6.23	35.78	0.00	(35.78)	0.00
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
OTHER USES						
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	6.23	35.78	0.00	(35.78)	0.00

DONATION FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
CONTRIBUTIONS & DONATIONS	0	0.00	1,600.00	0.00	(1,600.00)	0.00
INVESTMENT INCOME	0	46.42	292.50	0.00	(292.50)	0.00
TOTAL REVENUES	0	46.42	1,892.50	0.00	(1,892.50)	0.00
EXPENDITURE SUMMARY						
NON-DEPARTMENTAL						
OPERATIONS	0	0.00	3,190.62	0.00	(3,190.62)	0.00
TOTAL NON-DEPARTMENTAL	0	0.00	3,190.62	0.00	(3,190.62)	0.00
TOTAL EXPENDITURES	0	0.00	3,190.62	0.00	(3,190.62)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	46.42	(1,298.12)	0.00	1,298.12	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	46.42	(1,298.12)	0.00	1,298.12	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

DONATION FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CONTRIBUTIONS & DONATIONS						
35-44910 Donations to General	0	0.00	600.00	0.00	(600.00)	0.00
35-44920 Public Safety Donations	0	0.00	1,000.00	0.00	(1,000.00)	0.00
TOTAL CONTRIBUTIONS & DONATIONS	0	0.00	1,600.00	0.00	(1,600.00)	0.00
INVESTMENT INCOME						
35-45000 Interest Earnings	0	46.42	292.50	0.00	(292.50)	0.00
TOTAL INVESTMENT INCOME	0	46.42	292.50	0.00	(292.50)	0.00
TOTAL REVENUE	0	46.42	1,892.50	0.00	(1,892.50)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

DONATION FUND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
35-599-52370 Employee Relations	0	0.00	3,190.62	0.00	(3,190.62)	0.00
TOTAL OPERATIONS	0	0.00	3,190.62	0.00	(3,190.62)	0.00
CAPITAL OUTLAY						
TOTAL NON-DEPARTMENTAL	0	0.00	3,190.62	0.00	(3,190.62)	0.00
TOTAL EXPENDITURES	0	0.00	3,190.62	0.00	(3,190.62)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	46.42	(1,298.12)	0.00	1,298.12	0.00
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
OTHER USES						
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	46.42	(1,298.12)	0.00	1,298.12	0.00

CITY OF SEALY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

DEBT SERVICE FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
PROPERTY TAX	2,446,145	871,534.95	2,418,765.74	0.00	27,378.84	98.88
INTERGOVERNMENTAL	74,620	2,310.00	2,310.00	0.00	72,310.00	3.10
INVESTMENT INCOME	18,000	2,059.15	7,849.37	0.00	10,150.63	43.61
TOTAL REVENUES	2,538,765	875,904.10	2,428,925.11	0.00	109,839.47	95.67
EXPENDITURE SUMMARY						
DEBT SERVICE						
DEBT SERVICE	4,319,395	1,240,622.25	1,242,197.25	0.00	3,077,197.27	28.76
TOTAL DEBT SERVICE	4,319,395	1,240,622.25	1,242,197.25	0.00	3,077,197.27	28.76
NON-DEPARTMENTAL						
OPERATIONS	0	0.00	494.25	0.00	(494.25)	0.00
TOTAL NON-DEPARTMENTAL	0	0.00	494.25	0.00	(494.25)	0.00
TOTAL EXPENDITURES	4,319,395	1,240,622.25	1,242,691.50	0.00	3,076,703.02	28.77
REVENUE OVER/(UNDER) EXPENDITURES	(1,780,630)	(364,718.15)	1,186,233.61	0.00	(2,966,863.55)	66.62-
OTHER SOURCES	1,795,480	330,140.17	330,140.17	0.00	1,465,339.83	18.39
OTHER USES	14,850	0.00	0.00	0.00	14,850.06	0.00
TOTAL OTHER FINANCING SOURCES & USE	1,780,630	330,140.17	330,140.17	0.00	1,450,489.77	18.54
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	(34,577.98)	1,516,373.78	0.00	(1,516,373.78)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

DEBT SERVICE FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PROPERTY TAX						
36-40000 Property Taxes - Current	2,446,145	870,095.62	2,420,418.16	0.00	25,726.42	98.95
36-40100 Property Taxes - Delinquent	0	1,549.86	3,244.82	0.00	(3,244.82)	0.00
36-40150 Property Taxes - Penalty & Int	0	(110.53)	(4,897.24)	0.00	4,897.24	0.00
TOTAL PROPERTY TAX	2,446,145	871,534.95	2,418,765.74	0.00	27,378.84	98.88
INTERGOVERNMENTAL						
36-43650 Intergovernmental Contribution	74,620	2,310.00	2,310.00	0.00	72,310.00	3.10
TOTAL INTERGOVERNMENTAL	74,620	2,310.00	2,310.00	0.00	72,310.00	3.10
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
36-45000 Interest Earnings	18,000	2,059.15	7,849.37	0.00	10,150.63	43.61
TOTAL INVESTMENT INCOME	18,000	2,059.15	7,849.37	0.00	10,150.63	43.61
TOTAL REVENUE	2,538,765	875,904.10	2,428,925.11	0.00	109,839.47	95.67

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

DEBT SERVICE FUND
DEPARTMENT - DEBT SERVICE

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
DEBT SERVICE						
36-514-58000 Principal Retirement	1,835,000	0.00	0.00	0.00	1,835,000.00	0.00
36-514-58010 Interest Paid	2,481,245	1,240,622.25	1,240,622.25	0.00	1,240,622.27	50.00
36-514-58020 Fiscal Agent Fees	3,150	0.00	1,575.00	0.00	1,575.00	50.00
TOTAL DEBT SERVICE	4,319,395	1,240,622.25	1,242,197.25	0.00	3,077,197.27	28.76
TOTAL DEBT SERVICE	4,319,395	1,240,622.25	1,242,197.25	0.00	3,077,197.27	28.76

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

DEBT SERVICE FUND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
36-599-55710 Service/Finance Charges	0	0.00	494.25	0.00	(494.25)	0.00
TOTAL OPERATIONS	0	0.00	494.25	0.00	(494.25)	0.00
CAPITAL OUTLAY						
TOTAL NON-DEPARTMENTAL	0	0.00	494.25	0.00	(494.25)	0.00
TOTAL EXPENDITURES	4,319,395	1,240,622.25	1,242,691.50	0.00	3,076,703.02	28.77
REVENUE OVER/(UNDER) EXPENDITURES	(1,780,630)	(364,718.15)	1,186,233.61	0.00	(2,966,863.55)	66.62-
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
36-49990 Transfers In	1,795,480	330,140.17	330,140.17	0.00	1,465,339.83	18.39
TOTAL OTHER SOURCES	1,795,480	330,140.17	330,140.17	0.00	1,465,339.83	18.39
OTHER USES						
36-599-59998 Budgeted Addition to Fund	14,850	0.00	0.00	0.00	14,850.06	0.00
TOTAL OTHER USES	14,850	0.00	0.00	0.00	14,850.06	0.00
TOTAL OTHER SOURCES & USES	1,780,630	330,140.17	330,140.17	0.00	1,450,489.77	18.54
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	(34,577.98)	1,516,373.78	0.00	(1,516,373.78)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

WATER & SEWER FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
FINES & FORFEITURES	130,000	12,501.27	50,383.30	0.00	79,616.70	38.76
CHARGES FOR SERVICES	78,000	2,273.55	11,334.67	0.00	66,665.33	14.53
CATEGORY 33-35	500	11.23	2,054.65	0.00	(1,554.65)	410.93
WATER REVENUE	2,795,000	212,879.73	1,223,221.50	0.00	1,571,778.50	43.76
SEWER REVENUE	2,260,000	203,970.65	1,004,507.82	0.00	1,255,492.18	44.45
TAP FEES	118,000	12,500.00	207,454.00	0.00	(89,454.00)	175.81
INVESTMENT INCOME	84,000	(948.79)	(8,085.62)	0.00	92,085.62	9.63-
OTHER REVENUES	0	3,944.00	17,034.39	0.00	(17,034.39)	0.00
TOTAL REVENUES	5,465,500	447,131.64	2,507,904.71	0.00	2,957,595.29	45.89
EXPENDITURE SUMMARY						
WATER						
PERSONNEL	405,245	24,979.14	116,723.27	0.00	288,521.73	28.80
OPERATIONS	1,495,281	110,165.82	591,726.73	0.00	903,554.27	39.57
CAPITAL OUTLAY	790,000	293,168.50	297,268.50	0.00	492,731.50	37.63
TOTAL WATER	2,690,526	428,313.46	1,005,718.50	0.00	1,684,807.50	37.38
SEWER						
PERSONNEL	615,025	41,389.79	200,896.71	0.00	414,128.29	32.66
OPERATIONS	1,179,114	63,319.39	452,430.94	0.00	726,683.06	38.37
CAPITAL OUTLAY	805,000	29,845.00	32,207.69	0.00	772,792.31	4.00
TOTAL SEWER	2,599,139	134,554.18	685,535.34	0.00	1,913,603.66	26.38
NON-DEPARTMENTAL						
OPERATIONS	0	0.00	1,312.67	0.00	(1,312.67)	0.00
TOTAL NON-DEPARTMENTAL	0	0.00	1,312.67	0.00	(1,312.67)	0.00
TOTAL EXPENDITURES	5,289,665	562,867.64	1,692,566.51	0.00	3,597,098.49	32.00
REVENUE OVER/(UNDER) EXPENDITURES	175,835	(115,736.00)	815,338.20	0.00	(639,503.20)	463.70
OTHER SOURCES	1,586,175	0.00	127,826.05	0.00	1,458,349.15	8.06
OTHER USES	1,762,010	327,420.10	327,420.10	0.00	1,434,590.10	18.58
TOTAL OTHER FINANCING SOURCES & US	(175,835)	(327,420.10)	(199,594.05)	0.00	23,759.05	113.51
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	(443,156.10)	615,744.15	0.00	(615,744.15)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

WATER & SEWER FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
FINES & FORFEITURES						
56-42550 Penalties	130,000	12,501.27	50,383.30	0.00	79,616.70	38.76
TOTAL FINES & FORFEITURES	130,000	12,501.27	50,383.30	0.00	79,616.70	38.76
CHARGES FOR SERVICES						
56-43085 Smart Meter Fee	28,000	2,273.55	11,334.67	0.00	16,665.33	40.48
56-43230 Sales - Surplus Equipment	50,000	0.00	0.00	0.00	50,000.00	0.00
TOTAL CHARGES FOR SERVICES	78,000	2,273.55	11,334.67	0.00	66,665.33	14.53
CATEGORY 33-35						
56-43300 ROW Use Permit Application Fee	500	11.23	2,054.65	0.00	(1,554.65)	410.93
TOTAL CATEGORY 33-35	500	11.23	2,054.65	0.00	(1,554.65)	410.93
INTERGOVERNMENTAL						
WATER REVENUE						
56-44000 Water Service Fees	2,725,000	202,132.98	1,168,298.65	0.00	1,556,701.35	42.87
56-44030 Bulk Water Sales	50,000	9,307.91	45,942.22	0.00	4,057.78	91.88
56-44050 Groundwater Conserv User Fee	20,000	1,438.84	8,980.63	0.00	11,019.37	44.90
TOTAL WATER REVENUE	2,795,000	212,879.73	1,223,221.50	0.00	1,571,778.50	43.76
SEWER REVENUE						
56-44100 Sewer Service Fees	2,260,000	203,970.65	1,004,507.82	0.00	1,255,492.18	44.45
TOTAL SEWER REVENUE	2,260,000	203,970.65	1,004,507.82	0.00	1,255,492.18	44.45
TAP FEES						
56-44410 Water Tap Fees	58,000	7,000.00	31,500.00	0.00	26,500.00	54.31
56-44420 Sewer Tap Fees	60,000	5,500.00	175,954.00	0.00	(115,954.00)	293.26
TOTAL TAP FEES	118,000	12,500.00	207,454.00	0.00	(89,454.00)	175.81
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
56-45000 Interest Earnings	84,000	(948.79)	(8,085.62)	0.00	92,085.62	9.63-
TOTAL INVESTMENT INCOME	84,000	(948.79)	(8,085.62)	0.00	92,085.62	9.63-
DEVELOPMENT FEES						
OTHER REVENUES						
56-48120 Insurance Claim Proceeds	0	3,944.00	3,944.00	0.00	(3,944.00)	0.00
56-48170 City Property Damage Proceeds	0	0.00	7,890.39	0.00	(7,890.39)	0.00
56-48230 Engineering Fee Reimbursement	0	0.00	5,200.00	0.00	(5,200.00)	0.00
TOTAL OTHER REVENUES	0	3,944.00	17,034.39	0.00	(17,034.39)	0.00
TOTAL REVENUE	5,465,500	447,131.64	2,507,904.71	0.00	2,957,595.29	45.89

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

WATER & SEWER FUND
DEPARTMENT - WATER

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
56-511-51010 Salaries & Wages	243,000	15,986.35	75,694.54	0.00	167,305.46	31.15
56-511-51012 Overtime Pay	33,500	1,278.46	3,790.31	0.00	29,709.69	11.31
56-511-51015 Longevity Pay	1,460	79.90	386.80	0.00	1,073.20	26.49
56-511-51020 Social Security	21,435	1,271.61	5,890.99	0.00	15,544.01	27.48
56-511-51030 Retirement Contributions	43,850	2,608.68	12,085.09	0.00	31,764.91	27.56
56-511-51040 Group Insurance	56,000	3,754.14	18,339.88	0.00	37,660.12	32.75
56-511-51050 Workers' Compensation	6,000	0.00	535.66	0.00	5,464.34	8.93
TOTAL PERSONNEL	405,245	24,979.14	116,723.27	0.00	288,521.73	28.80
OPERATIONS						
56-511-52000 General Office Supplies	1,200	22.16	424.10	0.00	775.90	35.34
56-511-52010 Office Copy Supplies	300	10.09	59.47	0.00	240.53	19.82
56-511-52020 Data Processing Supplies	1,600	0.00	0.00	0.00	1,600.00	0.00
56-511-52040 Medical/First Aid Supplies	300	0.00	8.75	0.00	291.25	2.92
56-511-52050 Motor Fuel & Oil	25,000	1,157.41	4,224.13	0.00	20,775.87	16.90
56-511-52100 Wearing Apparel	500	0.00	240.42	0.00	259.58	48.08
56-511-52130 Food & Water Supplies	3,000	577.06	1,805.81	0.00	1,194.19	60.19
56-511-52150 Buildings & Grounds Suppli	20,000	117.08	766.90	0.00	19,233.10	3.83
56-511-52230 Tap Installation Costs	25,000	0.00	554.29	0.00	24,445.71	2.22
56-511-52240 Chemicals	35,000	1,903.90	8,391.95	0.00	26,608.05	23.98
56-511-52260 Water Meter Supplies	60,000	16,199.99	22,568.68	0.00	37,431.32	37.61
56-511-52280 Motor Vehicle Supplies	1,200	0.00	151.93	0.00	1,048.07	12.66
56-511-52320 Minor Tools & Equipment	9,200	843.32	6,970.62	0.00	2,229.38	75.77
56-511-52330 Safety Equipment	1,000	3.83	2,702.42	0.00	(1,702.42)	270.24
56-511-53000 Engineering Services	22,000	0.00	3,440.00	0.00	18,560.00	15.64
56-511-53010 Auditing & Accounting	5,025	0.00	3,000.00	0.00	2,025.00	59.70
56-511-53020 Consultant Services	7,000	0.00	2,692.75	0.00	4,307.25	38.47
56-511-53090 Contract Labor	25,000	0.00	625.00	0.00	24,375.00	2.50
56-511-53200 Electricity	104,000	226.37	48,850.64	0.00	55,149.36	46.97
56-511-53210 Telephone	5,000	367.54	2,172.48	0.00	2,827.52	43.45
56-511-53280 Radio Transmission Fee Exp	35,000	2,734.97	13,624.12	0.00	21,375.88	38.93
56-511-53300 Dues & Subscriptions	1,500	390.88	461.19	0.00	1,038.81	30.75
56-511-53310 Travel & Training	10,000	121.00	934.20	0.00	9,065.80	9.34
56-511-53330 Postage & Shipping	1,200	109.50	573.90	0.00	626.10	47.83
56-511-53340 Printing & Binding	2,000	0.00	82.56	0.00	1,917.44	4.13
56-511-53360 Public Relations	2,000	0.00	0.00	0.00	2,000.00	0.00
56-511-53390 Gross Receipts Tax	693,750	51,456.96	297,433.92	0.00	396,316.08	42.87
56-511-53400 General Liability Insuranc	12,410	0.00	6,327.50	0.00	6,082.50	50.99
56-511-53420 Auto Liability Insurance	6,146	0.00	3,200.40	0.00	2,945.60	52.07
56-511-53500 Buildings & Grounds Rep/Ma	15,000	0.00	111.69	0.00	14,888.31	0.74
56-511-53510 Fixed Plant & Equip Rep/Ma	100,000	0.00	6,457.92	0.00	93,542.08	6.46
56-511-53540 Motor Vehicles Repairs/Mai	10,550	0.00	196.81	0.00	10,353.19	1.87
56-511-53560 Heavy Equipment Repairs/Ma	10,000	1,899.91	2,838.22	0.00	7,161.78	28.38
56-511-53570 Water Well Repairs & Maint	50,000	0.00	53,879.57	0.00	(3,879.57)	107.76
56-511-53590 Meter Repairs & Maintenanc	5,000	0.00	2,300.00	0.00	2,700.00	46.00
56-511-53610 Water Line Repairs & Maint	75,000	29,840.69	58,684.05	0.00	16,315.95	78.25
56-511-53660 Software Maintenance	2,400	0.00	0.00	0.00	2,400.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

WATER & SEWER FUND
DEPARTMENT - WATER

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
56-511-53800 Lab Analysis Services	8,000	200.00	1,000.00	0.00	7,000.00	12.50
56-511-53920 Equipment/Vehicle Rentals	33,000	1,666.15	11,552.26	0.00	21,447.74	35.01
56-511-53940 Uniform Rentals	4,000	218.74	1,075.39	0.00	2,924.61	26.88
56-511-53960 Copier Rental Fees	5,000	228.55	1,077.59	0.00	3,922.41	21.55
56-511-53990 Other Rentals	5,000	0.00	0.00	0.00	5,000.00	0.00
56-511-54400 Permit Fees	13,000	0.00	9,278.15	0.00	3,721.85	71.37
56-511-55540 Groundwater Conservation F	35,000	0.00	9,414.88	0.00	25,585.12	26.90
56-511-55990 Bad Debt Expense	9,000	(130.28)	1,572.07	0.00	7,427.93	17.47
TOTAL OPERATIONS	1,495,281	110,165.82	591,726.73	0.00	903,554.27	39.57
CAPITAL OUTLAY						
56-511-56130 Water Infrastructure Impro	90,000	293,168.50	293,168.50	0.00	(203,168.50)	325.74
56-511-56175 Water Tank Improvements	700,000	0.00	0.00	0.00	700,000.00	0.00
56-511-56995 Engineering Services	0	0.00	4,100.00	0.00	(4,100.00)	0.00
TOTAL CAPITAL OUTLAY	790,000	293,168.50	297,268.50	0.00	492,731.50	37.63
TOTAL WATER	2,690,526	428,313.46	1,005,718.50	0.00	1,684,807.50	37.38

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

WATER & SEWER FUND
DEPARTMENT - SEWER

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
56-512-51010 Salaries & Wages	389,000	27,183.18	130,299.14	0.00	258,700.86	33.50
56-512-51012 Overtime Pay	35,500	1,836.05	5,597.42	0.00	29,902.58	15.77
56-512-51015 Longevity Pay	2,730	173.90	847.41	0.00	1,882.59	31.04
56-512-51020 Social Security	32,700	2,140.12	10,075.04	0.00	22,624.96	30.81
56-512-51030 Retirement Contributions	66,700	4,370.02	20,590.52	0.00	46,109.48	30.87
56-512-51040 Group Insurance	79,545	5,686.52	28,969.18	0.00	50,575.82	36.42
56-512-51050 Workers' Compensation	8,850	0.00	4,518.00	0.00	4,332.00	51.05
TOTAL PERSONNEL	615,025	41,389.79	200,896.71	0.00	414,128.29	32.66
OPERATIONS						
56-512-52000 General Office Supplies	550	6.96	236.95	0.00	313.05	43.08
56-512-52010 Office Copy Supplies	200	10.09	59.46	0.00	140.54	29.73
56-512-52020 Data Processing Supplies	2,000	0.00	0.00	0.00	2,000.00	0.00
56-512-52040 Medical/First Aid Supplies	300	0.00	8.74	0.00	291.26	2.91
56-512-52050 Motor Fuel & Oil	12,000	359.01	1,602.16	0.00	10,397.84	13.35
56-512-52060 Janitorial Supplies	300	0.00	0.00	0.00	300.00	0.00
56-512-52100 Wearing Apparel	500	0.00	87.98	0.00	412.02	17.60
56-512-52130 Food & Water Supplies	2,000	454.15	955.87	0.00	1,044.13	47.79
56-512-52150 Buildings & Grounds Suppli	3,000	117.08	2,555.64	0.00	444.36	85.19
56-512-52230 Tap Installation Costs	12,000	0.00	0.00	0.00	12,000.00	0.00
56-512-52240 Chemicals	60,000	2,300.40	16,222.34	0.00	43,777.66	27.04
56-512-52280 Motor Vehicle Supplies	5,000	0.00	0.00	0.00	5,000.00	0.00
56-512-52320 Minor Tools & Equipment	5,000	84.54	3,469.58	0.00	1,530.42	69.39
56-512-52330 Safety Equipment	3,000	3.83	2,095.07	0.00	904.93	69.84
56-512-53000 Engineering Services	22,000	0.00	17,380.00	0.00	4,620.00	79.00
56-512-53010 Auditing & Accounting	5,025	0.00	3,000.00	0.00	2,025.00	59.70
56-512-53020 Consultant Services	6,000	0.00	0.00	0.00	6,000.00	0.00
56-512-53090 Contract Labor	25,000	0.00	0.00	0.00	25,000.00	0.00
56-512-53200 Electricity	135,000	0.00	57,527.92	0.00	77,472.08	42.61
56-512-53210 Telephone	6,000	453.96	2,647.44	0.00	3,352.56	44.12
56-512-53300 Dues & Subscriptions	1,000	382.10	405.54	0.00	594.46	40.55
56-512-53310 Travel & Training	4,000	121.00	481.75	0.00	3,518.25	12.04
56-512-53330 Postage & Shipping	1,000	131.90	599.60	0.00	400.40	59.96
56-512-53340 Printing & Binding	500	0.00	82.56	0.00	417.44	16.51
56-512-53390 Gross Receipts Tax	565,000	51,016.49	251,159.88	0.00	313,840.12	44.45
56-512-53400 General Liability Insuranc	12,410	0.00	6,327.50	0.00	6,082.50	50.99
56-512-53410 Sewage Backup Insurance	2,383	0.00	1,191.50	0.00	1,191.50	50.00
56-512-53420 Auto Liability Insurance	6,146	0.00	3,200.40	0.00	2,945.60	52.07
56-512-53500 Buildings & Grounds Rep/Ma	6,500	1,255.00	1,255.00	0.00	5,245.00	19.31
56-512-53510 Fixed Plant & Equip Rep/Ma	123,000	2,237.64	11,453.13	0.00	111,546.87	9.31
56-512-53540 Motor Vehicles Repairs/Mai	3,200	0.00	220.85	0.00	2,979.15	6.90
56-512-53560 Heavy Equipment Repairs/Ma	10,000	29.42	866.28	0.00	9,133.72	8.66
56-512-53620 Sewer Line Repairs & Maint	20,000	2,814.09	32,062.63	0.00	(12,062.63)	160.31
56-512-53660 Software Maintenance	1,100	0.00	0.00	0.00	1,100.00	0.00
56-512-53800 Lab Analysis Services	25,000	1,393.00	13,926.00	0.00	11,074.00	55.70
56-512-53920 Equipment/Vehicle Rentals	10,000	551.54	2,780.47	0.00	7,219.53	27.80
56-512-53940 Uniform Rentals	2,000	119.52	704.46	0.00	1,295.54	35.22

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

WATER & SEWER FUND
DEPARTMENT - SEWER

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
56-512-53990 Other Rentals	5,000	0.00	0.00	0.00	5,000.00	0.00
56-512-54300 Sludge Management Costs	50,000	0.00	4,095.31	0.00	45,904.69	8.19
56-512-54400 Permit Fees	20,000	0.00	12,246.34	0.00	7,753.66	61.23
56-512-55990 Bad Debt Expense	6,000	(522.33)	1,522.59	0.00	4,477.41	25.38
TOTAL OPERATIONS	1,179,114	63,319.39	452,430.94	0.00	726,683.06	38.37
CAPITAL OUTLAY						
56-512-56010 Buildings	10,000	0.00	0.00	0.00	10,000.00	0.00
56-512-56080 Plant Equipment	235,000	0.00	0.00	0.00	235,000.00	0.00
56-512-56130 Sewer Infrastructure Impro	485,000	29,845.00	32,207.69	0.00	452,792.31	6.64
56-512-56135 Sewer Line Improvements	75,000	0.00	0.00	0.00	75,000.00	0.00
TOTAL CAPITAL OUTLAY	805,000	29,845.00	32,207.69	0.00	772,792.31	4.00
TOTAL SEWER	2,599,139	134,554.18	685,535.34	0.00	1,913,603.66	26.38

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

WATER & SEWER FUND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
OPERATIONS						
56-599-55710 Service/Finance Charges	0	0.00	1,312.67	0.00	(1,312.67)	0.00
TOTAL OPERATIONS	0	0.00	1,312.67	0.00	(1,312.67)	0.00
CAPITAL OUTLAY						
DEBT SERVICE						
TOTAL NON-DEPARTMENTAL	0	0.00	1,312.67	0.00	(1,312.67)	0.00
TOTAL EXPENDITURES	5,289,665	562,867.64	1,692,566.51	0.00	3,597,098.49	32.00
REVENUE OVER/(UNDER) EXPENDITURES	175,835	(115,736.00)	815,338.20	0.00	(639,503.20)	463.70
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
56-49990 Transfers In	0	0.00	127,826.05	0.00	(127,826.05)	0.00
56-49998 Budgeted Reduction of Fund Bal	1,586,175	0.00	0.00	0.00	1,586,175.20	0.00
TOTAL OTHER SOURCES	1,586,175	0.00	127,826.05	0.00	1,458,349.15	8.06
OTHER USES						
56-599-59990 Transfers Out	1,762,010	327,420.10	327,420.10	0.00	1,434,590.10	18.58
TOTAL OTHER USES	1,762,010	327,420.10	327,420.10	0.00	1,434,590.10	18.58
TOTAL OTHER SOURCES & USES	(175,835)	(327,420.10)	(199,594.05)	0.00	23,759.05	113.51
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	(443,156.10)	615,744.15	0.00	(615,744.15)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

GAS FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
CHARGES FOR SERVICES	0	0.00	32,426.00	0.00	(32,426.00)	0.00
GAS REVENUE	2,440,000	248,643.58	1,462,405.71	0.00	977,594.29	59.93
TAP FEES	25,000	0.00	48,279.24	0.00	(23,279.24)	193.12
INVESTMENT INCOME	40,000	8,365.52	47,057.87	0.00	(7,057.87)	117.64
OTHER REVENUES	0	0.00	48,414.00	0.00	(48,414.00)	0.00
TOTAL REVENUES	2,505,000	257,009.10	1,638,582.82	0.00	866,417.18	65.41
EXPENDITURE SUMMARY						
GAS						
PERSONNEL	499,915	36,980.82	176,432.91	0.00	323,482.09	35.29
OPERATIONS	1,542,558	131,125.00	741,885.97	0.00	800,672.03	48.09
CAPITAL OUTLAY	63,000	0.00	0.00	0.00	63,000.00	0.00
TOTAL GAS	2,105,473	168,105.82	918,318.88	0.00	1,187,154.12	43.62
NON-DEPARTMENTAL						
OPERATIONS	0	0.00	656.34	0.00	(656.34)	0.00
TOTAL NON-DEPARTMENTAL	0	0.00	656.34	0.00	(656.34)	0.00
TOTAL EXPENDITURES	2,105,473	168,105.82	918,975.22	0.00	1,186,497.78	43.65
REVENUE OVER/(UNDER) EXPENDITURES	399,527	88,903.28	719,607.60	0.00	(320,080.60)	180.11
OTHER USES	399,527	2,720.07	2,720.07	0.00	396,806.93	0.68
TOTAL OTHER FINANCING SOURCES & US	(399,527)	(2,720.07)	(2,720.07)	0.00	(396,806.93)	0.68
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	86,183.21	716,887.53	0.00	(716,887.53)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

GAS FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
FINES & FORFEITURES						
CHARGES FOR SERVICES						
57-43210 Sales - Store	0	0.00	32,426.00	0.00	(32,426.00)	0.00
TOTAL CHARGES FOR SERVICES	0	0.00	32,426.00	0.00	(32,426.00)	0.00
CATEGORY 33-35						
INTERGOVERNMENTAL						
GAS REVENUE						
57-44200 Gas Service Fees	2,440,000	248,643.58	1,462,405.71	0.00	977,594.29	59.93
TOTAL GAS REVENUE	2,440,000	248,643.58	1,462,405.71	0.00	977,594.29	59.93
TAP FEES						
57-44450 Gas Tap Fees	25,000	0.00	48,279.24	0.00	(23,279.24)	193.12
TOTAL TAP FEES	25,000	0.00	48,279.24	0.00	(23,279.24)	193.12
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
57-45000 Interest Earnings	40,000	8,365.52	47,057.87	0.00	(7,057.87)	117.64
TOTAL INVESTMENT INCOME	40,000	8,365.52	47,057.87	0.00	(7,057.87)	117.64
DEVELOPMENT FEES						
OTHER REVENUES						
57-48250 Gas Line Construction Reimb.	0	0.00	48,414.00	0.00	(48,414.00)	0.00
TOTAL OTHER REVENUES	0	0.00	48,414.00	0.00	(48,414.00)	0.00
TOTAL REVENUE	2,505,000	257,009.10	1,638,582.82	0.00	866,417.18	65.41

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

GAS FUND
DEPARTMENT - GAS

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
57-517-51010 Salaries & Wages	325,760	22,661.07	110,964.73	0.00	214,795.27	34.06
57-517-51012 Overtime Pay	9,500	3,680.11	6,614.50	0.00	2,885.50	69.63
57-517-51015 Longevity Pay	2,450	178.60	894.42	0.00	1,555.58	36.51
57-517-51020 Social Security	25,850	1,945.79	8,697.03	0.00	17,152.97	33.64
57-517-51030 Retirement Contributions	52,895	3,361.32	17,255.26	0.00	35,639.74	32.62
57-517-51040 Group Insurance	79,000	5,153.93	30,366.47	0.00	48,633.53	38.44
57-517-51050 Workers' Compensation	4,460	0.00	1,640.50	0.00	2,819.50	36.78
TOTAL PERSONNEL	499,915	36,980.82	176,432.91	0.00	323,482.09	35.29
OPERATIONS						
57-517-52000 General Office Supplies	600	6.96	82.18	0.00	517.82	13.70
57-517-52010 Office Copy Supplies	650	10.09	59.46	0.00	590.54	9.15
57-517-52040 Medical/First Aid Supplies	500	0.00	8.75	0.00	491.25	1.75
57-517-52050 Motor Fuel & Oil	15,000	1,695.63	6,672.57	0.00	8,327.43	44.48
57-517-52060 Janitorial Supplies	100	0.00	0.00	0.00	100.00	0.00
57-517-52100 Wearing Apparel	1,000	0.00	462.89	0.00	537.11	46.29
57-517-52130 Food & Water Supplies	2,000	174.20	605.03	0.00	1,394.97	30.25
57-517-52150 Buildings & Grounds Suppli	900	451.01	727.77	0.00	172.23	80.86
57-517-52200 Natural Gas Fittings	8,500	147.05	357.17	0.00	8,142.83	4.20
57-517-52230 Tap Installation Costs	25,000	29,173.64	43,078.91	0.00	(18,078.91)	172.32
57-517-52280 Motor Vehicle Supplies	2,000	3.69	3.69	0.00	1,996.31	0.18
57-517-52320 Minor Tools & Equipment	9,000	2,588.49	10,172.29	0.00	(1,172.29)	113.03
57-517-52330 Safety Equipment	3,000	221.83	1,707.32	0.00	1,292.68	56.91
57-517-53000 Engineering Services	0	0.00	360.00	0.00	(360.00)	0.00
57-517-53010 Auditing & Accounting	5,025	0.00	3,000.00	0.00	2,025.00	59.70
57-517-53020 Consultant Services	61,000	4,398.01	26,062.39	0.00	34,937.61	42.73
57-517-53090 Contract Labor	6,000	0.00	0.00	0.00	6,000.00	0.00
57-517-53190 One-Call Services	3,200	204.70	1,164.35	0.00	2,035.65	36.39
57-517-53200 Electricity	2,000	0.00	526.44	0.00	1,473.56	26.32
57-517-53210 Telephone	3,000	183.20	1,293.23	0.00	1,706.77	43.11
57-517-53300 Dues & Subscriptions	2,100	2,297.10	2,738.82	0.00	(638.82)	130.42
57-517-53310 Travel & Training	6,500	121.00	1,484.54	0.00	5,015.46	22.84
57-517-53330 Postage & Shipping	1,200	111.90	603.18	0.00	596.82	50.27
57-517-53340 Printing & Binding	1,800	0.00	82.56	0.00	1,717.44	4.59
57-517-53390 Gross Receipts Tax	122,000	12,478.79	73,124.36	0.00	48,875.64	59.94
57-517-53400 General Liability Insuranc	12,410	0.00	6,327.50	0.00	6,082.50	50.99
57-517-53420 Auto Liability Insurance	3,073	0.00	1,600.20	0.00	1,472.80	52.07
57-517-53500 Buildings & Grounds Rep/Ma	3,200	0.00	0.00	0.00	3,200.00	0.00
57-517-53540 Motor Vehicles Repairs/Mai	8,000	240.26	700.76	0.00	7,299.24	8.76
57-517-53560 Heavy Equipment Repairs/Ma	10,000	29.42	1,683.69	0.00	8,316.31	16.84
57-517-53580 Radio & Radar Repairs/Main	800	0.00	0.00	0.00	800.00	0.00
57-517-53590 Meter Repairs & Maintenanc	25,000	6,274.02	15,669.15	0.00	9,330.85	62.68
57-517-53630 Gas Line Repairs & Mainten	25,000	7,119.70	21,262.21	0.00	3,737.79	85.05
57-517-53660 Software Maintenance	5,000	0.00	0.00	0.00	5,000.00	0.00
57-517-53700 Natural Gas Purchases	1,200,000	64,945.11	539,742.90	0.00	660,257.10	44.98
57-517-53710 Discounts on Gas Purchase	(72,000)	(5,797.80)	(30,972.60)	0.00	(41,027.40)	43.02
57-517-53740 Pipeline Penalties	0	2,500.00	2,500.00	0.00	(2,500.00)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

GAS FUND
DEPARTMENT - GAS % OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
57-517-53820 Natural Gas Leak Surveys	6,000	0.00	0.00	0.00	6,000.00	0.00
57-517-53920 Equipment/Vehicle Rentals	20,000	1,373.60	6,977.05	0.00	13,022.95	34.89
57-517-53930 Right-of-Way Rentals	300	0.00	0.00	0.00	300.00	0.00
57-517-53940 Uniform Rentals	4,000	173.40	884.80	0.00	3,115.20	22.12
57-517-54400 Permit Fees	1,200	0.00	0.00	0.00	1,200.00	0.00
57-517-54510 RP1162 Notification	6,000	0.00	0.00	0.00	6,000.00	0.00
57-517-55990 Bad Debt Expense	2,500	0.00	1,132.41	0.00	1,367.59	45.30
TOTAL OPERATIONS	1,542,558	131,125.00	741,885.97	0.00	800,672.03	48.09
CAPITAL OUTLAY						
57-517-56100 Special Equipment	13,000	0.00	0.00	0.00	13,000.00	0.00
57-517-56140 Gas Line Improvements	50,000	0.00	0.00	0.00	50,000.00	0.00
TOTAL CAPITAL OUTLAY	63,000	0.00	0.00	0.00	63,000.00	0.00
TOTAL GAS	2,105,473	168,105.82	918,318.88	0.00	1,187,154.12	43.62

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

GAS FUND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
OPERATIONS						
57-599-55710 Service/Finance Charges	0	0.00	656.34	0.00	(656.34)	0.00
TOTAL OPERATIONS	0	0.00	656.34	0.00	(656.34)	0.00
CAPITAL OUTLAY						
DEBT SERVICE						
TOTAL NON-DEPARTMENTAL	0	0.00	656.34	0.00	(656.34)	0.00
TOTAL EXPENDITURES	2,105,473	168,105.82	918,975.22	0.00	1,186,497.78	43.65
REVENUE OVER/(UNDER) EXPENDITURES	399,527	88,903.28	719,607.60	0.00	(320,080.60)	180.11
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
OTHER USES						
57-599-59990 Transfers Out	33,470	2,720.07	2,720.07	0.00	30,750.03	8.13
57-599-59998 Budgeted Addition to Fund	366,057	0.00	0.00	0.00	366,056.90	0.00
TOTAL OTHER USES	399,527	2,720.07	2,720.07	0.00	396,806.93	0.68
TOTAL OTHER SOURCES & USES	(399,527)	(2,720.07)	(2,720.07)	0.00	(396,806.93)	0.68
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	86,183.21	716,887.53	0.00	(716,887.53)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

SOLID WASTE FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
SANITATION REVENUE	2,560,723	228,121.74	1,141,228.37	0.00	1,419,494.63	44.57
INVESTMENT INCOME	0	(167.22)	(1,228.78)	0.00	1,228.78	0.00
TOTAL REVENUES	2,560,723	227,954.52	1,139,999.59	0.00	1,420,723.41	44.52
EXPENDITURE SUMMARY						
SOLID WASTE COLLECTION						
OPERATIONS	2,432,217	209,268.21	1,050,574.32	0.00	1,381,642.68	43.19
TOTAL SOLID WASTE COLLECTION	2,432,217	209,268.21	1,050,574.32	0.00	1,381,642.68	43.19
NON-DEPARTMENTAL						
OPERATIONS	0	0.00	596.97	0.00	(596.97)	0.00
TOTAL NON-DEPARTMENTAL	0	0.00	596.97	0.00	(596.97)	0.00
TOTAL EXPENDITURES	2,432,217	209,268.21	1,051,171.29	0.00	1,381,045.71	43.22
REVENUE OVER/(UNDER) EXPENDITURES	128,506	18,686.31	88,828.30	0.00	39,677.70	69.12
OTHER USES	128,506	0.00	0.00	0.00	128,506.00	0.00
TOTAL OTHER FINANCING SOURCES & US	(128,506)	0.00	0.00	0.00	(128,506.00)	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	18,686.31	88,828.30	0.00	(88,828.30)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

SOLID WASTE FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
FINES & FORFEITURES						
CHARGES FOR SERVICES						
INTERGOVERNMENTAL						
SANITATION REVENUE						
58-44300 Residential Garbage Svc. Fees	1,012,633	87,716.78	437,392.07	0.00	575,240.93	43.19
58-44310 Commercial Garbage Svc. Fees	1,548,090	140,312.46	703,628.80	0.00	844,461.20	45.45
58-44370 Limb Pickup Fees	0	92.50	207.50	0.00	(207.50)	0.00
TOTAL SANITATION REVENUE	2,560,723	228,121.74	1,141,228.37	0.00	1,419,494.63	44.57
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
58-45000 Interest Earnings	0	(167.22)	(1,228.78)	0.00	1,228.78	0.00
TOTAL INVESTMENT INCOME	0	(167.22)	(1,228.78)	0.00	1,228.78	0.00
OTHER REVENUES						
TOTAL REVENUE	2,560,723	227,954.52	1,139,999.59	0.00	1,420,723.41	44.52

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

SOLID WASTE FUND
DEPARTMENT - SOLID WASTE COLLECTION

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
PERSONNEL						
OPERATIONS						
58-518-53010 Auditing & Accounting	5,025	0.00	3,000.00	0.00	2,025.00	59.70
58-518-53152 Residential Refuse Collect	684,945	59,170.11	296,060.93	0.00	388,884.07	43.22
58-518-53154 Commercial Refuse Collecti	1,098,341	93,207.74	462,430.29	0.00	635,910.71	42.10
58-518-53330 Postage & Shipping	0	0.00	171.30	0.00	(171.30)	0.00
58-518-53390 Gross Receipts Tax	640,181	57,001.10	285,255.32	0.00	354,925.68	44.56
58-518-53400 General Liability Insuranc	3,725	0.00	1,898.25	0.00	1,826.75	50.96
58-518-55990 Bad Debt Expense	0	(110.74)	1,758.23	0.00	(1,758.23)	0.00
TOTAL OPERATIONS	2,432,217	209,268.21	1,050,574.32	0.00	1,381,642.68	43.19
CAPITAL OUTLAY						
TOTAL SOLID WASTE COLLECTION	2,432,217	209,268.21	1,050,574.32	0.00	1,381,642.68	43.19

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

SOLID WASTE FUND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
58-599-55710 Service/Finance Charges	0	0.00	596.97	0.00	(596.97)	0.00
TOTAL OPERATIONS	0	0.00	596.97	0.00	(596.97)	0.00
CAPITAL OUTLAY						
TOTAL NON-DEPARTMENTAL	0	0.00	596.97	0.00	(596.97)	0.00
TOTAL EXPENDITURES	2,432,217	209,268.21	1,051,171.29	0.00	1,381,045.71	43.22
REVENUE OVER/(UNDER) EXPENDITURES	128,506	18,686.31	88,828.30	0.00	39,677.70	69.12
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
OTHER USES						
58-599-59998 Budgeted Addition to Fund	128,506	0.00	0.00	0.00	128,506.00	0.00
TOTAL OTHER USES	128,506	0.00	0.00	0.00	128,506.00	0.00
TOTAL OTHER SOURCES & USES	(128,506)	0.00	0.00	0.00	(128,506.00)	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	18,686.31	88,828.30	0.00	(88,828.30)	0.00

MUN DRAINAGE UTILITY FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
INVESTMENT INCOME	11,000	1,668.47	9,453.54	0.00	1,546.46	85.94
OTHER REVENUES	155,004	13,027.78	65,064.90	0.00	89,939.10	41.98
TOTAL REVENUES	166,004	14,696.25	74,518.44	0.00	91,485.56	44.89
EXPENDITURE SUMMARY						
DRAINAGE						
OPERATIONS	20,000	(5.81)	90.13	0.00	19,909.87	0.45
TOTAL DRAINAGE	20,000	(5.81)	90.13	0.00	19,909.87	0.45
NON-DEPARTMENTAL						
OPERATIONS	0	0.00	596.97	0.00	(596.97)	0.00
TOTAL NON-DEPARTMENTAL	0	0.00	596.97	0.00	(596.97)	0.00
TOTAL EXPENDITURES	20,000	(5.81)	687.10	0.00	19,312.90	3.44
REVENUE OVER/(UNDER) EXPENDITURES	146,004	14,702.06	73,831.34	0.00	72,172.66	50.57
OTHER USES	146,004	0.00	37,778.11	0.00	108,225.89	25.87
TOTAL OTHER FINANCING SOURCES & US	(146,004)	0.00	(37,778.11)	0.00	(108,225.89)	25.87
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	14,702.06	36,053.23	0.00	(36,053.23)	0.00

MUN DRAINAGE UTILITY FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
FINES & FORFEITURES						
INTERGOVERNMENTAL						
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
59-45000 Interest Earnings	11,000	1,668.47	9,453.54	0.00	1,546.46	85.94
TOTAL INVESTMENT INCOME	11,000	1,668.47	9,453.54	0.00	1,546.46	85.94
OTHER REVENUES						
59-48000 Municipal Drainage Utility Fee	155,004	13,027.78	65,064.90	0.00	89,939.10	41.98
TOTAL OTHER REVENUES	155,004	13,027.78	65,064.90	0.00	89,939.10	41.98
TOTAL REVENUE	166,004	14,696.25	74,518.44	0.00	91,485.56	44.89

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

MUN DRAINAGE UTILITY FUND
DEPARTMENT - DRAINAGE

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
59-519-53500 Buildings & Grounds Rep/Ma	15,000	0.00	0.00	0.00	15,000.00	0.00
59-519-53920 Equipment/Vehicle Rentals	5,000	0.00	0.00	0.00	5,000.00	0.00
59-519-55990 Bad Debt Expense	0	(5.81)	90.13	0.00	(90.13)	0.00
TOTAL OPERATIONS	20,000	(5.81)	90.13	0.00	19,909.87	0.45
CAPITAL OUTLAY						
TOTAL DRAINAGE	20,000	(5.81)	90.13	0.00	19,909.87	0.45

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

MUN DRAINAGE UTILITY FUND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
59-599-55710 Service/Finance Charges	0	0.00	596.97	0.00	(596.97)	0.00
TOTAL OPERATIONS	0	0.00	596.97	0.00	(596.97)	0.00
CAPITAL OUTLAY						
DEBT SERVICE						
TOTAL NON-DEPARTMENTAL	0	0.00	596.97	0.00	(596.97)	0.00
TOTAL EXPENDITURES	20,000	(5.81)	687.10	0.00	19,312.90	3.44
REVENUE OVER/(UNDER) EXPENDITURES	146,004	14,702.06	73,831.34	0.00	72,172.66	50.57
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
OTHER USES						
59-599-59990 Transfers Out	0	0.00	37,778.11	0.00	(37,778.11)	0.00
59-599-59998 Budgeted Addition to Fund	146,004	0.00	0.00	0.00	146,004.00	0.00
TOTAL OTHER USES	146,004	0.00	37,778.11	0.00	108,225.89	25.87
TOTAL OTHER SOURCES & USES	(146,004)	0.00	(37,778.11)	0.00	(108,225.89)	25.87
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	14,702.06	36,053.23	0.00	(36,053.23)	0.00

WATER IMPACT FEES FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
IMPACT FEES	11,000	16,905.00	165,940.00	0.00	(154,940.00)	1,508.55
INVESTMENT INCOME	15,000	2,775.00	15,494.96	0.00	(494.96)	103.30
TOTAL REVENUES	26,000	19,680.00	181,434.96	0.00	(155,434.96)	697.83
EXPENDITURE SUMMARY						
WATER						
NON-DEPARTMENTAL						
REVENUE OVER/(UNDER) EXPENDITURES	26,000	19,680.00	181,434.96	0.00	(155,434.96)	697.83
OTHER USES	26,000	0.00	0.00	0.00	26,000.00	0.00
TOTAL OTHER FINANCING SOURCES & US	(26,000)	0.00	0.00	0.00	(26,000.00)	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	19,680.00	181,434.96	0.00	(181,434.96)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

WATER IMPACT FEES FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
IMPACT FEES						
60-44510 Water Impact Fees	11,000	16,905.00	165,940.00	0.00	(154,940.00)	1,508.55
TOTAL IMPACT FEES	11,000	16,905.00	165,940.00	0.00	(154,940.00)	1,508.55
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
60-45000 Interest Earnings	15,000	2,775.00	15,494.96	0.00	(494.96)	103.30
TOTAL INVESTMENT INCOME	15,000	2,775.00	15,494.96	0.00	(494.96)	103.30
TOTAL REVENUE	26,000	19,680.00	181,434.96	0.00	(155,434.96)	697.83

WATER IMPACT FEES FUND
DEPARTMENT - WATER

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL OUTLAY						

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

WATER IMPACT FEES FUND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL OUTLAY						
REVENUE OVER/(UNDER) EXPENDITURES	26,000	19,680.00	181,434.96	0.00	(155,434.96)	697.83
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
OTHER USES						
60-599-59998 Budgeted Addition to Fund	26,000	0.00	0.00	0.00	26,000.00	0.00
TOTAL OTHER USES	26,000	0.00	0.00	0.00	26,000.00	0.00
TOTAL OTHER SOURCES & USES	(26,000)	0.00	0.00	0.00	(26,000.00)	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	19,680.00	181,434.96	0.00	(181,434.96)	0.00

SEWER IMPACT FEES FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
IMPACT FEES	13,000	18,920.00	25,148.00	0.00	(12,148.00)	193.45
INVESTMENT INCOME	10,000	2,782.02	15,723.03	0.00	(5,723.03)	157.23
TOTAL REVENUES	23,000	21,702.02	40,871.03	0.00	(17,871.03)	177.70
EXPENDITURE SUMMARY						
NON-DEPARTMENTAL						
REVENUE OVER/(UNDER) EXPENDITURES	23,000	21,702.02	40,871.03	0.00	(17,871.03)	177.70
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	23,000	21,702.02	40,871.03	0.00	(17,871.03)	177.70

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

SEWER IMPACT FEES FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
IMPACT FEES						
61-44520 Sewer Impact Fees	13,000	18,920.00	25,148.00	0.00	(12,148.00)	193.45
TOTAL IMPACT FEES	13,000	18,920.00	25,148.00	0.00	(12,148.00)	193.45
CONTRIBUTIONS & DONATIONS						
INVESTMENT INCOME						
61-45000 Interest Earnings	10,000	2,782.02	15,723.03	0.00	(5,723.03)	157.23
TOTAL INVESTMENT INCOME	10,000	2,782.02	15,723.03	0.00	(5,723.03)	157.23
TOTAL REVENUE	23,000	21,702.02	40,871.03	0.00	(17,871.03)	177.70

SEWER IMPACT FEES FUND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CAPITAL OUTLAY						
REVENUE OVER/(UNDER) EXPENDITURES	23,000	21,702.02	40,871.03	0.00	(17,871.03)	177.70
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
OTHER USES						
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	23,000	21,702.02	40,871.03	0.00	(17,871.03)	177.70

LOC YTH DIV ADM FEE FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
FINES & FORFEITURES	0	0.00	150.00	0.00	(150.00)	0.00
INVESTMENT INCOME	0	0.85	4.32	0.00	(4.32)	0.00
TOTAL REVENUES	0	0.85	154.32	0.00	(154.32)	0.00
EXPENDITURE SUMMARY						
REVENUE OVER/(UNDER) EXPENDITURES	0	0.85	154.32	0.00	(154.32)	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	0.85	154.32	0.00	(154.32)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

LOC YTH DIV ADM FEE FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
FINES & FORFEITURES						
62-42030 Local Court Fees	0	0.00	150.00	0.00	(150.00)	0.00
TOTAL FINES & FORFEITURES	0	0.00	150.00	0.00	(150.00)	0.00
INVESTMENT INCOME						
62-45000 Interest Earnings	0	0.85	4.32	0.00	(4.32)	0.00
TOTAL INVESTMENT INCOME	0	0.85	4.32	0.00	(4.32)	0.00
TOTAL REVENUE	0	0.85	154.32	0.00	(154.32)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	0.85	154.32	0.00	(154.32)	0.00
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
OTHER USES						
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	0.85	154.32	0.00	(154.32)	0.00

OPIOID GRANT FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
INVESTMENT INCOME	0	34.34	197.36	0.00	(197.36)	0.00
TOTAL REVENUES	0	34.34	197.36	0.00	(197.36)	0.00
EXPENDITURE SUMMARY						
POLICE						
OPERATIONS	13,919	147.49	147.49	0.00	13,771.51	1.06
TOTAL POLICE	13,919	147.49	147.49	0.00	13,771.51	1.06
NON-DEPARTMENTAL						
TOTAL EXPENDITURES	13,919	147.49	147.49	0.00	13,771.51	1.06
REVENUE OVER/(UNDER) EXPENDITURES	(13,919)	(113.15)	49.87	0.00	(13,968.87)	0.36-
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	(13,919)	(113.15)	49.87	0.00	(13,968.87)	0.36-

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

OPIOID GRANT FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
INTERGOVERNMENTAL						
INVESTMENT INCOME						
64-45000 Interest Earnings	0	34.34	197.36	0.00	(197.36)	0.00
TOTAL INVESTMENT INCOME	0	34.34	197.36	0.00	(197.36)	0.00
TOTAL REVENUE	0	34.34	197.36	0.00	(197.36)	0.00

OPIOID GRANT FUND
DEPARTMENT - POLICE

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						
64-530-53120 Special Investigations	13,919	147.49	147.49	0.00	13,771.51	1.06
TOTAL OPERATIONS	13,919	147.49	147.49	0.00	13,771.51	1.06
TOTAL POLICE	13,919	147.49	147.49	0.00	13,771.51	1.06

CITY OF SEALY
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

OPIOID GRANT FUND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
TOTAL EXPENDITURES	13,919	147.49	147.49	0.00	13,771.51	1.06
REVENUE OVER/(UNDER) EXPENDITURES	(13,919)	(113.15)	49.87	0.00	(13,968.87)	0.36-
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
OTHER USES						
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	(13,919)	(113.15)	49.87	0.00	(13,968.87)	0.36-

CONS SECURITY & TECH FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
FINES & FORFEITURES	42,935	2,418.11	11,364.89	0.00	31,570.11	26.47
INVESTMENT INCOME	0	51.70	232.67	0.00	(232.67)	0.00
TOTAL REVENUES	42,935	2,469.81	11,597.56	0.00	31,337.44	27.01
EXPENDITURE SUMMARY						
MUNICIPAL COURT						
NON-DEPARTMENTAL						
REVENUE OVER/(UNDER) EXPENDITURES	42,935	2,469.81	11,597.56	0.00	31,337.44	27.01
OTHER USES						
TOTAL OTHER FINANCING SOURCES & US	42,935	0.00	0.00	0.00	42,935.00	0.00
	(42,935)	0.00	0.00	0.00	(42,935.00)	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	2,469.81	11,597.56	0.00	(11,597.56)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

CONS SECURITY & TECH FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
FINES & FORFEITURES						
65-42030 Local Court Fees	42,935	2,418.11	11,364.89	0.00	31,570.11	26.47
TOTAL FINES & FORFEITURES	42,935	2,418.11	11,364.89	0.00	31,570.11	26.47
INVESTMENT INCOME						
65-45000 Interest Earnings	0	51.70	232.67	0.00	(232.67)	0.00
TOTAL INVESTMENT INCOME	0	51.70	232.67	0.00	(232.67)	0.00
TOTAL REVENUE	42,935	2,469.81	11,597.56	0.00	31,337.44	27.01

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

CONS SECURITY & TECH FUND
DEPARTMENT - MUNICIPAL COURT

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

CONS SECURITY & TECH FUND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE OVER/(UNDER) EXPENDITURES	42,935	2,469.81	11,597.56	0.00	31,337.44	27.01
OTHER FINANCING SOURCES & USES						
OTHER USES						
65-599-59998 Budgeted Addition to Fund	42,935	0.00	0.00	0.00	42,935.00	0.00
TOTAL OTHER USES	42,935	0.00	0.00	0.00	42,935.00	0.00
TOTAL OTHER SOURCES & USES	(42,935)	0.00	0.00	0.00	(42,935.00)	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	2,469.81	11,597.56	0.00	(11,597.56)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

SPECIAL EVENTS FUND
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
CONTRIBUTIONS & DONATIONS	0	(70.00)	6,645.00	0.00	(6,645.00)	0.00
INVESTMENT INCOME	0	16.02	49.98	0.00	(49.98)	0.00
TOTAL REVENUES	0	(53.98)	6,694.98	0.00	(6,694.98)	0.00
EXPENDITURE SUMMARY						
PARKS & RECREATION						
NON-DEPARTMENTAL						
REVENUE OVER/(UNDER) EXPENDITURES	0	(53.98)	6,694.98	0.00	(6,694.98)	0.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	(53.98)	6,694.98	0.00	(6,694.98)	0.00

SPECIAL EVENTS FUND

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CONTRIBUTIONS & DONATIONS						
70-44900 Event Revenues	0	(70.00)	645.00	0.00	(645.00)	0.00
70-44905 Sponsorships	0	0.00	6,000.00	0.00	(6,000.00)	0.00
TOTAL CONTRIBUTIONS & DONATIONS	0	(70.00)	6,645.00	0.00	(6,645.00)	0.00
INVESTMENT INCOME						
70-45000 Interest Earnings	0	16.02	49.98	0.00	(49.98)	0.00
TOTAL INVESTMENT INCOME	0	16.02	49.98	0.00	(49.98)	0.00
TOTAL REVENUE	0	(53.98)	6,694.98	0.00	(6,694.98)	0.00

SPECIAL EVENTS FUND
DEPARTMENT - PARKS & RECREATION

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
OPERATIONS						

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

SPECIAL EVENTS FUND
DEPARTMENT - NON-DEPARTMENTAL

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE OVER/(UNDER) EXPENDITURES	0	(53.98)	6,694.98	0.00	(6,694.98)	0.00
OTHER FINANCING SOURCES & USES						
OTHER SOURCES						
OTHER USES						
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0	(53.98)	6,694.98	0.00	(6,694.98)	0.00

Section 4

Payment Register

City of Sealy, Texas
Check Register
February 2026

ACCOUNT	DATE	PAYMENT TYPE	CHECK NUMBER	VENDOR		AMOUNT	STATUS
PAYROLL	2/3/2026	DRAFT	DRAFT	Texas Municipal Retirement Sys	$	77,300.79	POSTED
PAYROLL	2/4/2026	CHECK	25261	Bilski, Carolyn	$	390.57	POSTED
PAYROLL	2/4/2026	CHECK	25262	Casique, Ana M	$	20.69	POSTED
PAYROLL	2/4/2026	CHECK	25263	Casique Pozos, Maria	$	1,058.02	POSTED
GEN OP	2/4/2026	DRAFT	DRAFT	Amazon Business	$	785.29	POSTED
CC CLEARING	2/4/2026	DRAFT	DRAFT	Chase Paymentech, LLC	$	5,903.66	POSTED
PAYROLL	2/4/2026	DRAFT	DRAFT	Internal Revenue Service	$	40,003.90	POSTED
CC CLEARING	2/5/2026	DRAFT	DRAFT	American Express Merchant Serv	$	334.23	POSTED
PAYROLL	2/5/2026	DRAFT	DRAFT	Office of the Attorney General	$	151.22	POSTED
GEN OP	2/5/2026	EFT	3263	Nationwide Retirement Solution	$	2,760.00	POSTED
GEN OP	2/9/2026	DRAFT	DRAFT	Fleetcor Technologies Op. Co.	$	2,943.58	POSTED
GEN OP	2/9/2026	DRAFT	DRAFT	UBEO of East Texas, Inc.	$	95.60	POSTED
GEN OP	2/9/2026	DRAFT	DRAFT	RingCentral, Inc.	$	1,204.04	POSTED
SPECIAL	2/9/2026	DRAFT	DRAFT	Wells Fargo Bank, N.A.	$	26,049.50	POSTED
GEN OP	2/10/2026	DRAFT	DRAFT	AT&T Mobility National Account	$	107.53	POSTED
SPECIAL	2/11/2026	SERV-CHG	21126	ACCT ANALYSIS SVC CHG FOR 0126	$	2,188.55	POSTED
EDC	2/11/2026	SERV-CHG	21126	ACCT ANALYSIS SVC CHG FOR 0126	$	112.88	POSTED
EDC	2/12/2026	DRAFT	DRAFT	Shred-it USA, Inc.	$	266.22	POSTED
EDC	2/12/2026	DRAFT	DRAFT	UBEO of East Texas, Inc.	$	225.00	POSTED
GEN OP	2/17/2026	CHECK	232804	JENNIFER MATURA-REIMB	$	220.00	POSTED
PAYROLL	2/18/2026	CHECK	25264	Casique, Ana M	$	139.58	POSTED
PAYROLL	2/18/2026	CHECK	25265	Casique Pozos, Maria	$	1,058.02	POSTED
GEN OP	2/18/2026	DRAFT	DRAFT	AT&T Mobility National Account	$	112.35	POSTED
GEN OP	2/18/2026	DRAFT	DRAFT	AT&T	$	902.20	POSTED
PAYROLL	2/18/2026	DRAFT	DRAFT	Internal Revenue Service	$	36,436.59	POSTED
PAYROLL	2/18/2026	DRAFT	DRAFT	Internal Revenue Service	$	149.08	POSTED
GEN OP	2/19/2026	CHECK	232805	Alsay Incorporated	$	7,443.00	POSTED

City of Sealy, Texas
Check Register
February 2026

ACCOUNT	DATE	PAYMENT TYPE	CHECK NUMBER	VENDOR		AMOUNT	STATUS
GEN OP	2/19/2026	CHECK	232806	Austin County Appraisal Distri	$	118.50	POSTED
GEN OP	2/19/2026	CHECK	232807	Campbell Pet Company	$	169.50	POSTED
GEN OP	2/19/2026	CHECK	232808	Cherise Wade	$	276.01	POSTED
GEN OP	2/19/2026	CHECK	232809	Core & Main LP	$	114.60	POSTED
GEN OP	2/19/2026	CHECK	232810	Isidro G. De Leon, D.O., P.A.	$	215.00	OUTSTND
GEN OP	2/19/2026	CHECK	232811	Electron Beam Technology	$	800.00	OUTSTND
GEN OP	2/19/2026	CHECK	232812	GrantWorks, Inc.	$	1,504.46	POSTED
GEN OP	2/19/2026	CHECK	232813	Harris County Accounts Receiva	$	134.25	POSTED
GEN OP	2/19/2026	CHECK	232814	Johnny B Good Lock & Safe	$	158.00	OUTSTND
GEN OP	2/19/2026	CHECK	232815	LAW OFFICES OF RYAN HENRY, PLL	$	369.50	OUTSTND
GEN OP	2/19/2026	CHECK	232816	Found Design, LLC	$	11,712.50	OUTSTND
GEN OP	2/19/2026	CHECK	232817	Metropolitan Compounds, Inc	$	2,609.70	POSTED
GEN OP	2/19/2026	CHECK	232818	Perdue, Brandon, Fielder, Coll	$	9.00	POSTED
GEN OP	2/19/2026	CHECK	232819	S & S Automotive	$	1,110.80	POSTED
GEN OP	2/19/2026	CHECK	232820	The Sealy News, Inc.	$	313.75	POSTED
GEN OP	2/19/2026	CHECK	232821	Texas Commission on Environmen	$	463.90	POSTED
GEN OP	2/19/2026	CHECK	232822	Texas Department of Motor Vehi	$	15.00	OUTSTND
GEN OP	2/19/2026	CHECK	232823	Texas Excavation Safety System	$	284.05	OUTSTND
GEN OP	2/19/2026	CHECK	232824	United States Postal Service	$	1,000.00	POSTED
GEN OP	2/19/2026	CHECK	232825	ANNABELLE LERMA	$	280.00	POSTED
GEN OP	2/19/2026	CHECK	232826	CHRISTIAN CONGREGATION OF	$	150.00	OUTSTND
GEN OP	2/19/2026	CHECK	232827	FOREVER IN SEASON	$	75.00	OUTSTND
GEN OP	2/19/2026	CHECK	232828	MARINA RODRIGUEZ	$	100.00	POSTED
GEN OP	2/19/2026	CHECK	232829	SLB CYCLING CLUB	$	50.00	OUTSTND
EDC	2/19/2026	CHECK	2213	Electron Beam Technology	$	1,050.00	OUTSTND
GEN OP	2/19/2026	DRAFT	DRAFT	Verizon Wireless	$	2,606.48	POSTED
GEN OP	2/19/2026	DRAFT	DRAFT	Texas Hotel & Lodging AsVOIDED	$	1,543.00	VOIDED

City of Sealy, Texas
Check Register
February 2026

ACCOUNT	DATE	PAYMENT TYPE	CHECK NUMBER	VENDOR		AMOUNT	STATUS
PAYROLL	2/19/2026	DRAFT	DRAFT	Office of the Attorney General	$	151.22	POSTED
SPECIAL	2/19/2026	DRAFT	DRAFT	State Comptroller of Public Ac	$	32,134.98	POSTED
GEN OP	2/19/2026	EFT	3264	Nationwide Retirement Solution	$	2,760.00	POSTED
GEN OP	2/20/2026	CHECK	232830	K.O.'s Electric	$	573.75	OUTSTND
GEN OP	2/20/2026	CHECK	232831	Texas Hotel & Lodging Associat	$	1,543.00	OUTSTND
GEN OP	2/20/2026	DRAFT	DRAFT	Municipal Gas Acquisition and	$	211,441.40	POSTED
GEN OP	2/20/2026	EFT	3265	HD SUPPLY, INC.	$	115.34	POSTED
GEN OP	2/20/2026	EFT	3266	Advantage Interests, Inc.	$	920.00	POSTED
GEN OP	2/20/2026	EFT	3267	Sodolak Corporation	$	2,270.89	POSTED
GEN OP	2/20/2026	EFT	3268	Strand Associates, Inc.	$	18,271.25	POSTED
GEN OP	2/20/2026	EFT	3269	Austin County News Online, Inc	$	470.00	POSTED
GEN OP	2/20/2026	EFT	3270	Lora Lenzsch Law Firm, L.P.	$	2,062.50	POSTED
GEN OP	2/20/2026	EFT	3271	Kirwin Law Firm, PLLC	$	15,720.50	POSTED
GEN OP	2/20/2026	EFT	3272	Blue Iron Technologies	$	10,099.77	POSTED
GEN OP	2/20/2026	EFT	3273	Enterprise FM Trust	$	19,368.54	POSTED
GEN OP	2/20/2026	EFT	3274	FSC Pavement Marking	$	1,750.00	POSTED
GEN OP	2/20/2026	EFT	3275	BrooksWatson & Company	$	20,000.00	POSTED
GEN OP	2/20/2026	EFT	3276	Badger Meter, Inc.	$	2,734.08	POSTED
GEN OP	2/20/2026	EFT	3277	Linde Gas & Equipment, Inc.	$	305.55	POSTED
GEN OP	2/20/2026	EFT	3278	AMCO Security Systems	$	45.99	POSTED
GEN OP	2/20/2026	EFT	3279	3L USA	$	9,095.17	POSTED
GEN OP	2/20/2026	EFT	3280	Secor	$	1,430.29	POSTED
GEN OP	2/20/2026	EFT	3281	EnServ Solutions	$	4,120.01	POSTED
GEN OP	2/20/2026	EFT	3282	STEVEN SILVER	$	2,735.00	POSTED
GEN OP	2/20/2026	EFT	3283	Bureau Veritas North America,	$	11,095.84	POSTED
GEN OP	2/20/2026	EFT	3284	PVS DX Inc.	$	397.10	POSTED
GEN OP	2/20/2026	EFT	3285	Imperial Dade	$	399.67	POSTED

City of Sealy, Texas
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February 2026

ACCOUNT	DATE	PAYMENT TYPE	CHECK NUMBER	VENDOR		AMOUNT	STATUS
GEN OP	2/20/2026	EFT	3286	The LETCO Group LLC	$	2,499.50	POSTED
GEN OP	2/20/2026	EFT	3287	Charles E. Oberrender	$	175.00	POSTED
GEN OP	2/20/2026	EFT	3288	Galls Parent Holdings, LLC	$	4.02	POSTED
GEN OP	2/20/2026	EFT	3289	Flock Group, Inc	$	7,900.00	POSTED
GEN OP	2/20/2026	EFT	3290	VoiceLink Call Centers Inc	$	478.21	POSTED
GEN OP	2/20/2026	EFT	3291	Matrix Imaging Solutions, LLC	$	2,308.41	POSTED
GEN OP	2/20/2026	EFT	3292	Chaparral Creative, LLC	$	6,750.00	POSTED
GEN OP	2/20/2026	EFT	3293	Scott Maddux	$	8,995.00	POSTED
GEN OP	2/20/2026	EFT	3294	Vera Industries LLC	$	947,054.88	POSTED
GEN OP	2/20/2026	EFT	3295	John Wright Associates, Inc.	$	13,480.00	POSTED
GEN OP	2/20/2026	EFT	3296	Barrington Holdings LLC	$	13,326.89	POSTED
GEN OP	2/20/2026	EFT	3297	KDT Electric LLC	$	1,572.65	POSTED
GEN OP	2/20/2026	EFT	3298	Eurofins Drinking Water and Wa	$	1,414.00	POSTED
GEN OP	2/20/2026	EFT	3299	Universal Enviromental Service	$	200.00	POSTED
GEN OP	2/20/2026	EFT	3300	ACP Strategies	$	10,000.00	POSTED
GEN OP	2/20/2026	EFT	3301	Blackburn Manufacturing Compan	$	681.47	POSTED
GEN OP	2/20/2026	EFT	3302	UniFirst Holdings Inc.	$	576.93	POSTED
GEN OP	2/20/2026	EFT	3303	K-3 Resources, LP	$	2,625.15	POSTED
GEN OP	2/20/2026	EFT	3304	Condra Communications	$	25.00	POSTED
GEN OP	2/20/2026	EFT	3305	Equipment Controls Company, In	$	2,368.80	POSTED
GEN OP	2/20/2026	EFT	3306	Texas Disposal Systems, Inc.	$	153,047.70	POSTED
GEN OP	2/20/2026	EFT	3307	Clyde E. Drake	$	1,000.00	POSTED
GEN OP	2/20/2026	EFT	3308	Sealy Rotary Club	$	70.00	POSTED
GEN OP	2/23/2026	DRAFT	DRAFT	Fleetcor Technologies Op. Co.	$	2,904.59	POSTED
GEN OP	2/23/2026	DRAFT	DRAFT	Fusion Cloud Services, LLC	$	930.07	POSTED
GEN OP	2/23/2026	DRAFT	DRAFT	Engie North America, Inc	$	1,161.95	POSTED
PAYROLL	2/23/2026	DRAFT	DRAFT	LegalShield	$	25.90	POSTED

City of Sealy, Texas
Check Register
February 2026

ACCOUNT	DATE	PAYMENT TYPE	CHECK NUMBER	VENDOR		AMOUNT	STATUS
GEN OP	2/24/2026	DRAFT	DRAFT	Cable One, Inc	$	709.82	POSTED
GEN OP	2/24/2026	DRAFT	DRAFT	Engie North America, Inc	$	226.37	POSTED
PAYROLL	2/24/2026	DRAFT	DRAFT	American Fidelity Assurance	$	1,617.10	POSTED
PAYROLL	2/24/2026	DRAFT	DRAFT	Texas Life Insurance Company	$	1,006.99	POSTED
PAYROLL	2/24/2026	DRAFT	DRAFT	TX Health Benefits Pool	$	80,182.16	POSTED
GEN OP	2/25/2026	DRAFT	DRAFT	UBEO of East Texas, Inc.	$	95.60	POSTED
2018 I&S	2/26/2026	DRAFT	DRAFT	The Bank of New York Mellon	$	158,584.38	POSTED
2020 GO	2/26/2026	DRAFT	DRAFT	JPMorgan Chase Bank, N.A.	$	13,992.00	POSTED
2020 I&S	2/26/2026	DRAFT	DRAFT	Truist Governmental Finance	$	1,483.99	POSTED
2015 I&S	2/26/2026	DRAFT	DRAFT	The Bank of New York Mellon	$	206,825.00	POSTED
2025 I&S	2/26/2026	DRAFT	DRAFT	The Bank of New York Mellon	$	461,978.13	POSTED
2022 I&S	2/26/2026	DRAFT	DRAFT	The Bank of New York Mellon	$	397,758.75	POSTED
GEN OP	2/27/2026	DRAFT	DRAFT	UBEO of East Texas, Inc.	$	1,609.75	OUTSTND
PAYROLL	2/27/2026	DRAFT	DRAFT	Colonial Life & Accident Insur	$	318.10	POSTED
				TOTALS	**$**	**3,115,571.19**	

City of Sealy, Texas
Check Register
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ECONOMIC DEVELOPMENT CORPORATION	
CHECK	1,050.00
DRAFT	604.10
EFT	-
TOTALS	**1,654.10**
GENERAL OPERATING ACCOUNT	
CHECK	31,813.27
DRAFT	229,379.62
EFT	1,305,481.10
TOTALS	**1,566,673.99**
SPECIAL ACCOUNT	
CHECK	-
DRAFT	60,373.03
EFT	-
TOTALS	**60,373.03**
CREDIT CARD CLEARING	
CHECK	-
DRAFT	6,237.89
EFT	-
TOTALS	**6,237.89**
PAYROLL	
CHECK	2,666.88
DRAFT	237,343.05
EFT	-
TOTALS	**240,009.93**
DEBT SERVICE	
CHECK	-
DRAFT	1,240,622.25
EFT	-
TOTALS	**1,240,622.25**

3,115,571.19

Section 5

HOT Fund Report

HOT Fund Financial Overview

FY 2026 HOT Revenue Collections

Date Paid	Establishment	Reporting Period	Taxable Room Receipts	Total Tax Due	Penalty	Total Paid
1/14/2026	STAR MOTEL	Q1 FY26	$ 5,365.00	$ 375.55	$ -	$ 375.55
1/28/2026	SUPER 8 MOTEL	Q1 FY26	$ 195,284.99	$ 13,669.95	$ -	$ 13,669.95
1/30/2026	HOLIDAY INN EXPRESS	Q1 FY26	$ 513,100.00	$ 35,917.00	$ -	$ 35,917.00
2/2/2026	AMERICAN INN	Q1 FY26	$ 29,431.57	$ 2,060.21	$ -	$ 2,060.21
TOTAL REPORTED TAXABLE ROOM RECEIPTS			**$ 743,181.56**	**TOTAL PAID FYTD (FY2026)**		**$ 52,022.71**

HOT Fund Financial Overview

STATUTORY REQUIREMENTS - FY2026	
ADVERTISING	**HISTORICAL RESTORATION & PRESERVATION**
REQUIRED: AT LEAST 1% OF TAXABLE ROOM REVENUE COLLECTED	*REQUIRED: NOT MORE THAN 15% OF HOT TAX REVENUE COLLECTED*
TAXABLE ROOM RECEIPTS: $ 743,181.56	REVENUE COLLECTED: $ 52,022.71
MINIMUM (1%): $ 7,431.82	MAXIMUM (15%) $ 7,803.41

Summary by Funding Category

Category	FY26 EXPENDITURES	FY26 FLOORS & CEILINGS	FLOORS/CEILINGS MET?
A - CVB INFORMATION CENTER	$ 6,447.94	N/A	N/A
B - HOT FUNDS ADMINISTRATION	$ 52,894.81	N/A	N/A
C - MARKETING & ADVERTISING	$ 20,163.00	$ 7,431.82 MINIMUM	
E - HISTORICAL PRESERVATION	$ -	$ 7,803.41 MAXIMUM	
H - SIGNAGE DIRECTING TOURISTS	$ 18,878.15	N/A	N/A

HOT Fund Financial Overview

Itemized Expense Register

Date	Vendor	Description	Category	Amount
10/1/2025	P-CARD EXPENSE	TABLE AND CHAIRS	A - CVB INFORMATION CENTER	$ 439.54
10/1/2025	CHARLIE WADE	MILEAGE REIMBURSEMENT (TTA SUMMIT)	B - HOT FUNDS ADMIN	$ 208.60
10/1/2025	CHARLIE WADE	MEAL REIMBURSEMENT (TTA SUMMIT)	B - HOT FUNDS ADMIN	$ 32.00
10/1/2025	PLACER LABS INC	PLACER AI SUBSCRIPTION	B - HOT FUNDS ADMIN	$ 5,000.00
10/1/2025	TML INTERGOVERNMENTAL RISK POOL	WORKERS COMPENSATION INSURANCE	B - HOT FUNDS ADMIN	$ 38.76
10/1/2025	TML INTERGOVERNMENTAL RISK POOL	GENERAL LIABILITY INSURANCE	B - HOT FUNDS ADMIN	$ 304.63
10/1/2025	WITTENBURG PRINTING	CERAMIC COFFEE MUGS	B - HOT FUNDS ADMIN	$ 2,145.60
10/1/2025	AUSTIN COUNTY FAIR ASSOCIATION	2025 ACF MAIN CATALOG ADVERTISEMENT	C - ADVERTISING	$ 175.00
10/3/2025	HILTON HOTELS	HOTEL (TTA SUMMIT)	B - HOT FUNDS ADMIN	$ 655.04
10/3/2025	TEXAS HEALTH BENEFITS	GROUP INSURANCE	B - HOT FUNDS ADMIN	$ 392.14
10/6/2025	ONTHECLOCK	TIMECLOCK SUBSCRIPTION	B - HOT FUNDS ADMIN	$ 2.94
10/7/2025	P-CARD EXPENSE	HDMI CABLE FOR DESKTOP COMPUTER	A - CVB INFORMATION CENTER	$ 9.99
10/8/2025	P-CARD EXPENSE	VISITORS CENTER COFFEE MAKER	A - CVB INFORMATION CENTER	$ 244.36
10/13/2025	P-CARD EXPENSE	OFFICE KEYS	A - CVB INFORMATION CENTER	$ 11.55
10/13/2025	P-CARD EXPENSE	TACVB ANNUAL MEMBERSHIP DUES	B - HOT FUNDS ADMIN	$ 520.00
10/14/2025	BLUE IRON TECHNOLOGIES	IT SUPPORT	B - HOT FUNDS ADMIN	$ 303.75
10/14/2025	CHARLIE WADE	MILEAGE REIMBURSEMENT (HGAC MAIN ST MEETING)	B - HOT FUNDS ADMIN	$ 86.44
10/15/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES	B - HOT FUNDS ADMIN	$ 1,536.00
10/15/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES	B - HOT FUNDS ADMIN	$ 117.12
10/16/2025	ELECTRON BEAM TECHNOLOGY	BUILDING LEASE	A - CVB INFORMATION CENTER	$ 800.00
10/16/2025	CANVA	ANNUAL CANVA SUBSCRIPTION	B - HOT FUNDS ADMIN	$ 119.99
10/17/2025	UBEO OF EAST TEXAS, INC	COPIER LEASE	A - CVB INFORMATION CENTER	$ 112.50
10/17/2025	RINGCENTRAL, INC.	TELEPHONE SERVICE	B - HOT FUNDS ADMIN	$ 31.31
10/21/2025	TEXAS TRAVEL ALLIANCE	DMO/CVB MEMBERSHIP DUES	B - HOT FUNDS ADMIN	$ 500.00
10/24/2025	P-CARD EXPENSE	THREE RING BINDERS AND TABS	B - HOT FUNDS ADMIN	$ 76.05
10/27/2025	P-CARD EXPENSE	MEAL (PRIDE OF TEXAS MEETING)	B - HOT FUNDS ADMIN	$ 12.45
10/29/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES	B - HOT FUNDS ADMIN	$ 1,920.00
10/29/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES	B - HOT FUNDS ADMIN	$ 146.88
10/29/2025	TEXAS MUNICIPAL RETIREMENT SYSTEM	CVB PAYROLL - RETIREMENT CONTRIBUTIONS	B - HOT FUNDS ADMIN	$ 231.94

HOT Fund Financial Overview

Date	Vendor	Description	Category	Amount
10/31/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES (EDC)	B - HOT FUNDS ADMIN	$ 1,384.58
10/31/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES (EDC)	B - HOT FUNDS ADMIN	$ 105.92
10/31/2025	TEXAS HEALTH BENEFITS	GROUP INSURANCE	B - HOT FUNDS ADMIN	$ 773.38
10/31/2025	TEXAS MUNICIPAL RETIREMENT SYSTEM	CVB PAYROLL - RETIREMENT CONTRIBUTIONS (EDC)	B - HOT FUNDS ADMIN	$ 209.07
11/4/2025	ONTHECLOCK	TIMECLOCK SUBSCRIPTION	B - HOT FUNDS ADMIN	$ 2.94
11/6/2025	CHARLIE WADE	MILEAGE REIMBURSEMENT (DESTINATIONS WKSHP)	B - HOT FUNDS ADMIN	$ 108.64
11/6/2025	RINGCENTRAL, INC.	TELEPHONE SERVICE	B - HOT FUNDS ADMIN	$ 31.31
11/11/2025	FOUND DESIGN LLC (MERJE)	WAYFINDING SIGN PROGRAM	H - SIGNAGE	$ 7,165.65
11/12/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES	B - HOT FUNDS ADMIN	$ 1,920.00
11/12/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES	B - HOT FUNDS ADMIN	$ 146.40
11/13/2025	DESTINATIONS TEXAS	2026 WINTER CONFERENCE REGISTRATION	B - HOT FUNDS ADMIN	$ 610.00
11/17/2025	UBEO OF EAST TEXAS, INC	COPIER LEASE	A - CVB INFORMATION CENTER	$ 112.50
11/17/2025	SHRED-IT	SHREDDING SERVICE	B - HOT FUNDS ADMIN	$ 114.15
11/21/2025	ELECTRON BEAM TECHNOLOGY	BUILDING LEASE	A - CVB INFORMATION CENTER	$ 800.00
11/21/2025	ELECTRON BEAM TECHNOLOGY	BUILDING LEASE	A - CVB INFORMATION CENTER	$ 800.00
11/25/2025	TEXAS HEALTH BENEFITS	GROUP INSURANCE	B - HOT FUNDS ADMIN	$ 773.38
11/26/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES	B - HOT FUNDS ADMIN	$ 1,920.00
11/26/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES	B - HOT FUNDS ADMIN	$ 146.40
11/26/2025	TEXAS MUNICIPAL RETIREMENT SYSTEM	CVB PAYROLL - RETIREMENT CONTRIBUTIONS	B - HOT FUNDS ADMIN	$ 579.84
11/28/2025	CHARLIE WADE	MILEAGE REIMBURSEMENT (FOL SUPPLIES RUN)	B - HOT FUNDS ADMIN	$ 42.28
11/30/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES (EDC)	B - HOT FUNDS ADMIN	$ 1,384.58
11/30/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES (EDC)	B - HOT FUNDS ADMIN	$ 105.92
11/30/2025	TEXAS MUNICIPAL RETIREMENT SYSTEM	CVB PAYROLL - RETIREMENT CONTRIBUTIONS (EDC)	B - HOT FUNDS ADMIN	$ 209.07
11/30/2025	AUSTIN COUNTY NEWS ONLINE	WEBSITE MAINTENANCE	C - ADVERTISING	$ 75.00
12/1/2025	CHAPARRAL CREATIVE LLC	SOCIAL MEDIA MANAGEMENT	C - ADVERTISING	$ 2,500.00
12/2/2025	ONTHECLOCK	TIMECLOCK SUBSCRIPTION	B - HOT FUNDS ADMIN	$ 2.94
12/6/2025	TX FESTIVAL & TOURISM CONSULTING	FANTASY OF LIGHTS EVENT	C - ADVERTISING	$ 5,000.00
12/10/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES	B - HOT FUNDS ADMIN	$ 1,920.00
12/10/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES (SALARY ADJ)	B - HOT FUNDS ADMIN	$ 325.00
12/10/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES	B - HOT FUNDS ADMIN	$ 146.40

HOT Fund Financial Overview

Date	Vendor	Description	Category	Amount
12/10/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES (SALARY ADJ)	B - HOT FUNDS ADMIN	$ 24.86
12/11/2025	JOHNNY FRANCO	MAIN STREET SIGN	C - ADVERTISING	$ 520.00
12/11/2025	P-CARD EXPENSE	FACEBOOK ADVERTISEMENT - FOL	C - ADVERTISING	$ 250.00
12/12/2025	RINGCENTRAL, INC.	TELEPHONE SERVICE	B - HOT FUNDS ADMIN	$ 31.31
12/15/2025	SHRED-IT	SHREDDING SERVICE	B - HOT FUNDS ADMIN	$ 132.02
12/15/2025	AUSTIN COUNTY NEWS ONLINE	WEBSITE MAINTENANCE	C - ADVERTISING	$ 75.00
12/16/2025	DESTINATIONS TEXAS	DESTINATION MARKETING CERTIFICATION TRAINING	B - HOT FUNDS ADMIN	$ 150.00
12/24/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES	B - HOT FUNDS ADMIN	$ 1,920.00
12/24/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES	B - HOT FUNDS ADMIN	$ 146.40
12/24/2025	TEXAS MUNICIPAL RETIREMENT SYSTEM	CVB PAYROLL - RETIREMENT CONTRIBUTIONS	B - HOT FUNDS ADMIN	$ 869.76
12/31/2025	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES (EDC)	B - HOT FUNDS ADMIN	$ 1,449.58
12/31/2025	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES (EDC)	B - HOT FUNDS ADMIN	$ 110.89
12/31/2025	TEXAS HEALTH BENEFITS	GROUP INSURANCE	B - HOT FUNDS ADMIN	$ 773.38
12/31/2025	TEXAS MUNICIPAL RETIREMENT SYSTEM	CVB PAYROLL - RETIREMENT CONTRIBUTIONS (EDC)	B - HOT FUNDS ADMIN	$ 218.89
1/1/2026	TEXAS HOTEL & LODGING ASSOCIATION	2026 MEMBERSHIP DUES	B - HOT FUNDS ADMIN	$ 1,543.00
1/1/2026	TML INTERGOVERNMENTAL RISK POOL	GENERAL LIABILITY INSURANCE	B - HOT FUNDS ADMIN	$ 310.06
1/1/2026	TML INTERGOVERNMENTAL RISK POOL	WORKERS COMPENSATION INSURANCE	B - HOT FUNDS ADMIN	$ 38.76
1/1/2026	CHAPARRAL CREATIVE LLC	SOCIAL MEDIA MANAGEMENT	C - ADVERTISING	$ 500.00
1/2/2026	P-CARD EXPENSE	TIMECLOCK SUBSCRIPTION	B - HOT FUNDS ADMIN	$ 2.94
1/6/2026	P-CARD EXPENSE	2026 TRAVEL & TOURISM COLLEGE REGISTRATION	B - HOT FUNDS ADMIN	$ 899.00
1/6/2026	TEXAS MUNICIPAL RETIREMENT SYSTEM	CVB PAYROLL - RETIREMENT CONTRIBUTIONS	B - HOT FUNDS ADMIN	$ 628.92
1/6/2026	SEE MY LEGACY LLC	ANNUAL SUBSCRIPTION	C - ADVERTISING	$ 2,300.00
1/7/2026	UBEO OF EAST TEXAS, INC	COPIER LEASE	A - CVB INFORMATION CENTER	$ 112.50
1/7/2026	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES	B - HOT FUNDS ADMIN	$ 1,920.00
1/7/2026	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES	B - HOT FUNDS ADMIN	$ 146.40
1/8/2026	P-CARD EXPENSE	STANDING DESK FOR CVB OFFICE	A - CVB INFORMATION CENTER	$ 380.00
1/9/2026	RINGCENTRAL, INC.	TELEPHONE SERVICE	B - HOT FUNDS ADMIN	$ 31.26
1/9/2026	P-CARD EXPENSE	REFUND FOR DESTINATION MARKETING	B - HOT FUNDS ADMIN	$ (60.00)
1/14/2026	UBEO OF EAST TEXAS, INC	COPIER LEASE	A - CVB INFORMATION CENTER	$ 112.50
1/16/2026	SHRED-IT	SHREDDING SERVICE	B - HOT FUNDS ADMIN	$ 133.01

HOT Fund Financial Overview

Date	Vendor	Description	Category	Amount
1/21/2026	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES	B - HOT FUNDS ADMIN	$ 1,920.00
1/21/2026	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES	B - HOT FUNDS ADMIN	$ 146.40
1/26/2026	P-CARD EXPENSE	CNTRL TX I-10 COMM ALLIANCE 26 MEMBERSHIP DUES	B - HOT FUNDS ADMIN	$ 125.00
1/27/2026	TEXAS HEALTH BENEFITS	GROUP INSURANCE	B - HOT FUNDS ADMIN	$ 773.38
1/27/2026	AUSTIN COUNTY NEWS ONLINE	WEBSITE MAINTENANCE	C - ADVERTISING	$ 75.00
1/28/2026	P-CARD EXPENSE	MEALS - DESTINATION TX DMS TRAINING	B - HOT FUNDS ADMIN	$ 27.91
1/30/2026	ELECTRON BEAM TECHNOLOGY	BUILDING LEASE	A - CVB INFORMATION CENTER	$ 800.00
1/30/2026	ELECTRON BEAM TECHNOLOGY	BUILDING LEASE	A - CVB INFORMATION CENTER	$ 800.00
1/30/2026	CHARLIE WADE	MILEAGE REIMBURSEMENT - DESTINATIONS TEXAS	B - HOT FUNDS ADMIN	$ 256.97
1/30/2026	P-CARD EXPENSE	MEALS - DESTINATION TX DMS TRAINING	B - HOT FUNDS ADMIN	$ 27.25
1/31/2026	CVB ADMINISTRATION	JANUARY 2026 EDC ADMIN - SALARY & WAGES	B - HOT FUNDS ADMIN	$ 1,384.58
1/31/2026	CVB ADMINISTRATION	JANUARY 2026 EDC ADMIN - PAYROLL TAXES	B - HOT FUNDS ADMIN	$ 105.92
1/31/2026	CVB ADMINISTRATION	JANUARY 2026 EDC ADMIN - RETIREMENT CONTRIB.	B - HOT FUNDS ADMIN	$ 215.99
1/31/2026	CVB ADMINISTRATION	JANUARY 2026 CITY ADMINISTRATION OF HOT FUNDS	B - HOT FUNDS ADMIN	$ 227.62
1/31/2026	FOUND DESIGN LLC (MERJE)	WAYFINDING SIGN PROGRAM	H - SIGNAGE	$ 11,712.50
2/2/2026	ONTHECLOCK	TIMECLOCK SUBSCRIPTION	B - HOT FUNDS ADMIN	$ 2.93
2/2/2026	P-CARD EXPENSE	TRAVEL - DESTINATIONS TX WINTER CONF - MEAL	B - HOT FUNDS ADMIN	$ 10.46
2/2/2026	P-CARD EXPENSE	TRAVEL - DESTINATIONS TX WINTER CONF - HOTEL	B - HOT FUNDS ADMIN	$ 457.32
2/3/2026	CHARLIE WADE	MILEAGE REIMBURSEMENT - ROCK THE COUNTRY	B - HOT FUNDS ADMIN	$ 19.04
2/3/2026	TEXAS MUNICIPAL RETIREMENT SYSTEM	CVB PAYROLL - RETIREMENT CONTRIBUTIONS	B - HOT FUNDS ADMIN	$ 599.04
2/4/2026	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES	B - HOT FUNDS ADMIN	$ 1,920.00
2/4/2026	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES	B - HOT FUNDS ADMIN	$ 146.40
2/5/2026	CVB ADMINISTRATION	FEBRUARY 2026 CITY ADMINISTRATION OF HOT FUNDS	B - HOT FUNDS ADMIN	$ 242.80
2/9/2026	RINGCENTRAL, INC.	TELEPHONE SERVICE	B - HOT FUNDS ADMIN	$ 31.25
2/10/2026	P-CARD EXPENSE	DESTINATIONS TX SMALL DMO WORKSHOP	B - HOT FUNDS ADMIN	$ 295.00
2/10/2026	P-CARD EXPENSE	DESTINATIONS TX INNOVATION SUMMIT	B - HOT FUNDS ADMIN	$ 495.00
2/12/2026	UBEO OF EAST TEXAS, INC	COPIER LEASE	A - CVB INFORMATION CENTER	$ 112.50
2/18/2026	CVB ADMINISTRATION	CVB PAYROLL - SALARY & WAGES	B - HOT FUNDS ADMIN	$ 1,920.00
2/18/2026	INTERNAL REVENUE SERVICE	CVB PAYROLL - PAYROLL TAXES	B - HOT FUNDS ADMIN	$ 146.40
2/19/2026	ELECTRON BEAM TECHNOLOGY	BUILDING LEASE	A - CVB INFORMATION CENTER	$ 800.00

HOT Fund Financial Overview

Date	Vendor	Description	Category	Amount
2/24/2026	TEXAS HEALTH BENEFITS	GROUP INSURANCE	B - HOT FUNDS ADMIN	$ 773.38
2/24/2026	P-CARD EXPENSE	ADVERTISEMENT - EXPLORE AUSTIN COUNTY VISITORS	C - ADVERTISING	$ 900.00
2/25/2026	TOWN SQUARE PUBLICATIONS	ADVERTISEMENT	C - ADVERTISING	$ 7,793.00
2/26/2026	CHARLIE WADE	MILEAGE REIMBURSEMENT - TX HISTORICAL COMM.	B - HOT FUNDS ADMIN	$ 154.00
2/28/2026	CVB ADMINISTRATION	FEBRUARY 2026 EDC ADMIN - SALARY & WAGES	B - HOT FUNDS ADMIN	$ 1,384.58
2/28/2026	CVB ADMINISTRATION	FEBRUARY 2026 EDC ADMIN - PAYROLL TAXES	B - HOT FUNDS ADMIN	$ 105.92
2/28/2026	CVB ADMINISTRATION	FEBRUARY 2026 EDC ADMIN - RETIREMENT CONTRIB.	B - HOT FUNDS ADMIN	$ 215.99

h)

AGENDA ITEM NO: _____

SUBMITTED BY: Kimbra Hill, City Manager
MEETING DATE: April 21, 2026

STAFF REPORT

DESCRIPTION

Ratification of Approval of CenterPoint Energy's Annual Franchise Payment Calculation pursuant to the City of Sealy franchise agreement with CenterPoint Energy Houston Electric, LLC.

ANALYSIS

The franchise fee paid by CenterPoint Energy is calculated in accordance with the City's existing franchise agreement and applicable Public Utility Commission regulations, based on a percentage of revenues derived from electric service within the City. The City does not set or annually adjust this rate; rather, it is administered through the utility's tariff and billing practices.

CenterPoint Energy has provided notice that the adjusted franchise fee calculation will be implemented effective July 1, 2026. While Council action is not required to approve the calculation, this item is presented for acknowledgment and recordation purposes, as well as to reflect the anticipated impact on City revenue projections.

Staff has reviewed the information provided and will continue to monitor franchise fee payments for consistency with prior trends and compliance with the franchise agreement.

RECOMMENDATION

N/A

FINANCIAL IMPACTS

Effective July 1, 2026, monthly Electric Gross Receipts Franchise Fees will increase from $29,765.52 to $34,801.49 through June 1, 2027.

CenterPoint Franchise Payment Calculation

CURRENT PERIOD:

JULY 1, 2025 – JUNE 30, 2026

City of Sealy Annual Franchise Payment Calculation
Effective July 1, 2025

Line No.	Description		Amount	Franchise Ordinance
1	**Annual Franchise Fee:**			
2	Base Amount		$ 309,909.55	Per Section 11
3			$ -	
4	Annual Franchise Fee (line 2 + line 3)		$ 309,909.55	
5	**Annual Adjustment Factor:**			Per Section 11
6	kWh delivered within corporate limits of City in the calendar year 2024	131,880,488		Includes street lights
7	kWh delivered within corporate limits of City in base year 2005	110,723,938		Base Year fixed (includes street lights)
8	Annual Adjustment Factor (line 6 / line 7)	1.19		
9	Adjusted Annual Franchise Fee (line 8 x line 4)		$ 369,125.45	
	Determination of Annual Franchise Fee Payment:			
10	Is line 9 higher than line 4? If yes, insert amount from line 9. If no insert amount from line 4.		$ 369,125.45	Per Section 11
11	Less: Municipal Account Franchise Credits applicable to City in the calendar year 2024		11,939.17	Per Section 11
12	Total Annual Franchise Fee Payment (line 10 - line 11)		$ 357,186.28	
13	Monthly Payment (line 12 / 12 months)		$ 29,765.52	Due 1st day of each month beg. July 1st

Monthly Payments:	Monthly Payment	Based on 2024 Franchise Credits	
July 1	$ 29,765.52	$ 994.93	$ 30,760.45
August 1	29,765.52	994.93	30,760.45
September 1	29,765.52	994.93	30,760.45
October 1	29,765.52	994.93	30,760.45
November 1	29,765.52	994.93	30,760.45
December 1	29,765.52	994.93	30,760.45
January 1	29,765.52	994.93	30,760.45
February 1	29,765.52	994.93	30,760.45
March 1	29,765.52	994.93	30,760.45
April 1	29,765.52	994.93	30,760.45
May 1	29,765.52	994.93	30,760.45
June 1	29,765.52	994.93	30,760.45
Total	$ 357,186.28	$ 11,939.17	$ 369,125.45

CenterPoint Franchise Payment Calculation

UPCOMING PERIOD:

JULY 1, 2026 – JUNE 30, 2027

Docusign Envelope ID: 6F5CCA3D-1AFB-4DE0-AB3F-F5911D622BC7

April 1, 2026

Mayor Carolyn Bilski

City of Sealy

415 Main Street

Sealy, TX 77474

RE: ANNUAL FRANCHISE PAYMENT CALCULATION

Dear Mayor Carolyn Bilski:

Pursuant to the City of Sealy franchise agreement with CenterPoint Energy Houston Electric, LLC, your Annual Franchise Payment Calculation is attached. Upon review, should you have any questions or concerns, please feel free to contact me on (281) 391-5146 to discuss. If no questions or concerns arise, CenterPoint Energy Houston Electric will implement the adjusted annual franchise fee payment on July 1, 2026.

Sincerely,

Aaron Coronis

Aaron Coronis

Service Area Manager, Katy Service Center

Attachment: Annual Franchise Payment Calculation

Received this 8 day of April, 2026

By: Signed by: Carolyn Bilski 110CE8D6573B4E3...

Title: Mayor City of Sealy

Docusign Envelope ID: 6F5CCA3D-1AFB-4DE0-AB3F-F5911D622BC7

City of Sealy Annual Franchise Payment Calculation
Effective July 1, 2026

Line No.	Description		Amount	Franchise Ordinance
1	**Annual Franchise Fee:**			
2	Base Amount		$ 309,909.55	Per Section 11
3			$ -	
4	Annual Franchise Fee (line 2 + line 3)		$ 309,909.55	
5	**Annual Adjustment Factor:**			Per Section 11
6	kWh delivered within corporate limits of City in the calendar year 2025	152,650,052		Includes street lights
7	kWh delivered within corporate limits of City in base year 2005	110,723,936		Base Year fixed (includes street lights)
8	Annual Adjustment Factor (line 6 / line 7)	1.38		
9	Adjusted Annual Franchise Fee (line 8 x line 4)		$ 427,258.19	
	Determination of Annual Franchise Fee Payment:			
10	Is line 9 higher than line 4? If yes, insert amount from line 9. If no insert amount from line 4.		$ 427,258.19	Per Section 11
11	Less: Municipal Account Franchise Credits applicable to City in the calendar year 2025		9,640.36	Per Section 11
12	Total Annual Franchise Fee Payment (line 10 - line 11)		$ 417,617.83	
13	Monthly Payment (line 12 / 12 months)		$ 34,801.49	Due 1st day of each month beg. July 1st

Monthly Payments:	**Monthly Payment**	**Based on 2025 Franchise Credits**	
July 1	$ 34,801.49	$ 803.36	$ 35,604.85
August 1	34,801.49	803.36	35,604.85
September 1	34,801.49	803.36	35,604.85
October 1	34,801.49	803.36	35,604.85
November 1	34,801.49	803.36	35,604.85
December 1	34,801.49	803.36	35,604.85
January 1	34,801.49	803.36	35,604.85
February 1	34,801.49	803.36	35,604.85
March 1	34,801.49	803.36	35,604.85
April 1	34,801.49	803.36	35,604.85
May 1	34,801.49	803.36	35,604.85
June 1	34,801.49	803.36	35,604.85
Total	$ 417,617.83	$ 9,640.36	$ 427,258.19

I. BUSINESS

ITEM #1

ITEM #2

Agenda Item No:

Discussion and Possible Action regarding Approving a Resolution Declaring Certain Personal Property to be Salvage Property and Ordering Disposal

SUBMITTED BY: Karissa McCullough

MEETING DATE: April 21st, 2026

STAFF REPORT

DESCRIPTION

The City of Sealy has accumulated a significant quantity of electronic waste (e-waste) over a number of years. Outdated and non-functioning electronic equipment, including computers, monitors, printers, and other data-bearing devices are currently being stored by the City. The continued storage of this material presents concerns related to space limitations, operational efficiency, environmental responsibility, and potential data security risks.

ANALYSIS

Proper disposal of e-waste is essential for both environmental stewardship and protection of sensitive information. Municipal governments are required to ensure that any data contained on electronic devices is rendered no longer readable or extractable and is deemed "permanently unrecoverable" prior to disposal.

Staff has identified Free E-Waste Pickup Houston as a qualified vendor capable of addressing the City's needs. This company offers the following services at no cost to the City:

- Pickup and transportation of e-waste materials
- Recycling or physical destruction (shredding) of electronic devices
- Data sanitization services compliant with NIST Special Publication 800-88 (Guidelines for Media Sanitization)
- Documentation and certification of services provided

Free E-Waste Pickup Houston adheres to nationally recognized standards for data destruction, ensuring all data-bearing devices are properly sanitized or destroyed in accordance with NIST 800-88 guidelines. In addition, the company provides certificates verifying which items were shredded or sanitized in order to confirm compliance with these standards.

Free E-Waste Houston is also NAID AAA Certified through the National Association for Information Destruction, which is widely recommended when selecting a vendor for secure data destruction services. This certification indicates that the vendor meets rigorous operational, security, and ethical standards for the

handling and destruction of sensitive information. Selecting a vendor that follows NIST 800-88 guidelines and maintains NAID AAA Certification helps ensure the City remains aligned with best practices for data security and reduces liability associated with improper disposal of sensitive information.

Currently, staff have only been able to locate an option for free e-waste disposal for businesses. The only residential e-waste disposal options staff have been able to identify involve a cost to the user. Municipalities of comparable size to the City of Sealy typically do not have dedicated funding to support residential e-waste collection or disposal programs, however, staff will continue to evaluate potential opportunities, including future grant funding, to assist residents with safe and responsible e-waste disposal.

FINANCIAL IMPACT

There is no cost to the City for the pickup, recycling, or destruction services provided by Free E-Waste Pickup Houston.

RECOMMENDATION

Staff recommends that the City Council approves declaring certain personal property to be salvage property and ordering disposal through Free E-Waste Houston.

RESOLUTION 2026

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

* * * * * * * * * * *

WHEREAS, The City Council of the City of Sealy, Texas, ("City"), finds that certain personal property has no value, is useless, and should be declared salvage 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 salvage property, useless, and shall be disposed of by being sold as scrap metal or disposed of by a method approved by the City Manager, including public auction.

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 21st day of April, 2026.

_____
Carolyn Bilski, Mayor

ATTEST:

_____
Sandra Vrablec, City Secretary

Exhibit "A"

Item	Brand	Serial
AC/DC Connector	Schumacker	899005153
Amplifier	TOA	05C8742891
Battery	BB	ELB06042
Battery Back Up	APC	4B1227P25911
Battery Back Up	APC	0B2013P11685
Battery Back Up	APC	QB0516330380
Battery Back Up	APC	9B1937A10799
Battery Back Up	APC	0B2104P03397
Battery Back Up	APC	4B1503P45950
Battery Back Up	APC	BB0609006533
Battery Back Up	APC	BB0609006627
Battery Back Up	APC	BB0649053461
Battery Back Up	APC	0B2103P14199
Battery Back Up	APC	0B2121P03322
Battery Back Up	APC	5B1037T64857
Camcorder	RCA	925630568
Check Scanner	Panini	5867828
Check Validator	Epson	JE6G008327
Credit Card Terminal	ingenico	15260SC80759197
Credit Card Terminal	ingenico	15255SC80749332
Credit Card Terminal	ingenico	15234SC80723195
Credit Card Terminal	ingenico	15234SC80723363
Credit Card Terminal	ingenico	15234SC80723410
Computer	Dell	AX201NGW
Computer	HP	MXL6091MYP
Computer	Dell	DVVHN41
Computer	Dell	90GGW12
Computer	HP	2UA0121K2V
Computer	HP	US94410594
Computer	Dell	CN-0730GR-70821-433-0977-A03
Docking Station	HP	5CG525X912S
DVD Player	Toshiba	PL27X 17087
Electric Binding Machine	GBC	OIP0165
Ethernet Switch	KTI	12008698
Ethernet Switch	HP	CN29DY20WX
Ethernet Switch	HP	CN3AG1K322
Ethernet Switch	HP	8800000879451.00
Ethernet Switch	Cisco Anatel	WS-C2960X-48FPS-L
GIS Handheld	Trimble	02219-083-894-845-X20-88078
GIS Handheld	Trimble	02219-086-014-396-X20-88078
Laptop	Dell	CN-OD2125-48643-523-5066

Meter Reader	Sensus	AR4090C143700A
Money Counter	AccuBANKER	(99)53500A(13)190801(21)20
Monitor	Dell	CN-0V7JPS-QDC00-85H-C7-MB-A02
Monitor	Planar	TK231131SP135C01083
Monitor	Dell	CN-04D9T1-QDC00-116-0TWL-A14
Monitor	Dell	CN-0V7JP5-QDC-91B-3AJB-A03
Monitor	Dell	CN-0V7JP5-QDC00-91B-3AYB-A03
Monitor	Dell	CN-0KC147-46633-6YP-5310
Monitor	Unknown	V7NJ83700454
Monitor	Planar	TK2311385P145C01203
Monitor	HP	CNC4030C5B
Monitor	HP	3CQ113NWPH
Monitor	Dell	CN-0VJP5-QDC00-91B-38NV-A03
Monitor	HP	CNC34606D3
Monitor	HP	6CM62912HZ
Monitor	HP	CNK13414D6
Monitor	Dell	CN-0VJP5-QDC00-8AN-4GUL-A02
Monitor	HP	3CQ031N41Y
Monitor	NEC	23179076NA
Monitor	Dell	CN-07XVV9-74261-545-OHJU
Monitor	LG	904NTJJ4K484
Monitor	Dell	CN-0V7JP5-QDC00-91B-3C9B-A03
Monitor	Dell	CN-0V7JP5-QPC00-9A9-2MG8-A06
Monitor	Dell	177KSX1
Monitor	Planar	pl337lsd00405
Monitor	Dell	CN-0V7JP5-QDC00-861-16E-A02
Monitor	Dell	CN-04D9T1-QDC00-116-0TWL-A14
Monitor	Dell	CN-04D9T1-QDC001-116-058C-A14
Monitor	Dell	CN-0V7JP5-QDC00-94J-1148-A03
Monitor	Dell	CN-04D9T1-QDC00-089-119BA09
Monitor	Dell	CN-0WVH19-74431-4CQ-0165-A00
Monitor	HP	CNC3420GVY
Monitor	HP	CNC3420H3P
Monitor	Dell	CN-0V7JP5-QDC00-91B-3CAB-A03
Monitor	Dell	CN-04D9T1-QDC00-09AR-85FU-A07
Power Adapter	Dell	CN-047RW6-LOC00-0LB-5F18-A04
Power Filter	ESP	2327707 0719
Audio	Behringer	5180100762B18
Printer	HP	CND5B06838
Printer	HP	CNDC52K094
Printer	Cannon	VPB03721
Printer	HP	VNBKNY61ZL

Printer	HP	VND3C68381
Printer	Epson	X6ND231456
Printer	HP	VND3G11714
Printer	Cannon	KNCP21314
Printer	Cannon	KMNH71427
Printer	Cannon	RWH06515
Printer	Epson	X3YF004410
Printer	HP	TH03D190YR
Printer	Xerox	QQW006565
Printer	HP	VNB3201065
Printer	HP	VNB3N37673
Printer	Luxmark	CCAH09L90120T6
Printer	HP	CN162230HS
Printer	HP	VND3H08664
Printer	Canon	KLUH42376
Projector	Casio	5789BAAA83-063106
Scanner	Fijitsu	002499
Scanner	Fijitsu	ACRHC04573
Scanner	Fijitsu	147427
Scanner	Fijitsu	351186
Scanner	Fijitsu	148874
Scanner	Fijitsu	001375
Scanner	Cannon	ADVR26341
Scanner Controller	XPC	SG31G250R0742F00623
Server	Supermicro	C74500A45M00131
Server	HP	MXQ22613ZG
Server	Dell	8CCVMB1
Ticket Printer	Printek	FAA06716
Ticket Printer	Printek	FAA13550
Ticket Printer	Zebra	XXRBJ190303303
TV	Sharp	2060834429
TV	Aquos	208829053
Hard Drive	IBM	68187E4CGA
Hard Drive	IBM	F808CE1D75
Hard Drive	IBM	6813BB1DPI
Hard Drive	IBM	680E4DC1PI
Hard Drive	IBM	F80A13A075
Hard Drive	Seagate	W1E3QFP5
Hard Drive	IBM	681B1AEBGA
Hard Drive	Western Digital	WCAV5D302805
Hard Drive	Seagate	W241HC97
Hard Drive	Seagate	W1E3TRJK

Hard Drive	Western Digital	WCAV5D451993
Hard Drive	Toshiba	254F0032T
Hard Drive	Seagate	W62FCFX1
Hard Drive	Seagate	W62E77QD
Hard Drive	HP	6C345011MD
Hard Drive	HP	6C3450H1S2
Hard Drive	HP	6C345011JV
Hard Drive	Western Digital	WCAW33584713
Hard Drive	Western Digital	WCAW33577787
Hard Drive	Toshiba	84NP3D7GSX11
Hard Drive	Toshiba	16Q7B98KSX11
Hard Drive	Seagate	6RY5EHD4
Hard Drive	Western Digital	WCC2E4VF48US
Hard Drive	Western Digital	WCC2EWY91168
Hard Drive	Seagate	W3TE4H1F
Hard Drive	Seagate	Z6ES54E0
Hard Drive	Seagate	Z3TXJ2RF
Hard Drive	HP	THP504H057
Hard Drive	HP	THP504H07J
Hard Drive	HP	PH1440I3WD
Hard Drive	HP	06GGTY5Z
Hard Drive	HP	06H1YMYC
Hard Drive	HP	THP450I5C6
Hard Drive	HP	KZK9S0SH
Hard Drive	Dell	KPVXR6BF
Hard Drive PD	Hitachi	63KELR3N
Hard Drive PD	HGST	82H2P78B
Hard Drive PD	Samsung	S3TVNF0KC03294
Hard Drive PD	Samsung	S3TVNX0M202288
Hard Drive PD	HGST	82H400VA
Hard Drive PD	HGST	82H3YLUA
Hard Drive PD	Samsung	S3TVNF0KC03357
Hard Drive PD	HGST	82H2S4AB
Hard Drive PD	Samsung	S3TVNF0KC03284
Hard Drive PD	HGST	82H3Z9RA
Hard Drive PD	Samsung	S3TVNF0KC03356
Hard Drive PD	Samsung	S3TVNF0KC03358
Hard Drive PD	Samsung	S3TVNF0KC03355
Hard Drive PD	HGST	CE2APT7D
Hard Drive PD	Western Digital	WX81A652RP57
Hard Drive PD	Samsung	S3TVNB0M102592
Hard Drive PD	Samsung	S5ERNE0N805149

Hard Drive PD	Samsung	S5ERNE0N805141
Hard Drive PD	Samsung	S5ERNE0N805035


Sealy in Action


August 1st - 15th
Can be done online.
Viking Copy

ITEM #3

AGENDA ITEM NO: _____

SUBMITTED BY: Mike Barrow, Assistant City Manager
MEETING DATE: April 21, 2026

STAFF REPORT

DESCRIPTION

Discussion and Possible Action regarding Approving a Resolution to the Updated City Limits and Extraterritorial Jurisdiction (ETJ) Map.

ANALYSIS

The last official update of City Limits and Extraterritorial Jurisdiction Map was in 2019. With numerous nonannexation agreements expiring in the west and north, these have been included. The nonannexation agreements essentially annexed tracts of land in 2012 and 2013 but not made official for city limits purposes and appraisal district purposes until those agreements expired or the use was changed or a structure was constructed on the property. We did have a couple of tracts disannex last year in the north, as approved by city council, and since 2019, we've had the new subdivisions of Dove Landing, Westward Pointe, and Cane Crossing annex into the City, including Harrison Road abutting Westward Pointe and Rexville Road abutting Cane Crossing. This includes now the Bullinger Creek ETJ pop out and the Frank Corte City Limits and ETJ pop out. These updates will come more often, in compliance with state law, when changes occur to our city limits and ETJ.

RECOMMENDATION

I recommend approval of the Resolution for the updated map of City Limits and Extraterritorial Jurisdiction for City of Sealy, Texas and the Exhibits A and B which provide an aerial view and street view of city limits and extraterritorial jurisdiction boundaries.

FINANCIAL IMPACTS

NA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SEALY, TEXAS, ADOPTING A CITY LIMITS BOUNDARY AND EXTRATERRITORIAL JURISDICTION MAP.

* * * * * * * * * *

WHEREAS, the City Planning Director provided annexations, expired nonannexation agreements, and disannexation documents to the City Engineer, Strand Associates for Strand Associates to provide updates to the map of the City Limits and Extraterritorial Jurisdiction for City of Sealy, Texas;

WHEREAS, the City Planning Director has reviewed the map updates provided by Strand Associates and concludes that all required updates are included in the map of the City Limits and Extraterritorial Jurisdiction for City of Sealy, Texas; and

WHEREAS, the City Council for the City of Sealy, Texas, reviewed the proposed map of the City Limits and Extraterritorial Jurisdiction for City of Sealy, Texas depicting the city limit boundaries as well as the extra-territorial jurisdiction areas of the City of Sealy;

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

Section 1. The Sealy City Council hereby approves said map of the City Limits and Extraterritorial Jurisdiction for the City of Sealy, Texas as created by Strand Associates and presented by the Planning Director which is attached hereto as Exhibit A and Exhibit B and incorporated herein for all purposes.

Section 2. *Effective Date.* This Resolution shall become effective immediately upon passage.

PASSED and **APPROVED** this the _____ day of April, 2026.

_____
Carolyn Bilski, Mayor

ATTEST:

_____
Sandra Vrablec, City Secretary

Legend
City Limits
Extraterritorial Jurisdiction
CITY LIMITS AND EXTRATERRITORIAL JURISDICTION
FOR CITY OF SEALY, TEXAS
CITY OF SEALY
AUSTIN COUNTY, TEXAS
STRAND ASSOCIATES
3903.080
Path: S:\BRE\3900-3999\3903.080\Drawings\GIS\Maps\Sealy ETJ and City Limits.aprx
User: blakef
Date: 4/8/2026
Time: 12:51 PM

Legend
City Limits
Extraterritorial Jurisdiction
CITY LIMITS AND EXTRATERRITORIAL JURISDICTION
FOR CITY OF SEALY, TEXAS
CITY OF SEALY
AUSTIN COUNTY, TEXAS
STRAND ASSOCIATES
3903.080
Path: S:\BRE\3900-3999\3903.080\Drawing\GIS\Maps\Sealy ETJ and City Limits.aprx
User: blakat
Date: 4/9/2026
Time: 12:45 PM

Legend
City Limits
Extraterritorial Jurisdiction
CITY LIMITS AND EXTRATERRITORIAL JURISDICTION
FOR CITY OF SEALY, TEXAS
CITY OF SEALY
AUSTIN COUNTY, TEXAS
STRAND
ASSOCIATES
3903.080

ITEM #4

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS	§	
	§	KNOW ALL BY THESE PRESENTS:
COUNTY OF AUSTIN	§	

THAT **BSR LAND HOLDINGS, LLC, a Texas limited liability company** ("Grantor"), whose address is 22330 Merchants Way, Suite 170, Katy, Texas 77449, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto **THE CITY OF SEALY, TEXAS, a home rule municipality in Austin County, Texas** ("Grantee"), whose address is P.O. Box 517, Sealy, Texas 77474, all of those 8.0 acres of land located in Austin County, Texas, as more particularly described in **Exhibit A** attached hereto and incorporated herein for all purposes, together with all rights, titles, and interests appurtenant thereto and any and all improvements situated thereon (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Austin County, Texas, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY

REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER STATUTORY, EXPRESS OR IMPLIED, ORAL OR WRITTEN. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT GRANTEE IS PURCHASING AND ACCEPTS THE PROPERTY ON AN "AS IS", "WHERE IS" AND "WITH ALL FAULTS" BASIS, WITHOUT REPRESENTATIONS, WARRANTIES OR COVENANTS, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE.

Grantor hereby reserves for itself, its successors and assigns, a non-exclusive easement over, on, under, and across the Property for connection of drainage facilities to and utilization of a detention pond constructed within the Property, if any, by the City in accordance with a drainage plan approved by Grantee (the "Drainage Plan"), for the benefit of Grantor and the real property described on Exhibit B attached hereto (the "Grantor Property"), together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the "Easement"), to have and to hold the Easement to Grantor and Grantor's heirs, successors, and assigns. The Easement is appurtenant to and runs with all or any portion of the Grantor Property and the Property and binds the Property, whether the Easement is referenced or described in any conveyance of all or any portion of Grantor Property or Property.

Grantor and Grantee shall use commercially reasonable efforts following the approval of the Drainage Plan to memorialize the Easement pursuant to a separate written instrument which further defines the Easement area that affects the Property (the "Defined Easement"). If the Drainage Plan does not require connection of drainage facilities to and utilization of said detention pond, Grantor shall use commercially reasonable efforts following approval of the Drainage Plan to memorialize a release of the Easement pursuant to a separate written instrument (the "Easement Release"). Upon recordation of the Defined Easement or the Easement Release, as applicable, in the Official Public Records of Austin County, Texas, the Easement reserved herein shall automatically terminate and be of no further force and effect.

[Signature pages follow this page.]

EXECUTED this 16th day of April, 2026.

GRANTOR:

BSR LAND HOLDINGS, LLC
a Texas limited liability company

By: _____
Name: Brett Rowley
Title: OWNER

THE STATE OF TEXAS §
§
COUNTY OF Harris §

This instrument was acknowledged before me on the 16th day of April, 2026, by Brett Rowley, OWNER of BSR LAND HOLDINGS, LLC, a Texas limited liability company, on behalf of said limited liability company.

(NOTARY SEAL)

_____
Notary Public, State of Texas

KELLY MACHELE TURNER
Notary Public, State of Texas
Comm. Expires 05-10-2028
Notary ID 226141-1

EXECUTED by Grantee on the date set forth in the acknowledgment below, but AGREED to, ACCEPTED, and EFFECTIVE as of the date executed by Grantor.

GRANTEE:

CITY OF SEALY, TEXAS

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2026, by _____, _____, and _____, _____, of the CITY OF SEALY, TEXAS, a home rule municipality in Austin, County, Texas, on behalf of said municipality.

(NOTARY SEAL)

_____
Notary Public, State of Texas

Exhibit A
Description of the Property

METES AND BOUNDS DESCRIPTION
8.0000 ACRES IN THE
SAN FELIPE DE AUSTIN TOWN TRACT SURVEY, ABSTRACT 5
AUSTIN COUNTY, TEXAS

A 8.0000-ACRE TRACT OF LAND SITUATED IN THE SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT 5, AUSTIN COUNTY, TEXAS, BEING OUT OF AND PART OF LOT 3 OF BLOCK 36 OF THE SEALY SUBDIVISION AS RECORDED IN VOLUME Y, PAGE 318 OF THE AUSTIN COUNTY DEED RECORDS, SAME BEING OUT OF TRACT 2 DESCRIBED IN A DEED TO BSR PROPERTIES VI, LLC RECORDED UNDER AUSTIN COUNTY CLERK'S FILE NUMBER 212473 OF THE OFFICIAL PUBLIC RECORDS, SAID 8.0000-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a found 5/8-inch iron rod with cap stamped "Jones & Carter" in the southeasterly right-of-way line of a 100-foot strip of land to Cane Belt Railroad Company recorded in Volume 21, Page 539 of the Austin County Deed Records marking the north corner of said Lot 3, Block 36, the west corner of a tract of land conveyed to the City of Sealy, Austin County Appraisal District Number R80618 (no record information found), the north corner of said Tract 2, and being the north corner of the herein described tract of land;

(1) **THENCE** South 47°27'07" East, 1,073.99 feet along the northeast line of said Tract 2 to a point marking the east corner of the herein described tract of land;

THENCE over and across said Tract 2 as follows:

(2) South 42°45'45" West, 324.47 feet to a point marking the south corner of the herein described tract of land;

(3) North 47°27'07" West, 1,073.99 feet to a found 5/8-inch iron rod stamped "Jones & Carter" in the northwest line of said Tract 2, and marking west corner of the herein described tract of land;

(4) **THENCE** North 42°45'45" East, 324.47 feet, along the northwest line of said Tract 2 and said Lot 3, Block 36, and the southeast right-of-way line of said 100-foot strip of land to the **POINT OF BEGINNING** and containing 8.0000 acres (348,480 square feet) of land. This description accompanies a Land Title Survey, prepared by KM Surveying, LLC and dated this the 29th day of January, 2026.

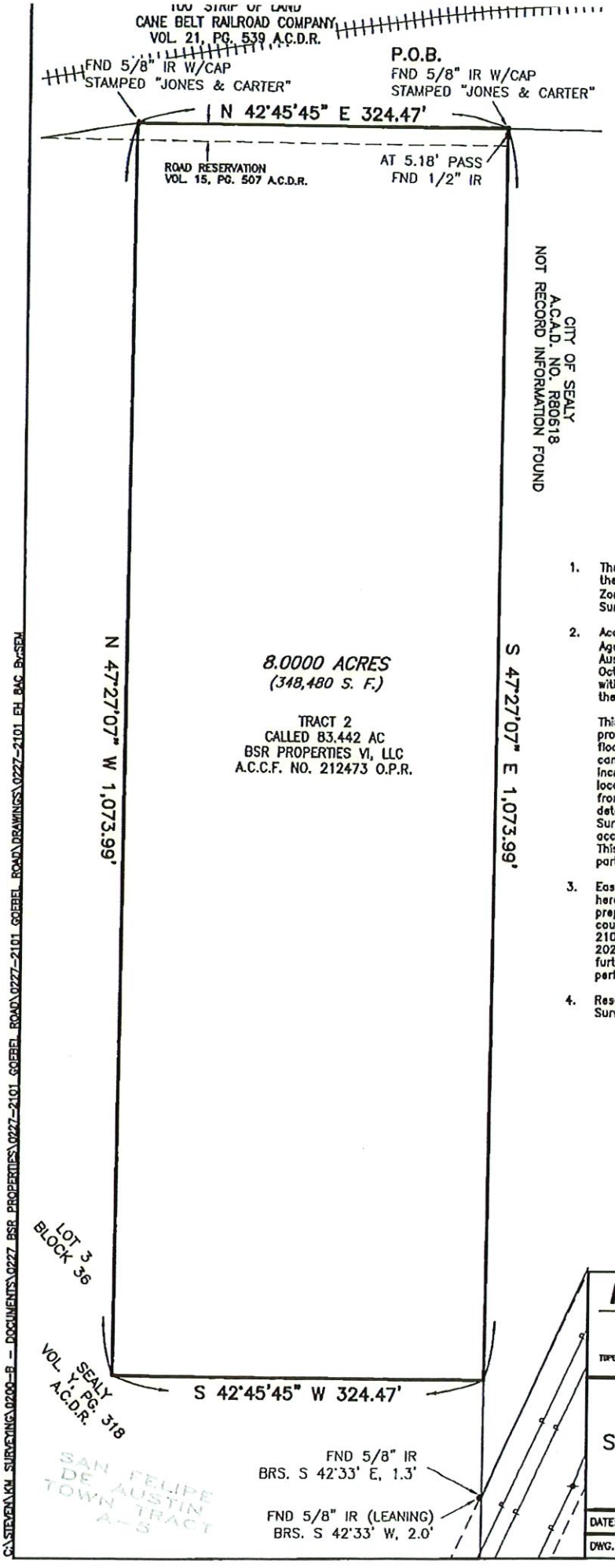
KM SURVEYING, LLC

Kevin Drew McRae, R.P.L.S.
Texas Registration No. 5485
3902 Reese Road, Suite C-100
Rosenberg, Tx 77471



1/29/26

Date: 1/29/2026 sem Job No: 0227-2101
File No: //.../documents/technical/0227-2101 pb lts01 83.442ac - Copy.docx





0 100 200

LEGEND

FND		FOUND
IR/IP	●	IRON ROD/IRON PIPE
PG.		PAGE
P.O.B.		POINT OF BEGINNING
PP		POWER POLE
S.F.		SQUARE FEET
VOL.		VOLUME
A.C.C.F. NO.		AUSTIN COUNTY CLERK'S FILE NUMBER
A.C.D.R.		AUSTIN COUNTY DEED RECORDS
O.P.R.		OFFICIAL PUBLIC RECORDS

GENERAL NOTES:

1. The Basis of Bearings shown hereon is referenced to the Texas Coordinate System, NAD83, South Central Zone (TXSC 4204) based on National Geodetic Survey Monumentation: based on GPS measurements.

2. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Austin County, Texas, Map No. 48015C0320F dated October 18, 2019 the subject tract appears to be within: Unshaded Zone "X"; defined as areas outside the 0.2% annual chance floodplain.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. KM Surveying, LLC assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of KM Surveying, LLC.

3. Easements and other recorded information shown hereon are as per Commitment for Title Insurance prepared by Stewart Title Guaranty Company, countersigned by Deborah Maduzia, G.F. No. 21000330414, with an effective date of April 01, 2021 and an Issue date of April 13, 2021. No further research for easements or encumbrances was performed by KM Surveying, LLC.

4. Research for adjoiner tracts was performed by KM Surveying, LLC.



KM Surveying, LLC
3902 REESE ROAD – SUITE C-100
ROSENBERG, TEXAS 77471
713-234-6827
TBPELS FIRM #10178700
www.kmsurveying.com

EXHIBIT
8.0000 ACRES
SAN FELIPE DE AUSTIN TOWN SURVEY, ABSTRACT5
AUSTIN COUNTY, TEXAS

DATE: JAN. 29, 2026	SCALE: 1"= 100'	JOB NO.: 0227-2101

DWG. NAME: 0227-2101 eh 8ac.dwg

C:\STEVEN\KM SURVEYING\0200-8 - DOCUMENTS\0227 BSR PROPERTIES\0227-2101 GOEBEL ROAD\0227-2101 GOEBEL ROAD\DRAWINGS\0227-2101 EH 8AC.dwg

Exhibit B

Description of Grantor's Property

METES AND BOUNDS DESCRIPTION
AREA WITHIN THE ETJ OF THE CITY OF SEALY
TRACT 1
17.735 ACRES IN THE
SAN FELIPE DE AUSTIN TOWN TRACT SURVEY, ABSTRACT-5
AUSTIN COUNTY, TEXAS

A 17.735-ACRE TRACT OF LAND SITUATED IN THE SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT 5, AUSTIN COUNTY, TEXAS, BEING OUT OF AND PART OF LOTS 1, 2, AND 3 OF BLOCK 36 OF THE SEALY SUBDIVISION AS RECORDED IN VOLUME Y, PAGE 318 OF THE AUSTIN COUNTY DEED RECORDS (NO DESCRIPTION RECORDED THEREOF), SAME BEING OUT OF TRACTS 1, 2, AND 3 CONVEYED IN DEED TO GAH REAL ESTATE, L.P. RECORDED UNDER AUSTIN COUNTY CLERK'S FILE NUMBER 132723 OF THE OFFICIAL PUBLIC RECORDS, SAID 17.735-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING in the recognized southeasterly right-of-way line of Peschel Lane (variable width) marking the west corner of the residue of said Lot 1, Block 36, the north corner of Lot 1, Block 1 of Twilight Acres as recorded in Volume 1, Page 270, Austin County Plat Records, same being the north corner of a tract of land described in a deed to Juan D. and Sandra Salazar recorded under Austin County Clerk's File Number 061262 of the Official Public Records, and the west corner of a called 1.67-acre tract of land described in a deed to Melissa Hobbs recorded in Volume 483, Page 370 of the Austin County Deed Records, from which a found 1/2-inch iron rod bears North 46°49' W, 1.1 feet;

THENCE North 42°45'45" East, 239.63 feet along the said recognized southeasterly right-of-way line of said Peschel Lane and northwesterly line of said called 1.67-acre tract of land to a found 1/2-inch iron rod marking the north corner of said called 1.67-acre tract of land, the west corner of said Tract 1, and being the **POINT OF BEGINNING** and the west corner of the herein described tract of land;

(1) **THENCE** North 42°45'45" East, continuing along said recognized southeasterly right-of-way line of said Peschel Lane and northwest line of said Lots 1 through 3, Block 36, at 177.52 feet pass a found 1/2-inch iron rod on line, continuing in total a distance of 2,832.71 feet to a point in the northwesterly right-of-way line of a 100-foot strip of land described in a deed to Cane Belt Railroad Company recorded in Volume 21, Page 539 of the Austin County Deed Records and the north corner of the herein described tract of land, from which a found 5/8-inch iron rod with cap stamped "Jones & Carter" bears North 34°13' East, 2.3 feet;

(2) **THENCE** South 32°37'03" West, along the northwesterly right-of-way line of said 100-foot strip of land, at 2,694.64 feet pass a found 1/2`-inch iron rod on line, continuing in total a distance of 3,122.69 feet to a found 3/8-inch iron rod in the southwesterly line of said Lot1, Block 36, the east corner of a called 16.0-acre tract of land described in a deed to Kam Chu Cheng, D.B.A. K.C.C. Enterprises recorded under Austin County Clerk's File Number 080312 of the Official Public Records and being the south corner of the herein described tract of land;

(3) **THENCE** North 47°14'05" West, along the northeast line of said called 16.0-acre tract of land and the southwest line of said Lot 1, Block 36, at 175.84 feet pass a found 1/2-inch iron rod marking the east corner of said Lot 1, Block 1, continuing in total for a distance of 247.67 feet to a found 1/2-inch iron rod marking the south corner of said called 1.67-acre tract of land and the southerly west corner of the herein described tract of land;

(4) **THENCE** North 42°07'59" East, 242.71 feet along the southeast line of said called 1.67-acre tract of land to a found 1/2-inch iron rod marking the east corner of said called 1.67-acre tract of land and an interior ell corner of the herein described tract of land;

(5) **THENCE** North 47°32'05" West, 299.70 feet, along the northeast line of said called 1.67-acre tract of land to the **POINT OF BEGINNING** and containing 17.735 acres (772,532 square feet) of land. This description accompanies an Exhibit of the Area within the ETJ of the City of Sealy, prepared by KM Surveying, LLC and dated this the 5th day of January, 2026.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the reconfiguration of the boundary of the Political Subdivision for which it was prepared.



METES AND BOUNDS DESCRIPTION
AREA WITHIN THE ETJ OF THE CITY OF SEALY
TRACT 2
66.400 ACRES IN THE
SAN FELIPE DE AUSTIN TOWN TRACT SURVEY, ABSTRACT-5
AUSTIN COUNTY, TEXAS

A 66.400-ACRE TRACT OF LAND SITUATED IN THE SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT-5, AUSTIN COUNTY, TEXAS, BEING OUT OF AND PARTS OF LOTS 2 AND 3 OF BLOCK 36 OF THE SEALY SUBDIVISION AS RECORDED IN VOLUME Y, PAGE 318 OF THE AUSTIN COUNTY DEED RECORDS, SAME BEING OUT OF CALLED 83.442-ACRE TRACT OF LAND (TRACT 2) DESCRIBED IN A DEED TO BSR PROPERTIES VI, LLC RECORDED UNDER AUSTIN COUNTY CLERK'S FILE NUMBER 212473 OF THE OFFICIAL PUBLIC RECORDS, SAID 69.400-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a found 5/8-inch iron rod with cap stamped "Jones & Carter" in the southeasterly right-of-way line of a 100-foot strip of land to Cane Belt Railroad Company recorded in Volume 21, Page 539 of the Austin County Deed Records marking the north corner of said Lot 3, Block 36, the west corner of a tract of land conveyed to the City of Sealy, Austin County Appraisal District Number R80618 (no record information found), the common corner of said Lots 2 and 3, Block 3, the north corner of said Tract 2, and being the north corner of the herein described tract of land;

(1) **THENCE** South 47°27'07" East, along the northeast line of said Tract 2, at 5.18 feet pass a found 1/2-inch iron rod, at 1,174.13 feet pass a found 5/8-inch iron rod which bears South 42°33' East, 1.3 feet, at 1,175.09 feet pass a 5/8-inch iron rod found leaning which bears South 42°33' East, 2.0 feet, continuing in total for a total distance of 1,319.96 feet to a point marking the south corner of a called 4.9118-acre tract of land described in a deed to City of Sealy recorded in Volume 476, Page 642 of the Austin County Deed Records, the west corner of Lot 73 of Westview Addition, Section 2 recorded in Volume 374, Page 994 of the Austin County Deed Records, and the east corner of the herein described tract of land;

(2) **THENCE** South 42°46'53" West, 1,251.22 feet over and across said Tract 2 to a point in the southerly northeast line of a called 3.00-acre tract of land described in a deed to Carlos and Gabby Garcia recorded under Austin County Clerk's File Number 184009 of the Official Public Records marking an ell corner of the herein described tract of land;

THENCE along the common line of said 3.00-acre tract of land and the herein described tract of land as follows:

(3) North 47°14'24" West, 194.10 feet to a found 5/8-inch iron rod stamped "Jones & Carter";

(4) North 42°45'31" East, 416.86 feet to a found 5/8-inch iron rod stamped "Jones & Carter";

(5) North 47°14'29" West, 200.39 feet to a found 5/8-inch iron rod stamped "Jones & Carter" marking the north corner of said 3.00-acre tract of land;

(6) South 54°54'32" West, 276.07 feet to a found 5/8-inch iron rod stamped "Jones & Carter";

(7) South 42°45'31" West, 206.91 feet to a found 5/8-inch iron rod stamped "Jones & Carter" in the northeast line of said Lot 2, Block 36 marking the west corner of said 3.00-acre tract of land;

(8) **THENCE** South 47°13'24" East, 452.56 feet along the northeast line of said Lot 2, Block 36 and southwest line of said 3.00-acre tract of land and said Lot 3, Block 36, to a found 5/8-inch iron rod stamped "Jones & Carter" at the east corner of said Lot 2, Block 36, the south corner of said Lot 3, Block 36, the west corner of said Lot 6, Block 36, and north corner of Lot 7, of said Block 36, and an ell corner of the herein described tract of land;

(9) **THENCE** South 42°45'41" West, along the southeast line of said Lot 2, Block 36, at 39.65 feet pass the north corner of a called 10.423-acre tract of land to Teresa S. Porras described in a deed recorded in Volume 682, Page 86 Austin County Deed Records, from which a found 1-inch iron rod bears South 47°14' West, 1.5 feet, at 1,015.28 feet past a found 1/2-inch iron rod marking the north corner of a called 9.115-acre tract of land to Ranch County of Texas, Inc. described in a deed recorded under Austin County Clerk's File Numbers 135354 and 135417 of the Official Public Records, and the west corner of said 10.423-acre tract of land, continuing in total for a distance of 1,345.94 feet to a found 1/2-inch iron pipe in the northeast line of a called 48.3834-acre tract of land named Tract II of the Geosouthern Intermediate Holdings, LLC recorded under Austin County Clerk's File Number 143527 of the Official Public Records, the west corner of said 9.115-acre tract of land, the south corner of said Tract 2, the common corners of Lots 1, 2, 7, and 8, Block 36, and the south corner of the herein described tract of land;

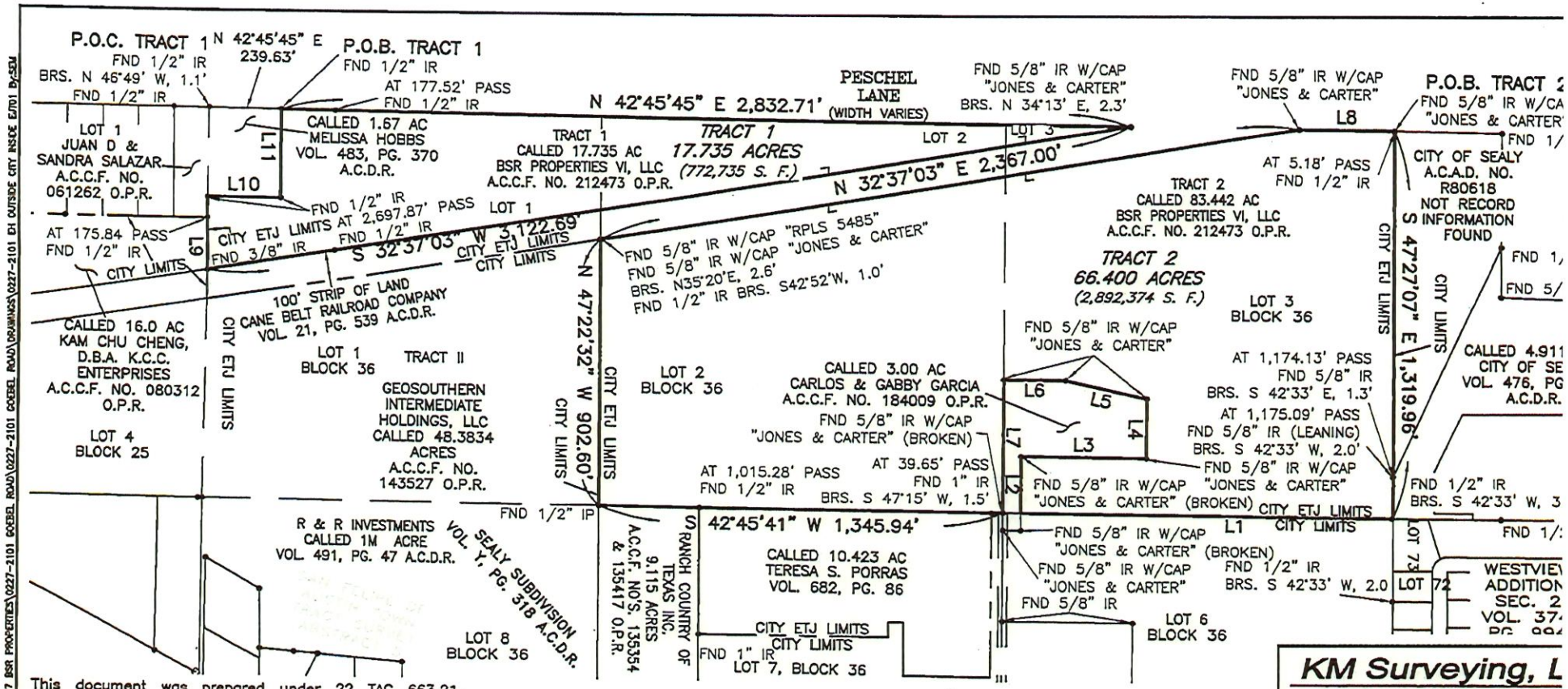
(10) **THENCE** North 47°22'32" West, 902.60 feet along the northeast line of said Lot 1, Block 36 and northwest line of said Tract 2 to a found 5/8-inch iron rod stamped "RPLS 5485" in the southeast line of said Cane Belt Railroad Company right-of-way marking the north corner of said called 48.3834-acre tract of land, the west corner of the herein described tract of land, from which a found 5/8-inch iron rod with cap stamped "Jones & Carter" bears North 35°20' East, 2.6 feet and a found 1/2-inch iron rod bears South 42°52' West, 1.0 feet;

(11) **THENCE** North 32°37'03" East, 2,367.00 feet along the southeast right-of-way line of said 100-foot strip of land and southwest line of said Tract 2 to a found 5/8-inch iron rod stamped "Jones & Carter", the northwest line of said Tract 2, and marking an angle point in the northwest line of the herein described tract of land;

(12) **THENCE** North 42°45'45" East, 324.47 feet, along the northwest line of said Tract 2 and the said Lot 3, Block 36, and the southeast right-of-way line of said 100-foot strip of land to the **POINT OF BEGINNING** and containing 66.400 acres (2,892,374 square feet) of land. This description accompanies a Area Within the ETJ of the City of Sealy Exhibit, prepared by KM Surveying, LLC and dated this the 5th day of January, 2026.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the reconfiguration of the boundary of the Political Subdivision for which it was prepared.





This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the reconfiguration of the boundary of the Political Subdivision for which it was prepared.

Kevin Drew McRae
Registered Professional Land Surveyor
Texas Registration No. 5485

GENERAL NOTE

1. The Basis of Bearings shown hereon is referenced to the Texas Coordinate System, NAD83, South Central Zone (TXSC 4204) based on National Geodetic Survey Monumentation: based on GPS measurements.

STATE OF TEXAS
REGISTERED
KEVIN DREW McRAE
5485
PROFESSIONAL
LAND SURVEYOR
1/5/26

LINE	BEARING	DISTANCE
L1	S 42°46'53" W	1,251.22'
L2	N 47°14'24" W	194.10'
L3	N 42°45'31" E	416.86'
L4	N 47°14'29" W	200.39'
L5	S 54°54'32" W	276.07'
L6	S 42°45'31" W	206.91'
L7	S 47°13'24" E	452.56'
L8	N 42°45'45" E	324.47'
L9	N 47°14'05" W	247.67'
L10	N 42°07'59" E	242.71'
L11	N 47°32'05" W	299.70'

KM Surveying, L
3902 REESE ROAD – SUITE C–
ROSENBERG, TEXAS 77471
713-234-8627
TBPELS FIRM #10178700
www.krnet

EXHIBIT OF TWO TRACTS
17.735 ACRES (TRACT 1)
66.400 ACRES (TRACT 2)
AREA WITHIN ETJ OF THE CITY O
ALL OF TRACT 1 AND PART OF
BOTH OUT OF A.C.C.F. NO. 2124
SAN FELIPE DE AUSTIN TOWN
ABSTRACT 5
AUSTIN COUNTY, TEXAS

DATE: JAN. 5, 2026 | SCALE: 1"= 400' | JOB NO

DWG. NAME: 0227-2101 eh outside city inside

C:\STEVEN\KM SURVEYING\0200-B - DOCUMENTS\0227 BSR PROPERTIES\0227-2101 GOEBEL ROAD\DRAWINGS\0227-2101 GOEBEL ROAD\0227-2101 EH OUTSIDE CITY INSIDE E/701 By:SEM

METES AND BOUNDS DESCRIPTION
AREA WITHIN THE CITY LIMITS OF THE CITY OF SEALY
18.043 ACRES IN THE
SAN FELIPE DE AUSTIN TOWN TRACT
ABSTRACT 5
AUSTIN COUNTY, TEXAS

A 18.043-ACRE TRACT OF LAND SITUATED IN THE SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT 5, AUSTIN COUNTY, TEXAS, BEING OUT OF AND PART OF LOT 6 OF BLOCK 36 OF THE SEALY SUBDIVISION AS RECORDED IN VOLUME Y, PAGE 318 OF THE AUSTIN COUNTY DEED RECORDS, SAME BEING OUT OF THAT CALLED 83.442-ACRE TRACT OF LAND (TRACT 2) DESCRIBED IN A DEED TO BSR PROPERTIES VI, LLC RECORDED UNDER AUSTIN COUNTY CLERK'S FILE NUMBER 212473 OF THE OFFICIAL PUBLIC RECORDS AND ALL OF SHEPHERD'S WAY RESERVE "B" RECORDED IN VOLUME 3, PAGE 27 OF THE AUSTIN COUNTY MAP RECORDS, SAID 18.403-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a found 1/2-inch iron rod with cap stamped "RPLS 5485" in the northwest right-of-way line of Eagle Lake Road (width varies) marking the east corner of a called 10.084-acre tract of land described in a deed to Austin County RE I, LLC recorded under Austin County Clerk's File Number 114393 of the Official Public Records and the south corner of said Shepherd's Way Reserve "B" and the most southerly corner of the herein described tract of land;

(1) **THENCE** North 47°20'52" West, 632.71 feet along the common line of said called 10.084-acre tract of land and said Shepherd's Way Reserve "B" to a found 1/2-inch iron rod with cap stamped "RPLS 5485" in the southeast line of said Tract 2 marking the west corner of said Shepherd's Way Reserve "B", the north corner of said called 10.084-acre tract of land, and a reentrant corner of the herein described tract of land;

(2) **THENCE** South 42°41'38" West, 255.97 feet along the common line of said called 10.084-acre tract of land and said Tract 2 to a found 5/8-inch iron rod marking the east corner of a called 2.9984-acre tract of land described in a deed to 418 Land Group, LLC recorded under Austin County Clerk's File Number 172445 of the Official Public Records and an ell corner of the herein described tract of land;

THENCE along the common line of said called 2.9948-acre tract of land and said Tract 2 as follows:

(3) North 47°06'58" West, 300.04 feet to a found 5/8-inch iron rod marking the north corner of said called 2.9948-acre tract of land and a reentrant corner of said Tract 2 and of the herein described tract of land;

(4) South 42°35'47" West, 435.61 feet to a found 5/8-inch iron rod with cap in the southwest line of said Lot 6, Block 36 marking the west corner of said called 2.9948-acre tract of land and being a reentrance corner of the herein described tract of land

(5) **THENCE** North 47°13'24" West, 309.26 feet, along the southwest line of said Lot 6, Block 36, to a found 5/8-inch iron rod stamped "Jones & Carter" marking the south corner of a called 3.00-acre tract of land to Carlos and Gabby Garcia described in a deed recorded under Austin County Clerk's File Number 184009 of the Official Public Records and an ell corner of the herein described tract of land;

THENCE along the common line of said called 3.00-acre tract of land and said Tract 2 as follows:

(6) North 42°45'31" East, 60.09 feet to a found 5/8-inch iron rod with cap stamped "Jones & Carter" (broken);

(7) North 47°14'29" West, 60.13 feet to a point in the common line of Lot 3, Block 6 of said City of Sealy Subdivision and said Lot 6, Block 36 marking the most northerly northwest corner of the herein described tract of land;

(8) **THENCE** North 42°46'53" East, 1,251.22 feet along the common line of said Lots 3 and 6, over and across said Tract 2 to a point in the northeast line of said Tract 2 marking the common corners of Lots 3 through 6, Block 36 of said Sealy Subdivision, same being the south corner of a called 4.9118-acre tract of land described in a deed to The City of Sealy recorded in Volume 476, Page 642 of the Austin County Deed Records, and the west corner of Lot 73, Block 1 of the Westview Addition, Section 2 recorded in Volume 374, Page 994 Austin County deed Records and the north corner of the herein described tract of land, from which a found 5/8-inch iron rod with cap stamped "Jones & Carter" bears South 42°33' West, 3.2 feet;

(9) **THENCE** South 47°27'07" East, along the common line of said Lots 5 and 6, Block 36, same being the common line of said Westview Addition, Section 2 and said Tract 2, at 281.58 feet pass the south corner of Lot 72 and west corner of Lot 71 of said Westview Addition, Section 2 from which a found 1/2-inch iron rod bears 42°33' East, 2.0 feet, continuing in total for a total distance of 666.71 feet to a found 1/2-inch iron pipe marking the north corner of Reserve "A" of The Shepherd's Way recorded in Volume 1, Page 307 of the Austin County Map Records, and the east corner of said Tract 2 and of the herein described tract of land, from which a found 5/8-inch iron rod with cap stamped "Jones & Carter" bears South 34°43' West, 7.8 feet;

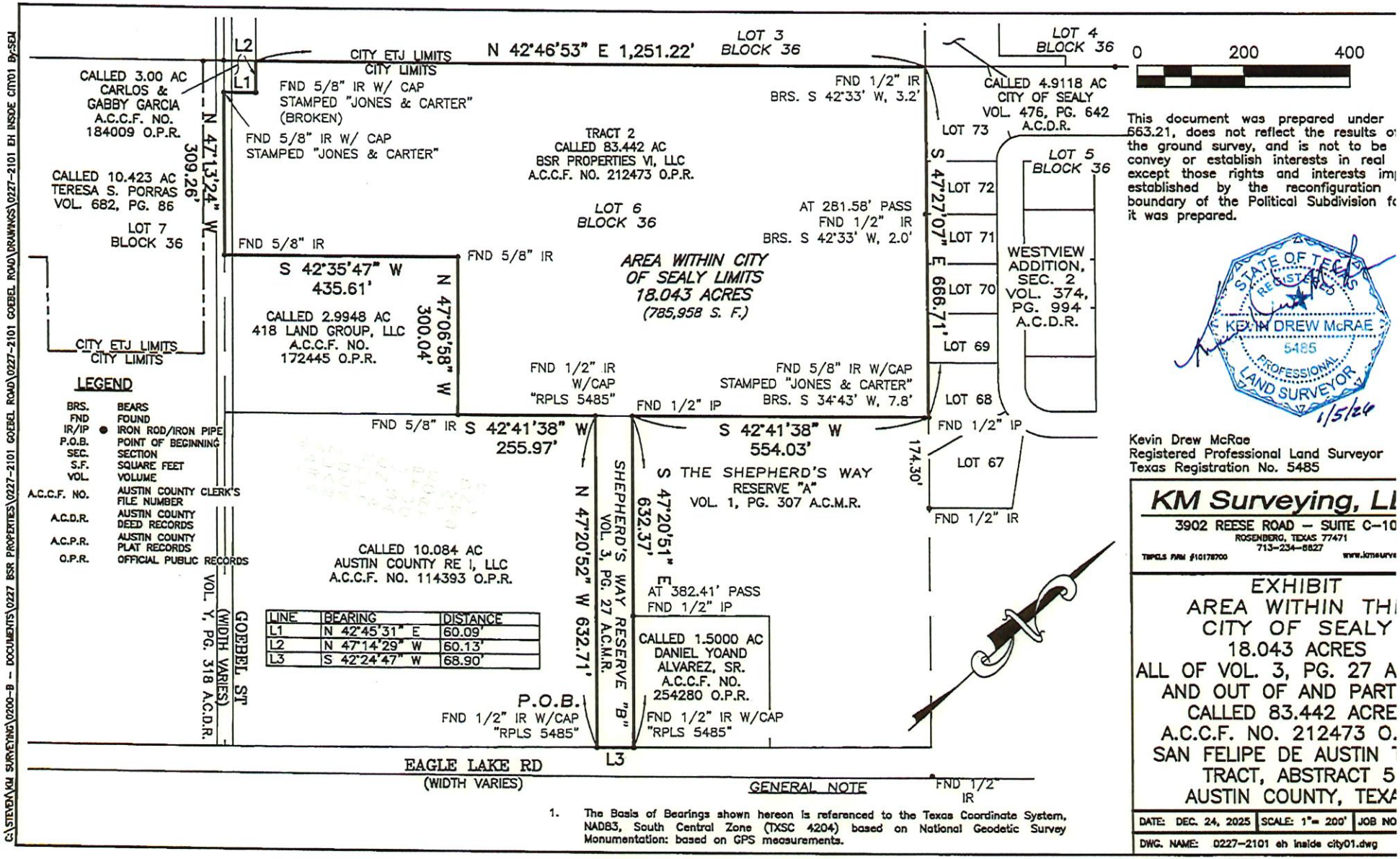
(10) **THENCE** South 42°41'38" West, 554.03 feet along the common line of said Reserve "A" and said Tract 2 to a found 1/2-inch iron pipe marking the west corner of said Reserve "A", the north corner of said Reserve "B", and a reentrant corner of the herein described tract of land;

(11) **THENCE** South 47°20'51" East, along the common line of said Reserve "A" and said Reserve "B", at 382.28 feet pass a found 1/2-inch iron rod marking the west corner of a called 1.5000-acre tract of land described in a deed to Daniel Yoand Alvarez, Senior recorded under Austin County Clerk's File Number 254280 of the Official Public Records, continuing along the common line of said called 1.5000-acre tract of land and said Reserve "B" in all for a total distance of 632.37 feet to a found 1/2-inch iron rod with cap stamped "RPLS 5485" in the northwest right-of-way line of said Eagle Lake Road marking the south corner of said called 1.50-acre tract of land and the east corner of said Reserve "B", and the southeast corner of the herein described tract of land;

(12) **THENCE** South 42°24'47" West, 68.90 feet to the **POINT OF BEGINNING** and containing 18.043 acres (785,958 square feet) of land. This description accompanies an Area Within the City of Sealy Exhibit, prepared by KM Surveying, LLC and dated this the 5th day of January, 2026.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the reconfiguration of the boundary of the Political Subdivision for which it was prepared.





LEGEND

BRS.	BEARS
FND	FOUND
IR/IP ●	IRON ROD/IRON PIPE
P.O.B.	POINT OF BEGINNING
SEC.	SECTION
S.F.	SQUARE FEET
VOL.	VOLUME
A.C.C.F. NO.	AUSTIN COUNTY CLERK'S FILE NUMBER
A.C.D.R.	AUSTIN COUNTY DEED RECORDS
A.C.P.R.	AUSTIN COUNTY PLAT RECORDS
O.P.R.	OFFICIAL PUBLIC RECORDS

LINE	BEARING	DISTANCE
L1	N 42°45'31" E	60.09'
L2	N 47°14'29" W	60.13'
L3	S 42°24'47" W	68.90'

GENERAL NOTE

1. The Basis of Bearings shown hereon is referenced to the Texas Coordinate System, NAD83, South Central Zone (TXSC 4204) based on National Geodetic Survey Monumentation: based on GPS measurements.

This document was prepared under 663.21, does not reflect the results o the ground survey, and is not to be convey or establish interests in real except those rights and interests imp established by the reconfiguration boundary of the Political Subdivision f it was prepared.

STATE OF TEXAS REGISTERED KEVIN DREW McRAE 5485 PROFESSIONAL LAND SURVEYOR 1/5/26

Kevin Drew McRae
Registered Professional Land Surveyor
Texas Registration No. 5485

KM Surveying, LL
3902 REESE ROAD – SUITE C–10
ROSENBERG, TEXAS 77471
713–234–6827
TBPELS FIRM #10178700 www.kmsurve

EXHIBIT
AREA WITHIN TH
CITY OF SEALY
18.043 ACRES
ALL OF VOL. 3, PG. 27 A
AND OUT OF AND PART
CALLED 83.442 ACRE
A.C.C.F. NO. 212473 O.
SAN FELIPE DE AUSTIN
TRACT, ABSTRACT 5
AUSTIN COUNTY, TEXA

DATE: DEC. 24, 2025	SCALE: 1"= 200'	JOB NO
DWG. NAME: 0227–2101 eh inside city01.dwg		

C:\STEVEN\KM SURVEYING\0200-B - DOCUMENTS\0227 BSR PROPERTIES\0227-2101 GOEBEL ROAD\0227-2101 GOEBEL ROAD\DRAWINGS\0227-2101 EH INSIDE CITY01 By:SEH

ITEM #5

AGENDA ITEM NO: Discussion and possible action regarding approval of an Economic Development Performance and Reimbursement Agreement between the Sealy EDC and the Sealy Columbus Club for the Event Hall Project located at 1310 Highway 90 West, Sealy, Texas, in an amount not to exceed $8,500, and in accordance with Texas Local Government Code 505.158.

SUBMITTED BY: SEDC Staff
MEETING DATE: April 21, 2026

STAFF REPORT

DESCRIPTION

BACKGROUND:

The Sealy Columbus Club owns the KC Hall Facility, which is used for weddings, meetings, and community gatherings. The organization has applied for the Sealy EDC Historic District and Business Improvement Grant. The proposed project includes façade, sign, and accessibility related improvements. The project is intended to promote new or expanded business development and is authorized under Texas Local Government Code Section 505.158.

Under the proposed agreement, the Sealy Economic Development Corporation contribution would provide reimbursement funding in an amount equal to fifty percent (50%) of eligible project costs, not to exceed $8,500, and subject to the category caps established in the attached agreement. To qualify for the full reimbursement amount, the Building Owner must incur and pay at least $17,000 in eligible project costs.

ANALYSIS

PROJECT SCOPE:

The Event Hall Project consists of façade improvements such as pressure washing, replacement and repair of gutters, replacement of lighting, and landscaping, as well as replacement of signage, and ADA parking improvements. The agreement provides reimbursement caps of up to $6,073 for façade improvements, up to $1,427 for signage, and up to $1,000 for ADA parking improvements, for a total maximum reimbursement of $8,500.

PERFORMANCE REQUIREMENTS:

The agreement requires the Sealy Columbus Club to complete the improvements, obtain all applicable permits, approvals, and final inspections, and do so on or before November 18, 2026. The agreement is considered complete once the improvements are finished, required inspections and approvals are obtained, documentation is submitted, reimbursement is paid if approved, and the Building Owner retains ownership of the property for two years following the City's final inspection of the improvements.

PROJECT CONSIDERATION:

Although there is no direct employment as normally required in an HD &BIG, the venue is a non-profit relying on volunteers. The grant program does not exclude nonprofit applicants but prioritizes projects that support business activity and generate local economic impact and sales tax. The EDC Board of Directors recommends that the City Council consider granting funds to the project due to the employment that is retained indirectly with hotels, party planners, vendors, DJs, and catering. The venue itself offers no food or planning options. Scheduled

events often rely on Sealy's retail and service industries. This reliance brings Hotel stays, indirect employment, and sales tax. This project supports reinvestment in a community asset, improvement of appearance and accessibility, enhancement of tourism, and a community event venue that contributes to Sealy's business activity. Eligible improvements under the program may include reimbursements for façade up to $10,000, sign improvements up to $1,500, and ADA improvements up to $1,000.

FINANCIAL IMPACT

The financial impact would not exceed $8,500 expended from the HD&BIG budget line item 55590. The line item currently has a balance of $178,597.00. This project could potentially be reimbursed next fiscal year. The venue has already completed around $84,000.00 in interior improvements. The exterior improvements are projected to come to another $20,000.00 in improvements.

RECOMMENDATION

The Sealy EDC Board recommends Approval of the Event Hall Project and Performance and Reimbursement Agreement between the Sealy Economic Development Corporation and the Sealy Columbus Club in an amount not to exceed $8,500.00.

ECONOMIC DEVELOPMENT PERFORMANCE AND REIMBURSEMENT AGREEMENT BETWEEN THE SEALY ECONOMIC DEVELOPMENT CORPORATION AND THE SEALY COLUMBUS CLUB

STATE OF TEXAS §
§
COUNTY OF AUSTIN §

This Economic Development Performance and Reimbursement Agreement (the "Agreement") is between the Sealy Economic Development Corporation, a Type B economic development corporation created pursuant to the authority of the Development Corporation Act of 1979, as amended ("EDC"), and The Sealy Columbus Club ("Building Owner"), hereinafter sometimes collectively referred to as the "Parties." The project is referred to as the Event Hall Project.

RECITALS

WHEREAS, this Agreement is intended to encourage and promote new or expanded business development in the City of Sealy, Texas ("Sealy") and the surrounding area; and

WHEREAS, pursuant to Texas Local Government Code Section 505.158 of the Development Corporation Act, the EDC may execute performance agreements with business enterprises to provide funding or public subsidies in furtherance of permissible economic development projects; and

WHEREAS, Building Owner has requested and the EDC desires to provide financial assistance for business development expenditures that promote economic development for an event hall, located at 1310 Highway 90 West, Sealy, Texas ("Property") to provide funding for certain eligible exterior and accessibility-related improvements to the Property including: façade, signage, and Americans with Disabilities Act ("ADA") parking improvements, and other associated expenses as described in Exhibit A of the project; and

WHEREAS, the EDC finds the Project is appropriate pursuant to Texas Local Government Code Chapter 505, Subchapter D, Section 505.158; and

WHEREAS, the EDC finds it is duly authorized by the Constitution and laws of the State of Texas to enter into this Agreement; and

WHEREAS, the commitments contained in this Agreement shall become legally binding obligations enforceable against the Parties upon the EDC and Building Owner approving and executing this Agreement; and

WHEREAS, the Recitals as set forth above are declared true and correct and are hereby incorporated as part of this Agreement;

NOW THEREFORE, FOR AND IN CONSIDERATION of the mutual benefits and promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the EDC and Building Owner agree as follows:

DEFINITIONS

Benchmark means all the performance criteria and requirements outlined in this Agreement, which the Building Owner must satisfy in order to qualify for the EDC Historic District and Business Improvement reimbursement grant.

Eligible Costs means those actual, reasonable, documented, and approved Project costs identified in Exhibit A and incurred and paid by Building Owner for the approved project. [Katherine: Can you send me Exhibit A?]

Grant means the reimbursement amount payable by the EDC under this agreement, in an amount equal to fifty percent (50%) of eligible costs, in an amount not to exceed $8,500.00 (EIGHT THOUSAND FIVE HUNDRED DOLLARS), and subject to the category caps set forth in Exhibit A and under the conditions of this Agreement.

Improvements shall mean those approved façade, signage, ADA parking, and other specifically authorized work described in Exhibit A.

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

TERMS

1.1. Grant. The EDC agrees to tender a grant in an amount not to exceed $8,500.00 to the Building Owner for the Event Hall Project. The project includes façade, signage, ADA parking improvements, and other specifically authorized work. The grant shall be for expenditures that promote new and expanded business development for the Event Hall Project located at 1310 Highway 90 West, Sealy, Texas.

a. Benchmark 1: Building Owner shall:

Complete façade improvements, including pressure washing, replacement and repair of gutters, replacement of lighting, landscaping, replacement of signage panels, and Americans with Disabilities Act parking improvements, in substantial accordance with the plans and specifications associated with Exhibit A. The Building Owner must incur and pay at least $17,000.00 in eligible costs to qualify for the full $8,500.00 reimbursement for the Event Hall Project. The reimbursement is limited to fifty percent (50%) of eligible costs, subject to the category caps associated with Exhibit A. The Building Owner shall obtain all applicable permits, approvals, and final inspections required by the City of Sealy and the EDC for the approved improvements, if applicable, which must occur on or before November 18, 2026.

If Benchmark 1 is completed timely, to qualify for the full reimbursement amount of $8,500.00, the Building Owner must incur and pay at least $17,000.00 in eligible costs. The reimbursement under this agreement shall equal fifty percent (50%) of actual eligible costs, subject to category caps and overall maximum grant amount established by this agreement and Exhibit A. The reimbursement shall not exceed the following amounts after receiving a copy of receipts showing grant-eligible payments for associated improvements. The maximum reimbursement for façade improvements is $6,073.00, signage $1,427.00,

and the Americans with Disabilities Act (ADA) parking improvements $1,000.00. If the Building Owner timely completes the improvements, but incurs less than the amount necessary to qualify for the full Grant, the EDC's reimbursement obligation shall be limited to fifty percent (50%) of actual eligible costs, not to exceed the category caps above or the total grant cap of $8,500.00. The Building Owner must provide all receipts and documentation within 45 days of completion of the improvements to justify any reimbursement claim under this provision. If EDC determines that the Building Owner has incurred cost, completed improvements, and paid for the associated improvements, EDC shall pay the approved reimbursement amount within forty-five (45) days after receipt of the Building Owner's complete reimbursement submission.

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

c. Modifications: Any modifications, other than as provided for above, must receive EDC and City Council approval. Failure to obtain such approval prior to making any such modifications could render the Building Owner ineligible to receive grant funding. Any modifications that result in legal fees, which may be incurred as a result of any legal action required to amend the performance agreement, may be the responsibility of the Building Owner.

1.2. Proof of Proper Expenditure. As a condition of this Agreement, within forty-five (45) days from completion of work, Building Owner shall provide the EDC with a copy of proof of paid receipt(s) demonstrating the use of the grant funds provided in paragraph 1.1. a.

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

1.4. Completion. This Agreement shall be deemed complete when the following have occurred: (1) the Building Owner has completed the approved improvements; (2) all applicable required inspections or approvals have been obtained; (3) Building Owner tendering to the EDC copies of receipts and documentation demonstrating the use of the grant for expenditures relating to the façade, sign, and Americans with Disabilities Act improvements for the Event Hall Project; and (4) the EDC tendering the approved reimbursement grant, if any, to Building Owner, or upon Building Owner's request, tendering the grant to a third-party on behalf of Building Owner. (5) Building Owner retained ownership of the property for two (2) years from the date of the city's final inspection of the associated improvements.

1.5. Default and recapture. Building Owner shall be in default under this Agreement if it uses the EDC's grant for any purpose other than for expenditures related to the Event Hall Project, fails to complete the work in the timeframe set forth herein, or fails to retain building ownership for two (2) years from the date of the city's approved final inspection of the associated improvements. In the event of default, Building Owner shall refund

any and all grant fund proceeds to the EDC. Upon default, Building Owner shall tender a refund to the EDC within thirty (30) days of the EDC sending a written demand for repayment and recapture. Building Owner shall refund to the EDC any and all grant funds, and reimburse the EDC for all attorneys' fees and costs which may be incurred as a result of any legal action required to seek reimbursement of all grant funding received by Building Owner. In the event that an amendment to the executed agreement is requested by Building Owner, any legal fees which may be incurred as a result of any legal action required to amend the performance agreement may be the responsibility of Building Owner.

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

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

AGREED AND ACCEPTED:

Sealy Economic Development Corp.

By: _____

Its: President

Date: _____

AGREED AND ACCEPTED:

Building Owner, Sealy Columbus Club

By: _____

Its: President

Date: _____

Historic District and Business Improvement Grant

APPLICATION

EXHIBIT "A"

Adopted on September 7, 2021

APPLICATION

1. CHOOSE One Project Status:

☒ New Business ☐ Expanding Business ☐ Vacant Building

2. Indicate Jobs Created or Retained:

If existing, current number of full-time employees: _____ NON PROFIT VOLUNTEERS

If existing, number of full-time on-site jobs to be created: _____

If new, number of full-time jobs to be created: _____

3. Complete ALL applicant information:

Company Name: SEALY COLUMBUS CLUB

Registered Name/DBA, if different from Company Name:

SAME

If the Company Name and Registered Name/DBA are different, which of the names will be identified on the W-9 for check payable funding purposes?

SAME

Physical Address: 1310 HWY 90 WEST SEALY, TX 77474

Mailing Address: ☐ Same as physical address

☒ Different, as listed:

P.O. BOX 1 SEALY, TX 77474

Primary contact name: RANDY CERNOSEK - PRESIDENT SCC

Primary contact Email address: cernosekr57@hotmail.com

Primary contact Telephone Numbers: *Please check the ☐ next to the preferred contact number:*

☐ Office: _____ ☒ Cell: 8-[illegible] 7-4- -1

4. Indicate the Building Owner:

☒ Applicant

☐ Other: COMPLETE THE BUILDING OWNER INFORMATION

Name(S): RANDY CERNOSEK - PRES. / JOE BILSKI - VICE PRES. SCC

Address: 1310 HWY 90 WEST SEALY, TX 77474

Mailing Address: P.O. BOX 1 SEALY, TX 77474

Phone numbers: [illegible]

Email(s): cernosekr57@hotmail.com,

☐ a. *If property owner is not the applicant, ensure that property owner reviews the complete Application and attach Application page 22, Written Consent of Building Owner to Allow Improvement Project.*

☐ *b. If requested by EDC, attach proof of ownership of the property*

5. Choose company status:

☐ FOR PROFIT, Sales Tax Generating Business
☐ HYBRID, Primarily Non-Sales Tax Generating Business that may sell products that generate Sales Tax (ex. Hair Salon that sells beauty products, Car Wash that sells car products)
☒ NON-PROFIT *(attach 501(c))*

6. Please respond with a "Yes" or "No" to the following eligibility criteria:

Eligibility Criteria:	YES	NO
Is the business located in the defined Historic/Main Street District, or on a main thoroughfare within Sealy's city limits, to include Highway 36/Meyer, US Highway 90, or Interstate 10?	X	
Is the business currently open and operating on a main thoroughfare within Sealy's city limits, to include Highway 36/Meyer, US Highway 90, or Interstate 10, or will be within six (6) months of completion of the relevant improvement project?	X	
Is the business currently open and operating in the Historic Downtown District, or will be within six (6) months of completion of the relevant improvement project?		X
Is the improvement project for an expanding business in the Historic Downtown District?		X
Is the improvement project for an expanding business on a Main Thoroughfare in Sealy's city limits, to include Highway 36/Meyer, US Highway 90, or Interstate 10?	X	
Is the improvement project NEW, not a work in progress?	X	
Is the business an occupation, profession or trade in the purchase or sale of goods or services in an attempt to make a profit?		X
Do you certify that the business, the business owner, or the building owner DO NOT have outstanding financial obligations to the City of Sealy, or ongoing lawsuits with the City of Sealy, or are in any way parties to litigation against the City of Sealy?	X	
Do you certify that the business and/or property owner are in good financial standing upon verification with the Texas Secretary of State or other means established by the SEDC Executive Director?*	X	
Is the business/applicant current in Inventory Tax payments?	X	

** To be verified by SEDC*

Business Tax ID Number:_____

Filing Number: . - . 7: .

Federal Employer ID: . . - : . . 5

Sales Tax Certificate Number: —

Sales Tax Certificate address matches physical address of business in the city limits?

☐ YES ☐ NO

7. Indicate TYPE OF REIMBURSEMENT GRANT requested:

☐ **Historic District Façade Improvement** *(matching grant maximum $10,000.00)*

☒ **Main Thoroughfare Business Façade Improvement** *(matching grant maximum $10,000.00)*

☒ **Sign Improvement** for businesses located in the Historic District and Main Thoroughfares in Sealy's city limits *(matching grant maximum $1,500.00)*

☒ **ADA Compliance Improvement** *(matching grant maximum $1,000.00)*

Describe the details of the project that the EDC should consider as visually appealing improvements that might encourage expanding business activity and generate sales tax income for the City of Sealy & SEDC:

Improvements will increase rentals leading to food + beverage retail + hotel occupancy

☑ *Check box if additional page(s) are attached for the project description*

☑ *Attach pictures, drawings, paint colors, and any supporting documents*

☑ *Attach current/"before" pictures*

8. Contact the City of Sealy Building Permit department at (979) 885-1669 to inquire if a permit is necessary for this project.

Indicate date of call: 3-6-2026 Mike Barrow, and name of the City staff that gave you the information: Building Permit Required Under certain Conditions Sign permit

☒ YES, Permit is required and will cost $: ~~103.12~~ Refunded → $35.00 Now

HAVE YOU ALREADY SECURED THE PERMIT?

☑ YES, it is attached

☐ NO, but will send to EDC upon receipt

☐ NO, Permit is not required

9. Total estimated cost of the described project, *including permit*:

$ 15,000

10. Attach a *minimum of two bids* for the above described Façade Improvement project:

☑ Bid #1 from: Several Attached Amount: $

☐ Bid #2 from: Amount: $

11. Specify all source(s) of funding that have been secured, indicate amount/percentage each source will contribute: *SEDC may not contribute more than 50%, at an amount not to exceed maximum values as indicated in the Historic District and Business Improvement Grant Policy & Guidelines.*

- ☐ Business owner — $_____ / _____% of project total
- ☑ Building owner — $ 8,500 / 50 % of project total
- ☐ Other: _____ — $_____ / _____% of project total
- ☑ SEDC up to ——— — $ 8,500 / 50 % of project total

12. Has your company received grant funds from EDC in the past? *(to be eligible, a project at the address of the site identified on the application may not have been funded for an improvement grant by SEDC within five (5) years).*

- ☒ NO
- ☐ YES, Date:_____ Amount: $_____

Describe the project that was funded:_____

13. Self - Evaluate the impact of your proposed project on the City of Sealy:

13. Self-Evaluate the Impact of your proposed project on the City of Sealy: Impact Standard & Criteria	Point Recommendations	Awarded Points
Economic, Employment & Community Impact		
• Visually appealing and significant improvement in the attractiveness of the location and the level of blight or deterioration removed; eliminates properly maintenance code violations or eliminates nuisances resulting in expanded business and customer base. Unique and new design elements of the façade and/or sign project that gives a fresh and updated look to attract attention to the business and area or Mitigates health & safety issues	10	10
• Improvement project generates economic growth & opportunity, new or expanded business opportunity to generate more sales tax or the promotion thereof	10	10
• Paint color/scheme chosen are tasteful and as applicable are consistent with the Sealy Historic District; or the main thoroughfare project improves visitor's first impression of the community. Paint chips/sign,	10	10

materials/landscaping, materials, drawings, pictures, examples are submitted with application	10	
◦ Level of improvement's impact on overall appearance of facility; how noticeable and attention getting	10	10
◦ Productive life of improvements – durability and quality of the products used for the improvement to resist exposure to the elements of nature Gutters	10	10
◦ Design is tasteful and enhances the style and overall character of the project area and location	10	10
◦ Creates or retains full time on-site employment opportunities	10	
◦ Creates new lease opportunity; Reuse/repurposing of vacant or underutilized property	10	10
◦ Amount of additional funding expended by the business, reinvestment in the property tax base		
◦ Meets Comprehensive Plan goals; Meets identified Priorities; Meets Main Street Strategic Plan goals	10	
◦ Level of historical significance of building/area being improved, as applicable; Level of attention to historical architecture (if applicable)	10	
◦ Improvements will promote tourism and hotel occupancy;	10	10
◦ Increase in foot traffic and use of the building, business or facility by the community;	10	10
◦ Funding of the ADA compliance project results in providing publicly accessible restrooms to an area of the community that needs them	10	
◦ Promotes the establishment or expansion of an EDC identified target business; Level of interest/desire for business in the community; Level of value added to the community by the business;		
◦ OTHER: Increase hotel occupancy Example: Wedding rental 5-30-2026 has reserved block of rooms Holiday Inn		10

version 09.07.21

By signing, I agree that all information provided is true and correct and agree to all terms and conditions.

Signature of Applicant (s) — Date: 03/09/2026

Signature of Building Owner(s) — Date

_____ Initials of Building Owner(s)

Wittenburg Printing
210 Meyer Street • Sealy, Texas 77474
(979) 885-7464 • Fax (979) 885-4914

Sign

Quote

Quote #	Date
Q026469	3/11/2026

RANDY CERNOSEK SEALY COLUMBUS HALL , TX	Phone: Phone 2: Email:

Job Name: SEALY COLUMBUS HALL ROAD SIGNS Job Type: Signs

ID	Materials Description	UOM	Qty	Unit Price	Extd. Price
002023	ACRYLIC SIGNAGE, 4' X 8'	Ea.	2	$800.00	$1600.00
002219	DESIGN FEE	Ea.	1	$35.00	$35.00

Item ID	Qty	Item Description	% Disc.	Unit Price	Extd. Price

QUOTES ARE ONLY VALID FOR 30 DAYS...

Comments

Quoted By
KH

Quote SubTotal:	$1635.00
Tax Exempt: ☐ Sales Tax:	$134.89
QUOTE TOTAL:	**$1769.89**

ALAMO LED SIGN SOLUTIONS, LLC..
1731 S. San Marcos Bldg. 818
San Antonio, TX 78207
2102396777
james@alamosignsolutions.com
www.alamosignsolutions.com

Estimate 2488

Sign & install ②

ADDRESS
Knights of Columbus-Sealy
1310 HWY 90 W
Sealy, Texas 77474

DATE
03/11/2026

TOTAL
$34,887.10

JOB NAME	PROJECT MANAGER	PMT METHOD
Knights of Columbus	Randy Cernosek	Visa

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Travel fee Travel	5	138.00	690.00
	Manufacturing Module Upgrade (using existing cabinet)	1	27,234.00	27,234.00
	Installation Labor to install	1	4,116.00	4,116.00
	Manufacturing Manufacture/ Retrofit- Knights of Columbus face	1	1,822.10	1,822.10
	Installation Labor to Install/Retrofit	1	1,025.00	1,025.00

OMIT

3% Processing fee for Credit Card payment (s)
2% / ACH payment (s)

SUBTOTAL	34,887.10
TAX	0.00
TOTAL	$34,887.10

THANK YOU.

Thank you for your business!
Regulated by the Texas Department of Licensing and Regulation
P.O. Box 12157 Austin, Texas 78711
Master Sign Electrician License #19473
Electrical Sign Contractor License #18700.
TDLR contact information at:
(512) 463-6599 or toll-free (in Texas) (800) 803-9202

Signature: _____

Sign install (2)

Katherine Ellis

From: Joe Bilski <jcbilski@sbcglobal.net>
Sent: Wednesday, March 18, 2026 9:30 AM
To: Katherine Ellis
Subject: Re: Sealy Columbus Club

I also received a verbal landscape bid from Tony (Antonio) for $1600. I asked him to send me something in writing and I'll forward it as soon as I get it. I also talked to Keith Oliver (KO electric) and he agreed he would do the sign installation for the $500 we discussed so I think that's all the bids. Let me know if there's anything else I need to provide.
Thanks again for all your help and support.

Sent from my iPhone

On Mar 18, 2026, at 7:21 AM, Katherine Ellis <Kellis@ci.sealy.tx.us> wrote:

Received, thank you!

From: Joe Bilski <jcbilski@sbcglobal.net>
Sent: Tuesday, March 17, 2026 7:45 PM
To: Katherine Ellis <kellis@ci.sealy.tx.us>
Subject: Fwd: Sealy Columbus Club

Attached is the second bid for the curb removal to eliminate the tripping hazard at the front door of the Columbus Club facility.
Sent from my iPhone

Begin forwarded message:

From: Randy Cernosek <cernosekr57@hotmail.com>
Date: March 17, 2026 at 6:02:12 PM CDT
To: Joe Bilski <jcbilski@sbcglobal.net>
Subject: Fw: Sealy Columbus Club

Get Outlook for iOS

From: Jose Hernandez <Texas_Bad_Co@hotmail.com>
Sent: Tuesday, March 17, 2026 4:22:57 PM
To: cernosekr57@hotmail.com <cernosekr57@hotmail.com>
Subject: Sealy Columbus Club

Landscape 1

Prepared For

Joe Bilski
Kc Hall
Sealy, Tx 77474
(281) 960-9456

Red River Landscape & Design

521 N Fowlkes St
Sealy, TX 77474
Phone: (979) 900-0663
Email: keepemloaded@yahoo.com

Estimate # 1361
Date 02/26/2026

Description	**Total**
Sprinkler Repair	$585.10

Work order :

Remove and replace broken sprayer and drip line.

2 spray heads
3 drip line
1 drip manifold





Bed Renovation	$1,205.90

Work order:
1.Removal of existing weeds and excess debris

2. Installation of professional landscaping fabric.

3 Installation of 1yard enriched topsoil

Design layout





Subtotal	$1,791.00
Texas	$147.76
Total	**$1,938.76**
Deposit Due	**$969.38**

Landscape (2)

Katherine Ellis

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To: Katherine Ellis
Subject: Re: Sealy Columbus Club

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Get Outlook for iOS

From: Jose Hernandez <Texas_Bad_Co@hotmail.com>
Sent: Tuesday, March 17, 2026 4:22:57 PM
To: cernosekr57@hotmail.com <cernosekr57@hotmail.com>
Subject: Sealy Columbus Club



Striping ✓

FSC PAVEMENT MARKING

8274 hillboldt rd
cat spring, tx 78933
CELL (979)559-2904

Estimate

Date	Estimate #
2/18/2026	5263

Name / Address
SEALY COLUMBUS CLUB SEALY. TX . -78 2 cernoskr57@hotmail.com

Project

Description	Qty	Cost	Total
WE WILL PAINT AS ALL PARKING SPACES, 3 HC SPACES AND HASHOUTS, 12 ARROWS, RED and YELLOW CURB IN FRONT, 4 NEW SIGNS ATTACHED TO BUILDING.	1	1,800.00	1,800.00T
ALT 1 WASH WHERE PAINT GOES ONLY	1	1,000.00	1,000.00T
ALT 2 PRESSURE WASH ALL OF PARKING LOT AND SIDEWALKS, FRONT DOOR AREA (Facade)	42,335	0.11	4,656.85T
Out-of-state sale, exempt from sales tax		0.00%	0.00
THANK YOU FOR THE OPPORTUNITY TO EARN YOUR BUSINESS.		**Total**	$7,456.85

2328 to facade for pressure wash

Customer Signature _____

ESTIMATE

EST-001582

TEXAS
PARKING LOT STRIPING, LLC

Estimate Date: Mar 10, 2026
Expiry Date: Apr 07, 2026

FROM:
Texas Parking Lot Striping, LLC
EIN # 92-3027322
1852 Bending Stream Drive
League City, TX, 77573
Email: info@texasparkinglotstripingllc.com
Phone: (713) 480-5335

TO:
Randy Cernosek
Phone: (713) 78[illegible]2

JOB LOCATION:
1310 U.S. 90
Sealy, TX, 77474

JOB:

#	Services	Qty	Price	Discount	Tax (%)	Total
1	Restripe Restripe all parking areas handicaps fire lanes	1.00	$2,200.00	$0.00	No Tax	$2,200.00

Subtotal	$2,200.00
Grand Total ($)	$2,200.00

Accepted payment methods
Credit Card, Check, Cash, Venmo, Zelle

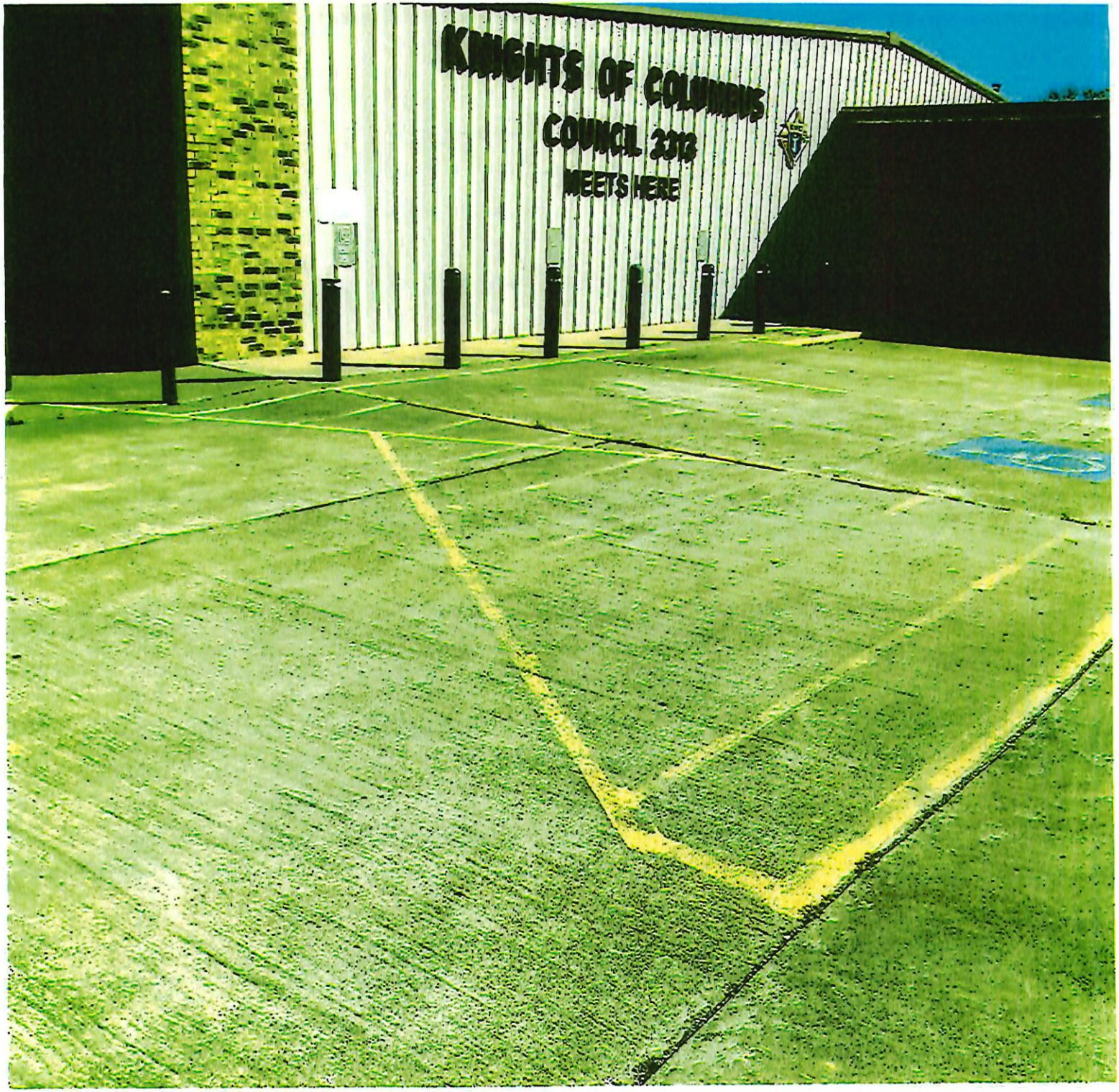
Message
I would be happy to have an opportunity to work with you.

Terms
Thank you for considering Texas Parking Lot Striping, LLC for your project. Please review the following payment terms carefully:

1. Payment Terms:

For jobs valued at $7,500 or greater, payment terms are NET 30. Payment must be received within 30 calendar days from the date of project completion.

For jobs valued at less than $7,500, payment is due within 3 calendar days from the date of project completion.


KNIGHTS OF COLUMBUS
COUNCIL 2312
MEETS HERE


KNIGHTS OF COLUMBUS
COUNCIL 3313
MEETS HERE



ESTIMATE

Grand Total (USD)
$2,600.00

curb (1)
No other quote yet
pending 3.16.26

BILL TO
Sealy Columbus Club
Randy Cernosek

Cernosekr57@hotmail.com

Estimate Number: 588
Estimate Date: February 24, 2026
Valid Until: March 26, 2026
Grand Total (USD): $2,600.00

ITEMS	QUANTITY	PRICE	AMOUNT
Demo and replace concrete pad 22'x24" wide section 18'x24" wide section -Saw cut, Demo/jack hammer and remove old concrete -Haul away concrete -6" wide x 6" deep beam on the edge to leave a solid flush finish -3/8" rebar @ 24" spacing each way, dialed into to existing concrete -4" thick concrete , 3,000 psi -Broom finish All materials, concrete and labor included	1	$2,600.00	$2,600.00

Grand Total (USD): $2,600.00

Notes / Terms

The Client acknowledges and agrees that Martinez Construction and Son will provide the services mentioned in the quote above for the total.

Please make checks payable to

Martinez Construction and Son inc.

40% due on the first day on the jobsite.

Martinez Construction and Son
1603 tower road
Wallis, Texas 77485
United States

Texas Bad Company

Curb (2)

Proposal

Prepared For: Randy Cernosek

Date: 3/17/2026

Sealy Columbus Club

Item	Quantity	Unit Price	Price
Redesign of curb -40'x2.5'	100 SF	$20.00	$2000.00

Any additional work to be addressed via change order.

Total Amount: $2000.00

To accept, please sign below:

X_____ Date:_____

5002 Oakbriar Ln Rosenberg, TX 77469
Cell: 281-690-9942 | Email: Texas_Bad_Co@hotmail.com

Haven't seen another vendor that could do
3/16/26

ESTIMATE

MB Creek Gutters a division of
MCG Luxury Homes
9334 Meadow Wood Ln
Sealy, TX 77474-6581

millcreekgutters@gmail.com
+1 (979) 392-1203

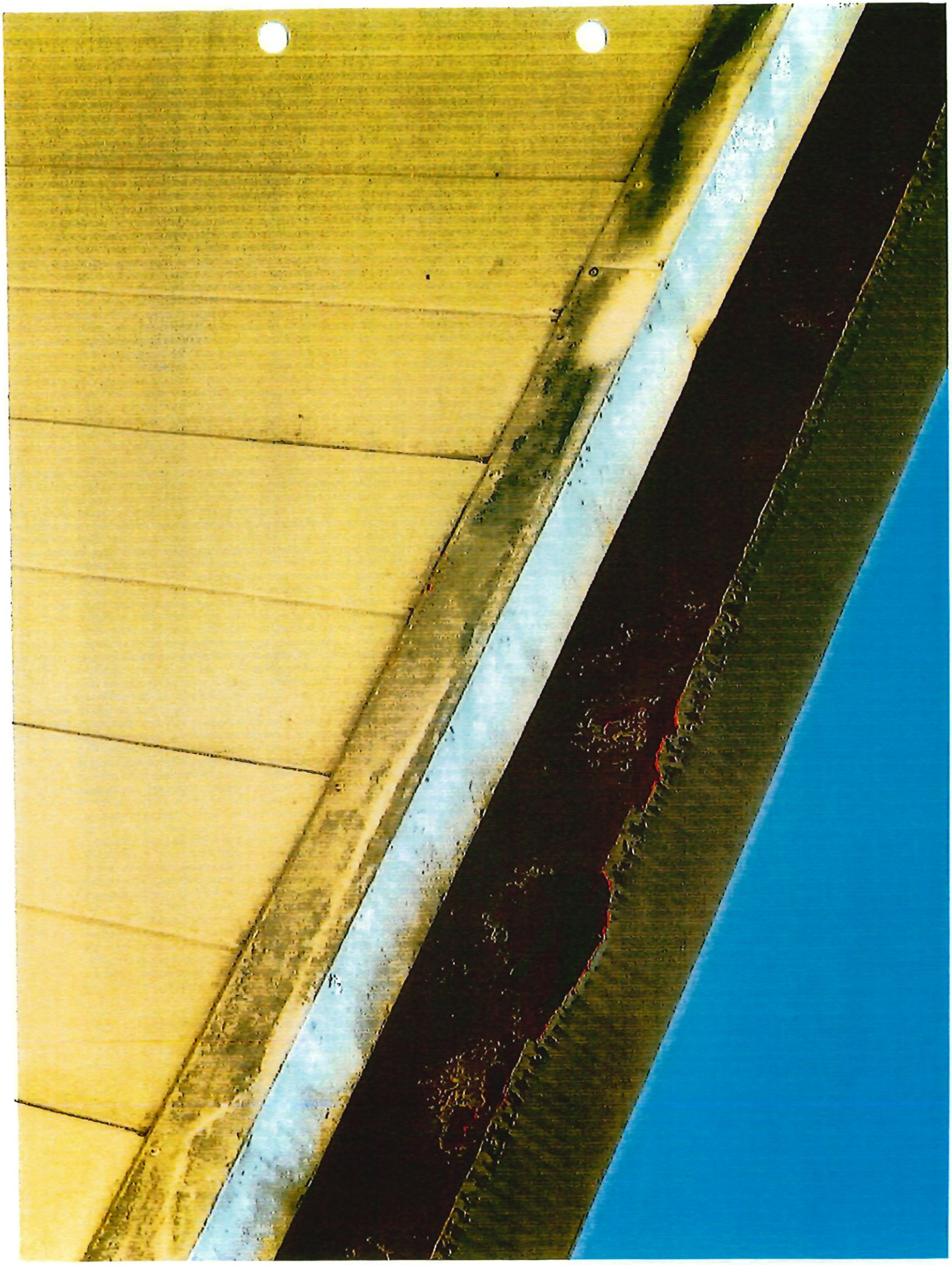
Bill to
Sealy Columbus Club

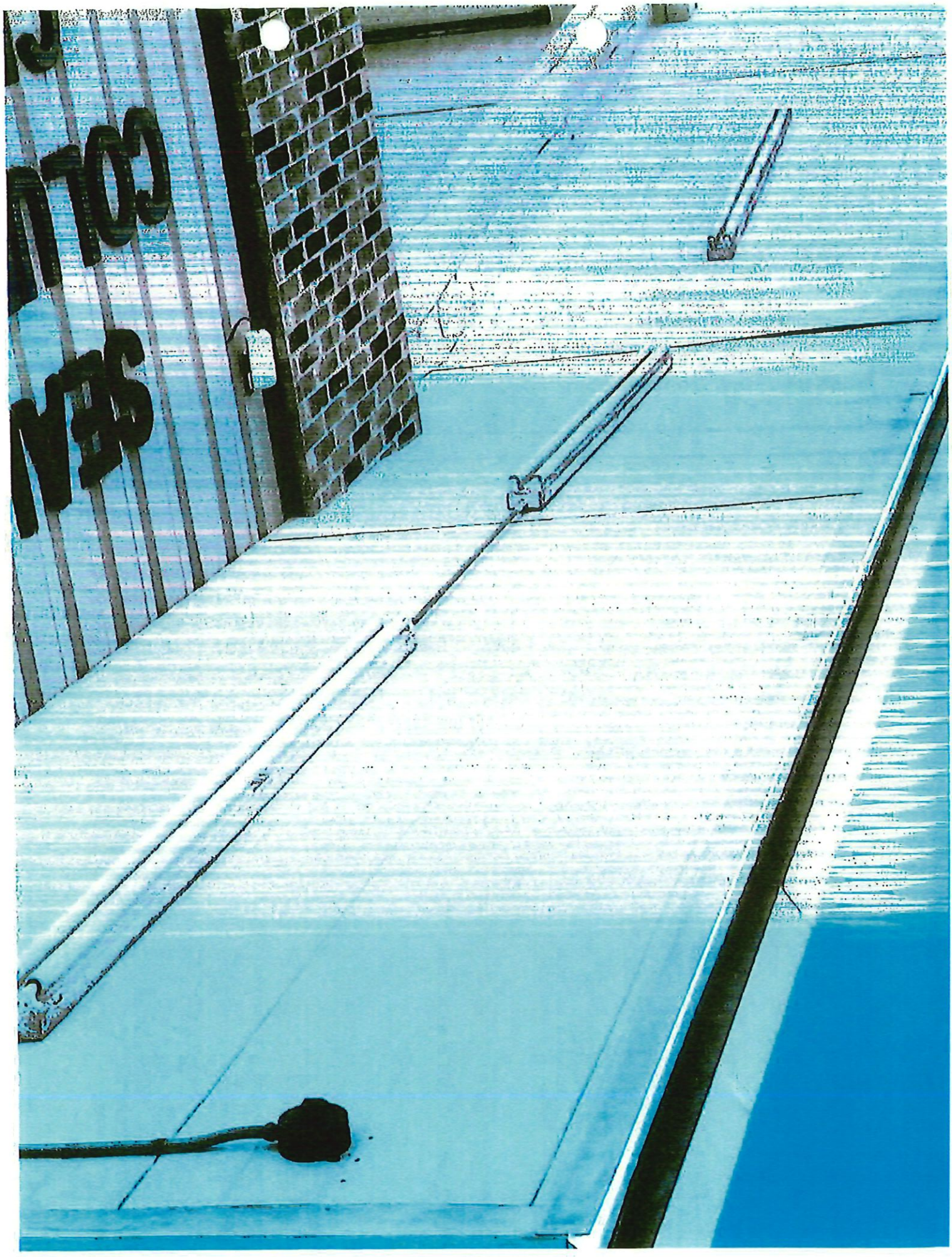
Estimate details
Estimate no.: 478
Estimate date: 03/02/2026

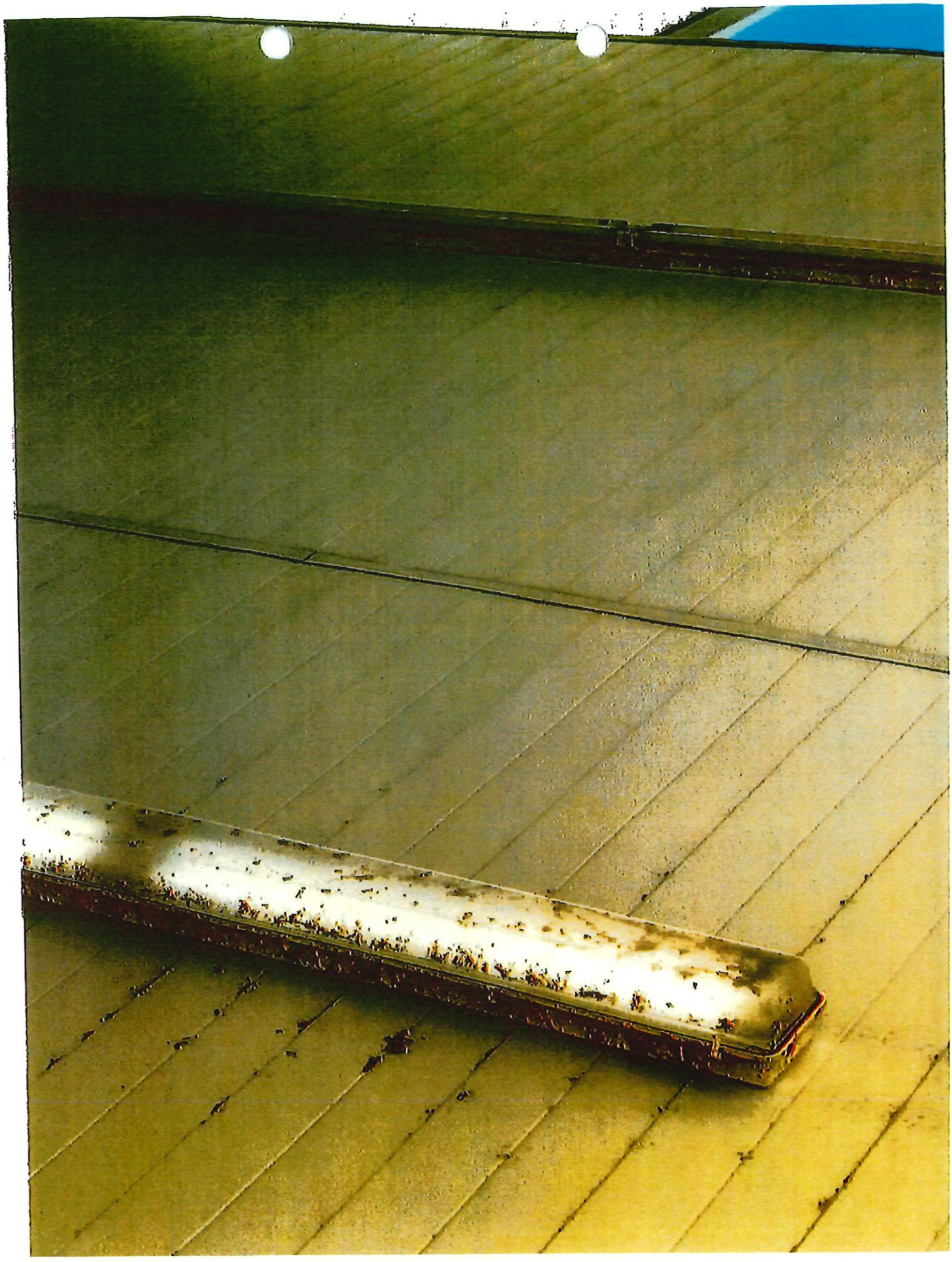
#	Date	Product or service	Description	Qty	Rate	Amount
1.		Gutter	Remove and replace gutter Custom bent profile	1	$3,968.00	$3,968.00
2.		Paint	Pressure wash Prep Paint All material and labor included	1	$476.00	$476.00
3.		Electrical	LED fixtures included	6	$185.00	$1,110.00
				Total		$5,544.00

Accepted date

Accepted by









ITEM #6

AGENDA ITEM NO: Discussion and possible action to amend a Sealy EDC performance agreement for a Sign Project located at approximately 419 Meyer Street with Fancy's Properties LLC, in accordance with Texas Local Government Code 505.158.

SUBMITTED BY: SEDC Staff
MEETING DATE: April 21, 2026

STAFF REPORT

DESCRIPTION

BACKGROUND:

Fancy's Properties, LLC previously received Sealy EDC and City Council approval for a Historic District and Business Improvement Grant for a sign project. The project includes the installation of a pylon sign with two (2) double-sided advertising spaces intended to:

- Promote new or expanded business development
- Promote tenant recruitment and identification
- Support existing and future businesses
- Enhance the aesthetics of HWY 36

PURPOSE OF AMENDMENT

The purpose of the amended and restated Performance Agreement is to address changes in tenant occupancy at the project site. Specifically, Fit & Healthy Health Spa has requested to cancel its lease, necessitating a revision to the original agreement terms that identified the two tenants on the signage. The amendment also ensures the project remains flexible for tenant recruitment.

ANALYSIS

SUMMARY OF ORIGINAL AGREEMENT

Under the original (redlined) agreement, the project included:

- Two signs specifically designated for: Outrigger Outdoors and Fit & Healthy Health Spa
- Grant structure tied to two tenant-specific signs, including: Allocation of funding per sign advertising space and investment thresholds tied to each tenant's signage
- Benchmarks requiring:
    - Completion of signage improvements by an August 2026 specified deadline
    - Retention of at least three (3) full-time jobs for 12 months
    - Property ownership retention for a defined period of (2) years

KEY AMENDMENTS (CLEAN AGREEMENT)

The amended (clean) Performance Agreement includes the following changes:

1. Removal of Tenant-Specific Requirements
    - The agreement removes references to specific tenants, including Fit & Healthy Health Spa.
    - The project is now structured more broadly as a pylon sign with two advertising spaces for tenant recruitment and identification, rather than being tied to named businesses.
2. Simplified Grant Structure
    - The grant remains not to exceed $3,000 total, based on 50% reimbursement of eligible project costs.
    - The revised agreement eliminates the prior per-sign allocation structure and instead focuses on the overall project cost and total sign installation.

3. Clarified Project Scope
    - The project continues to include: Installation of a sign, improvements, electrical, and related improvements
    - The purpose remains focused on: Economic development, tenant advertising spaces, and improved aesthetics on HWY 36.
4. Updated Performance Benchmarks
    - Benchmark 1: Completion of signage improvements with a minimum investment of $6,000 to receive full grant funding. Total investment is projected to be around $9,300.00
    - Benchmark 2: Retention of at least three (3) full-time jobs for 12 months and retention of property ownership for one (1) year following project completion (instead of two years)
5. Timeline Adjustment
    - The deadline for completion and final inspection is updated to October 22, 2026, providing additional time for the agreement amendment, project completion, and tenant recruitment.

The requested amendment is administrative in nature and reflects a change in tenant circumstances rather than a change in project intent.

Staff finds that:

- The project continues to meet the goals of the Historic District and Business Improvement Grant Program by enhancing visibility, aesthetics, and economic activity.
- Removing the tenant-specific requirement improves flexibility, where the building owner has little control, and allows for continued tenant recruitment.
- The amended agreement maintains accountability through performance benchmarks
- The project remains a qualified economic development project under Texas Local Government Code Chapter 505.158

The cancellation of the Fit & Healthy lease does not negatively impact the overall economic development benefit, as the signage will continue to support future tenants and business activity at the site.

FINANCIAL IMPACT

The Sealy EDC Grant amount is still not to exceed $3,000 (reimbursement basis), and the funding source: SEDC Historic District & Business Improvement Grant Program. No additional fiscal impact is created by this amendment. There is currently $178,597.00 in the HD&BIG Line Item.

RECOMMENDATION

The Sealy EDC Board recommends that the City Council approve the Amended and Restated Economic Development Performance Agreement with Fancy's Properties, LLC for the sign improvement project. The amendment ensures the project remains viable, compliant, and aligned with the intent of the grant program despite changes in tenant occupancy.

AMENDED AND RESTATED ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT

BETWEEN THE SEALY ECONOMIC DEVELOPMENT CORPORATION

AND FANCY'S PROPERTIES~~,~~ LLC

STATE OF TEXAS	§
	§
COUNTY OF AUSTIN	§

This Economic Development Performance Agreement (the "Agreement") is between the Sealy Economic Development Corporation, a ~~Section 4B~~ Type B economic development corporation created pursuant to the authority of the Development Corporation Act of 1979, as amended ("EDC"), and Fancy's Properties~~,~~ LLC, hereinafter sometimes collectively referred to as the "Parties."

RECITALS

WHEREAS, this Agreement is intended to encourage and promote new or expanded business development as well as create new jobs and employment opportunities in the City of Sealy, Texas ("Sealy") and the surrounding area; and

WHEREAS, pursuant to Texas Local Government Code Section 501.158 of the Development Corporation Act, the EDC may execute performance agreements with certain business enterprises to provide funding or make expenditures of public subsidies on behalf of a business enterprise in furtherance of permissible economic development projects; and

WHEREAS, Fancy's Properties~~,~~ LLC has requested, and the EDC desires to provide financial assistance to Fancy's Properties~~,~~ LLC for a sign improvement project ("Project"); and

WHEREAS, the EDC finds the Project is appropriate pursuant to Texas Local Government Code Chapter 505, Subchapter D, Section 505.158; and

WHEREAS, the EDC finds that the Project constitutes economic investment in the City; and

WHEREAS, the EDC finds it is duly authorized by the Constitution and laws of the State of Texas to enter into this Agreement; and

WHEREAS, the commitments contained in this Agreement shall become legally binding obligations enforceable against the Parties upon the EDC and Fancy's Properties~~,~~ LLC approving and executing this Agreement; and

WHEREAS, the Recitals as set forth above are declared true and correct and are hereby incorporated as part of this Agreement;

NOW THEREFORE, FOR AND IN CONSIDERATION of the mutual benefits and promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the EDC and Fancy's Properties~~,~~ LLC each agree as follows:

DEFINITIONS

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

Grant means the economic development funds the EDC tenders to the Building Owner, Fancy's Properties~~,~~ LLC, in an amount not to exceed $3,000.00 (THREE THOUSAND DOLLARS), under the conditions of this Agreement.

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

Full-Time Employee (FTE) shall mean an individual employed by ~~a~~ business tenants located at the Project ~~site~~ site, approximately ~~(~~419 Meyer Street~~,~~) who is scheduled to work and works a minimum of thirty-five (35) hours per week for a minimum of 48 weeks per year.

TERMS

1.1. Grant. The EDC agrees to tender a Historic District and Business Improvement grant in an amount not to exceed $3,000 to Fancy's Properties~~,~~ LLC, for a sign improvement project at approximately 419 Meyer Street for a pylon sign ~~(~~for two advertising ~~premises~~spaces) that promotes economic development, advertises new businesses and new tenant lease opportunities, directs citizens and visitors to commercial enterprises, and improves the aesthetics on Highway 36. The improvements

will include a pylon sign with two (2) double-sided spaces for tenant recruitment, tenant identification, ~~1. A sign for Outrigger Outdoors, fishing and hunting retail (one leased premises), and 2. A sign for Fit & Healthy Health Spasign or both, (second leased premises), both located at approximately 419 Meyer Street. The sign improvements will include the installation of new signage,~~ electrical work, and other expenses related to the same. Once the project is complete, the EDC will reimburse Fancy's Properties, LLC, fifty percent (50%) of the sign improvement cost, up to $3,01,500.00 ~~per leased premises sign for a total of two signs, one for each business: 1) Outrigger Outdoors and 2) sign~~for a pylon sign with two (2) advertising spaces. ~~, or both. Fit & Healthy Health Spa.~~

b. Benchmark 1: Building owner shall:

complete installation of the outdoor sign improvements as shown in the performance agreement and Exhibit A. ~~The total investment for each of the two (2) signs~~ shall be at least $63,000.00 to receive the full fifty percent (50%) match of grant funds up to $3,01,500.00 for two (2) ~~per leased premisessign~~advertising spaces. If the investment is less than $63,000.00 ~~per sign~~, the SEDC ~~grant~~ will reimburse fifty percent (50%) of the total eligible cost ~~per sign~~, but in no event shall the SEDC provide a reimbursement greater than ~~$1,500~~ 3,000 ~~per leases premises~~ for a pylon sign with two (2) advertising spaces. ~~If each sign costs more than $3,000.00, the grant amount will remain capped at $1,500.00 per sign.~~ The building owner, Fancy's Properties, LLC, must pass final inspections for the associated signage improvements from the City of Sealy, Texas, which must occur on or before ~~August 17~~October 22, 2026, in order to receive grant funds.

c. Benchmark 2: Building owner shall:

retain building ownership and not sell or assign the building to another person or entity for ~~two~~ one (~~1~~2) year~~s~~ after receiving approval from the City of Sealy for sign completion. The building owner shall ensure employee/job retention of at least three (3) full-time employees/jobs for at least twelve (12) months after receiving final signage approval from the City of Sealy, Texas. Retention of employees/jobs will be verified by the EDC by means of proof to be determined at the discretion of the EDC Executive Director or Board President, which may include a statement of affidavit from the building owner, Fancy's Properties, LLC.

1.2 Extensions: The EDC Executive Director or, in such absence, the EDC Board President, may extend any timeframes in Section 1.1 for good cause, but in no event shall the Executive Director be authorized to grant an extension for longer than six (6) months. Good causes include, but are not limited to, local, state, or federal economic restrictions or regulations that impose difficulty in operating or leasing the businesses located at approximately 419 Meyer Street.

1.3 Modifications: ~~Any modifications must first receive approval from the Executive Director. The Executive Director may require EDC and City Council approval of a request for modification. Failure to obtain such approval prior to making any such modifications could render the applicant ineligible to receive grant funding. Any modifications that result in legal fees that may be incurred as a result of any legal action required to amend the performance agreement will be the responsibility of the grant recipient.~~ Any modifications, other than as provided for above, must receive EDC and City Council

approval. Failure to obtain such approval prior to making any such modifications could render the Building Owner ineligible to receive grant funding. Any modifications that result in legal fees, which may be incurred as a result of any legal action required to amend the performance agreement, may be the responsibility of the Building Owner

1.4 Proof of Proper Expenditure. As a condition of this Agreement, Fancy's Properties~~,~~ LLC shall provide the EDC with a copy of permit(s) and receipt(s) demonstrating the expenditure of funds.

1.5 No Assumption. By executing this Agreement, the EDC assumes no obligation, duty, or other responsibility with regard to any duty, right, obligation, liability, or responsibility associated with the Project for which Fancy's Properties~~,~~ LLC is responsible, nor does the EDC assume any legal liability for any action, duty, right, obligation, or responsibility of Fancy's Properties~~,~~ LLC or its successors or assigns by virtue of Fancy's Properties~~,~~ LLC execution of this Agreement.

1.6 Completion. This Agreement shall be deemed complete upon (1) Fancy's Properties~~,~~ LLC tendering to the EDC copies of receipts and/or ~~other~~ paid invoices demonstrating the expenditures relating to signage, and Fancy's Properties~~,~~ LLC passing final inspections for sign installations from the City of Sealy; (2) the EDC tendering its grant to Fancy's Properties~~,~~ LLC, or upon Fancy's Properties~~,~~ LLC's request, tendering its grant to a third-party on behalf of Fancy's Properties~~,~~ LLC; and (3) Fancy's Properties~~,~~ LLC retains 3 full-time employees for twelve (12) months from the date final inspections of signage are passed; and (4) Fancy's Properties~~,~~ LLC does not sell the property for ~~two~~ one (~~12~~) years after receiving approval from the City of Sealy for sign completion.~~from passing final inspections for signage installations.~~

1.7 Default. Fancy's Properties~~,~~ LLC shall be in default under this Agreement if it uses the EDC's grant for any purpose other than for expenditures related to signage. Fancy's Properties~~,~~ LLC, shall be in default under this agreement if it fails to meet benchmarks: If the building owner fails to maintain at least three (3) full-time jobs for the twelve (12) month period following passage of final inspection, or if the building owner sells or assigns the property within ~~two~~ one (~~12~~) years after receiving approval from the City of Sealy for sign completion~~of the passage of final inspection~~, the building owner shall be in default. Upon such default, Fancy's Properties~~,~~ LLC, shall tender its refund to the EDC, the full $3,000.00 Grant amount (or the portion actually received) within thirty (30) days of a written request from the EDC.

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1.8 Undocumented Workers: Building owner certifies that they do not employ nor will they lease to a business that employs any undocumented workers, defined as an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in that manner in the United States. Fancy's Properties~~,~~ LLC, must agree that if, after receiving grant funds, they are convicted of a violation under 8 U.S.C. §~~Section~~ 1~~-~~324a(f), Fancy's Properties~~,~~ LLC, shall repay the amount of the grant funds within 120 days after the EDC notifies Fancy's

Properties, LLC, of the violation. The EDC shall have the authority to bring a civil action to recover any amounts that Fancy's Properties, LLC, must repay the ESDC under this provision, and in such action may recover court costs and reasonable attorney fees.

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

1.20 Revocation. All prior Economic Development Performance Agreements between the parties is hereby revoked and terminated and this Amended and Restated Agreement replaces such revoked and terminated agreement.

AGREED AND ACCEPTED:

Sealy Economic Development Corp.

By: _____

Its: President

Date:_____

AGREED AND ACCEPTED:

Fancy's Properties, LLC

By: _____

Its:_____

Date:_____

By: _____

Its:_____

Date:_____

Sealy Economic
Development Corporation

Historic District
and
Business
Improvement Grant

APPLICATION

EXHIBIT "A"

Adopted on September 7, 2021

Sealy Economic Development Corporation

4B Sales Tax Corporation

Funding Application for Sealy Historic District and Business Improvement Grant Program

APPLICATION

1. CHOOSE One Project Status:

☐ **New Business** ☑ **Expanding Business** ☐ **Vacant Building**

2. Indicate Jobs Created or Retained:

If existing, current number of full-time employees: 3

If existing, number of full-time on site jobs to be created: 2

If new, number of full-time jobs to be created: _____

3. Complete ALL applicant information:

Company Name: Fancy's Properties / Outrigger Outdoors

Registered Name/DBA, if different from Company Name:

_____

If the Company Name and Registered Name/DBA are different, which of the names will be identified on the W-9 for check payable funding purposes? Fancy's Properties

Physical Address: 419 Meyer St, Sealy, TX 77474

Mailing Address: ☐ Same as physical address

☐ Different, as listed:

_____

Primary contact name: Trevor Haechten

Primary contact Email address: trevorh@outriggeroutdoors.com

Primary contact Telephone Numbers: *Please check the ☐next to the preferred contact number:*

☐ Office: _____ ☑ Cell: [redacted]

4. Indicate the Building Owner:

☑ Applicant

☐ Other: COMPLETE THE BUILDING OWNER INFORMATION

Name(S): Trevor & Kendall Haechen

Address: [redacted] Sealy, TX 77474

Mailing Address: _____

Phone numbers: [redacted]

Email(s): trevorh@outriggeroutdoors.com

- ☐ a. *If property owner is not the applicant, ensure that property owner reviews the complete Application and attach Application page 22, Written Consent of Building Owner to Allow Improvement Project.*
- ☐ b. *If requested by EDC, attach proof of ownership of the property*

5. Choose company status:

☑ FOR PROFIT, Sales Tax Generating Business
☐ HYBRID, Primarily Non-Sales Tax Generating Business that may sell products that generate Sales Tax (ex. Hair Salon that sells beauty products, Car Wash that sells car products)
☐ NON-PROFIT *(attach 501(c))*

6. Please respond with a "Yes" or "No" to the following eligibility criteria:

Eligibility Criteria:	YES	NO
Is the business located in the defined Historic/Main Street District, or on a main thoroughfare within Sealy's city limits, to include Highway 36/Meyer, US Highway 90, or Interstate 10?	✓	
Is the business currently open and operating on a main thoroughfare within Sealy's city limits, to include Highway 36/Meyer, US Highway 90, or Interstate 10, or will be within six (6) months of completion of the relevant improvement project?	✓	
Is the business currently open and operating in the Historic Downtown District, or will be within six (6) months of completion of the relevant improvement project?		✓
Is the improvement project for an expanding business in the Historic Downtown District?		✓
Is the improvement project for an expanding business on a Main Thoroughfare in Sealy's city limits, to include Highway 36/Meyer, US Highway 90, or Interstate 10?	✓	
Is the improvement project NEW, not a work in progress?	✓	
Is the business an occupation, profession or trade in the purchase or sale of goods or services in an attempt to make a profit?	✓	
Do you certify that the business, the business owner, or the building owner DO NOT have outstanding financial obligations to the City of Sealy, or ongoing lawsuits with the City of Sealy, or are in any way parties to litigation against the City of Sealy?	✓	
Do you certify that the business and/or property owner are in good financial standing upon verification with the Texas Secretary of State or other means established by the SEDC Executive Director?*	✓	
Is the business/applicant current in Inventory Tax payments?	✓	

** To be verified by SEDC*

version 09.07.21

Fancy's Properties, LLC

Business Tax ID Number: _____

Filing Number: Outrigger 4 0 Fancy's

Federal Employer ID: 9 51

Sales Tax Certificate Number: 884 Fancy 32072305173 Outrigger

Sales Tax Certificate address matches physical address of business in the city limits?

☑ YES ☐ NO

7. Indicate TYPE OF REIMBURSEMENT GRANT requested:

☐ **Historic District Façade improvement** (*matching grant maximum $10,000.00*)

☐ **Main Thoroughfare Business Façade improvement** (*matching grant maximum $10,000.00*)

☑ **Sign Improvement** for businesses located in the Historic District and Main Thoroughfares in Sealy's city limits (*matching grant maximum $1,500.00*)

☐ **ADA Compliance improvement** (*matching grant maximum $1,000.00*)

Describe the details of the project that the EDC should consider as visually appealing improvements that might encourage expanding business activity and generate sales tax income for the City of Sealy & SEDC:

We improved the entire facade of 419 Meyer. We also need a new Sign.

☐ *Check box if additional page(s) are attached for the project description*

☐ *Attach pictures, drawings, paint colors, and any supporting documents*

☐ *Attach current/"before" pictures*

8. Contact the City of Sealy Building Permit department at (979) 885-1669 to inquire if a permit is necessary for this project.

Indicate date of call: _____, and name of the City staff that gave you the information: _____

☐ YES, Permit is required and will cost $ _____

HAVE YOU ALREADY SECURED THE PERMIT?

- ☐ YES, it is attached
- ☐ NO, but will send to EDC upon receipt

Sign Company will aquire Permits

☐ NO, Permit is not required

9. Total estimated cost of the described project, *including permit*:

$ _____

10. Attach a *minimum of two bids* for the above described Façade Improvement project:

☑ Bid #1 from: Fast Signs Amount: $ $11,592

☑ Bid #2 from: Core Displays Amount: $ 11,387 + tax

✓ Bid #3 Baker Signs 9,309.95

11. Specify all source(s) of funding that have been secured, indicate amount/percentage each source will contribute: *SEDC may not contribute more than 50%, at an amount not to exceed maximum values as indicated in the Historic District and Business Improvement Grant Policy & Guidelines.*

☐ Business owner	$_____ / ____% of project total
☑ Building owner	$ 6,309 / 68 % of project total
☐ Other: _____	$_____ / ____% of project total
☑ SEDC	$ 3,000 / 32 % of project total

12. Has your company received grant funds from EDC in the past? *(to be eligible, a project at the address of the site identified on the application may not have been funded for an improvement grant by SEDC within five (5) years).*

☑ NO

☐ YES, Date:_____ Amount: $_____

Describe the project that was funded:_____

13. Self - Evaluate the impact of your proposed project on the City of Sealy:

13. Self-Evaluate the impact of your proposed project on the City of Sealy: Impact Standard & Criteria	Point Recommendations	Awarded Points
Economic, Employment & Community Impact		
• Visually appealing and significant improvement in the attractiveness of the location and the level of blight or deterioration removed; eliminates property maintenance code violations or eliminates nuisances resulting in expanded business and customer base. Unique and new design elements of the façade and/or sign project that gives a fresh and updated look to attract attention to the business and area or Mitigates health & safety issues	10	10
• Improvement project generates economic growth & opportunity, new or expanded business opportunity to generate more sales tax or the promotion thereof	10	10
• Paint color/scheme chosen are tasteful and as applicable are consistent with the Sealy Historic District; or the main thoroughfare project improves visitor's first impression of the community. Paint chips/sign, materials/landscaping, materials, drawings, pictures, examples are submitted with application	10	10

• Level of improvement's impact on overall appearance of facility; how noticeable and attention getting	10	10
• Productive life of improvements – durability and quality of the products used for the improvement to resist exposure to the elements of nature	10	10
• Design is tasteful and enhances the style and overall character of the project area and location	10	10
• Creates or retains full time on-site employment opportunities	10	10
• Creates new lease opportunity; Reuse/repurposing of vacant or underutilized property	10	10
• Amount of additional funding expended by the business, reinvestment in the property tax base	10	10
• Meets Comprehensive Plan goals; Meets identified Priorities; Meets Main Street Strategic Plan goals	10	10
• Level of historical significance of building/area being improved, as applicable; Level of attention to historical architecture (if applicable)	10	
• Improvements will promote tourism and hotel occupancy;	10	
• Increase in foot traffic and use of the building, business or facility by the community;	10	10
• Funding of the ADA compliance project results in providing publicly accessible restrooms to an area of the community that needs them	10	
• Promotes the establishment or expansion of an EDC identified target business; Level of interest/desire for business in the community; Level of value added to the community by the business;	10	10
• OTHER:		

By signing, I agree that all information provided is true and correct and agree to all terms and conditions.

Signature of Applicant (s) — Date: 12/11/25

Signature of Building Owner(s) — Date: 12/11/25

Initials of Building Owner(s)

14. Complete and return all vendor forms so the SEDC can set up your business in the accounting system and be able to process your grant payment upon completion of the project:

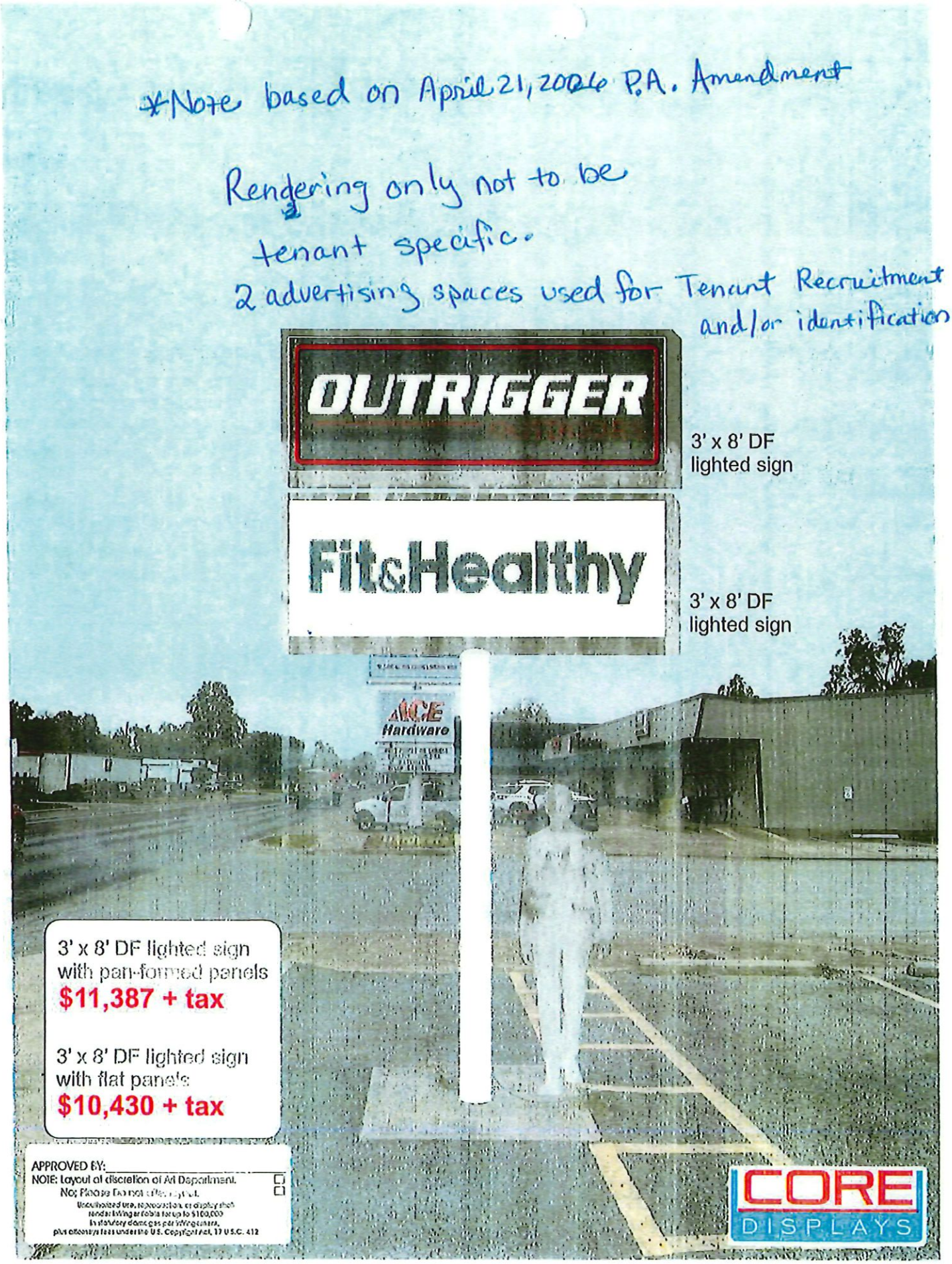
1. W-9 (Available at https://www.irs.gov/pub/irs-pdf/fw9.pdf)
2. City of Sealy Vendor Registration Form
3. Electronic Funds Transfer Authorization – if applicable


SEALY
PAWN
HARDWARE
ACE
Hardware
Current

*Note based on April 21, 2026 P.A. Amendment

Rendering only not to be tenant specific.

2 advertising spaces used for Tenant Recruitment and/or identification



Rendering only Not tenant specific * Note for April 21, 2026 P.A. Amendment



FASTSIGNS
Make Your Statement

22511 Fwy
Katy, TX 77450
(281) 599-1111

www.fastsigns.com/515

ESTIMATE
E515-174888

Payment Terms: Cash Customer

Created Date: 11/19/2025

DESCRIPTION: Dual-business roadside pole cabinet sign

Bill To: Outrigger Outdoors
419 Meyer Street
Sealy, TX 77474
US

Pickup At: FASTSIGNS
22511 Katy Fwy
Katy, TX 77450
US

Requested By: Trevor Haechten
Email: trevorh@outriggeroutdoors.com
Cell Phone: (5)

Salesperson: Prince Spates
Email: prince.spates@fastsigns.com

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	New Pylon sign (2 Dbl Sided)	1	$9,915.00	$9,915.00
1.1	Installation -			
2	Permit Acquisition	1	$515.00	$515.00
	Cost of sign permit and all associated fees will be added to this invoice after permit is approved and finalized by city/county.			
2.1	Permit Acquisitions -			
	Part Qty: 1			
2.2	Permit -			
	Part Qty: 1 Width: 1.00" Height: 1.00" - Retail Price: $0.00			
3	NOTE: Electrical Sign Installation	1	$0.00	$0.00
	Customer is required to provide a dedicated electrical circuit of suitable capacity to within 6 ft of the sign location. If electricity is not available the sign will be installed but not connected and additional charges will be required for a return trip. Timers and/or photocells are not included unless specifically stated on the invoice. Customer shall be responsible and pay for relocation of power or gas lines or other obstacles, and for additional installation or modification costs, including labor and material, incurred by FASTSIGNS due to adverse soil conditions, underground or hidden obstructions. Customer agrees to assume all responsibilities pertaining to required permissions from their landlord for signage, electrical work, and/or construction required to erect or install signs as described in this Estimate or Invoice. The undersigned individual agrees to indemnify FASTSIGNS from any recourse or			

	consequences resultir .m their failure to secure landlord approval. Signed: _____ Printed Name: _____ Date: _____			
3.1	NOTE - Part Qty: 1			
4	**Engineer Drawing**	1	$279.00	$279.00
4.1	Graphic Design - Part Qty: 1 - Hours: 2.2			

Subtotal:	$10,709.00
Taxes:	$883.49
Grand Total:	$11,592.49

Approval of this estimate must be received before work will begin. Please notify us if you are under a deadline for your order. Due to volatility in material pricing, estimates are only valid for 7 days.

ART & COLOR: Vector files are preferred in .AI, .EPS, or .PDF. Please create outlines for any text and embed any images. Raster files will require a minimum of 75 dpi at actual size. If color is to be specific, please specify a PMS color from the solid coated library. If color must match an existing print, please provide a sample.

PAYMENT: Payment is required at the time the order is placed. Any balance is due immediately upon receiving the completed order. Orders must be picked up from our location within 30 days of completion or they may be disposed of. Customers that establish Net 30 billing terms understand that all bills become due and payable thirty days after the invoice date. Any accounts exceeding thirty five days past the invoice date will be considered Cash accounts until all past due invoices are paid.

CANCELLATIONS: Once the estimate has been approved by the customer and put into production, there is no cancellation policy for physical goods. Customer will be responsible for all production costs associated with the order and invoiced accordingly. For installations, we require at least 48 hours notice for cancellations or a cancellation fee may apply. We reserve the right to determine the point at which weather conditions become too adverse to continue work. If FASTSIGNS was hired to acquire sign permits and project is cancelled due to a denied permit application, a refund will be issued less the permit acquisition fee.

VEHICLES: In all estimates, we assume that vehicle surfaces are clean and in good condition. Surfaces that are not clean and in good condition may require additional prep labor and fees may apply. All new paint must be properly cured (minimum 30 days) before vinyl installation.

WARRANTY: For vehicle wraps/graphics, the performance of any film is warranted by the manufacturer and we can provide product bulletins for the film being used on your vehicle upon request. For banners, signs, and all other

products that FASTSIGNS manufa ..s or installs, there are no manufacturers warranties implied. Please notify us of any defects immediately upon receipt or installation. Once the customer receives the finished product, customer assumes total and complete liability for product.

MARKETING: By proceeding with any order, customer acknowledges that FASTSIGNS may include photos/video of the work completed in our marketing materials including but not limited to our website, social media, and printed brochures as an example of our work. Please notify us in writing/email when you place your order if you do not agree.

ORDINANCES: Customer is responsible for insuring that all signage ordered will meet all necessary regulations & ordinances except for city/county sign permits that FASTSIGNS has been hired to obtain in advance of manufacturing & installation (will appear on estimate/invoice). FASTSIGNS may assist customer but is not responsible for obtaining approvals from private entities such as landlords or community associations. Please inform us of required approvals before placing an order so that we do not begin production until approvals are received.

REMIT: BTB Signs LP dba Fastsigns
22511 Katy Freeway #100
Katy TX 77450

Signature: _____ **Date:** _____

ı Baker
ıeralda ▾

11:01 AM (46 minutes ago

"SCOPE OF WORK" below and the pricing to have this completed. After you review let me know what you think or if you h
ıs. Thanks for this opportunity and I will look forward to hearing back from you real soon. Have a GREAT day.

ŞS:
ır Outdoors
er Street
ł, 77474

COPE OF WORK:
rvey the location for exact sizing, access and setbacks. $450
bmit and obtain sign install permit. $550
gineering if needed. $650 not included below.
rmit will be billed for @ cost with NO MARKUP.
ınufacture (2) 3' X 6' double sided LED illuminated pylon sign ID cabinets with polycarbonate faces and a vinyl overlay. Sig
ached to a match plate for installation. $5,900
move and dispose of (1) existing double sided pylon sign cabinet. $550
ıtall (2) 3' X 6' double sided LED illuminated pylon sign cabinets to the existing match plate base steel. $1,150
ıote based on having full access to install during normal business hours with a 65' crane truck.
ŋns would come with a photocell to turn off/on at proper night hours.
ı will tie into the existing electrical within 5' of installation for internal illumination.

otal: $8,600 plus tax and permit @ cost



Bakers Signs
11201 FM 1485
Conroe, TX, 77306- USA
Phone: (936)-446-1239 Fax: (936)-231-1220
www.bakerssigns.com

ESTIMATE Submitted To:
OUTRIGG002
Outrigger Outdoors
Attn: Trevor Haechten
419 Meyer St
Sealy, TX 77474- USA

Job Name Outrigger Outdoors
Phone: (979) 472-9360 Ext.
Fax:
Email trevorh@outriggerouldoors.

Job Name and Location
Outrigger Outdoors
419 Meyer St
Sealy, TX 77474- USA

Estimate No	Estimate Date	Payment Terms	Contact	Page
031730	4/10/2026	Due on Receipt	Jeremiah	Page 1 of 2

Quantity	Description	Unit Price	Extended Price
1	Site Survey		
	Survey the location for exact sizing, access and setbacks.	$450.00	$450.00
1	Engineering		
	Engineering (if required) $650	$0.00	$0.00
1	Procurement		
	Permit Procurement	$550.00	$550.00
1	Permits		
	Permits at Cost	$0.00	$0.00
1	MANUFACTURE		
	Manufacture (2) 3' X 6' double sided LED illuminated pylon sign ID cabinets with polycarbonate faces and a vinyl overlay. Signs would come attached to a match plate for installation.	$5,900.00	$5,900.00
1	2ManTruck		
	Remove and dispose of (1) existing double sided pylon sign cabinet.	$550.00	$550.00
1	2ManTruck		
	Install (2) 3' X 6' double sided LED illuminated pylon sign cabinets to the existing match plate base steel.	$1,150.00	$1,150.00
1	Quoted		
	Quote based on having full access to install during normal business hours with a 65' crane truck. Signs would come with a photocell to turn off/on at proper night hours. We will tie into the existing electrical within 5' of installation for internal illumination.	$0.00	$0.00

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Estimate No	Estimate Date	Payment Terms	Contact	Page
031730	4/10/2026	Due on Receipt	Jeremiah	Page 2 of 2

Quantity	Description	Unit Price	Extended Price
1	MANUFACTURE		
	Tenant panels for bottom tenant, if needed. $600 each (x 2 = $1200)	$0.00	$0.00
1	2ManTruck		
	Install 2 bottom tenant panels, if needed. $550	$0.00	$0.00

1.GUARANTEE Each sign is guaranteed for a period of 1 year after completion against defective workmanship and materials. 2. COMPLETION AND PERFORMANCE: SELLER shall commence the construction of the sign and prosecute the work thereon with due diligence until completion. Reference completion date is approximate only. All obligations to be performed by the SELLER hereunder shall he subject to delay or failure resulting from riot, war, fire, labor disputes, unforeseen commercial delays, acts of God, laws, regulations or restriction of governmental or public authorities, accidents, forces, conditions or circumstances, whether or not similar to the foregoing, beyond its reasonable control. 3. TERMS OF PAYMENT A fifty percent (50%) deposit is required with contract, balance due upon completion. Any invoices more than 30 days overdue are subject to a service charge of one and one-half percent per month interest on the unpaid balance. In the event that this bill is referred for collection, it shall be subject to a twenty percent attorney's fee charge. 4. TAXES The amount of any present or future sales, license, excise, or other tax, Federal, State, or Local, which may now or hereafter be Assessed against the SELLER, or the PURCHASER, for services or materials covered by this contract, or against such services, shall be paid by the PURCHASER, to the SELLER, upon demand by the SELLER, as an additional charge over and above the price as set forth in this contract. 5. TAXES NOT INCLUDED IN THIS QUOTATION. ALL PROPER TAX CALCULATIONS WILL BE PROVIDED ON INVOICE 6. TAXES: IF TAX EXEMPT PLEASE PROVIDE TAX EXEMPTION OR RESALE CERTIFICATE

Taxable:	$8,600.00
NonTaxable:	$0.00
SalesTax:	$709.50
Freight:	$0.00
Misc	$0.00
Total:	$9,309.50

Thank You

** Warranty will be voided if payment is not remitted in full in accordance with payment terms.

Signature_____Date:_____

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AMENDED AND RESTATED ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT

BETWEEN THE SEALY ECONOMIC DEVELOPMENT CORPORATION

AND FANCY'S PROPERTIES LLC

STATE OF TEXAS	§
	§
COUNTY OF AUSTIN	§

This Economic Development Performance Agreement (the "Agreement") is between the Sealy Economic Development Corporation, a Type B economic development corporation created pursuant to the authority of the Development Corporation Act of 1979, as amended ("EDC"), and Fancy's Properties LLC, hereinafter sometimes collectively referred to as the "Parties."

RECITALS

WHEREAS, this Agreement is intended to encourage and promote new or expanded business development as well as create new jobs and employment opportunities in the City of Sealy, Texas ("Sealy") and the surrounding area; and

WHEREAS, pursuant to Texas Local Government Code Section 501.158 of the Development Corporation Act, the EDC may execute performance agreements with certain business enterprises to provide funding or make expenditures of public subsidies on behalf of a business enterprise in furtherance of permissible economic development projects; and

WHEREAS, Fancy's Properties LLC has requested, and the EDC desires to provide financial assistance to Fancy's Properties LLC for a sign improvement project ("Project"); and

WHEREAS, the EDC finds the Project is appropriate pursuant to Texas Local Government Code Chapter 505, Subchapter D, Section 505.158; and

WHEREAS, the EDC finds that the Project constitutes economic investment in the City; and

WHEREAS, the EDC finds it is duly authorized by the Constitution and laws of the State of Texas to enter into this Agreement; and

WHEREAS, the commitments contained in this Agreement shall become legally binding obligations enforceable against the Parties upon the EDC and Fancy's Properties LLC approving and executing this Agreement; and

WHEREAS, the Recitals as set forth above are declared true and correct and are hereby incorporated as part of this Agreement;

NOW THEREFORE, FOR AND IN CONSIDERATION of the mutual benefits and promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the EDC and Fancy's Properties LLC each agree as follows:

DEFINITIONS

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

Grant means the economic development funds the EDC tenders to the Building Owner, Fancy's Properties LLC, in an amount not to exceed $3,000.00 (THREE THOUSAND DOLLARS), under the conditions of this Agreement.

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

Full-Time Employee (FTE) shall mean an individual employed by business tenants located at the Project site, approximately 419 Meyer Street, who is scheduled to work and works a minimum of thirty-five (35) hours per week for a minimum of 48 weeks per year.

TERMS

1.1. Grant. The EDC agrees to tender a Historic District and Business Improvement grant in an amount not to exceed $3,000 to Fancy's Properties LLC, for a sign improvement project at approximately 419 Meyer Street for a pylon sign for two advertising spaces that promotes economic development, advertises new businesses and new tenant lease opportunities, directs citizens and visitors to commercial enterprises, and improves the aesthetics on Highway 36. The improvements will

include a pylon sign with two (2) double-sided spaces for tenant recruitment, tenant identification, or both, electrical work, and other expenses related to the same. Once the project is complete, the EDC will reimburse Fancy's Properties LLC, fifty percent (50%) of the sign improvement cost, up to $3,000.00 for a pylon sign with two (2) advertising spaces.

b. Benchmark 1: Building owner shall:

complete installation of the outdoor sign improvements as shown in the performance agreement and Exhibit A. The total investment shall be at least $6,000.00 to receive the full fifty percent (50%) match of grant funds up to $3,000.00 for two (2) advertising spaces. If the investment is less than $6,000.00, the SEDC will reimburse fifty percent (50%) of the total eligible cost, but in no event shall the SEDC provide a reimbursement greater than $3,000 for a pylon sign with two (2) advertising spaces. The building owner, Fancy's Properties LLC, must pass final inspections for the associated signage improvements from the City of Sealy, Texas, which must occur on or before October 22, 2026, in order to receive grant funds.

c. Benchmark 2: Building owner shall:

retain building ownership and not sell or assign the building to another person or entity for one (1) year after receiving approval from the City of Sealy for sign completion. The building owner shall ensure employee/job retention of at least three (3) full-time employees/jobs for at least twelve (12) months after receiving final signage approval from the City of Sealy, Texas. Retention of employees/jobs will be verified by the EDC by means of proof to be determined at the discretion of the EDC Executive Director or Board President, which may include a statement of affidavit from the building owner, Fancy's Properties LLC.

1.2 Extensions: The EDC Executive Director or, in such absence, the EDC Board President, may extend any timeframes in Section 1.1 for good cause, but in no event shall the Executive Director be authorized to grant an extension for longer than six (6) months. Good causes include, but are not limited to, local, state, or federal economic restrictions or regulations that impose difficulty in operating or leasing the businesses located at approximately 419 Meyer Street.

1.3 Modifications: Any modifications, other than as provided for above, must receive EDC and City Council approval. Failure to obtain such approval prior to making any such modifications could render the Building Owner ineligible to receive grant funding. Any modifications that result in legal fees, which may be incurred as a result of any legal action required to amend the performance agreement, may be the responsibility of the Building Owner

1.4 Proof of Proper Expenditure. As a condition of this Agreement, Fancy's Properties LLC shall provide the EDC with a copy of permit(s) and receipt(s) demonstrating the expenditure of funds.

1.5 No Assumption. By executing this Agreement, the EDC assumes no obligation, duty, or other responsibility with regard to any duty, right, obligation, liability, or responsibility associated with

the Project for which Fancy's Properties LLC is responsible, nor does the EDC assume any legal liability for any action, duty, right, obligation, or responsibility of Fancy's Properties LLC or its successors or assigns by virtue of Fancy's Properties LLC execution of this Agreement.

1.6 Completion. This Agreement shall be deemed complete upon (1) Fancy's Properties LLC tendering to the EDC copies of receipts and/or paid invoices demonstrating the expenditures relating to signage, and Fancy's Properties LLC passing final inspections for sign installations from the City of Sealy; (2) the EDC tendering its grant to Fancy's Properties LLC, or upon Fancy's Properties LLC's request, tendering its grant to a third-party on behalf of Fancy's Properties LLC; and (3) Fancy's Properties LLC retains 3 full-time employees for twelve (12) months from the date final inspections of signage are passed; and (4) Fancy's Properties LLC does not sell the property for one (1) year after receiving approval from the City of Sealy for sign completion.

1.7 Default. Fancy's Properties LLC shall be in default under this Agreement if it uses the EDC's grant for any purpose other than for expenditures related to signage. Fancy's Properties LLC, shall be in default under this agreement if it fails to meet benchmarks: If the building owner fails to maintain at least three (3) full-time jobs for the twelve (12) month period following passage of final inspection, or if the building owner sells or assigns the property within one (1) year after receiving approval from the City of Sealy for sign completion, the building owner shall be in default. Upon such default, Fancy's Properties LLC shall tender its refund to the EDC, the full $3,000.00 Grant amount (or the portion actually received) within thirty (30) days of a written request from the EDC.

1.8 Undocumented Workers: Building owner certifies that they do not employ nor will they lease to a business that employs any undocumented workers, defined as an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in that manner in the United States. Fancy's Properties LLC must agree that if, after receiving grant funds, they are convicted of a violation under 8 U.S.C. §1324a(f), Fancy's Properties LLC shall repay the amount of the grant funds within 120 days after the EDC notifies Fancy's Properties LLC of the violation. The EDC shall have the authority to bring a civil action to recover any amounts that Fancy's Properties LLC must repay the EDC under this provision, and in such action may recover court costs and reasonable attorney fees.

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

1.20 Revocation. All prior Economic Development Performance Agreements between the parties is hereby revoked and terminated, and this Amended and Restated Agreement replaces such revoked and terminated agreement.

AGREED AND ACCEPTED:

Sealy Economic Development Corp.

By: _____

Its: President

Date: _____

AGREED AND ACCEPTED:

Fancy's Properties, LLC

By: _____

Its: _____

Date: _____

By: _____

Its: _____

Date: _____

ITEM #7

SEALY EDC BOARD AGENDA ITEM NO: Discussion and Possible Action regarding a request from the City of Sealy for a project and financial assistance for playground and recreational improvements at Mark A. Chapman Park and Abe and Irene Levine Family Park.

MEETING DATE: April 21, 2026

STAFF REPORT

DESCRIPTION

As you know, the Sealy Economic Development Corporation is a Type B corporation which has a wider expanse of projects they may use funds to accomplish. One such area of projects include to acquire or pay for land, buildings, equipment, facilities expenditures, targeted infrastructure and improvements found by the board of directors to be required or suitable with respect to professional and amateur sports (including children's sports) and athletic facilities, tourism and entertainment facilities, convention facilities, **public park purposes and event facilities (including stadiums, ballparks, auditoriums, amphitheaters, concert halls, parks and open space improvements,** museums and exhibition halls);

The City of Sealy has identified playground equipment that is in need of replacement of aging and deteriorated playground equipment at Mark A. Chapman Park and Abe and Irene Levine Family Park. Both playgrounds are at or beyond their expected useful life. The Chapman Park playground has been closed due to storm-related damage, and portions of the Levine Park equipment have already been removed because of safety concerns. City staff evaluated proposals from multiple vendors and identified a potential vendor based on accessibility, inclusivity, shade, design, lifecycle considerations, and consistency with community survey priorities.

At its April 7, 2026, meeting, the Sealy City Council approved the project and is requesting financial assistance from the Sealy Economic Development Corporation. The request is proposed in an amount not to exceed $400,000 from the SEDC to the City of Sealy. The EDC Attorney is researching potential financial assistance by the SEDC to the City in the form of a loan.

The Sealy Economic Development Corporation published notice of a public hearing on April 9 for the public hearing tonight, April 14, to receive comments regarding the proposed expenditure of funds for the Playground Project, located at Abe and Irene Levine Park, 418 Main Street, Sealy, Texas, and Mark A. Chapman Park, 1008 Main Street, Sealy, Texas. There were no comments from the public on this item.

The Sealy Economic Development Corporation Board considered and unanimously approved the item unanimously noting the importance of safe and accessible for children of all physical abilities.

ANALYSIS

The City is requesting SEDC participation to help fund the replacement of deteriorated playground equipment at two important parks in the community. The project addresses immediate safety concerns, accessibility needs, and deferred maintenance, while allowing both playgrounds to be completed as one coordinated project. According to City staff, this approach creates cost efficiencies and better addresses current community needs.

Because the proposed funding relates to recreational and community facilities, the project falls within the authority described in Section 505.152 of the Texas Local Government Code, subject to the required public hearing and any necessary findings by the Board. The funding request under consideration would not exceed $400,000.00.

FINANCIAL IMPACT

According to the attached material, the City budgeted $200,000.00 in the 2025–2026 fiscal year for replacement of the equipment at Levine Park; however, the Chapman Park playground is also in need of immediate replacement. The total cost of the projects is expected to be $598,840.00. Of this cost, the EDC portion is proposed to be $398,840.

RECOMMENDATION

Based on the unanimous approval of by the Sealy Economic Development Corporation Board of Directors at its April 14 Special Meeting, Staff recommends that the City Council Approve Sealy EDC Funding for the Playground Project located at the Mark A. Chapman Park and the Abe and Irene Levine Family Park to replace Community Playground and Recreational Equipment in an amount not to exceed $400,000.00, in accordance with the Texas Local Government Code 505.152.

Proposal

All Play, Inc.

13903 Van Wall
Houston, Texas 77040-5445
Phone: (713) 939-9888 * Fax: (713) 939-0304
1-800-842-9888

PROPOSAL SUBMITTED TO:		PHONE: 979-627-6115	DATE:
City of Sealy		FAX:	3/20/2026
STREET:		JOB NAME:	
415 Main Street		B & PW Park / Levine Park	
CITY, STATE AND ZIP CODE:		JOB LOCATION/SHIP TO:	
Sealy, TX 77474		1008 Main Street, Sealy, TX 77474 / 415 Main Street, Sealy, TX 77474	
SALES PERSON	JOB CONTACT:	E-MAIL	JOB PHONE
Patrick Stallings - (281) 299-9450	Brooke Kaiser	bkaiser@ci.sealy.tx.us	979-627-6115 - Brooke

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	B&PW Park		
1	Little Tikes Commerical Playground Equipment in Drawing "B&PW 2026"	$ 91,881.00	$ 91,881.00
1	Approx. 3500 SF or Artifical Playground Turf - Includes:	$ 77,000.00	$ 77,000.00
	Playground Padding for 6'-8' CFH		
	Crushed Stone Base		
	Sand Infill		
	Installation		
1	Approx. 215 LF of 5' Concrete Sidewalk	$ 22,000.00	$ 22,000.00
	Levine Park		
1	Little Tikes Commerical Playground Equipment in Drawing "Levine 2026"	$ 198,257.00	$ 198,257.00
	Includes: (10) 6' Inground Benches		
1	Approx. 3850 SF of Poured-in-Place Rubber Safety Surfacing System	$ 88,797.00	$ 88,797.00
	2160 SF @ 2" Thick		
	1960 @ 3.75" Thick		
	Crushed Stone Base		
	50% Standard Color / 50% Black		
	Aromatic Binder		
	B&PW Park		
1	Installation of the new playground equipment in Drawing "B&PW 2026"	$ 27,159.00	$ 27,159.00
	Levine Park		
1	Installation/General Construction of the new playground equipment in darwing	$ 81,556.00	$ 81,556.00
	"Levine 2026"		
	Pricing better than BuyBoard Contract #781-25		
1	Fall Surfacing Surcharge: Surcharge is based on current market pricing and price	$0.00	$0.00
	may be increased based on market conditions at time of installation		
	Tax Exempt or Resale Certificate Must Be Provided For Purchases Not Subject To Sales Tax.	SUB TOTAL	$ 586,650.00
CAUTION:	Never install playground equipment over a hard surface such as asphalt or concrete. Serious injury can result from falls to a hard surface. Choose a surface which will meet the U.S. Consumer Product Safety Commission recommendations for surfaces under playgrounds.	S&H (Freight)	$ 11,950.00
		ERF	$ 240.00
		TAX	Exempt
	The ESTIMATED installation date for this equipment is _____ days from the date this fully executed proposal is received by All Play with applicable monies due.	TOTAL	$ 598,840.00

We hereby propose to furnish material and labor – complete in accordance with above specifications, for the sum of Five Hundred Ninety Eight Thousand Eight Hundred Fourty Dollars $ 598,840.00

Payment Terms:

$ 396,226.50 Prepaid with order
$ 202,613.50 Balance Due Upon Completion

Authorized Signature: Patrick Stallings — Patrick Stallings

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL – The above prices, specifications and Conditions are satisfactory and are hereby accepted. You are authorized To do the work as specified. Payment will be made as outlined above. I Have read, understand, and agree to all Additional Terms and Conditions As outlined on the following page.

Signature_____

Date of Acceptance:_____ **Title**_____

Proposal

All Play, Inc.

13903 Van Wall
Houston, Texas 77040-5445
Phone: (713) 939-9888 * Fax: (713) 939-0304
1-800-842-9888

ADDITIONAL TERMS AND CONDITIONS

1. ALL PLAY, INC. ("API") hereby submits these specifications and estimates for equipment/items as detailed in this proposal.
2. Prices quoted include a discount based on **cash/check** method of payment.
3. Payment Terms are as specified on pg. 1. API reserves the right to place a service charge on all amounts not paid ("past due") in accordance with the Payment Terms at the highest rate permitted by law. You further agree to pay API's expenses of collection of any past due amounts, including reasonable attorney's fees and court costs.

A copy of the signed check for the balance due must be faxed to our office prior to ship date for the installers to be dispatched.

4. Quoted installation services detailed in this proposal shall include all labor, supervision, materials, supplies, equipment, tools and necessarily related insurances normally required to deliver and install the items as detailed in this proposal. API will field dress any rutting or disturbances caused by API's use of equipment to access the project site, however, unless otherwise detailed in this proposal re-sodding, re-seeding and finished grade services/repairs are not included.
5. Lead-time quoted is based upon the time your order is processed at the factory.
6. A **30% cancellation fee** will be assessed on equipment orders that are cancelled more than ten (10) days from the date purchaser executes this Proposal. If the equipment has already been shipped when the order is cancelled, freight charges from and returning to the manufacturer will be charged the customer in addition to the 30% cancellation fee.
7. API's receipt of the Proposal, as signed by you, as an authorized agent of the Owner, below indicates your understanding and acceptance of the terms and conditions stated herein and shall be construed as a written acceptance of API's proposal.
8. All items are shipped F.O.B. knocked down and will require unloading and assembly by purchaser unless installation is purchased.
9. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. Owner is to carry fire, tornado and other necessary insurance. Our workers are covered by Workmen's Compensation Insurance.
10. Signing of final walk through or opening of playground constitutes completion, and payment is due at that time.
11. Plastisol and rotationally molded plastic components will have irregularities as a normal byproduct of the manufacturing process and cannot be controlled.
12. **FORCE MAJEURE:** Customer agrees that API will not be liable for any whole or partial failure, interference with, hindrance of or delay in performing an obligation under these Terms & Conditions that is due to any of the following causes beyond its reasonable control, whether foreseeable or not: acts of God, accidents, riots, war, terrorist acts, epidemic, pandemic, quarantine, civil commotion, breakdown of communication facilities, breakdown of web host, breakdown of internet service provider, natural catastrophes, governmental orders, ordinances, rules, regulations, acts or omissions, changes in laws or regulations, national strikes, fire, explosion, generalized lack of availability of raw materials or energy or API's inability to deliver or to install any Equipment.
13. Permit application(s), processing and/or fees are excluded and/or are the responsibility of others.
14. **All Play, Inc. is not responsible for underground utilities and/or all other covered systems**. Surcharges will incur for abnormal substrate, *i.e.*, concrete, asphalt or landfill.
15. **RELEASE AND INDEMNITY**

SHOULD YOU ELECT NOT TO PURCHASE FALL SURFACING MATERIAL AND/OR INSTALLATION SERVICES FROM API, THE FOLLOWING PROVISIONS SHALL APPLY:

(A.) YOU HEREBY AGREE TO RELEASE API AND ALL OF ITS SHAREHOLDERS, AGENTS, DIRECTORS, OFFICERS, EMPLOYEES, REPRESENTATIVES AND AFFILIATES ("RELEASED PARTIES") FROM ANY AND ALL CLAIMS OR DEMANDS YOU HAVE OR MAY HAVE AGAINST THE RELEASED PARTIES RELATED TO OR ARISING FROM THE FALL SURFACING MATERIAL THAT IS ULTIMATELY USED AT THE JOB LOCATION OR YOUR FAILURE TO INSTALL FALL SURFACING MATERIAL AT THE JOB LOCATION. THESE RELEASED CLAIMS EXPRESSLY INCLUDE CLAIMS FOR NONCOMPLIANCE WITH THE U.S. CONSUMER PRODUCT SAFETY COMMISSION'S RECOMMENDATIONS AND CLAIMS RELATED TO FAULTY, INADEQUATE, OR IMPROPER FALL SURFACING.

(B.) BECAUSE YOU HAVE EITHER CHOSEN NOT TO PURCHASE FALL SURFACING MATERIALS FROM API, OR YOU HAVE MADE OTHER INSTALLATION ARRANGEMENTS, YOU FURTHER AGREE TO INDEMNIFY AND HOLD HARMLESS THE RELEASED PARTIES FROM ANY AND ALL CLAIMS AND DAMAGES WHICH MAY RESULT FROM EQUIPMENT NOT INSTALLED IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS AND THE U.S. CONSUMER PRODUCT SAFETY COMMISSION'S RECOMMENDATIONS AND/OR ANY DEFECT IN THE FALL SURFACING MATERIALS USED AT THE JOB LOCATION, INCLUDING, DESPITE API'S RECOMMENDATION OTHERWISE, YOUR USE OF NO FALL SURFACING AT ALL.

16. This Agreement shall be interpreted under Texas law. Any and all disputes arising under or relating to this Proposal shall be brought and resolved in in Harris County, Houston, Texas. This provision is mandatory and to the exclusion of all other venues. Purchaser acknowledges and agrees that API reserves the right to institute arbitration proceedings to resolve disputes arising under or relating to this Agreement.

This Proposal constitutes the entire agreement between the parties on the subjects addressed herein. All prior agreements, negotiations and understandings with respect to the subject matter hereof, whether written or oral, are cancelled and superseded by this Proposal. No party is relying on any oral or other written representation or communication not otherwise contained in this Proposal.

I have read, understand, and agree to all Additional Terms and Conditions as outlined in this Proposal. **Signature**_____

Date of Acceptance:_____ **Title**_____

ITEM #8

AGENDA ITEM NO:
SUBMITTED BY: Kimbra Hill, City Manager
MEETING DATE: April 21, 2026

STAFF REPORT

DESCRIPTION

Discussion and Possible Action regarding Approving a Contract with All Play, Inc., for Design of Improvements to the Mark A. Chapman Park and the Abe and Irene Levine Family Park Playground Equipment.

ANALYSIS

Purchases of goods and services through a cooperative purchasing program satisfy state law requirements for competitive procurement; however, a formal contract is still required to officially commit to the purchase. This contract must include negotiated terms and legally required provisions to ensure the City's interests are protected.

With Council's direction on the equipment and vendor, and the EDC's approval of funding $400,000 in place, staff is continuing to advance the project. Additionally, staff has received communication from Dr. Hallmark regarding a potential agenda item for the Sealy ISD Board's April 29, 2026 meeting to authorize the superintendent to negotiate a new lease that aligns with the timeline needed for the City to proceed with the proposed improvements. Staff will continue coordinating with the District as this item progresses.

Although the purchase will be made through a government purchasing cooperative, the size, scope, and cost of the project warrant a final comprehensive review. Staff is working to ensure full compliance with procurement requirements and that all contract terms are thoroughly vetted, including completion timelines, performance bond requirements, insurance, payment structure, and liquidated damages provisions. Additional items and updated documentation from the vendor are still being finalized as part of this process.

Staff has also requested final equipment, surface, and concrete specifications. Although Public Works staff previously compared the size and functionality of the proposed equipment with the existing equipment to ensure it meets the City's expectations, the staff purchasing team will be conducting park site visits to compare new equipment sizes to existing equipment sizes. While the proposed designs satisfy the intended age range requirements, staff is taking an additional step to confirm that the overall scale, capacity, and usability of the equipment at both locations are appropriate. Given the number of options presented, it is important to verify that the selected equipment is not smaller or more limited in scope than

anticipated. Given the significance of this project and the public funds involved, staff believes it is prudent to carefully review all specifications to avoid unintended limitations and to deliver a high-quality final product.

The updated proposal, including all required documentation, will be submitted through BuyBoard for confirmation that the scope and pricing are fully compliant with the cooperative's awarded contract. Given the scale of this project, even minor deviations in pricing or discount structure could have a meaningful financial impact.

The City Attorney will conduct a final review to ensure that all terms and conditions align with and do not conflict with the PSA. In addition, staff is preparing the necessary documentation for filing with the Texas Ethics Commission following Council approval.

Council has previously emphasized the importance of ensuring agenda items are fully prepared and ready for consideration at the time of packet submission. While staff strives to meet this expectation, this item has been included due to the priority of the project and the need to move forward in advance of the upcoming summer season.

At the time of posting, negotiations and contract preparation are still in progress and not yet finalized. Staff determined it was in the City's best interest to proceed with bringing the item forward at this time to maintain project momentum, while continuing to finalize all required components for Council consideration. While the goal is to present a complete contract for Council approval at the April 21, 2026 meeting, any remaining items may require the contract to be tabled until the first meeting in May.

Staff appreciates Council's patience as we work to ensure this project is completed thoroughly and in the best interest of the City.

RECOMMENDATION

Staff recommendation will be provided upon completion of the negotiated contract.

FINANCIAL IMPACTS

The approved budget includes $200,000 allocated for the replacement of playground equipment at Levine Park; however, the equipment at B&PW Park is in need of immediate replacement. By combining both park projects into a single proposal, the City anticipates cost savings of approximately 30–40%. To capitalize on these savings and ensure timely replacement of equipment to support safe public use, the EDC approved $400,000 in funding for the project.

ITEM #9

SEALY EDC BOARD AGENDA ITEM NO: 9 Discussion and Possible Action regarding Approving Task Order No. 26-01 Between Sealy EDC and Strand Associates, Inc., to conduct a Downtown Parking Assessment for the Downtown Area pursuant to Texas Local Government Code 505.152, following the Approved SEDC Strategic Plan.

MEETING DATE: April 21, 2026

STAFF REPORT

DESCRIPTION

At the April 7 City Council meeting, the Sealy Economic Development Corporation Board of Directors had forwarded Task Order No. 26-01 Downtown Parking Assessment Recommendation with a positive recommendation from the Board that was presented to City Council. This item identified in the FY 2025-206 Budget is to fund a Downtown Parking Assessment to evaluate existing parking conditions and identify opportunities to improve parking availability and pedestrian connectivity within the City of Sealy downtown district. This item was tabled after lengthy discussions. Discussion surrounding this item had to do with the fact that councilmembers recalled past parking studies of Sealy's Historic Downtown had been conducted.

Since that time, staff was able to locate past designs by different firms that I have since forwarded to Strand Associates to review to see if portions of the currently proposed study may have been addressed and perhaps the scope can be amended.

These areas include:

- Assisting in the development of design standards for potential alleyway improvements, including paving, lighting, drainage, and landscaping.
- Evaluating areas where existing parking could be reconfigured and identifying City-owned alleyways that could be utilized for additional parking.
- Preparing conceptual two-dimensional parking layouts for up to eight potential parking locations.
- Evaluating potential pedestrian routes and preparing conceptual layouts for up to four pedestrian corridors.

Jared Engelke, P.E. of Strand Associates, has reviewed the information found and will be presenting his review of the documents on this subject.

FINANCIAL IMPACT

The proposed task order establishes a lump-sum compensation of $50,000 for the engineering services to conduct a Downtown Parking Assessment for the Downtown Area. Funding for this work is available within the SEDC professional services and planning budget.

RECOMMENDATION

Receive the presentation from Jared Engelke and item 9 on this agenda provides council the opportunity to further discuss and take action on the item if they desire.

29 -ECON. DEV. SALES TAX FUND
ECON DEVELOPMENT

DEPARTMENTAL EXPENDITURES		2022-2023 ACTUAL	2023-2024 ACTUAL	2024-2025 CURRENT BUDGET	2024-2025 YEAR-TO-DATE ACTUAL	2024-2025 PROJECTED YEAR END	2025-2026 PROPOSED BUDGET	2025-2026 APPROVED BUDGET
	redevelopment of Sealy's Historic Downtown with an eye on Chapter 29 and creating a targeted incentive program. *Then, $160,000 in HDT Grants & BIG after rewrting these policies to align with new Chapte 29 focusing on improvements to the Sealy HDT District. Total=$200,000.							
522-55610	Business Incentives	NEXT YEAR NOTES: Hendrix - $50,000 Direct Pay Sales Tax Agreement Benchmark of $25K to be met, COO, $36M Capital Investment, Employment of 75FTE met. Praseks - $15,000 payments for non-direct pay incentive contingent on meeting sales tax goals. Trevino - $15,000 Owner must invest $15,000 capital for building retoration,two FT for 12 months from COO, 6 months to buildout.						
CAPITAL OUTLAY								
29-522-56000	Land	230,460	0	0	0	0	0	0
29-522-56010	Buildings	0	0	100,000	0	0	145,000	145,000
29-522-56025	Leasehold Improvements	0	104,846	0	0	0	0	0
29-522-56050	Park Improvements	0	0	350,000	0	0	676,000	676,000
29-522-56115	Computer Equipment	0	0	0	0	0	0	0
29-522-56165	Video Production	0	0	0	0	0	0	0
29-522-56200	Roads & Parking	0	103	635,400	0	0	100,000	100,000
29-522-56500	Utility Line Extensions	0	0	0	0	0	12,000	12,000
29-522-56995	Engineering Services	0	47,990	169,000	0	0	164,000	164,000
29-522-56996	Architectural Services	0	0	0	0	0	35,500	35,500
TOTAL CAPITAL OUTLAY		230,460	152,939	1,254,400	0	0	1,132,500	1,132,500
522-56010	Buildings	NEXT YEAR NOTES: *Hill Center Building improvements: Originally $105,000 - now split the cost: $70,000 construction from this line item, and $35,000 moved to architectural services from Task Order contract with M-6 Studios and accounted for in architectural fees for the year noted in line item 522-56996 Architectural Services. *Lierdertafel building improvements and storage $75,000. TOTAL BUILDING IMPROVEMENT CONSTRUCTION COSTS: $145,000 W. E. HILL COMMUNITY CENTER ADA: $70,000 LIEDERTAFEL: $75,000						
522-56050	Park Improvements	NEXT YEAR NOTES: *Construction Costs for Cryan Park Lighting and Pond Erosion per Strand Cost Opinion in May 2025: Detention Pond Reconstruction=$373,200 Walking Trail Lighting= $218,500 Contingency of 10%= $59,200 totaling $651,000. *Shade Structures for Cryan Park =$25,000 Total Improvements ($651,000 added to $25,000 = $676,000)						

29 -ECON. DEV. SALES TAX FUND
ECON DEVELOPMENT

DEPARTMENTAL EXPENDITURES		2022-2023 ACTUAL	2023-2024 ACTUAL	2024-2025 CURRENT BUDGET	2024-2025 YEAR-TO-DATE ACTUAL	2024-2025 PROJECTED YEAR END	2025-2026 PROPOSED BUDGET	2025-2026 APPROVED BUDGET
522-56200	Roads & Parking							

NEXT YEAR NOTES:
.Removed Art Program Funding to instead allocate to Lighting and Alley Design for improvements with Parking Downtown. an estimated $100,000.

522-56500 Utility Line Extensions

NEXT YEAR NOTES:
This is a potential project that would be an agreement to upsize a city gas main to two (2) business properties needing additional gas capacity.

522-56995 Engineering Services

NEXT YEAR NOTES:
Engineering & Bidding for Cryan park pond and lighting projects $74,000
Additional Engineering for Lighting,parking and alley improvements downtown. $50,000
Study on moving Public Works facilities to another site $40,000 for a potential move in 2026-2027.

522-56996 Architectural Services

NEXT YEAR NOTES:
This covers an approved Task Order Contract with Studio M-6 for the following projects:
Liedertaffel Hall should be completed in FY 2025= $14,500
There will be a contract amount of $35,500 remaing with the WE Hill Center project identified to be funded by the SEDC.
The third project is a space study for City Hall funded by the City.

TOTAL ECON DEVELOPMENT	515,298	485,700	2,013,290	0	0	1,867,498	1,867,498

NEXT YEAR NOTES:
Hendrix Project $150,000.00
SIKA Project $81,000.00
Prasek's Project $7,000.00
New Projects

STRAND ASSOCIATES®
Excellence in Engineering℠

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

Task Order No. 26-01
Sealy Economic Development Corporation (OWNER)
and Strand Associates, Inc.® (ENGINEER)
Pursuant to Agreement for Technical Services dated July 8, 2024

Project Information

Services Name: City of Sealy, Texas (CITY), Downtown Parking Assessment

Services Description: Perform a parking assessment of CITY downtown district. On the east side of State Highway 36, the downtown district is generally bound by State Highway 36 on the west, the Union Pacific Railroad on the north, West Front Street on the east, and 5th Street on the south. On the west side of State Highway 36, the downtown district is generally bound by Hardeman Street on the west, 2nd Street on the north, State Highway 36 on the east, and 4th Street on the south. The assessment will evaluate existing parking and review opportunities for additional parking, including existing alleyways.

Scope of Services

ENGINEER will provide the following services to OWNER:

1. Attend an initial kickoff meeting with OWNER and gather project-related data.

2. Review and assess the condition of each alleyway within the downtown district using the Pavement System Evaluation and Rating (PASER) system.

3. Assist OWNER and CITY in evaluating corridors based on existing access, high volume trip generators, and existing and potential parking areas. Trip generation studies are not anticipated.

4. Assist OWNER and CITY in developing paving, lighting, drainage, and landscaping standards for potential improvements to the downtown district alleyways.

5. Assist OWNER and CITY in evaluating areas where existing parking could be reconfigured and CITY-owned alleyways within the downtown district that could be utilized for additional parking. Provide two-dimensional parking layouts, based on aerial photography, for up to eight locations. Topographic survey is not anticipated.

6. Assist OWNER and CITY in evaluating potential new routes for pedestrians utilizing existing and potential pedestrian facilities and provide two-dimensional layouts for up to four new pedestrian routes.

7. Attend up to three progress meetings with OWNER.

Compensation

OWNER shall compensate ENGINEER for Services under this Task Order a lump sum of $50,000.

Schedule

Services will begin upon execution of this Task Order, which is anticipated the week of March 30, 2026. Services are scheduled for completion on December 18, 2026.

TASK ORDER AUTHORIZATION AND ACCEPTANCE:

ENGINEER:		OWNER:	
STRAND ASSOCIATES, INC.®		SEALY ECONOMIC DEVELOPMENT CORPORATION	
Joseph M. Bunker Corporate Secretary	Date	Bill Atkinson Executive Director	Date

COUNCIL WORKSHOP
PARKING PRESENTATION
5/14/19

MINUTES
SEALY CITY COUNCIL
415 MAIN STREET
SEALY, TX 77474
TUESDAY, MAY 14, 2019
5:00 P.M.

1. **Call to Order**

   Mayor Whitehead called the workshop to order at 5:01 p.m.

2. **Roll Call and Certification of a Quorum**

   Present:

Janice Whitehead	Mayor
Dee Anne Lerma	Councilmember, Place 1
Chris Noack	Councilmember, Place 2
Sandra Vrablec	Councilmember, Place 3/Mayor Pro tem
Jennifer Sullivan	Councilmember, Place 4
Larry Koy	Councilmember, Place 5

   Absent:

John Hinze	Councilmember, Place 6

   A quorum was declared present.

   Staff attending:

   Lloyd Merrell, City Manager
   Dayl Cooksey, City Secretary
   Warren Escovy, Asst. City Manager
   Jay Reeves, Police Chief
   Lawrence Siska, Director of Parks, Streets, Drainage
   Mark Pulos, Public Works Director

3. **WORKSHOP: A workshop will be held to discuss and review**
   - **Improvements to infrastructure on Main Street**
   - **Aesthetics improvements and upgrades in the downtown area**
   - **Main Street Program**

   Lloyd Merrell told the council that with the water line improvements on Main Street, this is the time to consider aesthetic and necessary improvements in the downtown area. Items discussed were:
   - Street scape and plantings
   - Sidewalks
   - ADA Accessibility
   - Center street parking is a safety issue
   - Alternate parking resolutions
   - Raising private funds to off-set the cost of improvements

Mr. Merrell discussed the Main Street Program and suggested resolutions to keep the program active. The Sealy Economic Development Corporation can, and is willing, to take over the operation and associated expenses of the program. Another alternative would be to put the Main Street program under the Planning Department.

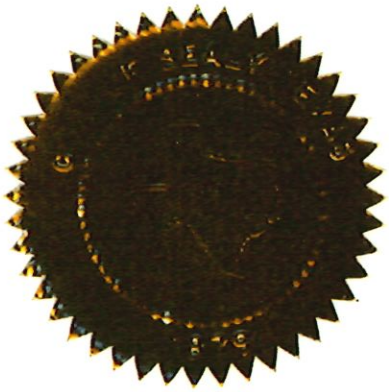
4. **Adjournment**

At 5:47 p.m., Councilwoman Vrablec moved that the city council stand adjourned until the next scheduled meeting. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Lerma, Noack, Vrablec, Sullivan, Koy
NOES: None

The motion carried.

PASSED AND APPROVED this 28th day of May 2019.



Janice Whitehead
Janice Whitehead, Mayor

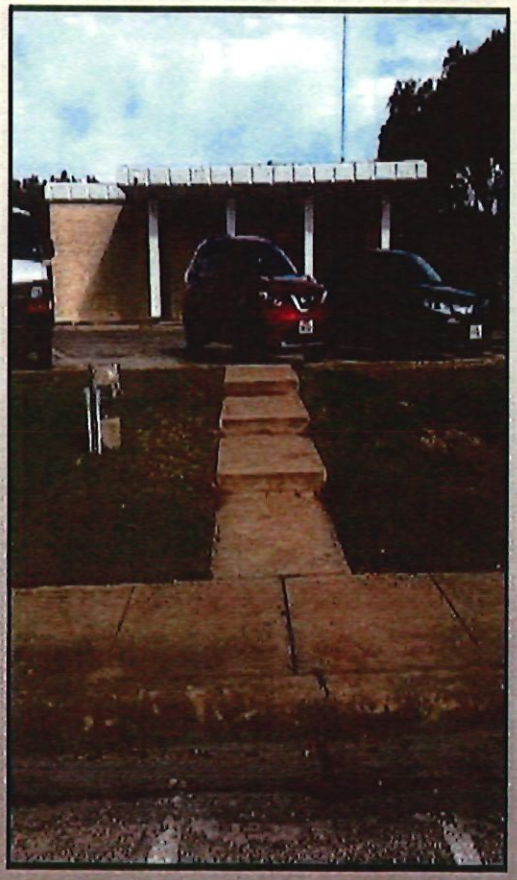
ATTEST:

Dayl Cooksey
Dayl Cooksey, City Secretary

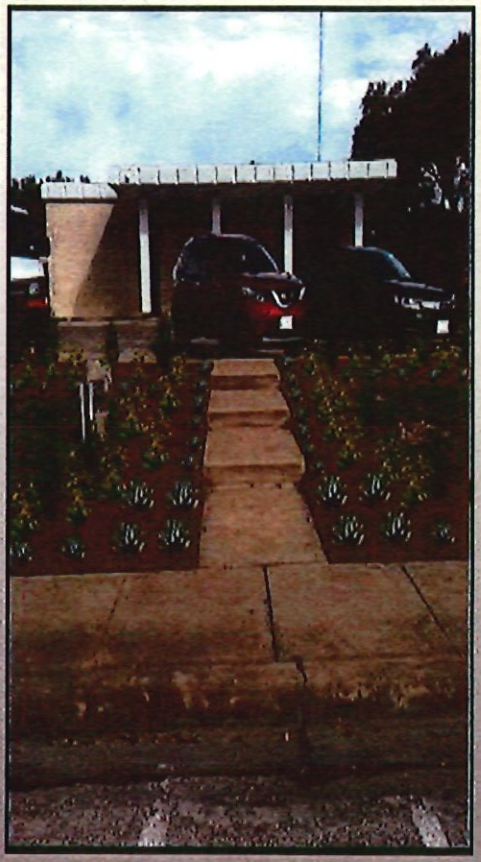
Provided @ Meeting
5/14/19 5pm

City Hall

Before

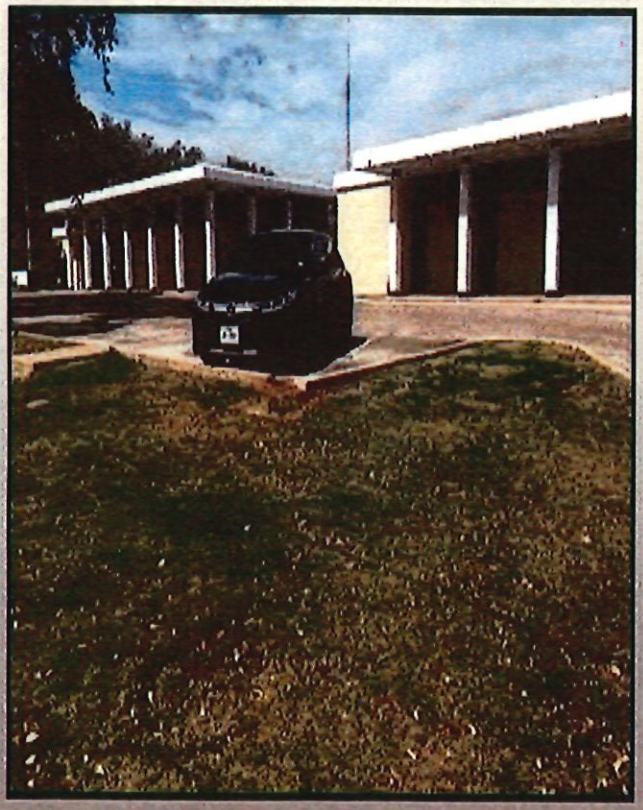


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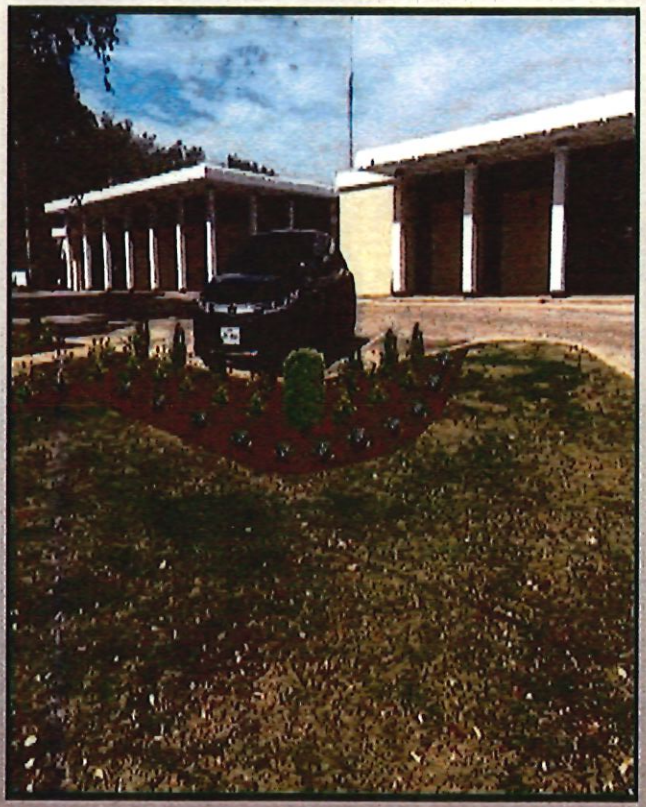


City Hall

Before

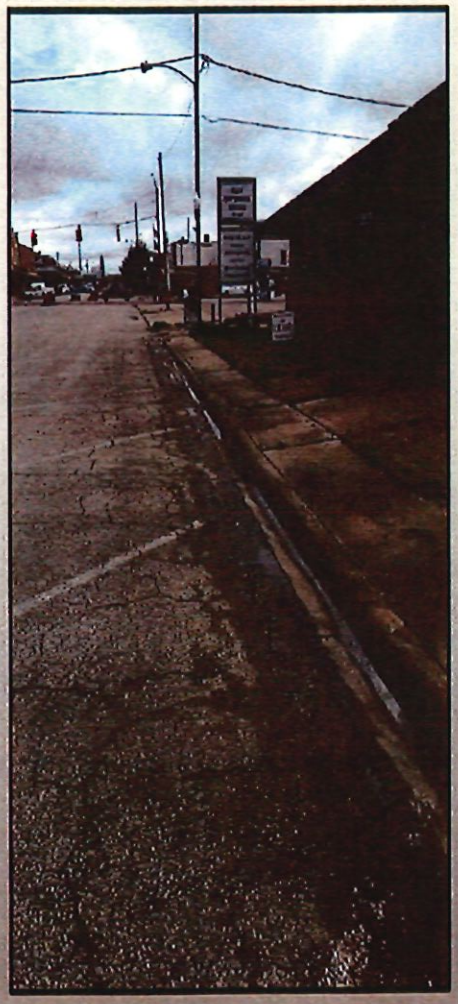


After



Professional Building

Before



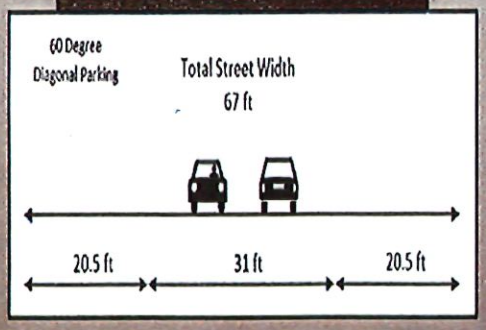
After



Professional Building

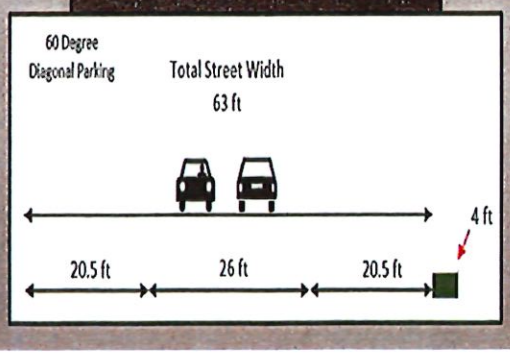
Before





After





Street Scape on Main Street

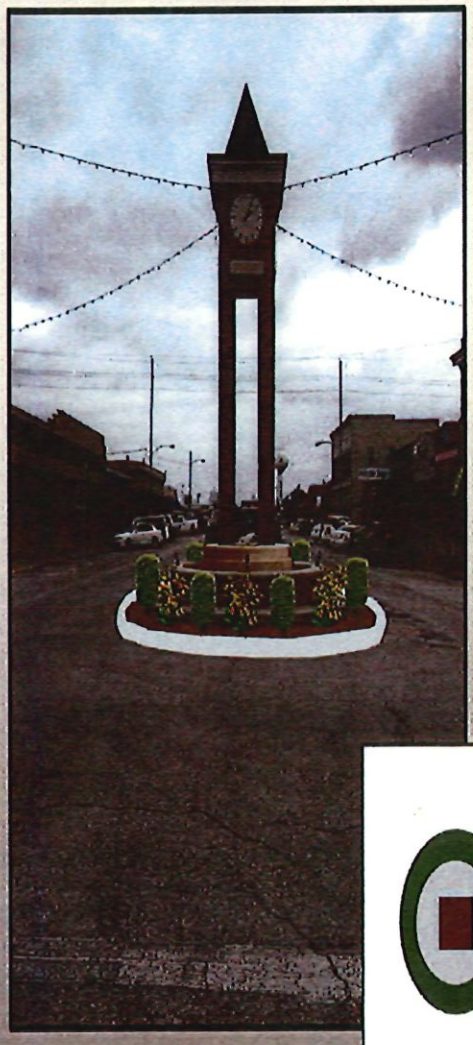


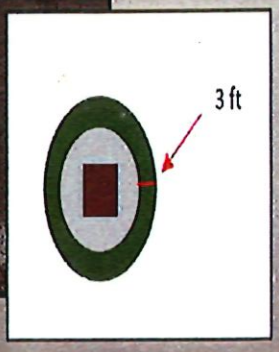
Clock Tower

Before

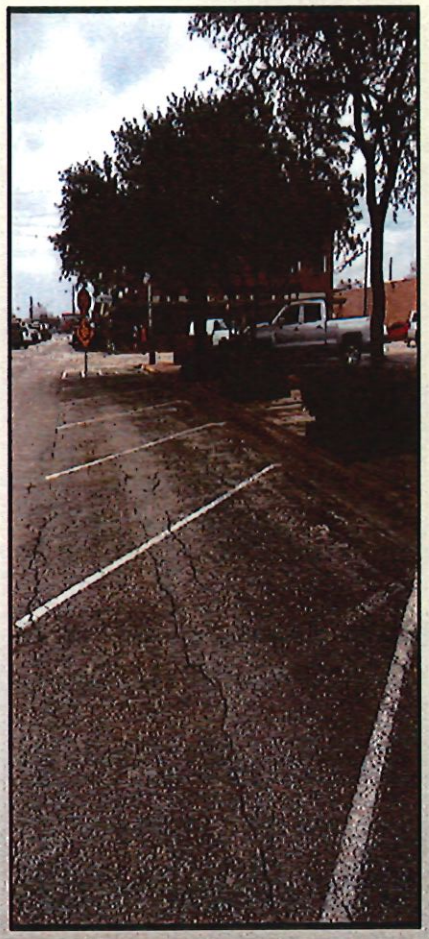


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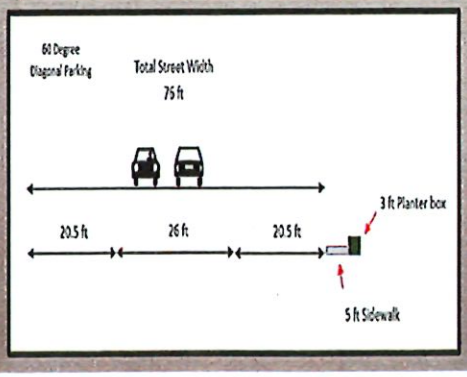


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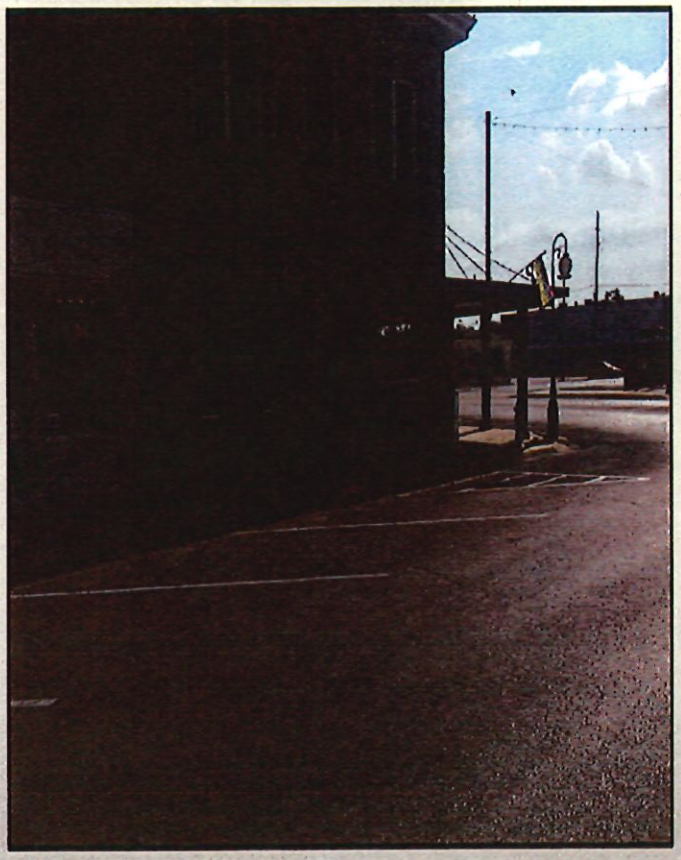


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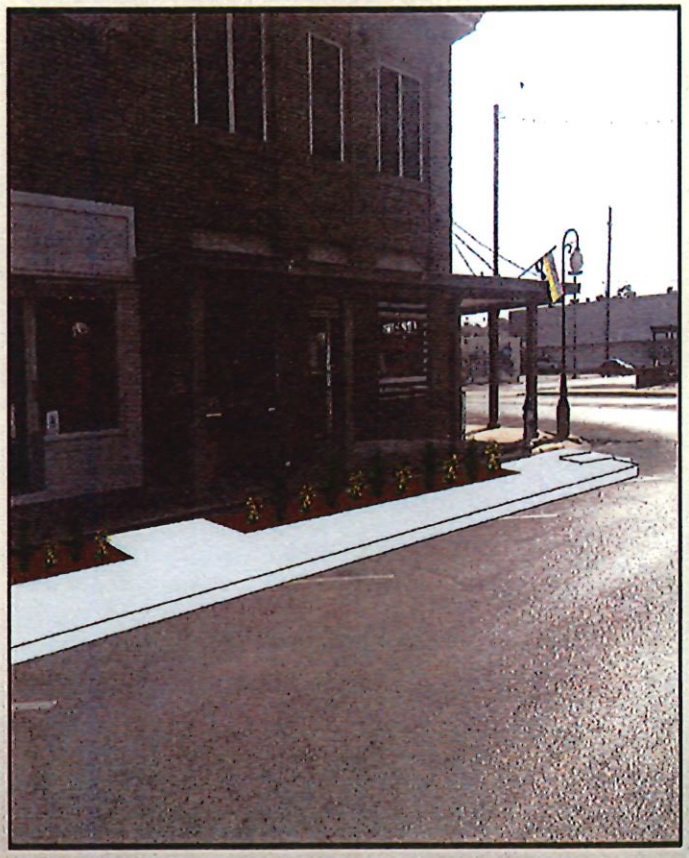


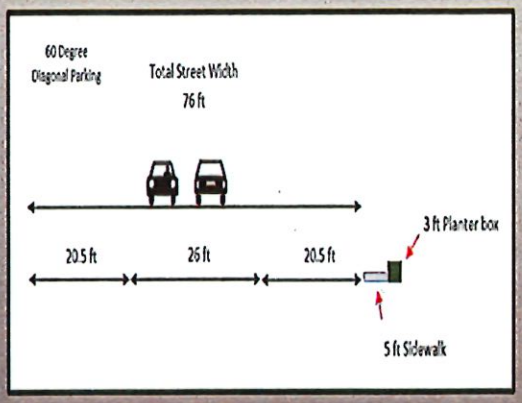


Before



After

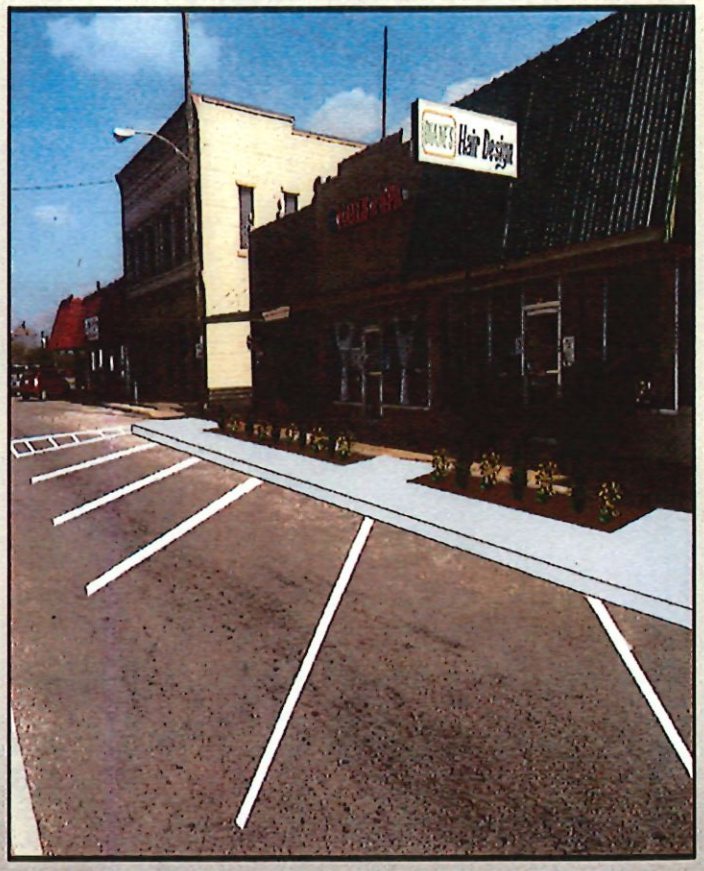


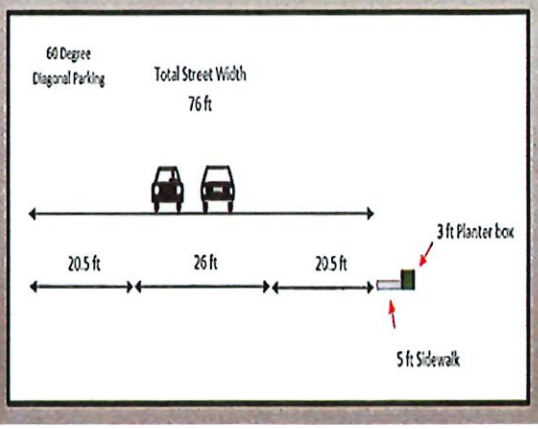


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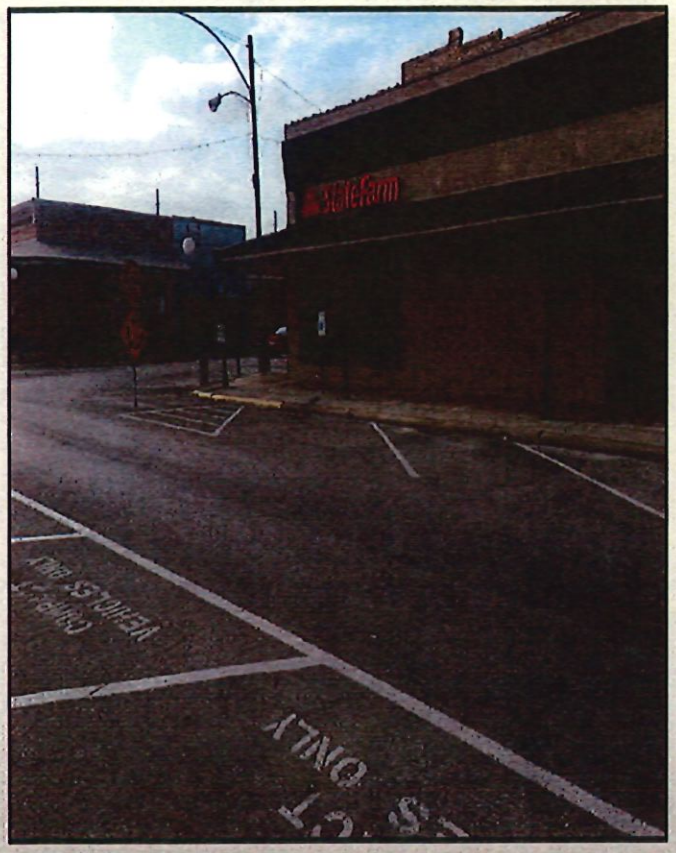


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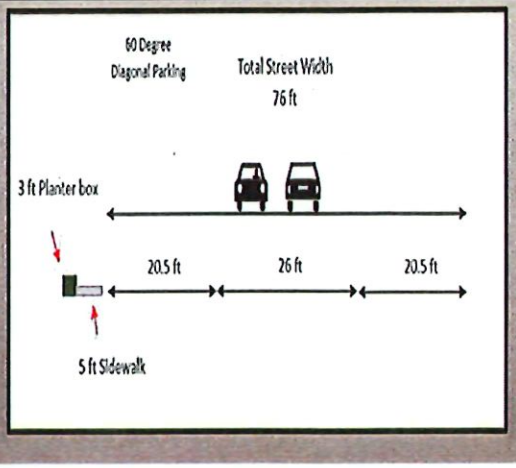


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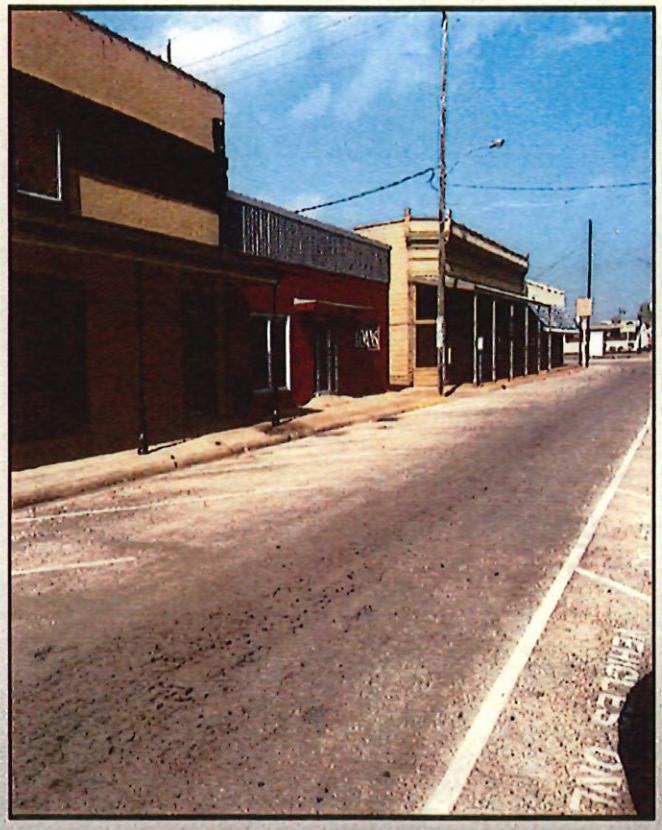


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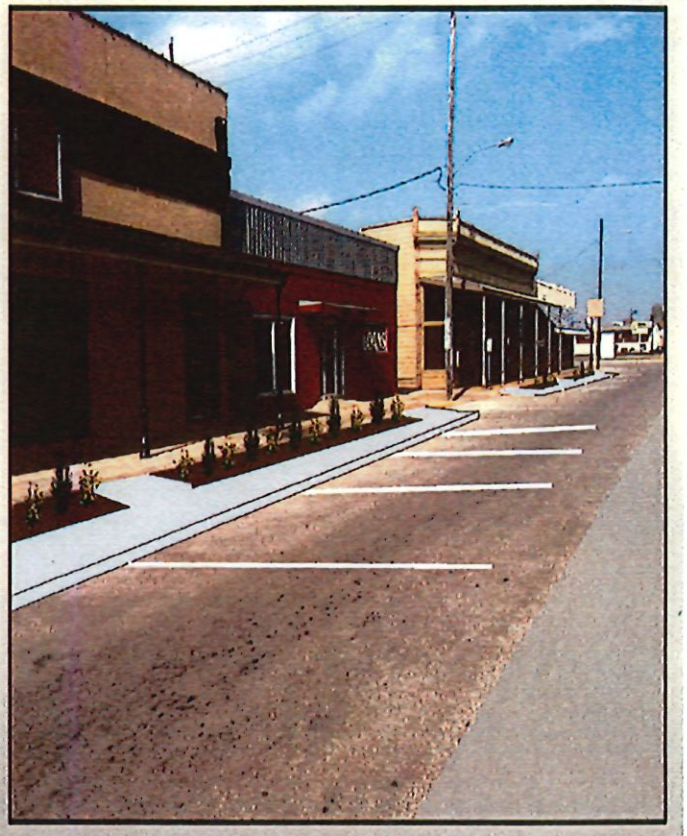


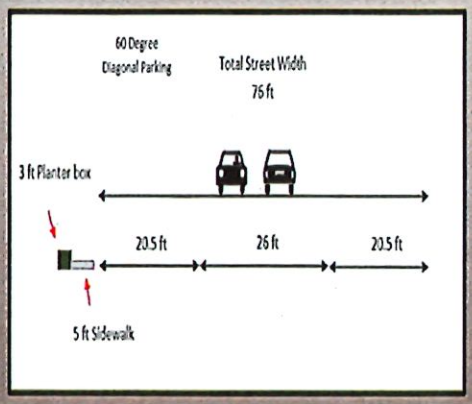


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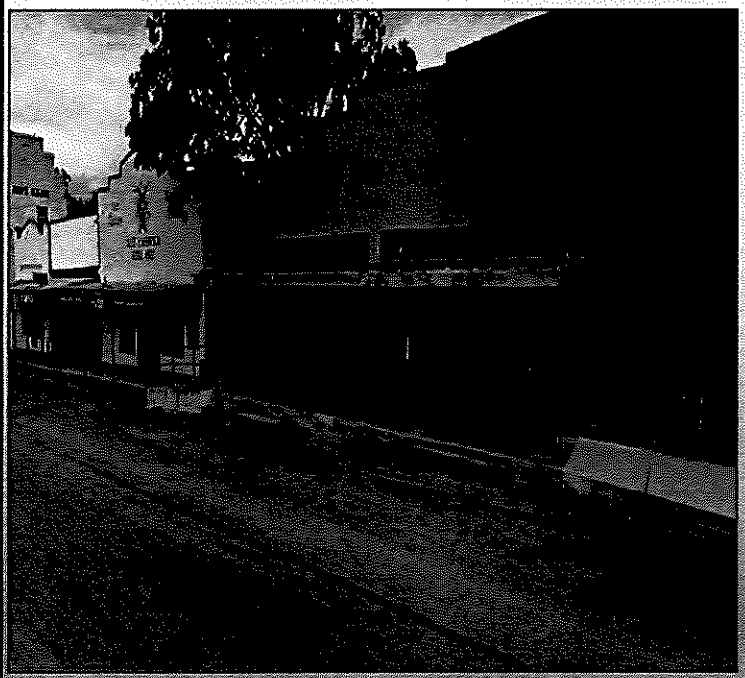


After





Safety Railing for Main Street





MAIN STREET PARKING



02/17/2019

DOWNTOWN REVITALIZATION PLAN
PRESENTED BY LLOYD MERRELL
6/4/2019

8. **Discussion and possible action regarding the Downtown Revitalization Program plans.**

Lloyd Merrell reported that staff is in the process of getting cost estimates and engineering on the proposed downtown revitalization program. He met with the Levine Foundation, and they have committed funds for the program. Robert Worley is going to speak with some of the larger companies in Sealy and request contributions to the project.

Councilwoman Lerma moved to authorize the City Manager to continue with pricing and planning for the Main Street Revitalization Program. Councilwoman Vrablec seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Lerma, Noack, Vrablec, Sullivan, Koy, Burttschell
NOES: None

The motion carried.

9. **Discussion and possible action to appoint members to serve on the Sealy Economic Development Corporation Board of Directors.**

Mayor Whitehead nominated Russ Rainwater, Bradley Miller, and Lloyd Merrell to serve on the Sealy Economic Development Corporation.

Mayor Whitehead moved to appoint Bradley Miller to serve on the Sealy EDC Board. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Lerma, Noack, Vrablec, Sullivan, Koy, Burttschell
NOES: None

The motion carried.

Councilwoman Lerma moved to appoint Russ Rainwater to serve on the Sealy EDC Board. Mayor Whitehead seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Lerma, Sullivan, Koy, Burttschell
NOES: Noack, Vrablec

The motion carried.

Councilwoman Lerma moved to appoint Lloyd Merrell to serve on the Sealy EDC Board. Councilman Burttschell seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Lerma, Vrablec, Burttschell
NOES: Noack, Sullivan, Koy

The motion carried.

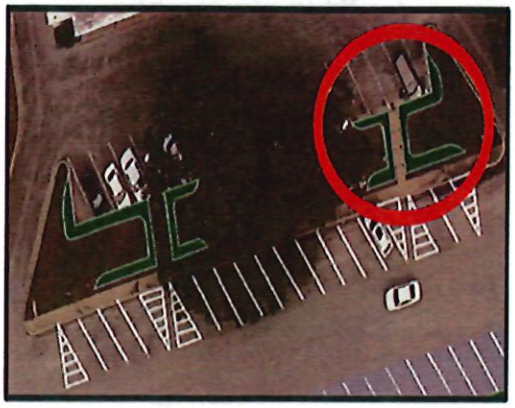
10. **Discussion and possible action to authorize a city holiday for Friday, July 5, 2019.**

Councilman Koy moved to authorize a city holiday for Friday, July 5, 2019. Councilman Burttschell seconded the motion. Mayor Whitehead called for the vote:

6/4/2019

CITY OF SEALY
MAIN STREET REVITALIZATION

5/31/2019



City Hall Landscape

Before

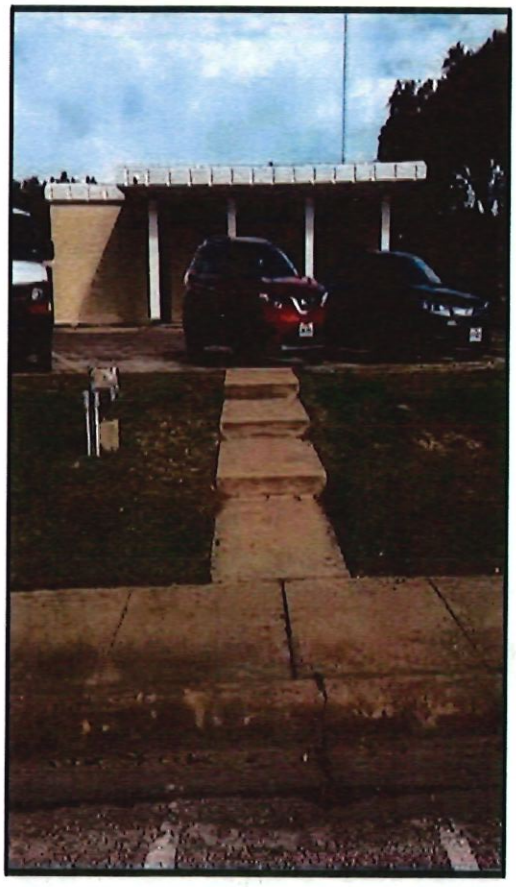


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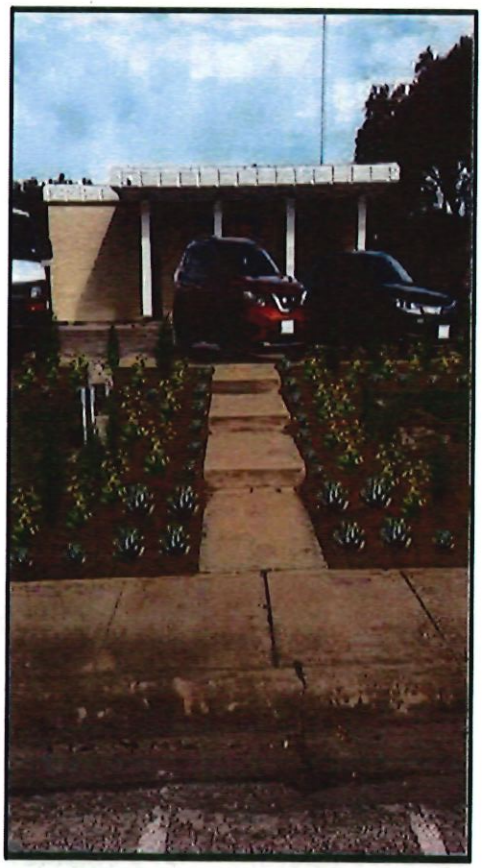


City Hall

Before

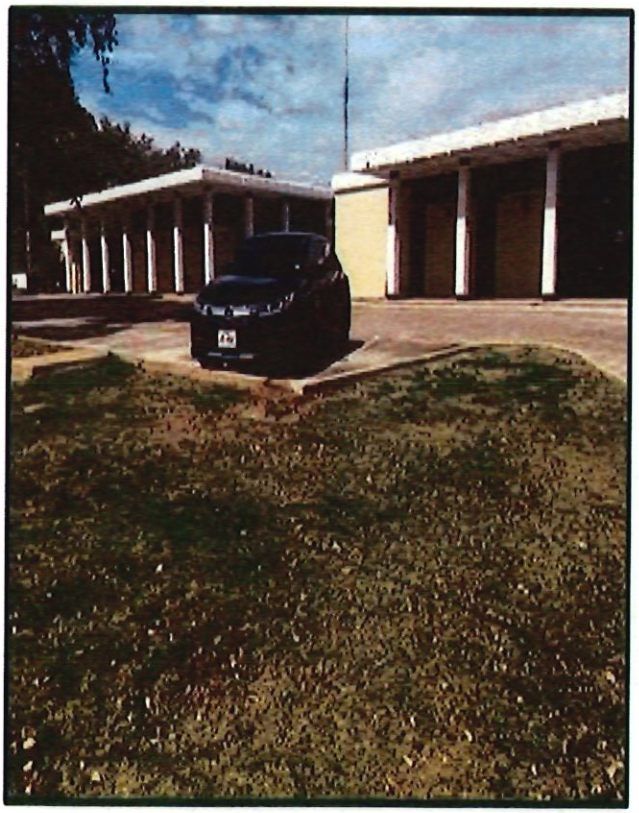


After



City Hall

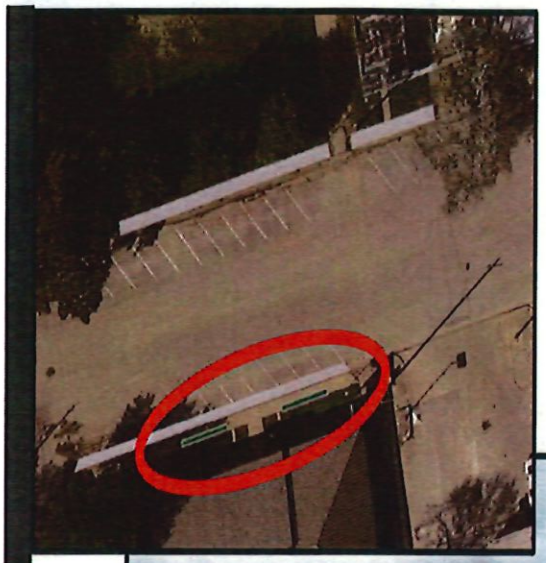
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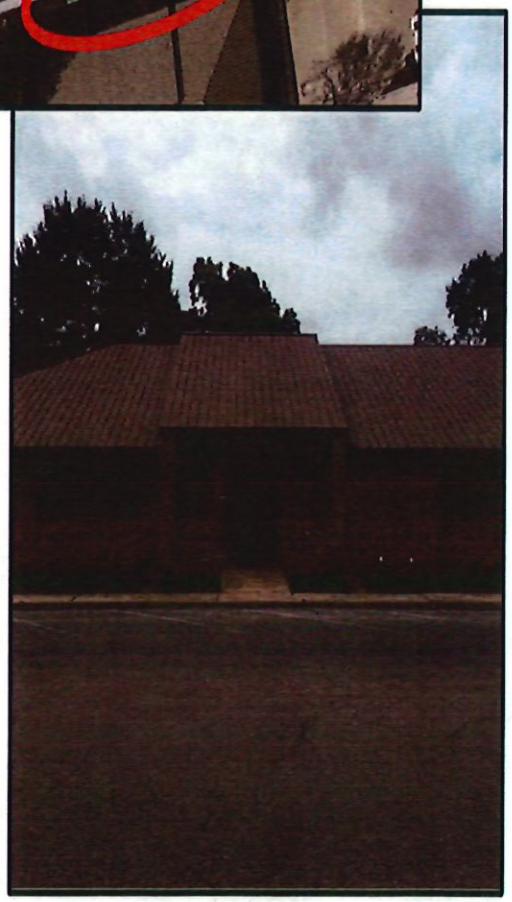


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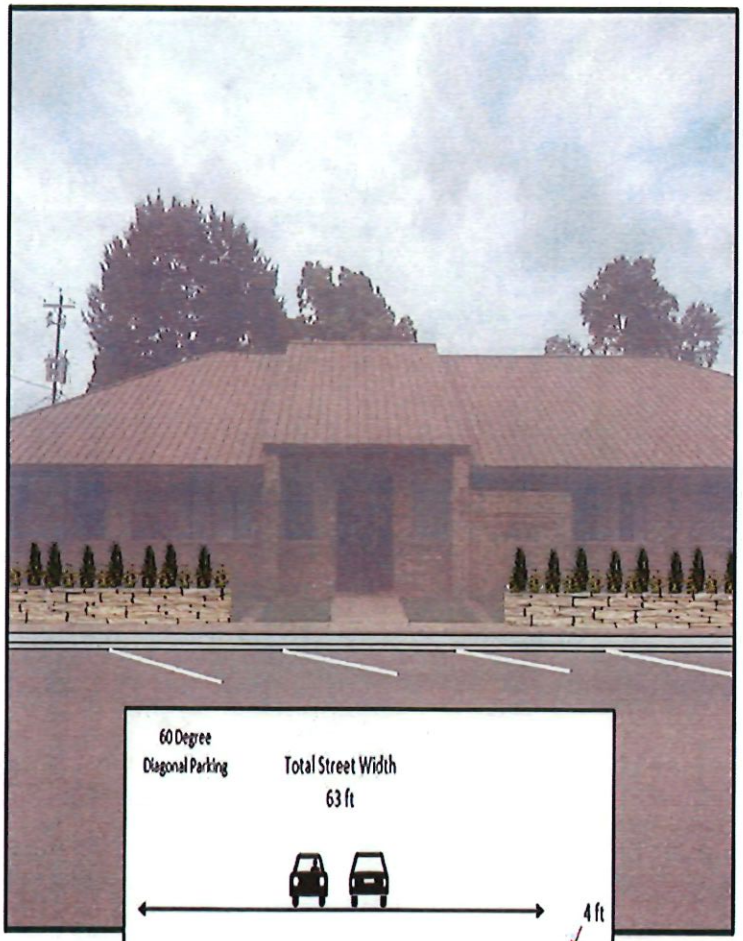


Professional Building

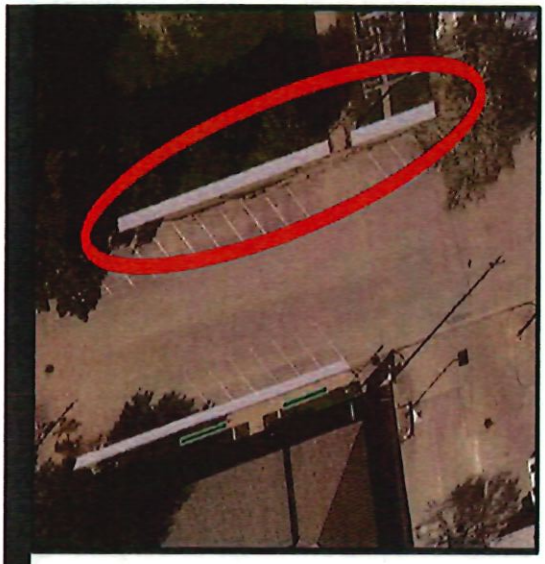




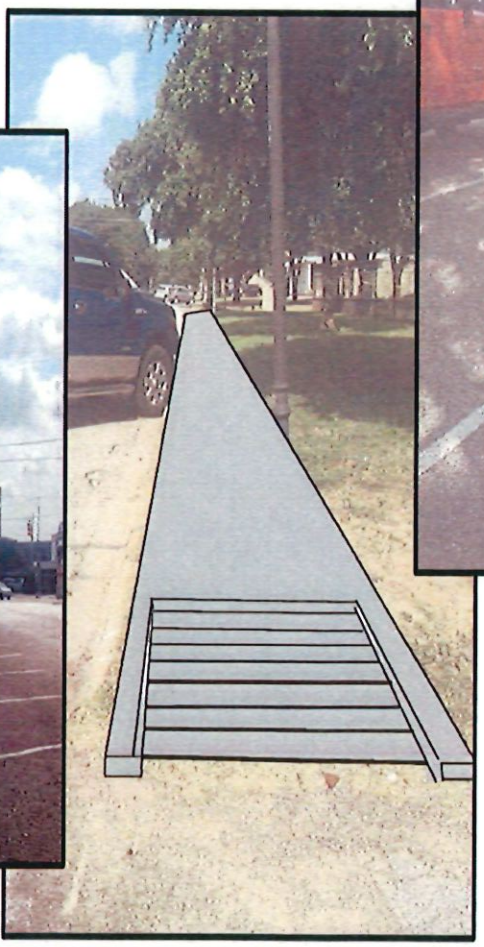
After



Sidewalk

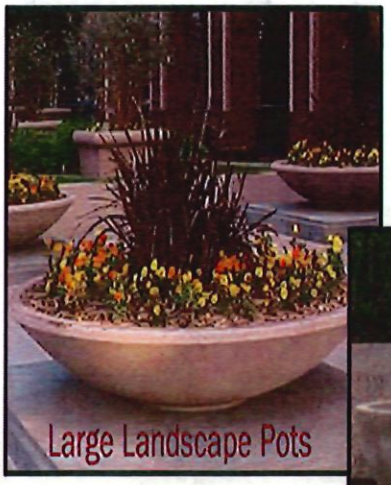








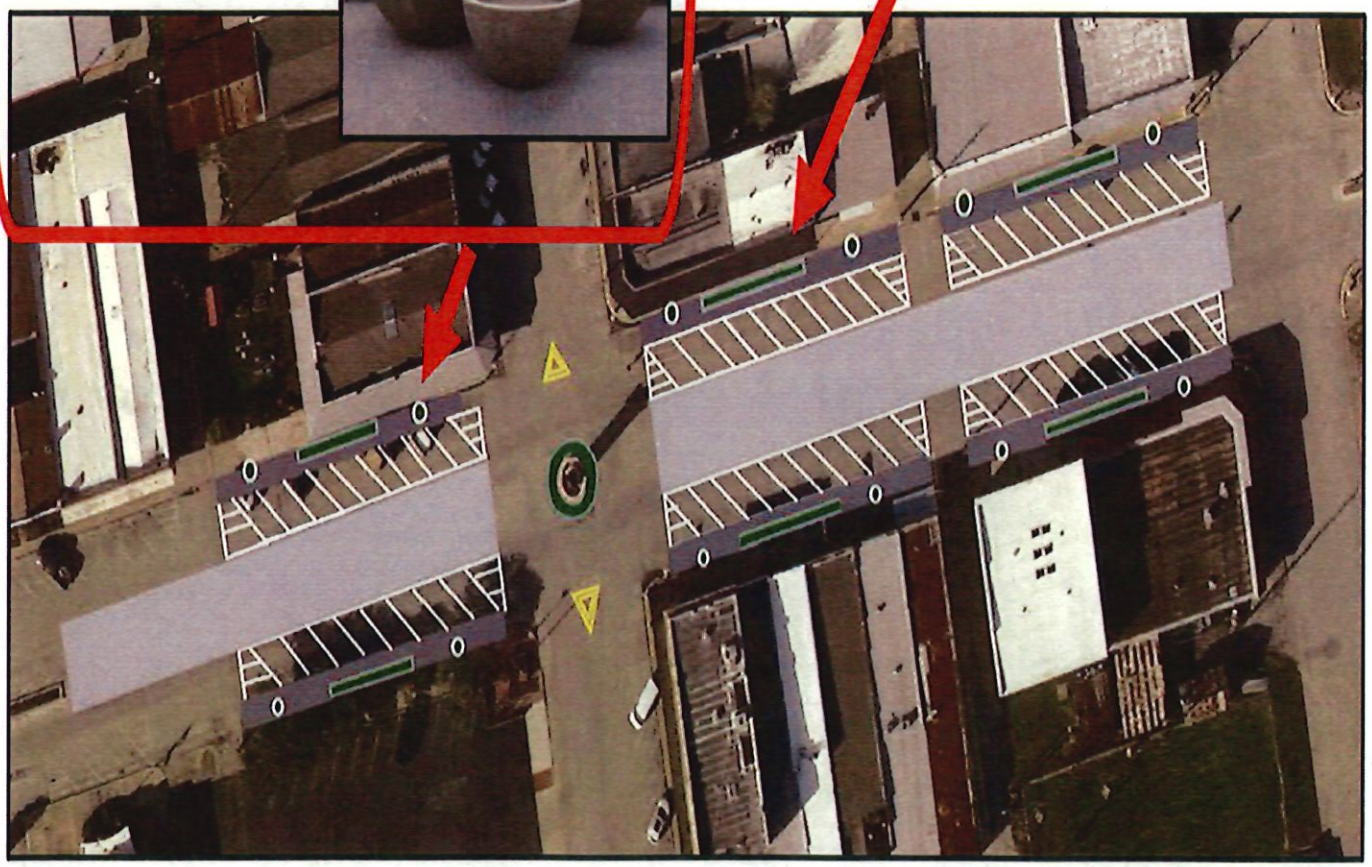
Street Scape on Main Street



Large Landscape Pots



Planter Boxes
40 ft Long and 3 ft Wide

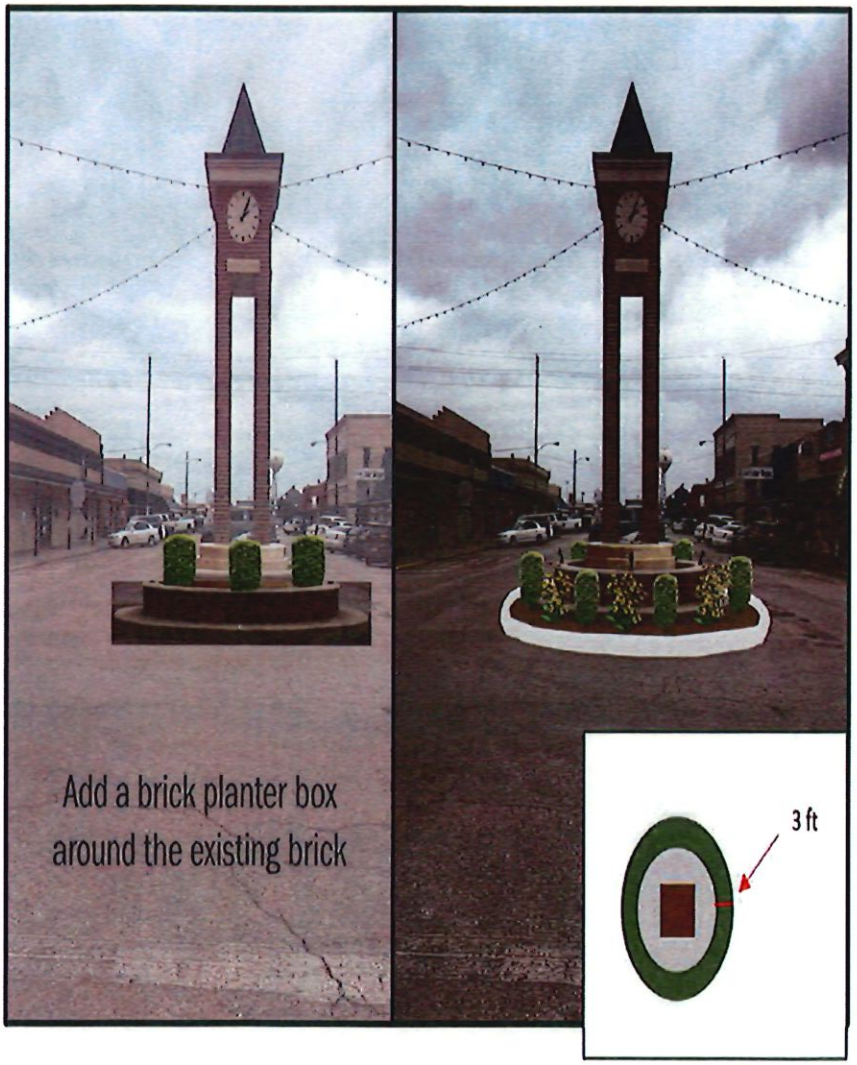


Clock Tower

Before



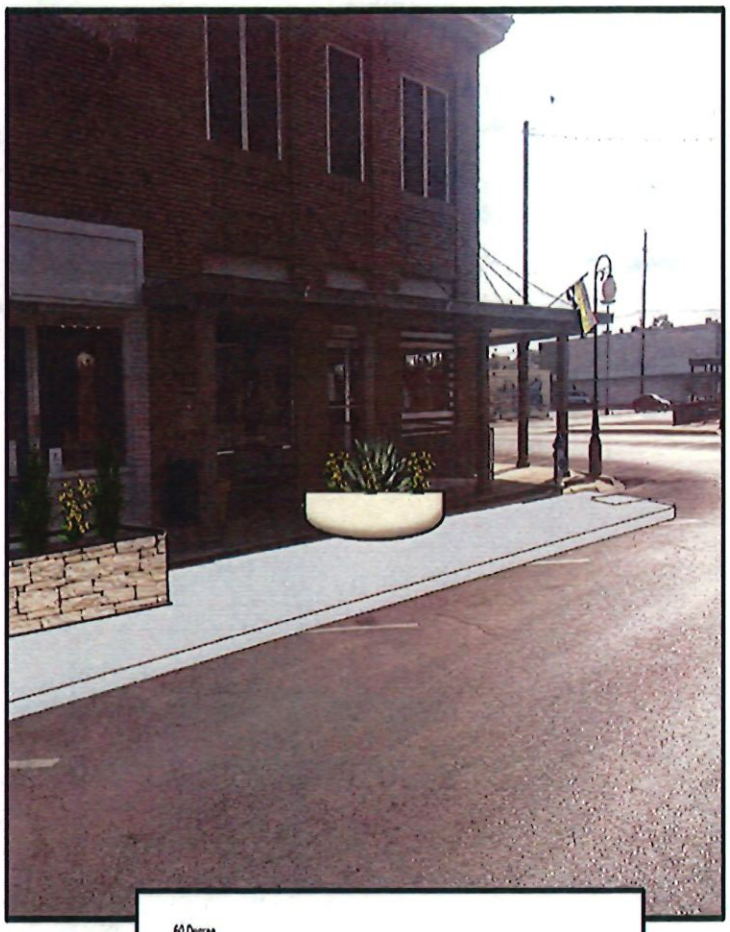
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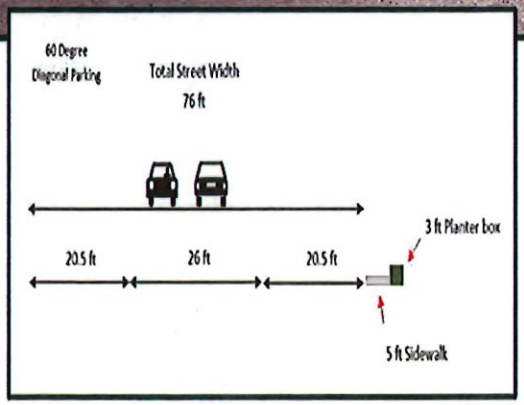


Before

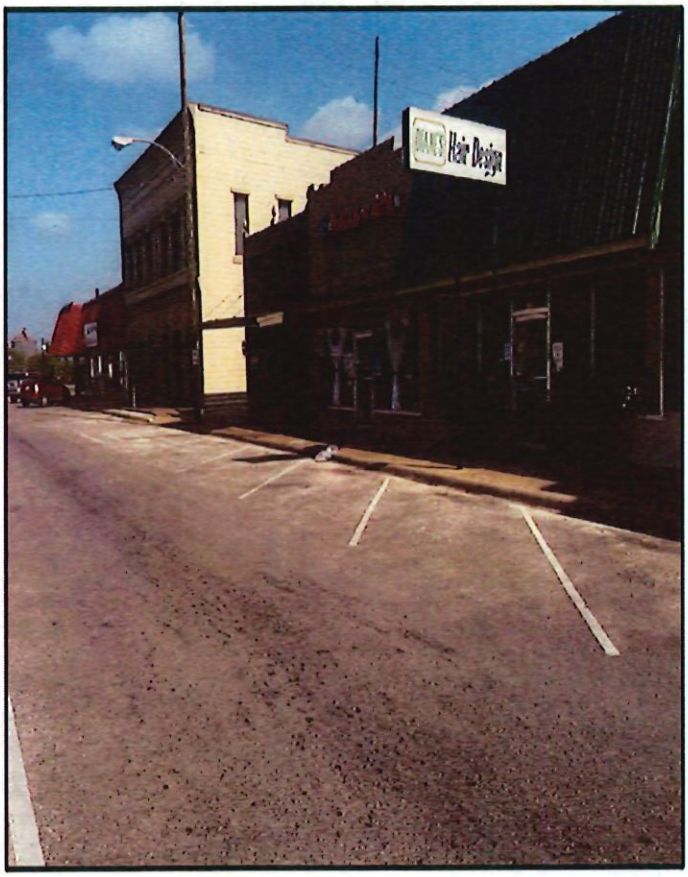


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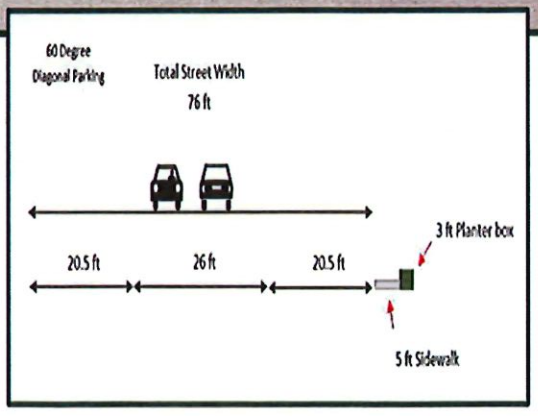


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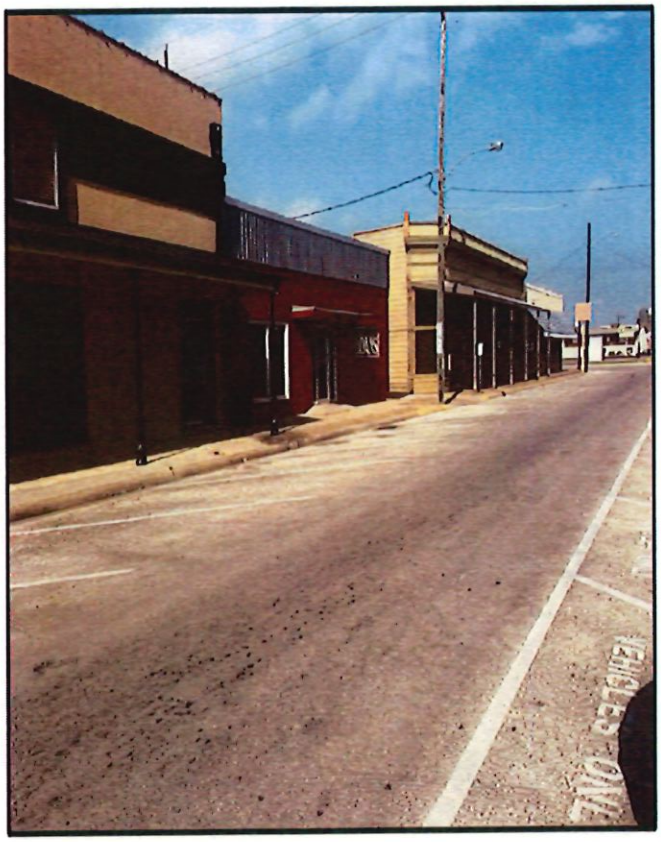


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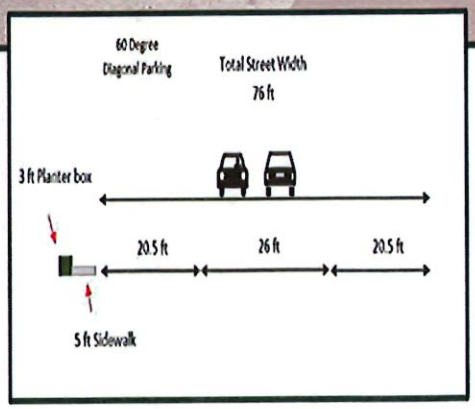


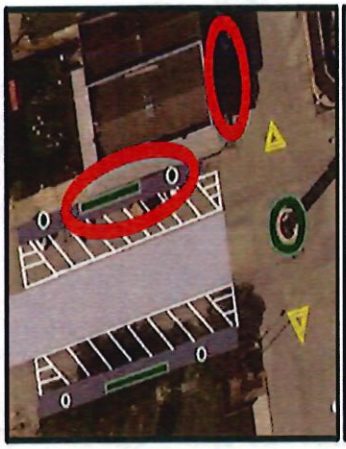
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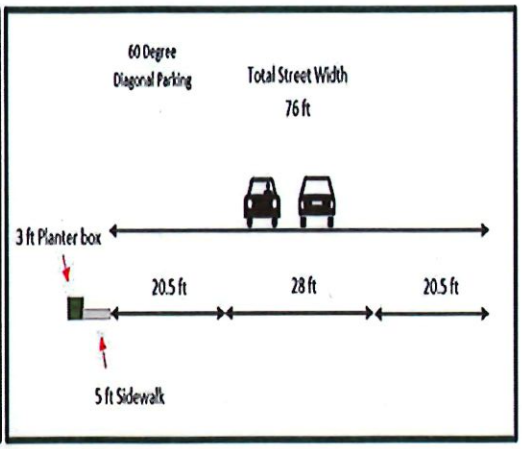


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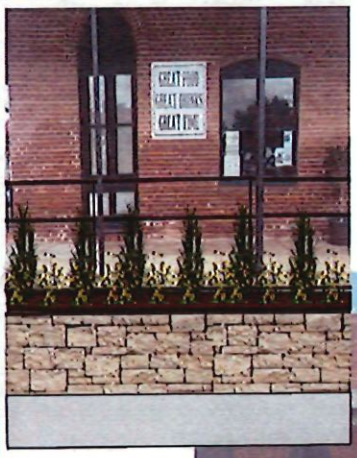




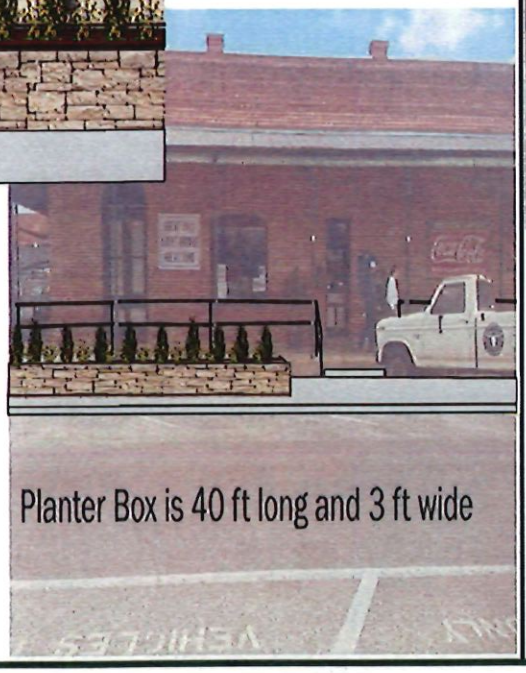


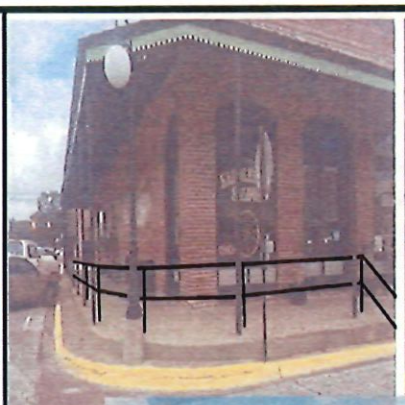


Safety Railing for Main Street

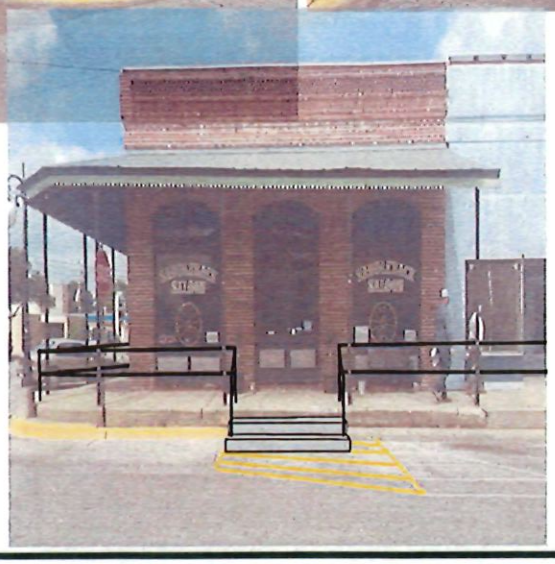


Saddleback Saloon
Railing and Landscape

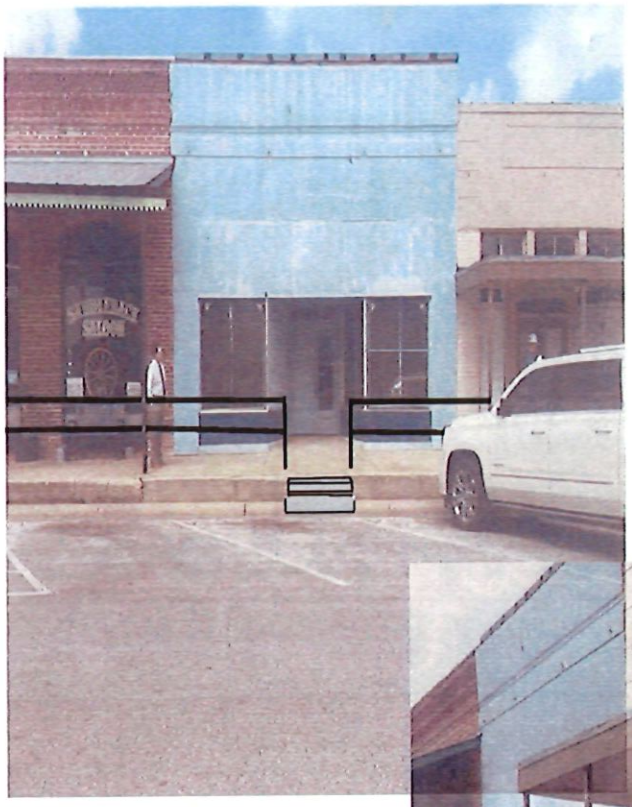


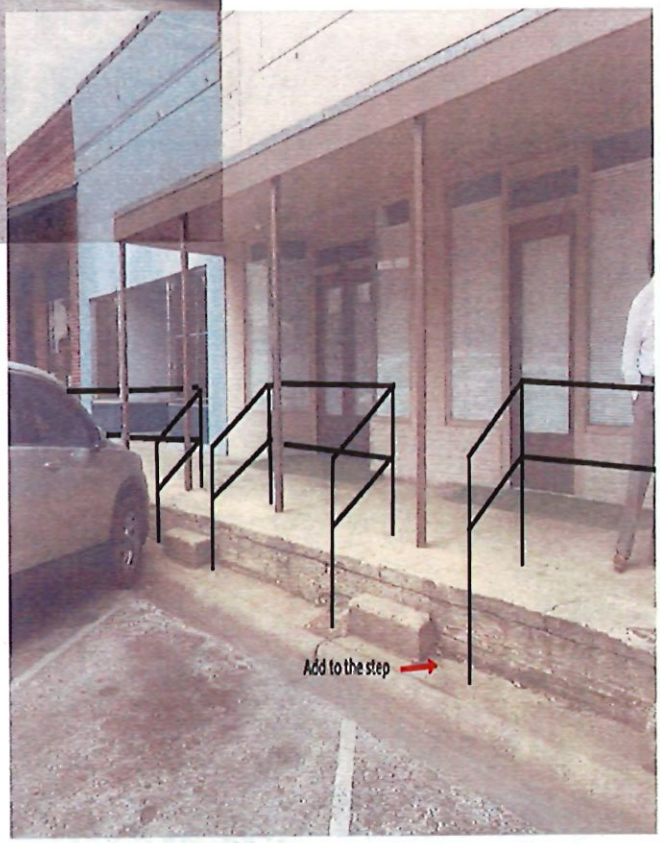






Safety Railing for Main Street





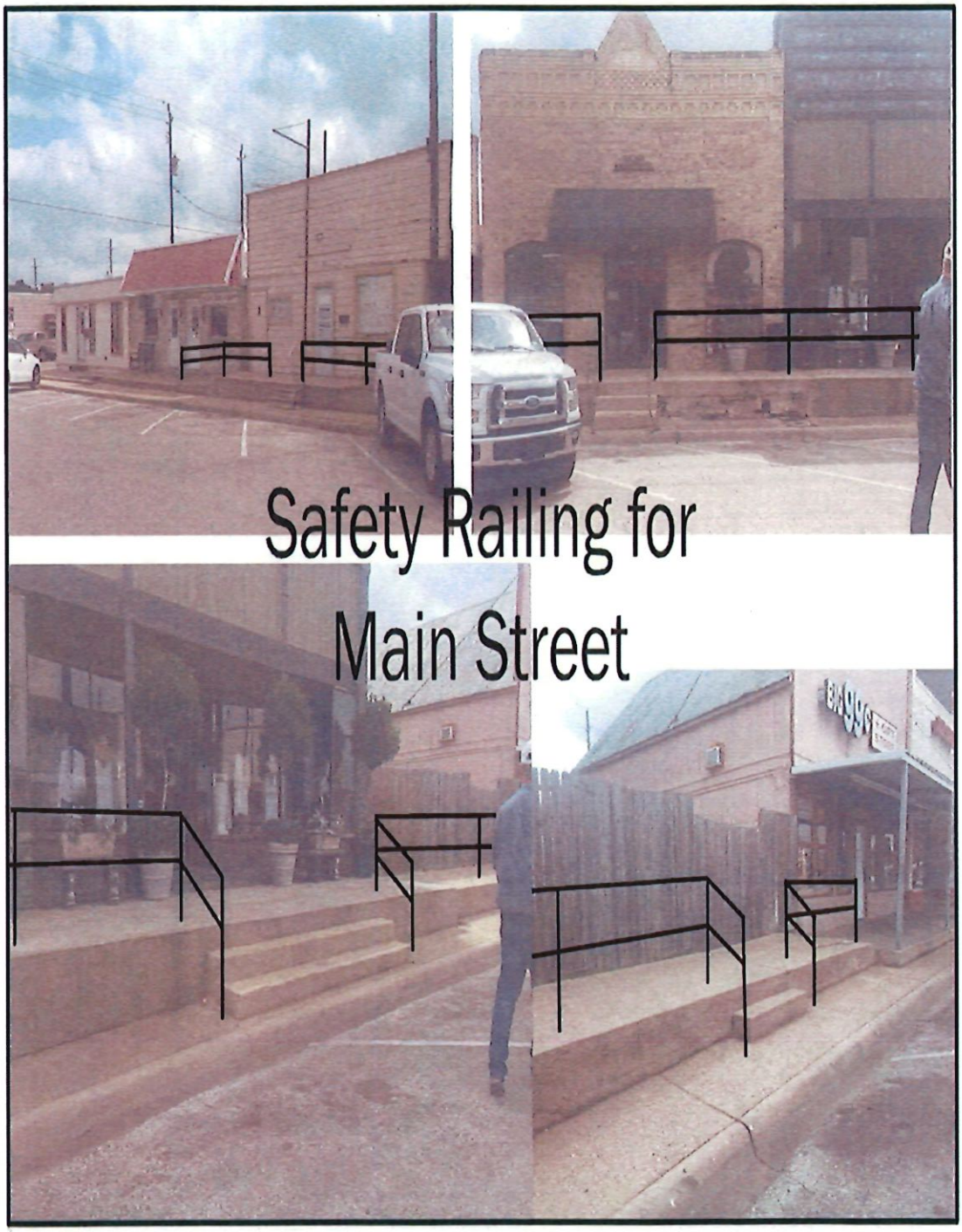








Safety Railing for Main Street



Safety Railing for Main Street

PROPOSED ~~MAIN STREET~~ PARKING

NEXT TO BILL'S GROCERY



02/17/2019

CIVIL CORP'S
DOWNTOWN PARKING DESIGN
9/3/2019

16. **Discussion and possible action to adopt an ordinance establishing and providing rates for services of the waterworks and sanitary sewer systems of the City of Sealy.** ***(This is the first of two readings.)***

Councilman Noack moved to approve the first reading of an ordinance establishing and providing rates for service of the waterworks and sanitary sewer systems of the City of Sealy. Councilwoman Sullivan seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Lerma, Noack, Vrablec, Sullivan, Koy, Burttschell
NOES: None

The motion carried.

17. **Discussion and possible action to adopt an ordinance establishing and providing rates for services for natural gas system of the City of Sealy.** ***(This is the first of two readings.)***

Councilwoman Sullivan moved to approve the first reading of an ordinance establishing and providing rates for services for natural gas system on the City of Sealy. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Lerma, Noack, Vrablec, Sullivan, Koy, Burttschell
NOES: None

The motion carried.

The City Attorney will review the industrial gas contracts and report back to Council.

18. **Discussion and possible action to adopt an ordinance establishing and providing rates for services of solid waste of the City of Sealy.** ***(This is the first of two readings.)***

Councilwoman Lerma moved to approve the first reading of an ordinance establishing and providing rates for services of solid waste of the City of Sealy. Councilman Burttschell seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Lerma, Noack, Vrablec, Sullivan, Koy, Burttschell
NOES: None

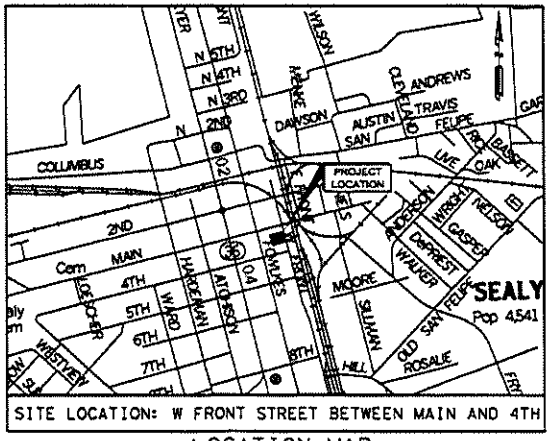
The motion carried.

19. **Discussion and possible action regarding public parking on Front Street from Main Street to Fourth Street.**

Lloyd Merrell reported that part of the downtown revitalization plan includes doing away with center parking along Main Street. The city can add parking spaces along the east side of Front Street from Main Street to Fourth Street. This will create approximately 22 spaces. A parking lot has been considered on property the city owns on Front Street; however, the cost would be approximately $20,000 - $25,000.

Councilwoman Lerma moved to direct staff to proceed with the engineering for the creation of the parking spaces on Front Street in an amount not to exceed $5,000. Councilman Noack seconded the motion. Mayor Whitehead called for the vote:

SITE DEVELOPMENT CONSTRUCTION PLANS
FOR W FRONT STREET PARKING LOT
SEALY, TEXAS



LOCATION MAP

SHEET INDEX

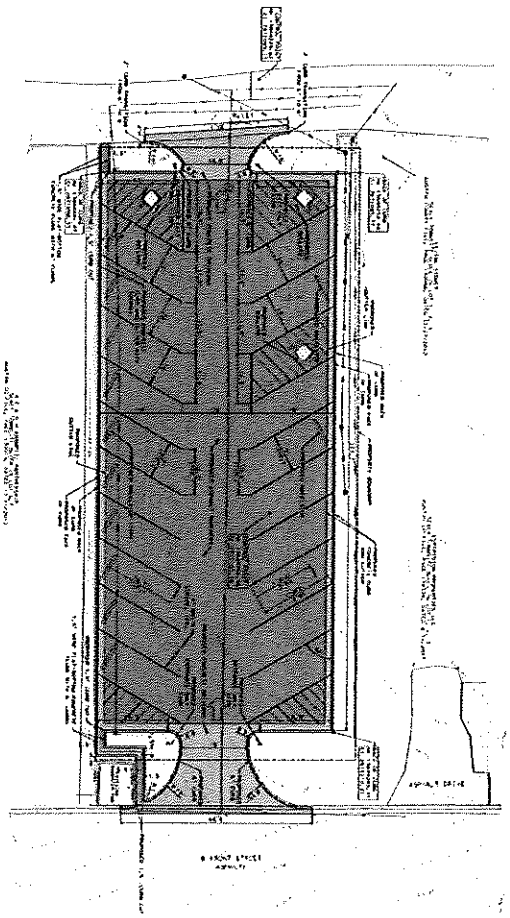
C1	COVER SHEET
C2	DEMOLITION AND EROSION AND SEDIMENTATION CONTROL PLAN
C3	SITE PLAN
C4	GRADING PLAN
C5	GENERAL NOTES AND DETAILS

CivilCorp
ENGINEERS · SURVEYORS

COVER SHEET

W FRONT STREET PARKING LOT
SEALY, TEXAS

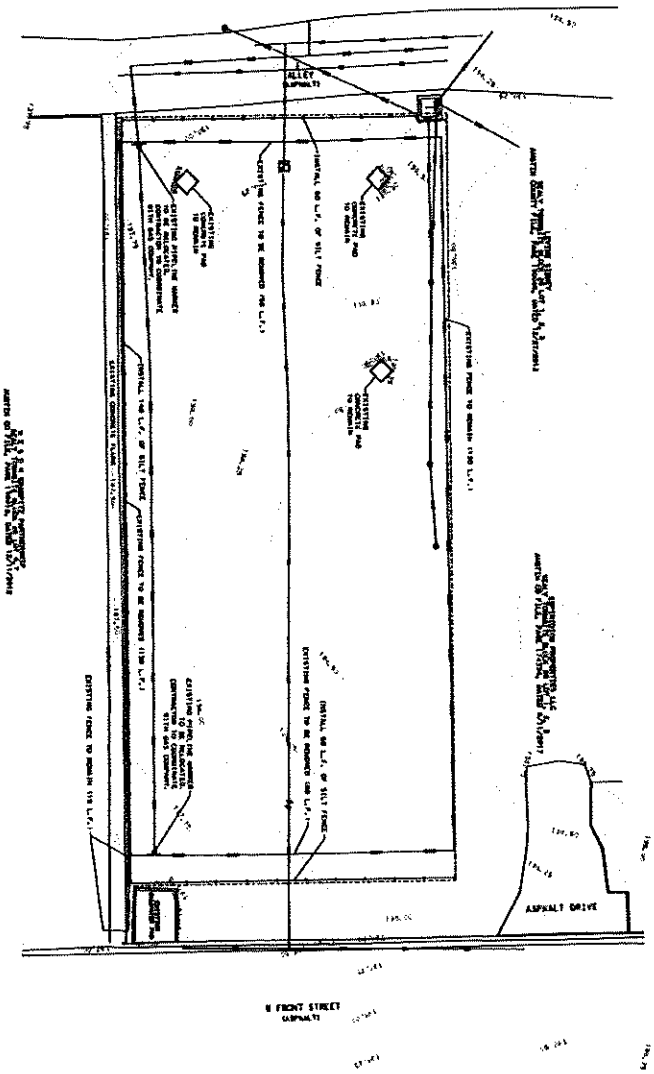
C-1



SITE PLAN

W FRONT STREET PARKING LOT
SEALY, TEXAS

CivilCorp
ENGINEERS + SURVEYORS



LEGEND

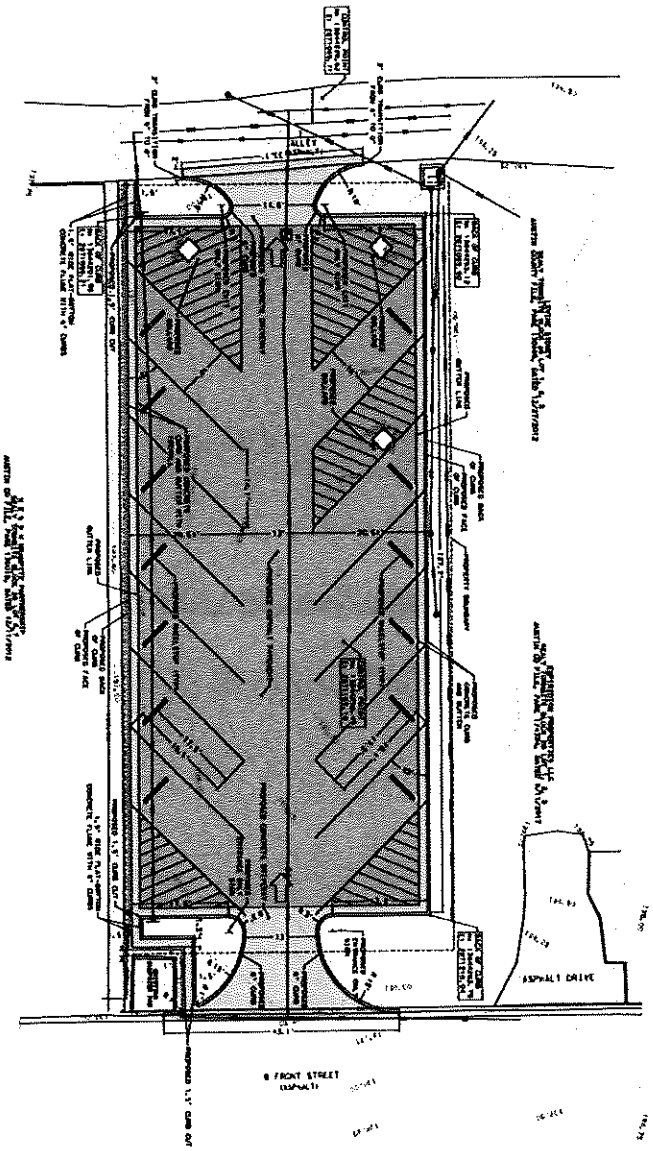
PROPERTY BOUNDARY
EXISTING FENCE
EXISTING GAS LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING WOOD POLE
EXISTING SANITARY SEWER LINE
EXISTING TELEPHONE PEDESTAL
EXISTING WATER LINE
EXISTING WATER VALVE
PROPOSED SILT FENCE

DEMOLITION AND EROSION AND SEDIMENTATION CONTROL PLAN

W FRONT STREET PARKING LOT
SEALY, TEXAS

LEGAL DESCRIPTION

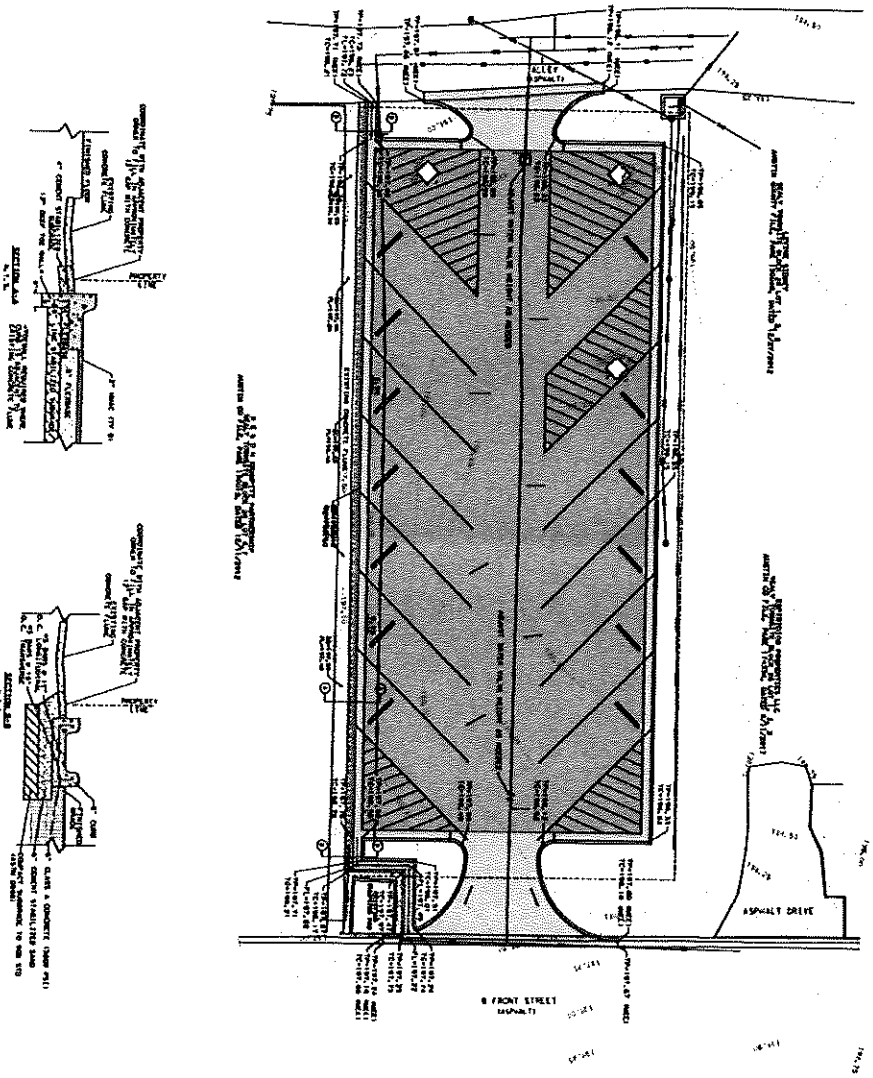
CivilCorp
ENGINEERS • SURVEYORS



SITE PLAN

W FRONT STREET PARKING LOT
GEALY, TEXAS

CivilCorp
ENGINEERS • SURVEYORS



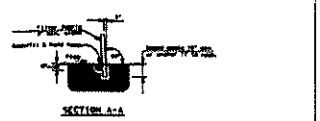
LEGEND

TC TOP OF CURB
TP TOP OF PAVEMENT
FL FLOWLINE
MEG MATCH EXISTING ELEVATION
PLAN GRADE

GRADING PLAN

W FRONT STREET PARKING LOT
SEALY, TEXAS

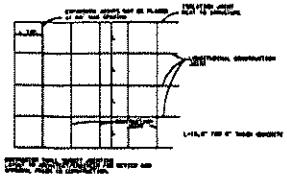
CivilCorp
ENGINEERS • SURVEYORS



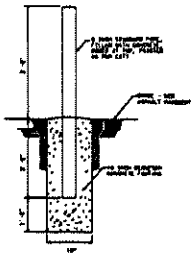
DETAIL NO. 1 - SILT FENCE
(N.T.S.)



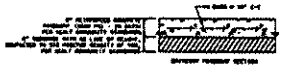
DETAIL NO. 2 - CONTRACTION JOINT (C.J)
(N.T.S.)



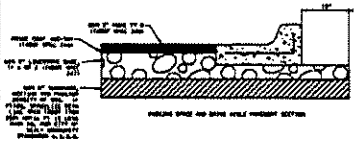
DETAIL NO. 3 - TYPICAL PAVING JOINT DETAIL
(N.T.S.)



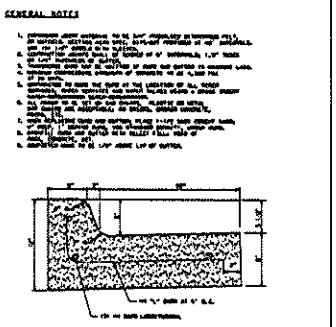
DETAIL NO. 4 - BOLLARD DETAIL
(N.T.S.)



DETAIL NO. 5 - CONCRETE PAVEMENT SECTIONS
(N.T.S.)



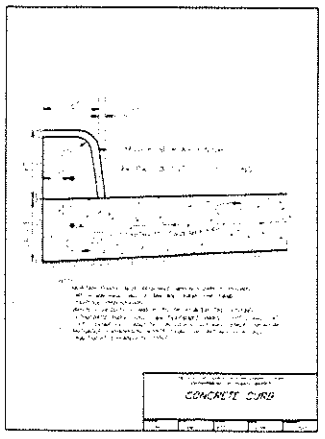
DETAIL NO. 6 - ASPHALT PAVEMENT SECTION
(N.T.S.)



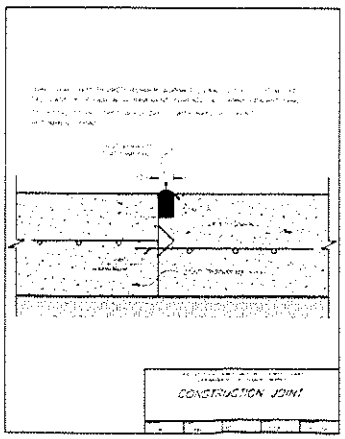
DETAIL NO. 7 - CONCRETE CURB AND GUTTER
(N.T.S.)

GENERAL NOTES

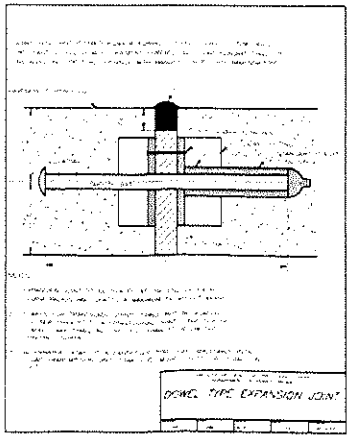
PAVING AND GRADING CONSTRUCTION NOTES



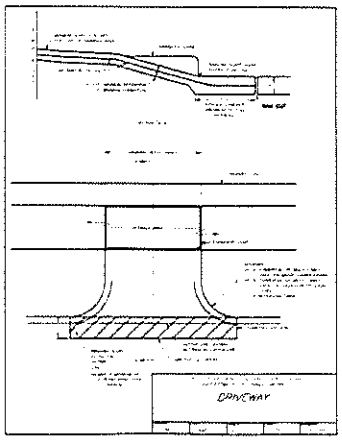
CONCRETE CURB



CONSTRUCTION JOINT



DOWEL TYPE EXPANSION JOINT



DRIVEWAY

CivilCorp
ENGINEERS • SURVEYORS
401 E. LAMAR BLVD., SUITE 300, VICTORIA, TEXAS 77901
PHONE (361) 578-7924 FAX (361) 578-7981

NO.	DESCRIPTION

GENERAL NOTES & DETAILS
W FRONT STREET PARKING LOT
BEALY, TEXAS

REVISIONS
DRAWN BY:
JOB NO.
DATE: SEPTEMBER

C-5

PREVIOUS DOWNTOWN PARKING LAYOUT DISCUSSED BY CITY COUNCIL

January 21, 2020

MINUTES
SEALY CITY COUNCIL
415 MAIN STREET
SEALY, TX 77474
TUESDAY, JANUARY 7, 2020
6:00 P.M.

---

1. **Call to Order**

   Mayor Whitehead called the meeting to order at 6:00 p.m.

2. **Invocation and Pledges of Allegiance**

   Mayor Whitehead gave the Invocation and led the Pledges of Allegiance.

3. **Roll Call and Certification of a Quorum**

   Present:

Janice Whitehead	Mayor
Dee Anne Lerma	Councilmember, Place 1
Chris Noack	Councilmember, Place 2
Sandra Vrablec	Councilmember, Place 3/Mayor Pro tem
Jennifer Sullivan	Councilmember, Place 4
Larry Koy	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

   Absent:

   None

   A quorum was declared present.

   Staff attending:

   Lloyd Merrell, City Manager
   Warren Escovy, Assistant City Manager / Planning Director
   Brooke Knoll, City Secretary
   Lawrence Siska, Director of Streets, Parks and Drainage
   Jay Reeves, Police Chief
   Robert Worley, Executive Director SEDC
   Kimbra Hill, Executive Assistant SEDC
   Tim Kirwin, City Attorney

4. **Proclamations and Special Recognitions**

   None

5. **Petition(s) and/or Request(s) from the Public.**

   David Krampitz and Angela Leschper voiced their concerns about the removal of middle parking on Main Street.

No action was taken.

9. **Discussion and possible action regarding parking on Main Street.**

City Manager Lloyd Merrell proposed to remove the center parking on Main Street and replace it with parking on Front Street and at a city-owned lot next to Bill's Country Market. The proposal calls for changing Main Street parking from 60-degree angled spots to 90-degree head-in spots. His plan creates more spaces than the 31 it eliminates. Mr. Merrell believes that this proposal will not only make Main Street safer, but more aesthetically pleasing as well.

Donald Gothard, Vice President of a mortgage company located at 113 Main Street, said he has been in Sealy for eight months and has no issues with the current parking situation. He stated he has a large truck and does not have a problem getting around downtown. He believes that this proposal will only increase the speed down that street.

David Krampitz of Bill's Country Market stated that removing the center parking spaces is not the way to make downtown grow. He said this is not what the citizens or downtown business owners want and submitted a petition that contains over 100 signatures in opposition of the removal of center parking spaces. He implored the council to re-think the proposal.

Brigid Stevenson spoke in favor of removing the center parking. She said she has a small car and has to be very careful not to hit other vehicles parked in front of the businesses. She believes it is not reasonable to expect the police to issue citations for non-compact cars because there is only one sergeant and two patrol cars out on a given shift. She then referred to Bellville and Brenham's successful downtown districts. She suggested that business owners can park remotely to allow customers to be up close.

Councilman Noack moved to keep the downtown center parking as is and to enforce compact parking for the center spaces. Councilman Burttschell seconded the motion. Mayor Whithead called for the vote:

AYES: Whitehead, Lerma, Noack, Vrablec, Sullivan, Koy, Burttschell
NOES: None

The motion carried.

10. **Discussion and possible action regarding the installation of railings on Main Street.**

Councilwoman Lerma moved to approve the concept of the safety railings on Main Street and directed the city manager to have them installed. Councilman Burttschell seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Lerma, Noack, Vrablec, Sullivan, Koy, Burttschell
NOES: None

The motion carried.

12. **Discussion and possible action to approve a variance per Chapter 28 to allow crushed concrete instead of asphalt or concrete for a property located approximately at the 2000 block of Highway 90, north of the FM-3538 intersection.**

Sealy, Texas

History of Excellence - Future of Progress

AGENDA ITEM: 9

SUBMITTED BY: Warren Escovy

MEETING DATE: January 21, 2020

STAFF REPORT

DESCRIPTION

Remove the center parking and restripe the parking lot to create an additional 8 parking spaces.

ANALYSIS

In 2016 the City Council passed an ordinance that made the center parking "compact car" only. This ordinance has had minimal success in creating a safer environment for both pedestrians and motorists alike. Center parking is not ADA compliant and City Staff have looked at ways to make Main Street safer. If the Center parking were removed it would allow for the side parking to be angled at 90 degrees instead of the 60 degree angle it currently is.

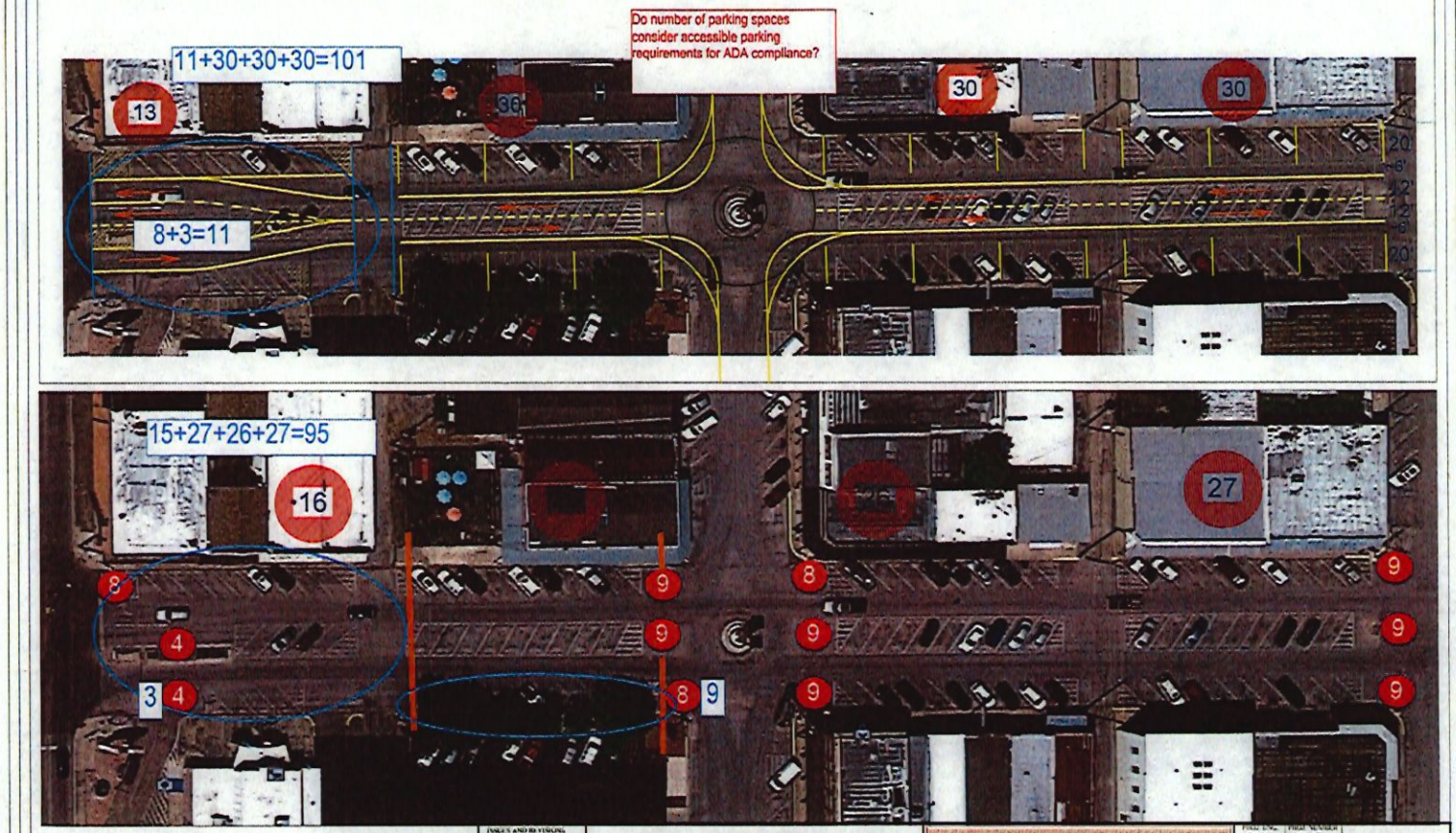
Public safety is the greatest concern in downtown but not the only one that staff and business owners alike need to consider. The Downtown Historic District is responsible for creating and maintaining parking for existing and future businesses. The restriping from 60 degree to 90 degree will take more room (on street width) but will result in 8 more spaces while creating a much safer driving and walking environment. Additionally, staff had Tommy Kuykendahl with Civil Corp design a parking lot (at the City Lot next to Bill's). This proposed parking lot could net the downtown district an additional 19 parking spaces.

RECOMMENDATION

Direct the City Manager to restripe MainStreet to get the eight additional spaces and so that we can become as ADA compliant as possible. Authorize the City Manager to move forward with the proposed parking lot

FINANCIAL IMPACTS

Removal of the striping and engineering costs about $3,000. Proposed parking on City property next to Bill's Grocery is about $20,000 with engineering.


Do number of parking spaces consider accessible parking requirements for ADA compliance?
11+30+30+30=101
13
36
30
30
8+3=11
15+27+26+27=95
16
27
8
9
4
3
4
8
9
9
9



House fire,
PAGE 2

THE SEALY NEWS

Serving Sealy and Austin County, Texas since 1887



School board
honored,
PAGE 3

VOLUME 133 NUMBER 5 | THURSDAY, JANUARY 30, 2020 | 14 PAGES, $1

Main Street center parking to stay

Sealy City Council votes to enforce compact car parking on Main

By JOE SOUTHERN
editor@sealynews.com

Following a long and oftentimes emotional debate about parking in the middle of Main Street, the Sealy City Council voted on Jan. 21 to continue to allow parking in the center spots.

The council voted unanimously to keep the center parking on Main Street and to start enforcing the compact cars only ordinance governing use of those spaces. The decision followed an hour-long discussion where five members of the public addressed the council, four of them opposed to removing the parking spaces.

David Krampitz of Bill's Country Market, who presented a petition at the Jan. 7 meeting with 21 signatures of downtown business owners opposed to removing the parking spaces, presented petitions with about 100 more signatures of other downtown

See PARKING, page 5

More Inside
City council sets elections, discusses hog odor, page 2



Joe Southern
Center parking on Main Street will remain after the Sealy City Council voted on Jan. 21 to keep parking the way it is but to enforce the compact car only rule for center parking.

Moore retiring from SISD

CONTRIBUTED REPORT

After six years of service to the Sealy Independent School District community and 35 years in public education, Superintendent Sheryl Moore announced Jan. 24 she will retire on June 30.

"I have loved my time here in Sealy," she said. "The school board, past and present, has been so supportive and it has been a genuine pleasure to

See MOORE, page 5



SEALY'S LORD HONORED AMONG HOUSTON GREATS

BY COLE MCNANNA
sports@sealynews.com

"You have to grow up faster. There's no time for sidestepping, you gotta stay on track and do what you have to," Matthew Lord said of growing up with just his mom, Katherine, and six adopted siblings.

It was that attitude which the Sealy High School senior also applied to his football, track and education paths that allowed him to have the successes he's had in his time in Sealy ISD.

All of his hard work paid off last week when Lord was honored on the stage of the Houston Sports Awards for winning one of three $5,000 scholarships provided by the Brothers in Arms foundation for student-athletes who excelled on the field and in the classroom and were raised in single-parent households.

"Brothers in Arms, formed under the leadership of Houston quarterbacks Andre Ware, Warren Moon, Deshaun Watson, and Vince Young, are proud to offer financial assistance to graduating high school student-athletes who wish to attend a college or university. This one-time award will be given to minority students who display leadership qualities, play a high school sport, and are being raised by a single parent," the foundation's website explains in a scholarship overview.

The four quarterbacks similarly were raised by a

See LORD, page 17

ABOVE: Sealy High's Matthew Lord (second from right) was honored on the stage of last Monday's Houston Sports Awards ceremony at the Hilton Americas - Houston as one of three Brothers in Arms scholarship winners. It was on the stage that he, along with fellow winners Langston Ellis (next to Lord) and Varkey "BJ" Burks, learned of their acceptance into the universities of their choice, as explained by Stephen F. Austin University President Dr. Scott Gordon (at microphone). On the far left are quarterbacks Vince Young, Andre Ware and Warren Moon who created the Brothers in Arms Foundation. Courtesy photo

Valerus Field Solutions is closing

By JOE SOUTHERN
editor@sealynews.com

Valerus Field Solutions, which has occupied a portion of the former BAE Systems facility since 2016, is closing its local plant, resulting in the loss of approximately 250 jobs.

The oil and gas equipment plant is expected to be closed by March, according to multiple reports. The business is a division

See CLOSING, page 5

Austin County considers potential landfill locations

By JOE SOUTHERN
editor@sealynews.com

Not that anyone is looking to build a landfill in Austin County, but if they were, where would it go?

That is a question the Austin County Commissioners Court is grappling with once again. After taking no action years ago when the question first arose, the commissioners discussed it again at their meeting Monday and will hold a workshop to talk about it some more on Friday at 8 a.m. at the courthouse.

Attorney Eric Magee, who specializes in landfill issues, addressed the court to explain strategies for controlling where potential landfills could go.

"In section 364.012 of the health and safety code there is a provision that allows counties to designate an area in the county where solid

See COUNTY, page 16



Joe Southern
Attorney Eric Magee (at podium) discusses landfill location laws with the Austin County Commissioners Court Monday morning. The commissioners took no action and will continue their discussion Friday at 8 a.m. in a workshop.

415 Main Street
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(979) 885-3511
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WEATHER

DAY	H/L/RAIN
Thursday	59/47/20%
Friday	60/41/40%
Saturday	68/45/10%
Sunday	75/56/0%
Monday	76/58/30%
Tuesday	70/46/40%
Wednesday	62/45/20%



SPORTS
Sealy girls powerlifting,
PAGE 7



SPORTS
Sealy girls softball preview,
PAGE 9



COMMUNITY
Chilly Dilly winners,
PAGE 15

BIBLE VERSE

Do not merely listen to the word, and so deceive yourselves. Do what it says.
—James 1:22

PARKING
from page 1

merchants and their customers.

"In about a week we've had about 100 people ask to leave it like it is," he said. "These are the people that do business with us. That's the people we're trying to satisfy. That's what retail is all about. A lot of them are elderly people."

The discussion centered around part of a plan presented by City Manager Lloyd Merrell to make Main Street safer and more aesthetically pleasing. The centerpiece of his proposal is to remove the center parking and replace it with parking on Front Street and at a city-owned lot next to Bill's Country Market. The proposal calls for changing Main Street parking from 60-degree angled spots to 90-degree head-in spots. His plan creates more spaces than the 31 it eliminates.

Another part of the proposal calls for installing railings along sidewalks with steep drops to the street. That part was approved separately as the next item on the council's agenda that night.

"There's 92 spaces in the downtown area right now including the middle of the street. With this new layout we're going from 60-degree angled parking to 90-degree parking which will provide much more room to get around a vehicle and the back of a vehicle to get on the sidewalk," he said. "That will produce about eight or nine additional spaces.

"In addition, we'll add about 15 spaces on Front Street. This is what I feel like will provide a safe area to shop in or drive in. Currently you can't get a fire truck or you can't get ambulances down the street when there's vehicles in the middle, especially when you get large vehicles."

The first speaker challenged Merrell's claims about safety and space.

"We currently don't have an issue with the parking," said Donald Gothard, vice president of a mortgage company on Main Street. "Matter of fact, I think it's a lot more feasible now with parking than putting people in straight with a 90-degree angle. All you're doing now is creating a drag strip right down Main Street."

"I drive one of the biggest pickup trucks on the planet and I have no issues getting down Main Street," Gothard continued. "We've been there for eight months and we don't have any issues with fire trucks and ambulances getting down there right now. That is totally incorrect. They come down there all the time. Safety wise I think you're increasing the speed down the street, that's all you're doing."

Krampitz spoke next after presenting his petitions.

"I've been there a long time and I guess there's been some accidents, but we're not having a lot of wrecks and we're not having a lot of people hurt. I don't see it. It's just not there. I know you want to make it look nice, but Donnie's (Gothard) right, you need to make the buildings look better," he said. "Taking away parking is hamstringing us. We want the downtown to grow and the way to get it to grow is to get more businesses to come in. If you take some of the best parking out, I don't care where you put those spaces, if you put those spaces on Front Street, those people down by the red light, do you expect their employees to walk two blocks? They're not going to do it. They're going to take up the available spots."

Krampitz said the proposal is, "a good idea but it's not what the citizens want, it's not what the business owners want."

He implored the council to re-think the plan.

"Please think about this before you do something that's going to be done and can't be changed ever again. We're all for doing stuff that will help the city ... but we feel like this is a big step backwards," he said.

Brigid Stevenson was the only person to speak in favor of the plan.

"I want to say I'm in favor of moving the parking out of the middle of the street. I do believe it is a safety issue. I think it is a safety issue because you cannot see children that goes through there," she said. "When I park in the middle, and I have a small car, when I go to back out, I have to be very careful not to hit the vehicles that are parked in front of the different businesses."

She disagreed that the proposal would "create a raceway" down Main and noted that parking would be tough for Sealy's police department to enforce.

"We have two patrol cars out on a given shift and they're 12-hour shifts and one sergeant. You want to tie up one of those people downtown regulating the parking? That's not going to happen. It's not reasonable to expect that. Fire trucks, EMS, squad cars, they need to be able to get there quickly if there is a fire or an emergency within any of the downtown businesses. And even if it's not happening downtown, they need to be able to get where they're going as quickly as possible and it may make the difference in saving lives," she said.

Councilmember Dee Anne Lerma asked questions about the size of spaces and noted that the concept drawing showed an increase of parking spaces. She said Sealy isn't the first city to grapple with parking issues.

"I would like to send our Main Street manager to meet with the Main Street organization and maybe come back with some ideas of how other downtowns might have solved it. Maybe there's something we haven't thought of yet," she said.

Steve Wilson, the engineer who drew up the plans, said he has two safety concerns.

"How wide does that lane need to be legally if it's a fire lane and I don't know that 12-foot is adequate. And the second one is if you have center parking and you allow people to park in there, how do you get them out of the parking spot across the traffic light to the businesses safely and legally?" he asked.

"You're encouraging or allowing jaywalking because you can't get down to the crosswalk to get to the curb," he noted.

Councilmember Chris Noack said he didn't think moving the parking was a good idea.

"I was elected as a council member to do two things. To do what the businesses want and to provide safety. Here we have signatures from all the businesses, most of the businesses, in downtown, we also have signatures from some of the citizens. I don't think that we as a city have done a very good job of enforcing the compact cars only," he said.

"Having center parking makes us unique. Why would we want to do what every other city is doing? We want to stand out, don't we?" Noack asked.

Mayor Janice Whitehead noted that the city made center parking for compact cars only several years ago but that it has never been enforced. She noted that there is a major drawback to enforcing parking laws downtown.

"Parking there is going to influence a customer's attitude when they walk in your store if they come out with a ticket," she said. "We've got a couple things there. The overall consensus is we've got to get this downtown safer so we can attract more businesses. We can clean up the façades, so we can grow your businesses. If there's anything you have that you can help us with ... I'm asking for help with this problem."

Councilmember Adam Burttschell suggested the city conduct a study and also asked for suggestions from the community.

"If there's an alternative somewhere to add additional public parking that somebody else could possibly come up with, that's the best way to go. We can't be reliant on private property for the public to park on," he said.

Councilmember Larry Koy said it makes sense to create the new parking spaces first before considering the removal of center parking.

"Create something before you take something away," he said.

After further debate, Noack wrapped things up with a motion to keep parking the way it is and to enforce the compact parking for the center spaces. His motion passed unanimously.

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CLOSING
from page 1

of SNC-Lavalin, a Montreal-based engineering and construction firm.

The pending closure was first made public during a meeting of the Austin County Appraisal District Board of Directors.

"They are going to continue to serve their current client until they finish out their contract, which should take them through February," said Dee Anne Lerma, a member of the appraisal district board of directors and the Sealy City Council.

The business has an estimated $19 million taxable value and it is expected to impact the budgets of Austin County, the City of Sealy and Sealy Independent School District.

According to Sealy ISD Superintendent Sheryl Moore, the loss to the district will be more than financial.

"We're sad to see them go because they were a great partner," said Moore. "They would provide the welding classes extra materials for them to practice on," adding that representatives would also spend time in the classroom with the students and offer tips to help them get their certifications.

Sealy Mayor Janice Whitehead said the loss of any business hurts.

"It is always sad to see a business close its doors. It affects everyone in the community, both directly and indirectly," she said. "We never like to see any business, whether large or small, close in our area."

MOORE
from page 1

work alongside them. We have accomplished a lot of good things in the past six years, and I know they will continue the mission.


SHERYL MOORE

"The Sealy ISD faculty and staff are amazing, hard-working, committed people. I have tremendous respect for the work that they do. This community has been wonderful to me, and I am grateful to have been given the opportunity to serve it."

The board of trustees will begin discussions about the superintendent search at a special board meeting on Feb. 3.

Speaking on behalf of the board of trustees, Board President Ryan Reichardt praised the superintendent for her ability to build a strong culture of professional learning within the district as well as restore trust and support within the community.

"On behalf of the board, we highly value the academic growth, facility improvements and community support established in our school system under Superintendent Sheryl Moore's leadership," he said. "During her tenure, she has been a tireless visionary for Sealy ISD who pushed us to think globally and reestablish our priorities to create unique first class goals for Sealy ISD.

"Along with the board, she has used those goals to create a culture focused on ensuring all students of Sealy ISD will be prepared to positively impact the world. We look forward to Mrs. Moore remaining a member of the Sealy community and continuing to support our future endeavors."

COUNCIL
from page 2

Roy Jones said escaped swine get into his yard.

"My property is directly adjacent to theirs and in front of theirs and I first called the county, the city, everything for pigs in my yard. I caught them, just walking out my door, I caught them on my surveillance cameras," he said.

He is also afraid of what will happen in heavy rain.

"My ditch will fill up with manure," he said.

Teresa Henry had similar concerns.

"I'm the neighbor that lives directly behind the property and I have pictures of what it looks like.

The pigs are out, they're digging up my yard. It does smell bad," she said. "The volunteers are in and out. ... I would like to see it cleaned up because it looks like a homeless shelter out there. There's a travel trailer out there but I'm not sure anybody's actually living in it on the property."

In other action

• The council approved a variance to allow TLD Ramp and Gravity Rail to use crushed concrete instead of asphalt or concrete for a property on the 2000 block of Highway 90. The company has a three-year lease to use an old rail spur and needs the driveway for large trucks. They asked for the variance because of the expense of putting in a paved lot at what could be a temporary location, along with the damage large trucks would do to an asphalt lot. A motion by Burttschell passed 5-2 with Vrablec and Koy opposing.

• The council awarded a $334,610 bid to Barclays Premier Utility Services, Inc. to do the Highway 36 water main extension project.

• The council approved the Mark A. Chapman dedication monument at B&PW Park.

• The council approved a memorandum of understanding between Sealy and the city of Zhuji, China, with a 4-3 vote. Sullivan, Koy, and Vrablec voted against.

• At the start of the meeting, council awarded employee service awards to Joe Wisniski and Fawn Mackey for 15 years, Perry Strauss and John Campos for 20 years, Wesley Gajewski for 25 years, and Mark Pulos for 30 years of service. Municipal Judge John Campos was also honored for 20 years of service.

• Prior to the meeting, the council held a workshop to receive updates on various drainage projects in the city.

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ANDREW KRAMPITZ
Financial Advisor

CAMERON T KERSHNER
Financial Advisor
Are You a Mindful Investor?
Recently, we've seen an increased interest in mindfulness, although the concept itself is thousands of years old. Essentially, being mindful means you are living very much in the present, highly conscious of your thoughts and feelings. However, being mindful doesn't mean acting on those thoughts and feelings – it's just the opposite. With mindfulness, your decision-making is based on cognitive skills and a rational perspective, rather than emotions. As such, mindfulness can be quite valuable as you make investment decisions.
Two of the most common emotions or tendencies associated with investing are fear and greed. Let's see how they can affect investors' behavior.
• When investors are fearful ... Investors' biggest fear is losing money. So, how did many of them respond during the steep market decline from late 2007 through early 2009? They began selling off their stocks and stock-based mutual funds and fled for "safer" investments, such as Treasury bills and certificates of deposit. But mindful investors witnessed the same situation and saw something else: a great buying opportunity. By looking past the fear of losing money, they recognized the chance to buy quality investments at bargain prices. And they were rewarded for their patience, long-term perspective and refusal to let fear govern their decisions, because 10 years after the market bottomed out in March 2009 (as measured by the Dow Jones Industrial Average), it had risen about 300 percent.
• When investors are greedy ... We only have to go back a few years before the 2007-09 bear market to see a classic example of greed in the investment world. From 1995 to early 2000, investors chased after almost any company that had "dot com" in its name, even companies with no business plans, no assets and, in some cases, no products. Yet, the rising stock prices of these companies led more and more investors to buy shares in them, causing a greed-driven vicious circle – more demand led to higher prices, which led to more demand. But the bubble burst in March 2000, and by October 2002, the technology-dominated Nasdaq stock index had fallen more than 75%. And since some of these companies not only lost value, but went out of business, many investors never recouped their investments.
To avoid the dangers of fear and greed, take these steps:
• Know your investments. Make sure you understand what you're investing in. Know the fundamentals, such as the quality of the product or service, the skill of the management team, the state of the industry, whether the stock is priced fairly or overvalued, and so on. The better informed you are, the less likely you'll be to chase after "hot" investments or to bail out on good ones.
• Rebalance when necessary. If you've decided your portfolio should contain certain percentages of stocks, bonds and other vehicles, stick to those percentages and rebalance when necessary.
• Keep investing. Ups and downs are a normal feature of the investment landscape. By continuing to invest over time, rather than stopping and starting, you can reduce the effects of volatility on your portfolio.
It's not always easy to be a mindful investor and to avoid letting emotions drive your decisions – but it's well worth the effort.
This article was written by Edward Jones for use by your local Edward Jones Financial Advisor.
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ITEM #10

Sealy, Texas

History of Excellence - Future of Progress

Council Meeting AGENDA ITEM: No.
Discussion and possible action regarding reappointments of Presiding Judge Lenzsch, Alternate Judge Gascoyne, and Magistrate Drake.

SUBMITTED BY: Fawn Mackey
MEETING DATE: 4/21/2026

STAFF REPORT

DESCRIPTION

City Charter stipulates that City Council shall appoint a judge for a term of three (3) years to run concurrent with the term of the Mayor. Presiding Judge Lenzsch and Alternate Judge Gascoyne PSA agreements terminate this May and need to be considered for renewal for another three (3) year term. Magistrate Drake's PSA agreement will need to be renewed through 12-31-2026.

ANALYSIS

Presiding Judge Lenzsch continues to meet the expectations of court staff. Alternate Judge Gascoyne has familiarized himself with our court practices and will be readily available as needed. Magistrate Drake will continue to provide services until the end of his County elected judicial appointment.

RECOMMENDATION

Staff recommends that Presiding Judge Lenzsch and Alternate Judge Gascoyne remain in their roles and have the contract extended for three (3) years to coincide with the next mayoral election per City Charter. Magistrate Drake will serve until end of his elected term.

FINANCIAL IMPACTS

There are no financial impacts as there have been no changes to the current PSA agreement other than the three (3) year term update.

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS, PROVIDING FOR THE REAPPOINTMENT OF PRESIDING JUDGE LORA LENZSCH, ALTERNATE JUDGE JAMES L. GASCOYNE, AND MAGISTRATE DRAKE FOR SEALY MUNICIPAL COURT.

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

Section 1. That Lora Lenzsch be appointed as Municipal Court Judge for a term to commence upon adoption of this resolution and to end May 31, 2029, James L. Gascoyne be appointed as a Municipal Court Alternate Judge for a term to commence upon adoption of this resolution and to end May 31, 2029, and Clyde Drake be appointed as Magistrate for a term to commence upon adoption of this resolution and to end December 31, 2026.

Section 2. All resolutions and parts of resolutions, policies, rules, regulations, and practices, written or unwritten, of the City of Sealy inconsistent or in conflict herewith are hereby repealed.

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

PASSED, APPROVED, AND RESOLVED this 21st day of April 2026.

_____
Carolyn Bilski, Mayor

ATTEST:

_____
Sandra Vrablec, City Secretary

CITY OF SEALY CONTRACT FOR JUDICIAL SERVICES FOR THE SEALY MUNICIPAL COURT

This Contract for Judicial Services for the Sealy Municipal Court ("Contract") is made and entered into this 21st day of April 2026, by and between Lora Lenzsch ("Presiding Judge"), and the City of Sealy, a Texas home-rule municipal corporation ("City"). The City and Judge may hereinafter be referred to individually as "Party" and collectively as the "Parties".

For and in consideration of the mutual agreements exchanged herein, Presiding Judge and City hereby contract as follows:

1. **Appointment.** On the 21st day of April 2026, the City Council of the City of Sealy, Texas ("City Council"), in an open meeting, appointed Lora Lenzsch as the Municipal Court Presiding Judge for the Sealy Municipal Court, for a term defined below.

2. **Term.** The term of this Agreement shall coincide with the term of the Mayor, which ends on May 2029 ("Term").

3. **Termination.** In accordance with the City of Sealy, City Charter, Article IV, Section 4.03 (B), any Judge may be removed or replaced at any time at the discretion of the city council, by a majority vote of the entire council. In the event of removal or replacement, Judge shall be paid for hours retained through the removal or replacement date.

4. **Scope of Services.** The Presiding Judge agrees to preside over municipal court proceedings, and all matters related to the adjudication of Class C misdemeanor cases and other matters commonly within the jurisdiction of the Sealy Municipal Court.

5. **Independent Contractor.** Presiding Judge shall perform all services hereunder as an independent contractor of City.

6. **Compensation.** Presiding Judge and City agree that services will be performed on "as-needed" basis for the City. City agrees to pay Presiding Judge for services rendered herein the sum of $225.00 per hour, plus $50.00 per round trip for travel.

7. **Limitation on Law Practice.** The Presiding Judge is not precluded from performing legal services in maintaining her private practice at law, and nothing construed herein shall preclude her from maintaining her private legal practice to the extent that her private practice does not otherwise conflict with or adversely affect her duties and obligations to the Sealy Municipal Court.

8. **Invoices.** All fees paid to Presiding Judge by City shall be based on invoices submitted to City in writing by Presiding Judge for work performed. While invoices shall be submitted monthly, Payment shall be due in accordance with the City's regular payment practices or upon Termination of this agreement.

COPY

9. **Entire Agreement.** This Agreement constitutes the entire agreement between the City and Presiding Judge. No agreements, amendments, modification, implied or otherwise, shall be binding on any of the Parties unless approved by the Sealy City Council and set forth in writing and signed by both parties.

CITY OF SEALY, TEXAS

_____
Carolyn Bilski, Mayor

_____
Date

ATTEST:

_____
Sandra Vrablec, City Secretary

_____
Date

PRESIDING JUDGE

_____
Lora Lenzsch

_____
Date

COPY

CITY OF SEALY CONTRACT FOR JUDICIAL SERVICES FOR THE SEALY MUNICIPAL COURT

This Contract for Judicial Services for the Sealy Municipal Court ("Contract") is made and entered into this 21st day of April 2026, by and between James Gascoyne ("Alternate Judge"), and the City of Sealy, a Texas home-rule municipal corporation ("City"). The City and Judge may hereinafter be referred to individually as "Party" and collectively as the "Parties".

For and in consideration of the mutual agreements exchanged herein, Alternate Judge and City hereby contract as follows:

1. **Appointment.** On the 21st day of April 2026, the City Council of the City of Sealy, Texas ("City Council"), in an open meeting, appointed James Gascoyne as the Municipal Court Alternate Judge for the Sealy Municipal Court, for a term defined below.

2. **Term.** The term of this Agreement shall coincide with the term of the Mayor, which ends on May 2029 ("Term").

3. **Termination.** In accordance with the City of Sealy, City Charter, Article IV, Section 4.03 (B), any Judge may be removed or replaced at any time at the discretion of the city council, by a majority vote of the entire council. In the event of removal or replacement, Judge shall be paid for hours retained through the removal or replacement date.

4. **Scope of Services.** The Alternate Judge agrees to preside over municipal court proceedings, and all matters related to the adjudication of Class C misdemeanor cases and other matters commonly within the jurisdiction of the Sealy Municipal Court.

5. **Independent Contractor.** Alternate Judge shall perform all services hereunder as an independent contractor of City.

6. **Compensation.** Alternate Judge and City agree that services will be performed on "as-needed" basis for the City. City agrees to pay Alternate Judge for services rendered herein the sum of $225.00 per hour, plus $50.00 per round trip for travel.

7. **Limitation on Law Practice.** The Alternate Judge is not precluded from performing legal services in maintaining his private practice at law, and nothing construed herein shall preclude him from maintaining his private legal practice to the extent that his private practice does not otherwise conflict with or adversely affect his duties and obligations to the Sealy Municipal Court.

8. **Invoices.** All fees paid to Alternate Judge by City shall be based on invoices submitted to City in writing by Alternate Judge for work performed. While invoices shall be submitted monthly, Payment shall be due in accordance with the City's regular payment practices or upon Termination of this agreement.

9. **Entire Agreement.** This Agreement constitutes the entire agreement between the City and Alternate Judge. No agreements, amendments, modification, implied or otherwise, shall be binding on any of the Parties unless approved by the Sealy City Council and set forth in writing and signed by both parties.

CITY OF SEALY, TEXAS

_____
Carolyn Bilski, Mayor

_____
Date

ATTEST:

_____
Sandra Vrablec, City Secretary

_____
Date

ALTERNATE JUDGE

_____
James Gascoyne

_____
Date

COPY

CITY OF SEALY CONTRACT FOR JUDICIAL SERVICES FOR THE SEALY MUNICIPAL COURT

This Contract for Judicial Magistrate Services for the Sealy Municipal Court ("Contract") is made and entered into this 21st day of April, 2026, by and between Clyde Drake ("Magistrate"), and the City of Sealy, a Texas home-rule municipal corporation ("City"). The City and Magistrate may hereinafter be referred to individually as "Party" and collectively as the "Parties".

For and in consideration of the mutual agreements exchanged herein, Magistrate and City hereby contract as follows:

1. **Position.** On the 21st day of April, 2026, the City Council of the City of Sealy, Texas ("City Council"), in an open meeting, contracted with Clyde Drake as Magistrate for the Sealy Municipal Court, for a term defined below.

2. **Term.** The term of this Agreement shall end 12-31-2026 to coincide with end of elected judicial appointment ("Term").

3. **Termination.** City may terminate this agreement at any time with ten (10) days written notice. In the event of termination, Magistrate shall be paid for hours retained through the termination date.

4. **Scope of Services.** The Magistrate agrees to perform all magistrate duties as necessary for the City. Magistrate shall devote such time as reasonably necessary for the satisfactory performance of work under this Agreement and as approved by the Presiding Judge. The Magistrate shall under the direction of the Presiding Judge:

   A. Perform jail Magistrate services;
   B. Juvenile Magistrate services; and
   B. Sign Magistrate warrants and other required official documents for the City.

5. **Independent Contractor.** Magistrate understands he is not an employee of the City and shall perform all services hereunder as an independent contractor of City.

6. **Compensation.** Magistrate and City agree that services will be performed on a retainer basis for the City. City agrees to pay Magistrate for services rendered herein the sum of $1,000.00 per month. Magistrate will not be compensated for holidays, vacation time, sick time, retirement, or benefits. Magistrate is responsible for complying with reporting requirements for all local, state, and federal taxes related to payments made to Magistrate under this Agreement. The City of Sealy will issue the Magistrate a 1099-NEC for compensation received in accordance with IRS rules.

7. **Invoices.** All fees paid to Magistrate by City shall be based on invoices submitted to City in writing by Magistrate. While invoices shall be submitted monthly, payment shall be due in accordance with the City's regular payment practices or upon Termination of this agreement.

COPY

8. **Reimbursement.** Magistrate shall receive written permission from the City Manager prior to incurring any additional expense.

9. **Applicable Law and Venue.** This Agreement shall be governed by the laws of the State of Texas, and venue for any disputes shall reside in Austin County, Texas.

10. **Severability.** In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as in such invalid, illegal or unenforceable provision was not included.

11. **Immunity.** The Parties agree that the City has not waived its governmental or sovereign immunity by entering into and performing its obligations under this Agreement.

12. **Waiver.** Waiver by either Party of a breach, default, delay, or omission under this Agreement shall not be construed as a waiver of any subsequent breach of the same or other provisions.

13. **Entire Agreement.** This Agreement constitutes the entire agreement between the City and Magistrate. No agreements, amendments, modification, implied or otherwise, shall be binding on any of the Parties unless approved by the Sealy City Council and set forth in writing and signed by both parties.

CITY OF SEALY, TEXAS **MAGISTRATE**

_____ _____

Carolyn Bilski, Mayor Clyde Drake, Magistrate

_____ _____

Date Date

ATTEST:

_____

Sandra Vrablec, City Secretary

_____

Date

COPY

ITEM #11

SEALY EDC BOARD AGENDA ITEM NO: Discussion and Possible Action regarding Annual Review of the City of Sealy Hotel Occupancy Tax Funds Program Policy (HOT Funds).

MEETING DATE: April 21, 2026

STAFF REPORT

DESCRIPTION

The City of Sealy adopted amendments to the Hotel Occupancy Tax (HOT) Funds Program Policy in May 2025. At that time, the Convention & Visitors Bureau (CVB) was transitioned to operate under the day-to-day management of the Sealy Economic Development Corporation (EDC), with the City Council designated as the governing body responsible for oversight of HOT funds.

The adopted policy established a comprehensive framework for the administration, application, and allocation of HOT funds, including eligibility requirements, funding categories, application procedures, and compliance standards in accordance with Chapter 351 of the Texas Tax Code.

Since adoption, staff has administered several funding cycles and has gained practical insight into the policy's effectiveness, clarity, and alignment with the City's tourism and economic development goals.

ANALYSIS

At this time, the Texas Legislature is not in session, and no statutory changes have occurred that require amendments to the HOT Policy. This is a courtesy review opportunity for City Council to review the policy in preparation for the application season opening in June, allowing time to prepare revisions to the policy if directed.

FISCAL IMPACT

No fiscal changes.

City of Sealy Hotel Occupancy Tax (HOT) Funds Program Policy

1.0 Introduction and Purpose

The City of Sealy Hotel Occupancy Tax (HOT) Funds Program is established to provide funding to organizations for eligible events, projects, activities, and facilities as prescribed in this policy and Chapter 351 of the Texas Tax Code. This policy outlines the requirements, procedures, guidance, and criteria for qualified organizations and individuals making application, accessing, and spending these funds. Additionally, the policy defines the roles and responsibilities of City personnel involved in the program.

Municipal hotel occupancy taxes in Texas are governed by Chapter 351 of the Texas Tax Code. In this code, the term "hotel" is broadly defined. Hotel owners, operators, or managers must collect *state* hotel occupancy tax from their guests who rent a room or space in a hotel, costing $15 or more each day. The definition of a hotel/motel includes a hotel, motel, tourist home, tourist house, tourist court, lodging house, inn, rooming house, or bed and breakfast, as well as short-term room rentals such as Airbnb and HomeAway. These types of accommodations are all subject to the Hotel Occupancy Tax. The City of Sealy collects a local hotel occupancy tax of seven percent (7%) on each hotel room that is dedicated by statute to directly promote and develop tourism, the convention, and the hotel industry within the city limits by putting “heads in beds”. HOT funds are distinct from general property and sales tax revenues and can only be used for specific purchases and activities, and cannot be used for general governmental purposes.

The goal of this program is to provide grants to organizations that directly promote tourism and the convention & hotel industry, resulting in overnight visitors to Sealy. Funding is awarded for qualified events or projects in the form of a diminutive up-front payment, and/or a one-time reimbursement grant(s) or annual programs, as deemed appropriate by the Sealy City Council, as defined below, on a case-by-case basis.

Internal Operations

2.0 Roles and Responsibilities

Effective administration of the HOT Funds Program involves specific roles within the City of Sealy:

2.1 City Council: Responsible for the oversight and final decision-making authority for the HOT Funds Program. Reviews applications, considers funding recommendations, approves or denies funding requests, awards specific amounts per category, and approves the method of HOT payment for approved funds. Ensures that HOT Fund expenditures comply with state-mandated category allocations and funding limitations as required by Texas Tax Code Chapter 351.

2.2 Finance: Responsible for the financial administration, oversight, and reconciliation of the HOT Funds. Duties include receiving HOT tax revenue, managing financial aspects of the program, ensuring proper accounting and record-keeping of funds disbursed and received, and providing financial guidance regarding eligible expenditures and compliance with the policy and Texas Tax Code. Serves as the primary internal point of contact for financial inquiries and reporting to the City Council.

2.3 Executive Director of Economic Development and Tourism: Responsible for the day-to-day grant inquiries and point of contact for grant applicants and recipients with general questions or assistance regarding the HOT Funds program and ensuring the program aligns with policy objectives and state statute. This includes receiving submitted applications, post-event reports, and facilitating the flow of information between applicants, awardees, the City Council, and the Finance Director

Application Information

3.0 Eligibility Requirements

To be eligible for HOT funding, applicants and their proposed events, projects, activities, or facilities must comply with all Federal, State, and local laws, including Texas Tax Code Chapter 351 and City of Sealy policies. Additionally, Events outside of the Sealy City limits may be eligible for Category C (Advertising) funding.

All eligible HOT Fund expenditures must meet two core requirements:

3.1 Requirement 1: Directly Promote Tourism AND the Convention and Hotel Industry: The funded activity must be demonstrated to directly enhance and promote both tourism and the convention and hotel industry in Sealy. This means the activity should attract visitors from outside the immediate area who are likely to stay overnight in Sealy hotels.

3.2 Requirement 2: Fit into a Statutory Category: The expenditure must clearly fall within one of the eligible categories defined by the Texas Legislature and outlined in this policy.

3.3 Ineligible Entities and Events:

3.3.1 Applicants with outstanding financial obligations to the City or who have an ongoing lawsuit against the City are not eligible for HOT Funds.

3.3.2 Events or projects that will not generate meaningful hotel night activity are not eligible. However, established events occurring outside the Sealy city limits with a history of generating substantial hotel stays within the Sealy city limits may be eligible for Category C (Advertising) funding.

3.3.3 Local expenditures for events and programs are encouraged to support our small businesses. However, expenditures for tokens of appreciation, volunteer recognition, and thank-you cards/gifts do not qualify as eligible HOT Fund expenses.

3.3.4 HOT funds are designed to benefit hotels and tourism and are not intended to primarily support charitable causes, community organizations, scholarships, or general education. (unless their specific event meets the eligibility criteria)

3.4 Permanent Residents and RV Parks:

3.4.1 The hotel occupancy tax does not apply to individuals who have the right to use or possess a room in a hotel for at least 30 consecutive days with no interruption of payment; these individuals are considered permanent residents. Overnight stays in recreational vehicles (RVs) and RV parks are generally not subject to the city HOT, as RV parks are typically not considered "hotels" as defined by the Texas Tax Code. Therefore, these stays should not be included as "overnight stays" in your application or post-event reporting.

4.0 Eligible Expenditure Categories

All expenditures of HOT funds must clearly fit into one of the following statutorily defined

categories and must also meet the core requirement of directly promoting tourism and the convention and hotel industry:

The CVB will submit a proposed annual budget each year during the City's budget process that includes proposed expenditures that must meet all terms of eligibility and be approved by the City Council.

4.1 CATEGORY A: Convention Centers and Visitor Information Centers: Funding for the acquisition of sites for and the construction, improvement, enlarging, equipping, repairing, operation, and maintenance of convention center facilities or visitor information centers, or both. This includes facilities primarily used to host conventions and meetings that attract tourists and hotel guests. General civic buildings do not qualify unless they meet the primary use criteria. The Sealy Convention & Visitors Bureau qualifies as a visitor information center. Funding can include salary for staff directly engaged in tourism functions.

4.2 CATEGORY B: Registration of Convention Delegates: Funding for furnishing facilities, personnel, and materials for the registration of convention delegates or registrants. This category covers administrative costs directly incurred for assisting in the registration of convention attendees, typically for larger conventions.

4.3 CATEGORY C: Advertising, Solicitations and Promotions: Funding for advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the Sealy Area events or programs, those that are in the vicinity, and those that have visitors likely to reserve Sealy hotels. Marketing efforts must directly promote the hotel and convention industry. Event advertising should include promotion of hotel stays and can feature local hotel information or logos (of reasonable size). Examples include mentioning Sealy hotels in radio ads, including hotel information in paid news coverage, and displaying hotel logos on posters, flyers, and billboards.

4.4 CATEGORY D: Promotions of the Arts: Funding for the encouragement, promotion, improvement, and application of the arts that have a direct impact on tourism and the hotel/convention industry. This impact should be demonstrated by attracting hotel guests or generating hotel nights. Eligible art forms are broad and include various visual, performing, and literary arts. Qualified funding may include costs to book entertainers/artists and their hotel accommodations. The creation of a permanent arts building is generally not eligible.

4.5 CATEGORY E: Historical Restoration and Preservation Activities: Funding for historical restoration and preservation projects or activities, or advertising and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums that are likely to attract tourists and hotel guests. The activity must directly promote tourism and the hotel industry; simply being historical in nature is not sufficient. Historical markers are an example of a qualifying project.

4.6 CATEGORY F: Sporting Event Expenses: Funding for promotional expenses directly related to a sporting event where the majority of participants are geographically from a regional area or further, and are tourists. The event substantially increases economic activity at hotels in Sealy or its vicinity. Funding is based on the number of tourist participants. This category does not include funding for local youth sports leagues unless they are regional, state, or national tournaments. Infrastructure items such as fencing or scoreboards are not eligible. Eligible expenses often include game-related costs present only during the event, such as umpire fees, tournament software, sanction fees, and award expenses. RV park stays do not count towards increased hotel activity.

4.7 CATEGORY G: Funding Tourist Transportation: Funding for transportation systems that transport tourists from hotels to attractions, convention centers, other hotels, or the commercial center within or near the city. This category specifically prohibits funding general city transit for the public. Funding may support transportation systems owned/operated by the

city, or privately owned systems partially financed by the city, such as contracted shuttle services for hotel guests attending a major event. (Note: As of the last policy revision, the City of Sealy does not own or operate a transportation system, and donations to existing complimentary services like Colorado Valley Transit are not permitted under the statute).

4.8 CATEGORY H: Signage: Funding for signage directing tourists to sights and attractions frequently visited by hotel guests in Sealy. Examples include signs directing guests to shuttle pickup points at hotels or events, signs navigating event locations, and permanent highway signs to tourist attractions. Signs directing vendors, volunteers, or showing admission/product prices are not eligible. Weatherproof materials and generic verbiage for potential reuse are encouraged.

4.9 Due to category caps, funding shall be expended as directed by the City Council (found in the Notification of Funding document) and cannot be shifted from one **category** to another.

4.9.1 Eligible projects which prioritize HOT funds for events that have been proven to increase local tourism and hotel stays.

4.9.2 Applicants must document past/projected overnight visitor numbers and room blocks, show marketing aimed at attracting overnight guests, and utilizing local businesses is encouraged.

4.9.3 Due to the nature of capital projects requiring significant planning, design, and construction timeframes, the Convention and Visitors Bureau capital project funding may be approved and carried over from one fiscal year to the next during the budget process by City Council.

Please see further guidance and category-specific examples in the HOT Funds Appendix.

5.0 Annual Funding Cycle

This table provides the key tasks, and the corresponding start and end dates in time.

Task Name	Start Date	End Date	Notes
The Executive Director of the EDC and Tourism is Available to applicants	Available throughout the process	Available throughout the process	The Executive Director of EDC and Tourism is available to applicants and awardees throughout the entirety of the process.
HOT Funds Application Window	Available First Business Day in June	Submission Deadline: First Business Day in July	Executive Director of EDC and Tourism Available
Funding Awards Approved and Awarded by City Council	First City Council Meeting in August		*Funding will be awarded by a vote of the City Council.*
Award/Denial Letters Sent to Applicants	Following Vote of City Council at the First Meeting in August	Letters sent no later than the last day of August	*City Staff will send award and denial letters to all applicants.*
Complete Community-Wide Event Application		90 Days prior to the event	*Awarded projects that include an event, must be completed and submitted at least 90 days prior to the event.*
Funded Events/Projects Conducted			*Project conducted on scheduled date.*
Complete and submit the Post Event Form		Within 60 days of the conclusion of the funded event.	*If funded activity covers more than 90 days, the recipient must submit Quarterly reports within 30 days from the last day of the quarter.*
CVB submits budget	1st business day in June	1st Business day inJuly	City Council begins review

6.0 Application and Funding Process

6.1 The Executive Director of the EDC and Tourism is available to answer questions regarding the application process.

6.2 The City Council may request that applicants present information and answer questions during the evaluation process. The authorized representative will be notified if their attendance is requested.

6.3 Ensure applications are complete and include all required documentation. Keep a copy of your application for reference during post-event reporting.

6.4 The City Council makes the final funding decisions.

6.5 Approved funds must be spent according to state statute, City policy, and City Council terms. Funding is approved by event, not organization, and funds cannot be commingled between events or shifted between approved categories.

6.6 Funding is approved by event, not organization, and funds cannot be commingled between events or shifted between approved categories.

6.7 CVB expenses shall be submitted to the Finance Director (or designee) and paid by the City Finance Department in accordance with state statute. The revenue provided from the tax authorized by Chapter 351 of the Texas Tax Code must be in a separate account established for that purpose and may not commingle that revenue with other money.

7.0 Financial Management and Reporting

7.1 Recipients of HOT funding must maintain financial records, including paid invoices/receipts, expenses, and documentation of funds received, for a period of three (3) years.

7.2 Submit paid invoices of HOT Funds expenditures with use of the HOT Reimbursement Form. Submit unpaid invoices of HOT Funds expenditures with use of a Cash Disbursement Form. The HOT Funds Treasurer will ensure the expense meets the requirements by state law and City policy to be paid.

7.3 There are two (2) payment types allowed for HOT Funds.

- Pass-through Payment: Reimburses an expense *after* it occurs. The reimbursement is processed within 30 days of the request.
- Cash Disbursement: Provides funds *before* an expense occurs and must be requested by an authorized representative for a specific item, and each request is capped at a maximum amount of $500;
- For disbursements using HOT funds, approval is required from either the City Council or the Finance Director.

7.4 If an event is canceled, the authorized representative must notify the Executive Director of the EDC and Tourism within 10 days and return unspent or ineligible funds. Permission must be requested from the City Council during a public meeting to repurpose funds for another approved event within the same fiscal year.

7.5 Organizations have 60 days after the event concludes to complete their financial reporting by submitting the Post Event Form and supporting documentation to the Executive Director of the EDC and Tourism. Uncleared checks expire in 180 days and will not be reissued.

7.6 Projects lasting more than 90 days require monthly financial reports in a register format (e.g., spreadsheet) detailing each expenditure, including transaction date, check/EFT number, payee, purpose, amount, payment status, and applicable HOT fund category. Additionally, quarterly performance reports detailing the project's progress and impact on tourism and the convention/hotel industry are required. These reports are submitted to the

Executive Director of the EDC and Tourism and Finance Director.

7.7 Any unused grant money given as a disbursement must be returned to the HOT Funds Treasurer, and any unclaimed HOT funding will be forfeited 60 days post-event.

7.8 Expenditures for tokens of appreciation, volunteer recognition, and thank you cards/gifts do not qualify for project/event HOT Fund expenses.

7.9 At least 25% of the profits of any event must be retained to be used for future costs of operating that same event the next time it is active, or the continued operation of the project.

7.10 HOT fund recipients must provide the following metrics about their event/project as required for post-event/project reporting, including but not limited to

- Event attendance numbers
- Actual number of hotel room nights reserved
- Method used for collecting hotel room night data and event attendance numbers
- Event ticket prices (if a fee was charged)
- Event profit, calculated using the following formula:

➢ Total Revenue – Total Expenses = PROFIT

- *Total Revenue must include all income from event or project sales and any other revenue sources.*
- *Total Expenses must reflect all costs and expenditures associated with the event or project.*

8.0 Compliance and Oversight

8.1 The Authorized Representative of the funded organization is responsible for all communication with the City, primarily through the Executive Director of the EDC and Tourism, who serves to field general inquiries regarding compliance and ensuring compliance with this policy.

8.2 Expenditure of HOT Funds does not grant approval for necessary permits, licenses, or adherence to Planning Department requirements. Organizations within city limits must obtain all required licenses and permits (e.g., for alcohol, fireworks, road closures) from the appropriate City departments (e.g., City Secretary Department or Parks) and may be required to provide a certificate of event insurance with specific coverage. Guidance on these requirements can be obtained from the City-Wide Event Planning Guide of the City of Sealy and the Executive Director of the EDC and Tourism, who may obtain the information for the applicant.

8.3 Any mishandling of funds by the organization or the authorized representative will be presented to the City Council for determination of cure or possible termination of event funding.

8.4 The City Council, the Sealy City Manager, or the Finance Director has the right to audit HOT fund expenses and financial records for a period of three (3) years to ensure compliance. Calling for a formal external audit is made on the authority of the City Council.

8.5 In case of cancelations/discounts/overbilling, any money refunded to the organization that originated as HOT funds shall be reported and returned to the City of Sealy. If a recipient has received advanced HOT funding, they are required to return funds to the HOT Funds Treasurer within 60 days of cancelation.

8.6 No one may verbally or otherwise modify these policies and procedures or expenditure eligibility. The City Council holds final authority on its interpretation in compliance with Chapter 351 of the Texas Tax Code.

8.7 Organizations agree to collect and report to the Executive Director of the EDC and Tourism the Names and Tax ID numbers from each vendor authorized to conduct sales on the

event premises and to notify the vendor that this information will be reported to the City. Event vendors are expected to post a sales tax permit visibly and comply with the State of Texas laws regarding the collection and reporting of sales tax.

8.8 The State of Texas and City of Sealy nepotism policies apply to all HOT Funds operations and expenditures.

8.9 There must be full disclosure in writing to the City Council via the City Manager when a conflict of interest may exist for proposed or actual HOT Funds expenditures. An example may include awarding a printing job to a councilmember's brother.

9.0 Statement of Agreement

By accepting HOT funding, organizations agree to fully comply with the City of Sealy's HOT Funds Policy and Procedures. This includes using funds to directly promote tourism and support the convention and hotel industry by attracting visitors and overnight guests for the economic enhancement of the City. Funding cannot be rolled over or applied to events outside the approved fiscal year. This policy supersedes all previous City policies regarding HOT fund disbursement.

Statement of Agreement

I have read, understand, and agree to fully comply with the information provided to me within the City of Sealy HOT Funds Policy and Procedures. I agree to accept that the City's decision and interpretation of the (HOT) statute regarding what qualifies for HOT Funds expenditure/ reimbursement is final. I intend to use the funding for the event/project to directly promote tourism and support the convention and hotel industry by attracting visitors and overnight guests for the economic enhancement of the City of Sealy.

In situations where an event is canceled or an amount is refunded that has already been reimbursed by the City, I agree to notify the City within 10 days and refund HOT funds where appropriate. I acknowledge that I am not able to rollover or otherwise take funding from one year and apply it to a prior or future event's expenses.

This policy replaces all previous policies adopted by the City regarding the disbursement of city HOT funds except as specifically noted in this policy.

_____

Authorized Representative Signature Date

_____

Printed Name

_____

Email and Phone Number

_____

Title and Organization

_____

Designated Contact Person's Name

_____

Email and Phone Number

City of Sealy

HOT Funds Application Appendix

Educational & Planning information for successful HOT Funds Expenditures

Purpose: This document acts as a **supplementary guide** to the main policy. Its intent is to provide additional guidance, clarification, and planning information to help organizations applying for funds.

- **Content Focus:**
  - Provides practical application submission details (methods, deadlines, contact info).
  - Elaborates on **funding priorities**, emphasizing the need to document hotel stays and tourism impact.
  - Includes a helpful **"Facts and Myths"** section to clarify common misunderstandings about HOT funds.
  - Offers significantly more **detailed explanations, examples, and specific criteria** for each expenditure category (A-H) than the main policy document.
  - Includes visual elements like the City logo and example hotel logos for advertising.
- **Format:** More informal and explanatory, using headings, bullet points, Q&A (Facts/Myths), and detailed examples.

HOT Funds Application Submission and Funding Approval

Annual Funding Cycle

This table provides the key tasks and the corresponding start and end dates in time.

Task Name	Start Date	End Date	Notes
Executive Director of the EDC and Tourism, Available to applicants	Available First Business Day in June	Last day of Fiscal Year - September 30	Executive Director of the EDC and Tourism is available to applicants and awardees throughout the entirety of the process.
HOT Funds Application Window	Available First Business Day in June	Submission Deadline: First Business Day in July	Executive Director of the EDC and Tourism Available
Funding Awards Approved and Awarded by City Council	First City Council Meeting in August		*Funding will be awarded by a vote of the City Council.*
Award/Denial Letters Sent to Applicants	Following Vote of City Council at the First Meeting in August	Letters sent no later than last day in August	*City Staff will send award and denial letters to all applicants.*
Complete Community-Wide Event Application		90 Days prior to the event	*Awarded projects that include an event, must be completed and submitted at least 90 days prior to the event.*
Funded Events/Projects Conducted			*Project conducted on scheduled date.*
Complete and submit the Post Event Form		Within 60 days of the conclusion of the funded event.	*If funded activity covers more than 90 days, the recipient must submit Quarterly reports within 30 days from the last day of the quarter.*
CVB submits budget	1st business day in June	1st business day in July	

Budgetary Items

In case of cancellations/discounts/overbilling, any money refunded to the organization that originated as HOT funds shall be reported and returned to the City of Sealy. If a recipient has received advanced HOT funding, they are required to return funds to the City of Sealy Finance Director.

Upon the City's request, the organization shall make HOT fund expenditure-related records, including checks and invoices, available for inspection and review by the City Council or any other authorized representative of the City.

Financial Management and Reporting

- Recipients of HOT funding must maintain financial records, including paid invoices/receipts, expenses, and documentation of funds received, for a period of three (3) years.
- Submit paid invoices of HOT Funds expenditures with use of the HOT Reimbursement Form. Submit unpaid invoices of

HOT Funds expenditures with use of a Cash Disbursement Form. The HOT Funds Treasurer will ensure the expense meets the requirements by state law and City policy to be paid.

- There are two (2) payment types allowed for HOT Funds.
    - Pass-through Payment: Reimburses an expense *after* it occurs. The reimbursement is processed within 30 days of the request.
    - Cash Disbursement: Provides funds *before* an expense occurs and must be requested by an authorized representative for a specific item, and each request is capped at a maximum amount of $500;
    - For disbursements using HOT funds, approval is required from either the City Council or the Finance Director.
- If an event is canceled, the authorized representative must notify the Executive Director of the EDC and Tourism within 10 days and return unspent or ineligible funds. Permission must be requested from the City Council during a public meeting to repurpose funds for another approved event within the same fiscal year.
- Organizations have 60 days after the event concludes to complete their financial reporting by submitting the Post Event Form and supporting documentation to the Executive Director of the EDC and Tourism. Uncleared checks expire in 180 days and will not be reissued.
- Projects lasting more than 90 days require monthly financial reports in a register format (e.g., spreadsheet) detailing each expenditure, including transaction date, check/EFT number, payee, purpose, amount, payment status, and applicable HOT fund category. Additionally, quarterly performance reports detailing the project's progress and impact on tourism and the convention/hotel industry are required. These reports are submitted to the Executive Director of the EDC and Tourism and Finance Director.
- Any unused grant money given as a disbursement must be returned to the HOT Funds Treasurer, and any unclaimed HOT funding will be forfeited 60 days post-event.
- Expenditures for tokens of appreciation, volunteer recognition, and thank you cards/gifts do not qualify for project/event HOT Fund expenses.
- At least 25% of the profits of any event must be retained to be used for future costs of operating that same event the next time it is active, or the continued operation of the project.
- HOT fund recipients must provide the following metrics about their event/project as required for post-event/project reporting, including but not limited to
    - Event attendance numbers
    - Actual number of hotel room nights reserved
    - Method used for collecting hotel room night data and event attendance numbers
    - Event ticket prices (if a fee was charged)
    - Event profit, calculated using the following formula:

➢ Total Revenue – Total Expenses = PROFIT

- *Total Revenue must include all income from event or project sales and any other revenue sources.*
- *Total Expenses must reflect all costs and expenditures associated with the event or project.*

Funding Priority

Funding priority will be given to those events and organizations based upon their documented ability to directly promote tourism and the convention and hotel industry in the City of Sealy. The following guidelines are provided to make applicants aware of the City's priorities when reviewing and evaluating the HOT Funds Application AND Post Event Form.

- Ability to provide a record of increased hotel or tourism and visitors' activity. Applicants should provide a record of the number of room nights used during previous years of the same event/activity/facility.
- Ability to provide projected and actual size of room blocks reserved at area hotels to accommodate overnight guests attending the funded event/activity/facility; room block must be differentiated between rooms for the artist and room blocks for event attendees.
- Provide the projected and actual number of guests at hotels or other lodging facilities that attend the funded event/project/facility. (Information can be found through surveys, guest

directories, or other sources)

- Ability to quantify the projected and actual number of overnight stays at Sealy hotels to be generated by the event.
- Provide examples of planned and actual marketing or programs and activities likely to generate or encourage overnight visitors to local lodging properties.
- Ability to display that a portion of the revenues from the event/project receiving funding from HOT funds was channeled back into the future costs of operating that same event or the continued operation of the project.
- Applicants are encouraged to utilize local businesses for materials, food, printing, etc.
- The City will consider funding for newer events that need seed money.

(HOT) Program Facts and Myths

HOT Fund Facts:

FACT: This is tax revenue.
FACT: The HOT Funds are designed to benefit HOTELS and tourism.
FACT: The Legislature created approved funding categories.
FACT: Every tax dollar awarded must be categorized—no LUMP Sums.
FACT: Events and Projects are funded—NOT Organizations.
FACT: The Legislature set up the grant system to favor CVB funding.
FACT: The City has to distribute at least 14% to Advertising that promotes hotels.
FACT: In 1977, the legislature started allowing up to 15% to go to the ARTS.
FACT: In 2023, the legislature changed the maximum percentage to 15% for the historical category.
FACT: The City is required to report to the Texas Comptroller's office an annual report showing to which categories the funding was distributed.

HOT Fund Misconceptions:

MYTH: The City can distribute HOT Funds however it wants.
MYTH: This is a grant program.
MYTH: HOT Funds are designed to support charitable causes.
MYTH: HOT Funds are designed to support community organizations.
MYTH: HOT Funds are designed to provide scholarships & education.
MYTH: Every applicant qualifies for HOT Funds.
MYTH: The city has to spend all the money.
MYTH: You can't really spend it on anything other than events.
MYTH: Organizations are awarded one lump sum.
MYTH: HOT Funds are designed to fully fund events/projects.

HOT Fund's Categories & Eligibility

Eligible HOT Fund expenditures must meet the two requirements:

Requirement #1: The State of Texas Tax Code Chapter 351 governs municipalities' Hotel Occupancy Taxes. This tax code grant is not intended to help charities or noble causes. The authorized use of these funds is to **Directly** promote tourism **AND** the convention and hotel industry. Both aspects must be met.

Remember: "Heads in Beds," which, for these purposes, means events and projects for which funding is requested, must attract tourists. A tourist is defined as "an individual who travels from the individual's residence to a different municipality, county, state, or country for business, pleasure, recreation, education, or culture."

The use of HOT Funds must meet Requirement #1 before being evaluated against Requirement #2.

Requirement #2: The Legislature has defined specific categories & criteria for qualified funding. The law requires the grant money to be allocated based on specific categories.

When in doubt, you should consult with the City of Sealy's Executive Director of the EDC and Tourism to ensure the event's expenditures meet the qualifications. The City's determination of eligible expenditures will be final. If the event is awarded HOT Funds, all funding will be allocated into the following categories based on information reviewed in the organization's application, post-event reporting, media placements, and any follow-up questions/interviews.

Criteria for Each Category:

The list below provides detailed information on funding criteria, restrictions, and requirements. This list is not exhaustive for your event/project/activity/facility.

CATEGORY A: Convention Centers and Visitor Information Centers: the acquisition of sites for and the construction, improvement, enlargement, equipping, repairing, operation, and maintenance of convention center facilities or visitor information centers, or both.

- The term "convention center" is defined to include civic centers, auditoriums, exhibition halls, and coliseums that are owned by the city or another governmental entity or that are managed in whole or in part by the city.
- To be eligible for HOT as a "convention center", **more than 50 percent of the bookings for the facility must have been to host conventions or meetings that directly promote tourism and the hotel and convention industry.**
- A venue booked for weddings at least 50% of the year will bring in guests from out of town, thus it would qualify for HOT funds.
- Simply naming a facility a convention center or visitor information center does not automatically qualify the facility as a "convention center."
- General civic buildings such as the city hall, local senior citizen centers or activity centers would **not** qualify as convention centers that could be funded by the hotel tax.

CATEGORY B: **Registration of Convention Delegates:** the furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants;
Category B funds expenditures for administrative costs that are actually incurred for assisting in the registration of convention delegates or attendees. **This is generally an expenditure for larger cities that hold large conventions**, and includes covering the personnel costs and costs of materials for the registration of convention delegates or attendees.

CATEGORY C: **Advertising, Solicitations and Promotions that Directly Promote Tourism and the Hotel and Convention Industry**: advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity;

Category C funds advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity. The marketing must directly promote **the hotel & convention industry**. This requirement includes all advertising formats. Event advertising must include promotion of hotel stay to be to be considered an eligible HOT Fund expense. Use of hotel chain logos will help tourists have an awareness of where they can stay. Hotel logos must be presented in advertising at a reasonable size that the average person can notice and view. (No fine print) Suggestions to meet this requirement include: ensuring that area hotels are listed on tourism websites, radio ads which should include some phrasing such as: *"When the event is over, plan to stay with us. Make your reservation now at one of Sealy's hotels."*, paid "news coverage"/stories should include something like:
"The event organizer tells us that you'll definitely want to make a full day of it and get reservations to stay at one of Sealy's hotels". Posters, flyers, and billboards should include logos (contact Convention & Visitor's Bureau if needed) and promotion of hotel stay, such as the following for example purposes only. (Be sure to verify as current any contact info you use):



Newspaper ads must include promotion of hotel stay as noted above—unless the ad is so small that logos would not fit (1"x1")—in which case the ad can simply say something like *"Book your hotel stay now"*.

CATEGORY D: **Promotions of the Arts that Directly Promote Tourism and the Hotel and Convention Industry:**

Category D funds the encouragement, promotion, improvement, and application of the arts that can be shown to have some direct impact on tourism and the hotel/convention industry. The impact may be that the art facility or event can show hotel nights that are booked due to their events, or that guests at hotels attend the arts event. Eligible forms of art include: instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture photography, graphic and craft arts, motion picture, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms.

Qualified funding **includes,** but is not limited to:

- Contract to book an entertainer/artist
- Hotel accommodation costs for the artist and/or crew
- The creation of an arts building would not qualify.

CATEGORY E: Historical Restoration and Preservation Activities that Directly Promote Tourism and the Hotel and Convention Industry: historical restoration and preservation projects or activities or advertising and conducting solicitation and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums.

Category E funds enhance historical restoration and preservation projects or activities, or advertising and conducting solicitations and promotional programs to encourage tourists* and convention delegates to visit preserved historic sites or museums that are likely to attract tourists* and hotel guests.

- It is not enough that a project or activity event merely be historical in nature; Texas law requires that the historical-related expenditure also directly promote tourism and the hotel and convention industry.
- A project, such as historical placards that describe historical objects/buildings, qualifies as a historical preservation effort.

CATEGORY F: Sporting Event Expenses that Substantially Increase Economic Activity at Hotels:

Category F funds expenses include promotional expenses, directly related to a sporting event in which:

- **The majority of participants are tourists*** (see page 10 for definition). The total athletes and the number of tourist athletes participating should be submitted based on registration data collected.
- The event must **substantially increase economic activity at hotels within the city or its vicinity.**
- RV park stays **are not** hotel stays
- CATEGORY F funding reimbursement may vary depending on the number of sporting event participants who show up. For this reason, some funds may remain unclaimed.
- CATEGORY F funding **cannot** be used for local sporting activities such as Little League, intramural sports, etc., except in the case of regional, state, or national tournaments.
- CATEGORY F has very specific criteria and **does NOT include** infrastructure items such as fencing, scoreboards, etc. In general, the types of game-related items covered only exist during your event: *Examples include: Umpire Fees, Tournament Software and Coordinator Fees, Sanction Fees, Award Expenses*

CATEGORY G: Funding transportation of tourists* from hotels to attractions:

Originally enacted in 2007 and amended in 2023, the Texas Legislature authorized the use of city hotel occupancy tax revenue for any-sized city to cover the costs for transporting tourists* from hotels to and near the city to any of the following destinations:

- the commercial center of the city
- a convention center in the city
- Other hotels in or near the city
- or tourist attractions in or near the city

The law specifically prohibits the use of the local hotel tax to cover the costs of general city transit to transport the public. In 2023, the Texas Legislature repealed Sec. 351.110(b), which had required that the transportation system that transports tourists be owned and operated by the municipality. Applicants can now request funds in Category G for the transport of hotel guests to and from an attraction. This would include a shuttle circuit that includes numerous hotel stops and only one (1) attraction stop. The transportation system must be primarily used by tourists*. The statute language describes travel from the hotel to the destination and **does not describe** variations such as:

- transporting event attendees from the satellite parking lot to the event
- a shuttle circuit for event attendees that stops at multiple attractions and includes a hotel stop

CATEGORY H: Funds signage directing tourists to sights and attractions that are visited frequently by hotel guests in the municipality.

Examples of signs that qualify include:

- Those that would be placed at Sealy hotels to direct guests to a shuttle pickup point. (*Note) Category H signage funds (if approved) can be used to help fund signs that direct shuttle traffic. Organizations should demonstrate to the City Council their ability to coordinate with existing businesses to minimize impact on their business property.

- Those that would be placed at shuttle pickup/drop-off points at the event
- Those that would direct hotel guests where parking is allowed and not allowed
- Those that would help tourists navigate event locations, such as numbers or letters for booths that
- correlate to an event site map
- Yard signs made of coroplast with wire stakes, such as those used for political campaigns
- are acceptable
- A permanent highway sign along IH-10 that says "*State Historic Museum, 1 mile*"

External signs directing tourists, such as those near the street, should be made of weatherproof material and use mounting mechanisms that are weather-resistant. If possible, use generic verbiage so that the signs can be used again for future events. For example, **Avoid** using specific dates, years, or pricing:

"*ArtFest Parking $20.00*"

"*ArtFest 2016 Shuttle Pickup*"

Examples of signs that would **NOT** qualify include:

- Signage directing vendors, volunteers, delivery trucks, or backstage participants
- Signs showing the price of event admission or products
- poster board and a permanent marker, and put the sign in a bucket with bricks

ITEM #12

AGENDA ITEM NO: _____

SUBMITTED BY: Mike Barrow, Assistant City Manager
MEETING DATE: April 21, 2026

STAFF REPORT

DESCRIPTION

Discussion and Possible Action regarding Amending City-Wide Event Policy.

ANALYSIS

In the previous discussions with city council a number of questions that staff had or wanted to provide better clarity for regarding the current City-Wide Event Planning Guide we feel that we received enough information to make the necessary amendments.

Clarifications in order for staff to complete the proposed amendments to the City-Wide Event Planning Guide and bring back to city council for approval are:

1. Should the policy make a distinction between the requirements for non-profit event organizers and for-profit event organizers?

   Staff concern and previously voiced concerns: Regardless of the applicant type, inexperienced organizers, whether nonprofit or for profit, may present higher operational risks and staff wants to ensure
   - Adequate police and public works staff
   - Emergency preparedness
   - Compliance with applicable laws and ordinances
   - Reduction of liability exposure to the City and taxpayers

   - Option A – No distinction between non-profit event organizers and for-profit event organizers
     - Apply the same requirements, timelines, and fees to all applicants
     - Treat experience level through administrative review, not policy differences
   - Option B – Fee Adjustments Only
     - Maintain all safety and operational requirements
     - Allow reduced or waived fees for qualifying non-profits
   - Option C – Structured Support (Recommended Approach)
     - Fee Flexibility for qualifying non-profits
     - Additional staff guidance or pre-application meetings
     - Possibly longer lead times (not shorter) for inexperienced applicants

2. Should the policy delegate administrative discretion? Staff does not recommend bypassing committee review, as it ensures:
   - Cross-department coordination
   - Identification of public safety impacts

3. Should application timelines remain fixed for all events, or be adjusted based on event type?
    - New event vs recurring or annual event
    - New host vs experienced/repeat host
    - Large-scale vs smaller community events

4. Should there be a variance process regarding deadlines?
    - Should variances to application deadlines be allowed?
        - If yes, what level of approval is appropriate:
        - City Council approval
        - Administrative approval (Public Works Director AND Chief of Polic)
            - This would be PW Dir and Chief receiving recommendation from Event Review Committee.

5. For Downtown Events and Downtown Business Coordination, does the city council want to continue to require:
    - Signatures or formal acknowledgement from all affected downtown businesses, or
    - A less burdensome notification/engagement standard

6. Staff seeks understanding and direction from city council as to what city staff's actions should be if:
    - If an event is not in compliance with the City-Wide Event Policy
    - If certain parts of an event are not in compliance with the City Wide-Event Policy
    - If the Public Works Director and Chief of Police determine that a City-Wide Event is too high of risk to continue, either by unanticipated crowd population, poor event coordination, such deviation from the information submitted in the application that certain aspects are detrimental to safety and well-being, etc.

7. Considerations for how staff handles an event are:

    - Allow an event to continue despite violations
    - Modify event operations in real time (adjusting traffic control, require additional security, limit access, bring in additional city staff at overtime rates.
    - Suspend or terminate an event if conditions pose a risk to public safety or violate City Ordinances

The intent of this agenda item is for City Council to provide direction to staff. The City-Wide Event Policy is not included in this packet, but you may refer to the City of Sealy's website to review the policy. Go to Residents, then to the far right column "City Wide Events", and select the link.

RECOMMENDATION

Staff looks for City Council to provide any clarity requested by this staff report. Ultimately, staff wishes to provide to city council redline amendments to the City-Wide Event Planning Guide and related Exhibits and Forms as necessary ready for the May 5, 2026 City Council Meeting.

FINANCIAL IMPACTS

NA

ITEM #13

AGENDA ITEM NO: _____

SUBMITTED BY: Patrick Parsons, Public Works Director
MEETING DATE: April 21, 2026

STAFF REPORT

DESCRIPTION

Discussion and Possible Action regarding to Approve for the painting of the City of Sealy Fire Hydrants.

ANALYSIS

In our construction standards it calls for our hydrants to be silver. We had the hydrants quoted for red and then made sure that silver will be the same price and it will. I wanted you inform that the hydrants are required to be silver.

RECOMMENDATION

Staff Recommends Giant Maintenance &Restoration INC. to Sand blast and to Paint city of Sealy Fire hydrants.

FINANCIAL IMPACTS

In Capital Outlay (56-511-56130) we budgeted $75,000.00 dollars.

ITEM #14

AGENDA ITEM NO: _____

SUBMITTED BY: Kimbra Hill, City Manager
MEETING DATE: April 21, 2026

STAFF REPORT

DESCRIPTION

Discussion and Possible Action regarding Review of Ordinance Chapter 34 Article III and Chapter 70, Sec. 70-74 - Fireworks.

ANALYSIS

This item was not included on Council's approved legal priority list; however, the request was raised during the March 17, 2026 City Council meeting by Councilmember Noack to review the current ordinance regarding fireworks and firearms and determine whether amendments are warranted.

For consistency and a comprehensive review, both Chapter 34 and Chapter 70 have been included. Although the review of Chapter 34 was specifically requested, Chapter 70, Section 70-74 is also included, as it addresses prohibited acts and conduct within City parks, including the prohibition of fireworks and explosives.

The purpose of this agenda item is for Council to provide direction to staff on whether to:

- Proceed with discussion regarding potential amendments for consideration;
- Defer the item for inclusion in the next legal priority discussion; or
- Take no further action at this time.

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RECOMMENDATION

N/A

FINANCIAL IMPACTS

N/A

ARTICLE III. - FIREWORKS

Footnotes:
--- (3) ---
State Law reference— *Fireworks, V.A.T.S. Insurance Code, art. 5.43-4.*

Sec. 34-71. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Fireworks means and includes any firecrackers, cannon crackers, sky rockets, torpedoes, Roman candles, sparklers, squibs, fire balloons, star shells, gerbs or any other substance in whatever combination by any designated name intended for use in obtaining a visible or audible pyrotechnic display and shall include all articles or substances within the commonly accepted meaning of fireworks whether specially designated and defined or not.

Person means and includes any natural person, association of persons, partnerships, corporation, agent or officer of corporation, and shall also include all warehousemen, common and private carriers, bailees, trustees, receivers, executors and administrators.

(Ord. No. 88-1, § 1, 1-13-1988)

Cross reference— Definitions generally, § 1-2.

Sec. 34-72. - Prohibited.

It shall be unlawful for any person to manufacture, assemble, store, transport, receive, keep, sell, offer or have in his possession with intent to sell, use, discharge, cause to be discharged, ignite, detonate, fire or otherwise set in action any fireworks of any description.

(Ord. No. 88-1, § 2, 1-13-1988)

Sec. 34-73. - Exceptions.

(a) This article shall not apply to signal flares and torpedoes of the type and kind commonly used by any railroad and which signal flares and torpedoes are received by and stored or transported by any such railroad for use in railroad operation, nor shall this article apply to any marine signal flare or rocket of the type and kind commonly carried by a vessel at sea for its own use and which signal flares or rockets are transported or received or stored for use only as ship's stores, nor shall this article apply to signal flares or rockets for military or police use.

(b) Fireworks as provided in this article may be used and displayed in open fields, public parks, private parks, or on rivers, lakes or ponds, or as a part of the conduct of a play, opera, circus or similar entertainment, by public authorities or by private persons or organizations that have been granted a permit for such display by the city secretary. Each application for such a permit shall be referred to the fire marshal, who shall inspect the location. If the fire marshal shall report that the location is unobjectionable from the standpoint of fire hazards and safety, the city secretary may issue a permit upon the receipt of a permit fee in accordance with the fee schedule adopted by the council. Such permit may be granted for a period not to exceed six days, and shall specify the name and address of the applicant or applicants, or their principal officers if a corporation or association; the location where the fireworks are to be used and the nature of the occasion; and a list of the fireworks to be used. A copy of each permit shall be filed in the office of the city secretary.

(Ord. No. 88-1, §§ 3, 4, 1-13-1988)

Sec. 34-74. - Indemnity bond.

The issuing officer will require the permittee, prior to issuance of the permit required in section 34-73(b), to give proof of a general liability insurance policy of at least $500,000.00, naming the city as coinsurer.

'Ord. No. 88-1, § 5, 1-13-1988)

Sec. 34-75. - Storage.

Fireworks to be used under a permit required by section 34-73(b) shall not be stored, kept, sold or discharged within 300 feet of any gasoline pump, gasoline filling station or gasoline bulk station, or any structure other than motor vehicles in which gasoline or other volatile liquids are kept in quantities in excess of one gallon.

(Ord. No. 88-1, § 6, 1-13-1988)

Sec. 34-76. - Public nuisance.

The presence of any fireworks within the jurisdiction of the city in violation of this article is declared to be a common and public nuisance. The fire marshal is directed and required to seize and cause to be safely destroyed any fireworks found within the jurisdiction in violation of this article, and any member of the fire department or any police officer or any other duly constituted peace officer is empowered to stop the transportation of and detain any fireworks found being transported illegally or to close any building where any fireworks are found stored illegally until the fire marshal can be notified in order that the fireworks may be seized and destroyed in accordance with the terms of this section. Notwithstanding any penal provision of this article, the city attorney is authorized to file suit on behalf of the city or the fire marshal or both for

injunctive relief as may be necessary to prevent unlawful storage, transportation, keeping or use of fireworks within the jurisdiction of the city and to aid the fire marshal in the discharge of his duties and to particularly prevent any person from interfering with the seizure and destruction of such fireworks; but it shall not be necessary to obtain any such injunctive relief as a prerequisite to such seizure and destruction. The fire marshal is authorized to enter any building where there is probable cause to suspect the unlawful presence of fireworks in order to inspect the building for the presence of such fireworks. When not permitted to enter, he shall obtain a search warrant for such purpose.

(Ord. No. 88-1, § 7, 1-13-1988)

Sec. 34-77. - Penalties.

(a) Any person who shall manufacture, assemble, store, transport, receive, keep, sell, offer for sale or have in his possession with intent to sell any fireworks shall be punished as provided in section 1-7. If the fireworks are separately wrapped or packaged, the doing or omitting to do any act prohibited by this article shall be a separate offense as to each such separately wrapped or separately packaged fireworks. Each day that a violation of this article shall continue with respect to any package of fireworks shall constitute a separate offense.

(b) Any person who shall use, discharge, cause to be discharged, ignite, detonate, fire or otherwise set in action any fireworks shall be punished as provided in section 1-7. Any parent or guardian of any minor child below the age of 14 who permits or allows such minor child to use, discharge, ignite, detonate, fire or otherwise set in action any fireworks shall be punished as provided in section 1-7.

(Ord. No. 88-1, § 8, 1-13-1988)

Sec. 70-74. - Prohibited acts and conduct.

(a) *Fireworks and explosives.* No person shall bring or have in his possession, set off, or otherwise cause to explode, discharge or burn, within a park, any firecracker, torpedo, rocket, or other fireworks or explosive. This prohibition shall not apply to a fireworks display as authorized and for which a permit has been issued by the city.

(b) *Fires.* No person shall build or attempt to build a fire except in designated areas under such regulations as may be established by the city manager. No person shall drop, throw or otherwise scatter lighted matches, burning cigarettes, cigars, tobacco paper, or other flammable material within any park.

(c) *Glass containers.* It shall be unlawful for any person to use or possess in any form any glass beverage container in any location situated within a park.

(d) *Sound-producing devices.* No person shall use, operate, or allow to be used or operated any device for the reproduction or augmentation of sound in such manner as to disturb the peace, quiet or comfort of persons within a city park. The operation of any such sound-reproducing or augmentation device in such manner as to be plainly audible at a distance of 100 feet or more from the source of the sound shall be prima facie evidence of a violation of this subsection. For the sound to be plainly audible, words or phrases need not be distinguishable; bass reverberations are sufficient. This prohibition shall not apply to city-sponsored entertainment events within parks.

(e) *Boating and swimming.* No person shall swim, wade, boat or canoe in any area of a park. An exception is made to an emergency situation or authorization from the city manager.

(f) *Camping.* No person shall camp overnight in a park without first obtaining a permit from the city manager.

(g) *Park closures.* It shall be unlawful for any person to use any baseball field, soccer field, or other portion of a park if a notice of closure of such field or area is duly posted by the city or if such person is personally notified of such closure by a city employee.

(h) *Animals prohibited on sport fields.* It shall be unlawful for any person to cause, allow, or permit an animal to be on any sport field, unless such animal is an official mascot.

(Ord. No. 98-10, § 9, 6-10-1998; Ord. No. 2000-06, § 2, 5-10-2000; Ord. No. 2019-05, § 3, 3-26-2019)

ITEM #15

AGENDA ITEM NO: _____

SUBMITTED BY: Kimbra Hill, City Manager
MEETING DATE: April 21, 2026

STAFF REPORT

DESCRIPTION

Discussion and Possible Action regarding Review of Ordinance Chapter 66 Article I and Chapter 70, Sec. 70-70 - Firearms.

ANALYSIS

This item was not included on Council's approved legal priority list; however, the request was raised during the March 17, 2026 City Council meeting by Councilmember Noack to review the current ordinance regarding fireworks and firearms and determine whether amendments are warranted.

For consistency and to ensure a comprehensive review, both ordinances referencing firearms, Chapters 66 and 70, have been included for Council's consideration, excluding Chapter 50, which pertains to law enforcement.

The purpose of this agenda item is for Council to provide direction to staff on whether to:

- Proceed with discussion regarding potential amendments for consideration;
- Defer the item for inclusion in the next legal priority discussion; or
- Take no further action at this time.

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RECOMMENDATION

N/A

FINANCIAL IMPACTS

N/A

ARTICLE I. - IN GENERAL

Sec. 66-1. - Illegal dumping; penalty.

(a) No person shall dump, deposit, leave or burn any refuse, garbage, rubbish, junk or grass on any street, alley or public thoroughfare.

(b) Any person who shall violate any of the provisions of this section shall be deemed guilty of a misdemeanor and shall be punished as provided in section 1-7.

(Ord. No. 4, §§ 1, 3, 10-5-1949)

Sec. 66-2. - Discharging firearms prohibited; penalty.

(a) Definition. "Firearm" means gun, pistol, revolver, pellet gun, BB gun, air gun, shotgun, rifle, bow and arrow, crossbow or any other weapon.

(b) It shall be unlawful for any person to discharge any firearm, within the limits of the city unless the property on which the firearm was discharged was annexed by the city after September 1, 1981 if the firearm or other weapon is:

(1) A shotgun, air rifle, or pistol, BB gun, or bow and arrow discharged:

a. On a tract of land of ten acres or more and more than 150 feet from a residence or occupied building located on another property; and

b. In a manner not reasonably expected to cause a projectile to cross the boundary of the tract; or.

(2) A center fire or rim fire rifle or pistol of any caliber discharged:

a. On a tract of land of 50 acres or more and more than 300 feet from a residence or occupied building located on another property; and

b. In a manner not reasonably expected to cause a projectile to cross the boundary of the tract.

(c) This section shall not be so construed as to prohibit the discharge of firearms:

(1) By duly qualified and commissioned peace officers in the performance of the official duties of their office; or by a duly certified animal control officer, as defined in Title 10, Chapter 829, Texas Health and Safety Code, in the performance of the official duties of the certified animal control officer.

(2) By any person for the protection of a person or property in or about their home or their property in accordance with the laws of the state.

(3)

That are firing blank ammunition (no projectile) and are used in conjunction with a sporting event, historical presentation, or entertainment presentation that is published and open to the public.

(Ord. No. 61-4, § 1, 12-13-1961; Ord. No. 2016-27, § 2, 9-29-2016)

State Law reference— Deadly conduct, V.T.C.A., Penal Code § 22.05; discharge of firearms, V.T.C.A., Penal Code § 42.01(a)(9), (11).

Secs. 66-3—66-35. - Reserved.

Sec. 70-70. - Possession or discharge of weapons prohibited.

It shall be unlawful for any person to carry or possess a firearm of any description, an air rifle, a spring gun, bow and arrow, sling, or any other form of weapon potentially inimical to wildlife and dangerous to human safety, or any instrument that can be loaded with and fire blank cartridges, or any kind of trapping device, within a park. Provided, however, a person licensed to carry a concealed handgun under Subchapter H of Chapter 411 of the Texas Government Code, may, within a park, carry or possess a handgun for which that individual has been licensed. No other firearm or weapon described above shall be permitted within a park. Discharging any weapon from within or into a park area is unlawful and strictly prohibited.

(Ord. No. 98-10, § 5, 6-10-1998; Ord. No. 2006-08, § 1, 7-12-2006)

ITEM #16

ITEM #17

ITEM #18

AGENDA ITEM NO: 22 Discussion and Possible Action regarding Directing Staff to negotiate Contract using the Services of Kendig Keast for Zoning Exploration and Planning Services.

MEETING DATE: April 21, 2026

STAFF REPORT

DESCRIPTION

As you know both the City Council and the Sealy Economic Development Corporation Board of Directors identified the education, research and evaluation of zoning for Sealy as one of the top goals for Fiscal Year 2025-2026. In order to undertake this endeavor, staff is recommending to have Kendig Keast Collaborative begin this process with a Sealy Zoning Exploration workshop with City Council. Staff has met with Gary Mitchell, AICP, COO and Brian Mabry, AICP, CEO of Kendig Keast to discuss what this endeavor may look like. We all agreed it is important to begin with the basics of zoning, the city's background regarding this and provide a clear understanding of what zoning is and is not. Additionally, this will be an opportunity on various ways to engage and educate residents, businesses, property owners and others. The following are the cost, options, and date information provided by Gary Mitchell based his recommended approach.

- **Cost.** I'm looking at $2,250 to enable me and Senior Associate Jennifer Mak to prepare for the Council workshop (agenda, presentation, brief background research), attend/facilitate, and then submit a post-workshop takeaways and next steps memo. Kendig Keast is not including any charge for our time there in Sealy for the workshop, this will just help cover our before/after time and mileage. I would frame it as at least a two-hour workshop duration for those attending. In addition, they are creating a quote for creating maps showing the remaining developable land both in the current city limits and the ETJ. This information is forthcoming while they look at what we have and what it will take to create this.
- **Options Beyond Workshop.** Attached again is the possibilities list I'd sent when we first spoke in March 2025. before getting into any zoning ordinance drafting. Plus work we could do in the background, to be ready for the drafting effort when given the green light.
- **Dates.** We discussed the importance of this meeting begin held in late May or early June for two particular reasons. 1. Council will have a new member joining based on the election that will be occurring in May and if there is a run-off, this time could be extended to Mid-June. Additionally, the City Manager would like to utilize this time to work with the council on the FY 2025-2026 Budget. Therefore, we are proposing dates on Saturdays; however, one date is not available due to previously scheduled engagement of the team from Kendig Keast Collaborative for the first Saturday in June. We would respectfully as if you could look at your calendars so we may hold discussions on scheduling this meeting during our discussion on April 21.

RECOMMENDATION

Direct Staff to negotiate Contract using the Services of Kendig Keast for Zoning Exploration and Planning Services.

ITEM #19

CITY COUNCIL AGENDA ITEM NO: 22 Discuss and Possible Action regarding Date of Zoning and Strategic Planning Workshop
MEETING DATE: April 21, 2026

STAFF REPORT

DESCRIPTION

In addition to the ongoing discussion regarding zoning, there are several other important and closely related topics that may be impacted by these conversations and that will influence programming, budgeting, and long-term planning for the coming year and beyond. For that reason, staff is proposing a strategic planning workshop with the City Council to address key issues that have been raised and to consider how these matters align with future priorities and available resources.

Topics for discussion would include potential annexations related to property and sales tax strategies, as well as the City's long-term goals as outlined in the Comprehensive Plan. Because these issues are strategic in nature and interrelated, a dedicated workshop would provide an opportunity for more focused discussion and thoughtful planning. Results of the discussion would guide budget priorities.

It has been discussed that holding this workshop in early summer would be beneficial for two primary reasons. First, following the May election, the Council will have a new member joining, and in the event of a runoff election, that timeline could extend into mid-June. Second, the City Manager would like to use this period to work with the Council on the FY 2026–2027 budget, making early summer an appropriate time to coordinate broader strategic discussions.

Staff initially proposed a Saturday workshop to allow sufficient time for discussion of all items in a single setting. If, however, Saturdays are not available, then the city inquired if the Kendig Keast Collaborative team could be available on Thursday evenings, and they advised they could. Having reviewed their availability for both Thursday evenings and Saturdays in this timeframe, they provided the following.

The currently identified available date options are summarized below:

Date	Day
May 28, 2026	Thursday
June 4, 2026	Thursday
June 13, 2026	Saturday
June 18, 2026	Thursday
June 20, 2026	Saturday
June 25, 2026	Thursday

Staff requests direction from the City Council regarding a preferred date for the workshop. If a specific date is not selected at this meeting, staff requests authorization to continue coordinating with the City Council and relevant participants to finalize the date.

RECOMMENDATION

Direct Staff to coordinate potential dates for Zoning and Strategic Planning Workshop.

ITEM #20

AGENDA ITEM NO:

Discussion and possible action regarding an Ordinance Amending Chapter 2, Amending Section 2-35 for Rules of Procedure; Deleting Section 2-68 Director of Public Works and Director of Parks, Streets, Drainage, and Building Services; Deleting Section 2-187 City Rental Venues. This is the first of two readings.

SUBMITTED BY: Sandra Vrablec, City Secretary

MEETING DATE: April 21, 2026

STAFF REPORT

DESCRIPTION

- Amending Section 2-35 Rules of Procedure
- Deleting Section 2-68 Director of Public Works and Director of Parks, Streets, Drainage, and Building Services
- Deleting Section 2-187 City Rental Venues

ANALYSIS

The proposed Amendments to the Ordinance includes the following updates:

- **Section 2-35 (Rules of Procedure):**
  Amendments are proposed to ensure compliance with newly enacted state law requirements governing municipal procedures and council operations.
- **Section 2-68 (Director of Public Works and Director of Parks, Streets, Drainage, and Building Services):**
  This section is proposed for deletion as it references organizational structures and positions that have since been restructured.
- **Section 2-187 (City Rental Venues):**
  This section is proposed for deletion due to being moved to the Master Fee Schedule.

These updates are administrative in nature and are intended to improve clarity, eliminate outdated provisions, and ensure legal compliance.

RECOMMENDATION

Staff recommends Approval of the Ordinance Amendments for Chapter 2 as presented.

FINANCIAL IMPACTS

There is no financial impact associated with the Proposed Ordinance Amendments.

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY OF SEALY, TEXAS, AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES; PROVIDING RULES AND REGULATIONS FOR ADMINISTRATION; REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT OR INCONSISTENT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

* * * * * * * * * * * * *

WHEREAS, The City Council of Sealy, Texas ("City") finds that amending the rules and regulations for administration is for the good of the government and provides for efficient government service;

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. Subsection 2-35 (1)(a) of Section 2-35 of Article II of Chapter 2 of the code of ordinances is amended to read as follows:

"Chapter 2 – ADMINISTRATION

* * * *

ARTICLE II. – CITY COUNCIL

* * * *

Sec. 2-35. Rules of procedure.

The following rules shall be observed during all meetings of the city council:

(1) Consent agenda.

a. 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. Each item on the consent agenda shall be separately identified and designated."

Section 3. Section 2-68 of Article III of Chapter 2 of the code of ordinances is deleted.

Section 4. Section 2-187 of Article VII of Chapter 2 of the code of ordinances is amended to read as follows:

"Chapter 2 – ADMINISTRATION

* * * *

ARTICLE VII. – FEES

* * * *

Sec. 2-187. Comprehensive fee schedule.

The city council shall adopt a comprehensive fee schedule. The comprehensive fee schedule shall be prominently displayed on the city's website."

Section 5. *Repeal.* All ordinances or parts of ordinances in conflict herewith are repealed.

Section 6. *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 7. *Effective Date*. This ordinance shall become effective immediately.

PASSED AND APPROVED at this first reading on the 21st day of April, 2026.

PASSED, APPROVED AND ADOPTED at this second reading on the _____ day of _____, 2026.

_____

Carolyn Bilski, Mayor

ATTEST:

_____

Sandra Vrablec, City Secretary

RED-LINE COPY

Chapter 2 ADMINISTRATION[1]

ARTICLE I. IN GENERAL

Sec. 2-1. Safety manual adopted.

The city approves and adopts a safety manual, as now or hereafter amended, a copy of which is attached to Ordinance No. 91-8 and made a part of this Code.

(Ord. No. 91-8, § 1, 5-20-1991)

Secs. 2-2—2-30. Reserved.

ARTICLE II. CITY COUNCIL[2]

Sec. 2-31. Salaries; time and mode of payment.

(a) The salary for the mayor shall be $450.00 per month; and the salary of the councilmembers shall be $275.00 per month, commencing with the month of October 1997, and each month thereafter.

(b) The salaries stated in subsection (a) of this section shall be paid, when due, at the first regular city pay period of the month following the month of service. If the mayor or any councilmember should terminate his duties due to death, resignation or defeat in an election, such sum specified will be prorated for the actual days of service for the month in which such termination occurs.

(Ord. No. 97-27, §§ 1, 2, 12-10-1997)

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[1]Charter reference(s)—Form of government, § 1.02; powers of the city, art. II; city council, art. III; administrative services, art. IV; financial administration, art. VII; miscellaneous provisions, art. IX.

Cross reference(s)—Civil emergencies, ch. 18; community development, ch. 22; courts, ch. 26; administration of flood damage prevention regulations, § 38-61 et seq.; law enforcement, ch. 50; library, ch. 54; planning, ch. 78; taxation, ch. 90; utilities, ch. 102; administrative enforcement remedies for sewers, § 102-331 et seq.

State law reference(s)—Cities, Vernon's Ann. Civ. St. art. 969a-2 et seq.; elections, V.T.C.A., Election Code § 1.001 et seq.; home rule municipalities, V.T.C.A., Local Government Code § 9.001 et seq.; extraterritorial jurisdiction of municipalities, V.T.C.A., Local Government Code § 42.001 et seq.; municipal finances, V.T.C.A., Local Government Code ch. 101 et seq.; compensation of officers, V.T.C.A., Local Government Code § 141.004; open meetings, V.T.C.A., Government Code ch. 551; public information, V.T.C.A., Government Code ch. 552.

[2]Charter reference(s)—City council, art. III; personal interest in city business, § 9.06.

Cross reference(s)—Any resolution adopted by the council saved from repeal, § 1-12(14).

Sec. 2-32. Regular meetings.

Regular meetings of the city council shall be held on the first and third Tuesday of each month, at 6:00 p.m., unless the Monday before the regular meeting date is a city holiday, in which case the city council meeting shall be held on the next Wednesday in the council chambers of the city hall (municipal building), in the W.E. Community Center, or any other properly noticed location.

(Ord. No. 87-6, § 2, 9-2-1987; Ord. No. 2008-14, § 1, 11-25-2008; Ord. No. 2010-05, § 1, 2-24-2010; Ord. No. 2023-30, § 2, 10-25-2023; Ord. No. 2024-06, § 2, 2-21-2024)

Charter reference(s)—Regular and special meetings, § 3.10.

Sec. 2-33. Order of business at regular meetings.

(a) The proceedings at all regular meetings of the city council shall conform generally to the following order of business:

(1) Call to order.

(2) Invocation and pledge of allegiance.

(3) Roll call; certification of a quorum.

(4) Petitions or public comments.

(5) Adoption of agenda or reorder.

(6) Proclamations and special recognitions.

(7) Consent agenda (approval of minutes and other routine items).

(8) Presentations.

(9) Public hearings.

(10) Discussion or action items.

(11) Reports or requests from city manager.

(12) Reports, announcements, or requests from councilmembers.

(13) Adjournment.

(b) At the time of the discussion under subsection (a)(9) of this section, an individual councilmember may request an item to be placed on the upcoming agenda for the next regular meeting, unless the majority of the council votes that the item shall not be on the upcoming agenda.

(c) With the exception of emergency items, and for regular meetings only, the administration should make a diligent attempt to provide councilmembers complete packets on the Friday preceding the regular council meeting. It is the intention of the city council in adopting the above language to provide a guideline only and that the statement not be binding or interfere with the regular course of business.

(Ord. No. 91-1, § 1-1, 3-13-1991; Ord. No. 2024-06, § 3, 2-21-2024)

Sec. 2-34. Special meetings.

The date, time and place for special meetings shall be at the discretion of the mayor and/or the councilmembers calling the meeting.

(Ord. No. 87-6, § 3, 9-2-1987)

Sec. 2-35. Rules of procedure.

The following rules shall be observed during all meetings of the city council:

(1) *Consent agenda.*

a. 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. Each item on the consent agenda shall be separately identified and designated. ~~No item may be considered as part of the consent agenda unless it has been publicly posted and submitted to councilmembers at least 72 hours in advance of the scheduled time for the council meeting.~~

b. In the due order of business, the mayor shall announce that the consent agenda is to be considered and voted upon by the city council. Questions and explanations of consent agenda items shall be permitted, but general discussion or debate shall not be permitted. The council shall vote on the consent agenda as one item. Passage of the consent agenda will be passage of each item included on the agenda, and failure to pass the consent agenda will not defeat each item included thereon but rather shall constitute no action as to each such item.

c. At any time during the council meeting, prior to announcement of the vote on the consent agenda, any councilmember may request the deletion of one or more items from consideration as part of the consent agenda. The making of such request shall have the effect of removing the matter from the consent agenda, and any matter so deleted shall thereafter be handled separately in the same manner as an agenda item.

(2) *Citizen participation.*

a. Citizens who are not on the agenda for regular city council meetings and who desire to address the council will be given an opportunity to do so at the beginning of each meeting under the agenda category entitled "Petitions or public comments." In order to be heard, the appropriate registration form must be completed and given to the city secretary prior to the start of the meeting. The registration form shall include the name of the person speaking and the topic. Registration forms shall be maintained by the city. Citizens following this procedure for appearing before the city council will be allowed three minutes to address the city council. If a large volume of people desire to speak during public comments, the city council may limit speaker time.

b. In presenting a request to the city council or expressing their position on an issue, citizens will not be allowed to individually poll the city councilmembers as to their opinions regarding the subject they are addressing as it will be necessary for the city council to ultimately vote on the issue. In addition, the intent of citizen participation is to give input on the opinions and desires of individual citizens; therefore, citizens addressing the city council will not be allowed to poll the desires of the audience in any manner. Citizens may express their concerns in writing.

c. Due to the nature of public meetings and the desire to make sure that everyone has an opportunity to address the city council, citizens who refuse to be cooperative or are loud, abusive, disruptive, or threaten violence may be required to leave the city council meeting. The chief of police or his designee is appointed standing sergeant-at-arms for this purpose.

d. A councilmember may request of the mayor to recognize a member of the public to speak on a specific agenda item.

(Ord. No. 91-1, § 1-2, 3-13-1991; Ord. No. 2024-06, § 4, 2-21-2024)

Sec. 2-36. Council governance policy and additional rules of procedure.

(1) *Introduction.*

a. The Sealy City Council is the governing body for the City of Sealy, Texas. Therefore, it must bear the initial responsibility for the integrity of governance. As provided for in section 3.11 of the City Charter, the council will determine its own rules and order of business. The council is responsible for its own development, its responsibilities, its own discipline, and its own performance. The development of this policy is designed to ensure effective and efficient governance.

b. This section addresses mayor and council relations, council and staff relations, council and media relations, roles and meetings. By adopting these guidelines, we, as members of the city council, acknowledge our responsibility to each other, to our professional staff and to the public.

(2) *Mission.*

a. In order to ensure proper discharge of duties for the improvement of democratic local government, members of the Sealy City Council will display behavior that demonstrates independent, impartial review of all matters addressed by them, and be duly responsible to the citizens of Sealy and each other in their relationships.

(3) *Information.*

a. The city manager should make a diligent attempt to provide councilmembers complete packets on the Friday preceding the regular council meeting. It is the intention of the city council in adopting the above language to provide a guideline only and that the statement not be binding or interfere with the regular course of business. On major policy issues, the city manager will provide briefing material to the council in advance of council consideration of the policy alternatives. Whenever possible, the management report will be distributed more than a week in advance of council policy consideration.

(4) *Roles.*

a. The mayor will preside at meetings of the council, and will be recognized as head of City government for all ceremonial purposes and by the governor for purpose of military law, but will have no regular administrative duties. The mayor may participate in the discussion of all matters coming before the council. As, provided for in section 3.04 of the City Charter, the council will elect from among the councilmembers a mayor pro tempore who will act as mayor during the absence or disability of the mayor.

b. As head of city government for ceremonial purposes, the mayor may issue and present proclamations and recognitions, and attend other ceremonial functions on behalf of the City of Sealy. Councilmembers may initiate, through the mayor or by a majority vote of the council, similar items of recognition. Major community events sponsored by the city will be a policy decision of the council.

c. The mayor will preserve order and decorum and will require councilmembers engaged in debate to limit discussion to the question under consideration.

d. The mayor is the spokesperson for the council on all official positions taken unless absent, at which time the mayor pro tem or the mayor's designee will assume the role.

e. The mayor will encourage all councilmembers to participate in council discussion and give each member an opportunity to speak before any member can speak again on the same subject.

(5) *Meetings.*

a. *Regular meetings.* The council will meet regularly at such times as prescribed by ordinance, but not less frequently than once each month and the regular meetings will begin at a time established by city council, unless postponed or canceled for valid reason(s).

b. *Special meetings.* Special meetings may be held on any day of the week to consider items that require action prior to the next regularly scheduled meeting and may be called upon the request of the mayor or four or more Councilmembers.

c. *Executive session.* The city council may meet in executive session in compliance with the Texas Open Meetings Act. A final action, decision or vote on a matter deliberated in an executive session will be made in an open meeting for which proper notice is provided. All discussions in executive session will remain confidential.

d. *Public notice.* The agenda for all regular meetings, special meetings, and the notice listing items to be considered will be posted on the city's official bulletin board in accordance with the Texas Open Meetings Act.

e. *Attendance.* Councilmembers are expected to attend all meetings and stay in attendance during each meeting. No member will leave a meeting without advising the presiding officer.

f. *Conflict of interest.* A councilmember prevented from voting due to a conflict of interest will leave the meeting during the debate, will not vote on the matter, and will otherwise comply with the state law, City Charter and ordinances concerning conflicts of interest. Any councilmember filing a conflict of interest affidavit on an executive session item will not confer with staff, the city attorney, councilmembers or mayor.

g. *City councilmembers.*

1. During city council meetings and work-sessions, councilmembers will assist in preserving order and decorum and will neither by conversation or otherwise delay or interrupt the proceedings nor refuse to obey the rules of the city council.

   (a) The mayor or other presiding officer will, if necessary to preserve order and decorum, cause to be silenced or removed from the council chamber any person speaking out of order or disrupting the order or business of the meeting.

   (b) All electronic communication devices will be silenced or turned off. Any electronic communication utilizing a cell phone, laptop, iPad, electronic notepad or other electronic device between elected officials is prohibited and in accordance with the Open Meetings Act and the Open Records Act. Furthermore, councilmembers will not participate with this type of communication with citizens during a council meeting to ensure that the government is open and transparent. If any of these type devices are used for a voice communication, the councilmember proposing to use the device it will seek permission from the mayor to be excused from the meeting.

   (c) City council may, by an affirmative vote by a majority of the quorum present, declare an official reprimand (an expression of official disapproval) against any councilmember that violates the rules of procedure established in this section, or otherwise disrupts or interferes with a city council meeting.

   (d) The chief of police, or his/her designee, will act as sergeant-at-arms for the city council and will furnish whatever assistance to the mayor to enforce the rules of the city council and maintain decorum in the meeting.

   (e) As a reminder to the citizens and the city council, Section 42.05 of the Texas Penal Code is applicable to city council meetings, workshops and public hearings. This statute states that a person commits a Class B misdemeanor offense if, with the intent to prevent or disrupt a

lawful meeting, procession, or gathering, he or she obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance. Because the mayor is responsible for maintaining decorum during the city council meetings, the mayor or his/her designee is specifically authorized to file a complaint with a court of competent jurisdiction if a person commits an offense in accordance with this paragraph.

(f) If the mayor or the presiding officer fails to act, any member of the council may move to require enforcement of the rules, and the affirmative vote of a majority of the council will require the presiding officer to act.

2. A councilmember desiring to speak will address the chair, and upon recognition by the presiding officer, will confine discussion to the question under debate, avoid discussion of personalities and inappropriate language, and refrain from personal attacks and verbal abuse.

3. A councilmember, once recognized by the chair, will not be interrupted while speaking except for the following reasons: called to order by the presiding officer; a point of order is raised by another member, or the speaker chooses to yield to questions from another member. If a councilmember is called to order while speaking, that member will cease speaking immediately until the question of order is determined. If ruled to be in order, the member will be permitted to proceed. If ruled to be not in order, the member will remain silent or make additional remarks so as to comply with the rules of the city council.

4. When there is more than one speaker on the same subject, councilmembers will delay their comments until after all speakers on the subject have been heard.

5. The chair will state all questions submitted for a vote and announce the result. If the vote is not unanimous, the chair will announce the names of member(s) voting in favor and in opposition to the motion.

h. *Administrative staff.*

1. Members of the administrative staff and employees of the city will observe the same rules and decorum applicable to members of the city council.

2. Although the presiding officer has the authority to preserve decorum in meetings, the city manager also is responsible for the orderly conduct and decorum of all city employees under the city manager's direction and control.

3. The city manager will take such disciplinary action as may be necessary to ensure that decorum is preserved at all times by city employees in meetings.

4. All persons addressing the city council, including the city manager will be recognized by the presiding officer and will limit remarks to the matter under discussion.

5. All remarks and questions addressed to the city council will be addressed to the city council as a whole and not to any individual member.

i. *Citizens and visitors.*

1. Citizens and visitors are welcome and encouraged to attend all public meetings of the city council and will be admitted to the chamber or meeting room up to the fire safety capacity of the room.

2. Everyone attending the meeting will refrain from private conversations while the city council is in session.

3. Citizens and visitors attending city council meetings will observe the same rules of propriety, decorum and good conduct applicable to members of the city council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while

addressing the city council or while attending the meeting, will be removed from the room if so directed by the presiding officer. The provisions of Section 42.05 of the Penal Code apply to the citizens as well. The person will be barred from further audience before the city council during that session. If the presiding officer fails to act, any member of the council may move to require enforcement of the rules, and the affirmative vote of a majority of the council will require the presiding officer to act.

4. Unauthorized remarks from the audience, stamping of feet, whistles, yells and similar demonstrations will not be permitted by the presiding officer, who may direct the removal of offenders from the room. In case the presiding officer will fail to act, any member of the council may move to require enforcement of the rules and the affirmative vote of the majority of the council will require the presiding officer to act.

5. No placards, banners, or signs will be permitted in the city council chamber or in any other room in which the council is meeting. Exhibits, displays and visual aids used in connection with presentations, however, are permitted.

6. The chief of police, or his/her designee, will act as sergeant-at-arms for the city council and will furnish whatever assistance is needed to enforce the rules of the city council.

j. *Agenda.*

1. The mayor and/or city manager will set the agenda. An individual councilmember may request an item to be placed on the upcoming agenda for the next regular meeting, unless the majority of the council votes that the item will not be on the upcoming agenda.

k. *Speakers.*

1. A person wishing to address the city council must first complete a request form and register it with the city secretary. The following information must be provided on the form: Name, residence address, daytime telephone number, the subject matter to be addressed.

2. Speakers must address their comments to the presiding officer rather than to individual councilmembers or staff.

3. Speakers must keep their remarks specific to the item being considered by the city council. If the speaker is addressing the city council under the "petitions and public comments" section, the speaker may address any item not slated for discussion on the agenda.

4. A person who registers to speak on an item listed on the agenda will be called on after the chair gains agreement to do so by the council. A person who registers to speak on a public hearing item or during the "petitions and public comments" section will be called on at that time. The chair may determine the order in which speakers are called.

5. All speakers will have a maximum of three minutes to address the council. A majority vote of the council will be required to extend the time limit. The chair may impose more restrictive time limits if a large number of persons register to speak.

6. For called public hearings, the applicant will be allowed a maximum of five minutes to make a presentation.

7. In accordance with the Texas Open Meetings Act, the city council will not discuss or consider any item addressed during the "petitions and public comments" section. Councilmembers will not interact with the public during the time allotted to speakers unless a nondebatable motion approved by the city council allots a specific amount of time.

8. Whenever it is necessary for a speaker to use an interpreter to translate comments to the city council, the time required for the translation will not be counted against the designated time allotted for the speaker to address the city council.

l. *Motions.*

1. No motion may be moved or suggested until all councilmember discussion is complete and the mayor calls for the motion. A motion made and seconded will be considered the main motion. Any councilmember may move to amend a motion. The amendment must receive a second before it may be discussed and must be voted on prior to voting on the main motion.

2. A motion may be withdrawn or modified by its mover without asking permission until the motion is voted upon. If the mover modified the motion, the councilmember who seconded the motion may withdraw the second.

3. At any time after a motion has been made and seconded, a councilmember may "call the question," which will have the affect of stopping the debate and requiring the city council to immediately proceed to vote on the motion to call the question.

4. A motion to reconsider any action of the city council must be made no later than prior to the conclusion of the next regularly scheduled meeting of the city council. Such a motion may only be made by a councilmember who voted with the prevailing side. The motion to reconsider may be seconded by any member. No question will be twice reconsidered except by unanimous vote of the city council, except that action relating to any contract may be reconsidered at any time before the final execution thereof.

(a) If a motion to reconsider is made at the same meeting at which the matter was acted upon, the motion may be heard and voted upon and the original action on the matter is set aside. Deliberation may then resume on the matter at that same meeting.

(b) If a motion to reconsider is made at the next meeting after the matter was acted upon, the motion to reconsider may be heard and voted upon and the original action on the matter is not set aside. Deliberation may not resume on the matter, but it will be placed on the next available agenda for deliberation.

m. *Suspension of Rules.* Any provision of these rules not governed by the City Charter, City Code, state or federal law may be temporarily suspended by a majority vote of the members of the city council present. The vote on any such suspension will be taken by yeas and nays and entered upon the record.

n. *Amendment of rules.* These rules may be amended, or new rules adopted, by a majority vote of the members of the city council.

o. *Failure to comply.* A failure to comply with these rules does not invalidate any otherwise lawful act of the council.

(6) *Public contact/media relations.*

a. Representative government is only successful when the citizens are kept informed and educated about the issues facing their municipality; consequently, it is imperative that the media play an important role in the council-manager-media relations. It is through an informed public that progress is ensured and good government remains sensitive to its constituents. These guidelines are designed to help ensure positive relationships with print, radio, and television reporters. The mayor, city council and the city manager recognize that the news media provide an important link between the council and the public. It is the council's desire to establish a professional working relationship to help maintain a well-informed and educated citizenry.

b. During the conduct of official business, the city will designate adequate space for the news media.

c. All reporters will receive an agenda in advance and will be furnished support material needed for clarification if requested.

(7) *Planning.*

a. The mayor and council are responsible for establishing a vision for the City of Sealy and planning for its future. The comprehensive plan will be used as a guide to maintain the focus and vision for the City of Sealy.

b. On an annual basis, the mayor and city council will hold a minimum of one strategic planning session wherein they review the comprehensive plan and amend the plan in order to set priorities, goals and objectives. The goals and objectives will address short term and long-term needs of the city and will be in accordance with the comprehensive plan.

c. Policy direction will be consistent with the strategic goals and objectives of the comprehensive plan. Sufficient time and consideration should be given to policy alternatives to ensure that decisions are made consistent with the comprehensive plan.

(8) *Council/staff relations.*

a. The role of the city manager and the relationship of staff with council is addressed in article IV of the City Charter.

b. The city council will direct comments, correspondence and concerns about city services to the city manager's office. Citizens concerns, comments and correspondence regarding city services received by councilmembers will be forwarded to the city manager for appropriate staff action and a timely response.

c. Documents provided to one councilmember will also be distributed to all other members of the elected body. The city manager will prepare and submit to the council as of the end of the fiscal year a complete report on the finances and administrative activities of the city for the preceding year. As provided for in section 4.01(c)(5) and (6) of the City Charter, the city manager will keep the council advised of the financial condition and future needs of the city and make such recommendations that may seem desirable.

d. In order to ensure proper presentation of agenda items by staff, questions arising from councilmembers after receiving their information packet should be, whenever possible, presented to the city manager or the manager's designated assistants for staff consideration prior to the council meeting. This allows time for staff to address the councilmembers' concerns and provide all councilmembers with the additional information.

(Ord. No. 2012-11, § 1, 11-20-2012; Ord. No. 2024-06, § 5, 2-21-2024)

Secs. 2-37—2-65. Reserved.

ARTICLE III. OFFICERS AND EMPLOYEES[3]

[3]Charter reference(s)—City manager, § 4.01; city secretary, § 4.04; personal interest in city business, § 9.06; official oath, § 9.07; bonds, § 9.08.

Cross reference(s)—Any ordinance dealing with the compensation, retirement, pensions or other benefits of city officers or city employees or other personnel matters saved from repeal, § 1-12(10); fire marshal, § 34-36 et seq.; police department, § 50-31 et seq.

Sec. 2-66. City attorney.

The city attorney shall be responsible for providing legal services, advice and counsel to the city, its officers, employees and representatives.

(Ord. No. 92-3, § 2, 6-10-1992)

Charter reference(s)—Attorney for the city, § 4.02.

Sec. 2-67. Finance director.

The finance director shall be appointed by the city council and be responsible for performing the duties as general accountant of the city by planning, organizing, directing and coordinating the city's financial operations, including accounting, budgeting, purchasing, financial reporting, and investment programs, and managing the city's data processing operations.

(Ord. No. 92-2, § 3, 5-13-1992)

~~Sec. 2-68. Director of public works and director of parks, streets, drainage, and building services.~~

~~(a) The director of public works shall be appointed by the city council, and shall be responsible for directing operations for water, sewer, gas, and solid waste.~~

~~(b) The director of parks, streets, drainage, and building services shall be appointed by the city council, and shall be responsible for directing operations for parks and recreation, streets, drainage, building services, and mechanical.~~

~~(Ord. No. 92-2, § 4, 5-13-1992; Ord. No. 2020-18, § 2, 10-20-2020)~~

~~Ord. No. 2020-18, § 2, adopted Oct. 20, 2020, amended § 2-68, and in so doing changed the title of said section from director of public works to read as set out herein.~~

Sec. 2-69. Defense of officers; insurance.

(a) The city may, by majority vote of the city council, indemnify or reimburse any member of the governing body, officer or employee of the city against damage and for reasonable expenses actually incurred by such person in connection with any action, lawsuit or proceeding to which such person is a party; provided, such person was acting within the scope of duty, in good faith and was not finally adjudged to have been guilty or liable for, willful misconduct, gross neglect of duty, or a criminal act.

(b) The city may, by majority vote of the city council, purchase liability insurance to protect any member of the council, officer or employee against damage and for reasonable expenses actually incurred by such person in connection with any action, lawsuit or proceeding to which such person is a party; provided, such person was acting within the scope of duty, in good faith and was not finally adjudged to have been guilty of or liable for willful misconduct, gross neglect of duty or a criminal act.

(Ord. No. 87-10, §§ 1, 2, 11-4-1987)

State law reference(s)—Liability insurance, V.T.C.A., Civil Practice and Remedies Code § 101.027.

Sec. 2-70. Additional powers and duties of the city manager.

The city manager may sign contracts, agreements, and franchises which do not exceed $10,000.00 as long as such contracts, agreements, and franchises are budgeted, reviewed by the city attorney for legal compliance, and are not otherwise required to be approved by the city council by law. For contracts that contain an automatic renewal provision, in addition to the requirements above, the budget also must reflect a budget note for the expenditure. In addition to this authority, the city manager shall administer and enforce all contracts, agreements, and franchises. The city manager shall sign any contracts, agreements, and franchises which the city council approves and instructs him/her to be executed.

(Ord. No. 2023-32, § 2, 11-21-2023)

Secs. 2-71—2-100. Reserved.

ARTICLE IV. BOARDS AND COMMISSIONS[4]

Sec. 2-101. Adoption of accident review board policy.

The city approves and adopts an accident review board policy, as now or hereafter amended, a copy of which is attached to Ordinance No. 91-10 and made a part of this Code.

(Ord. No. 91-10, § 1, 5-20-1991)

Sec. 2-102. Reserved.

Ord. No. 2024-10, § 2, adopted April 16, 2024, repealed § 2-102, which pertained to Main Street Advisory Board and derived from Ord. No. 2014-02, §§ 1—3, adopted Jan. 28, 2014; Ord. No. 2016-21, adopted Aug. 9, 2016; and Ord. No. 2019-12, § 2, adopted Aug. 6, 2019.

Sec. 2-103. Reserved.

Editor's note(s)—Ord. No. 2018-04, § 1, adopted February 27, 2018, repealed § 2-103, which pertained to sports commission and derived from Ord. No. 2015-13, 6-9-2015; Ord. No. 2015-15, § 1, 7-28-2015; Ord. No. 2016-15, 6-28-2016.

Sec. 2-104. Reserved.

Editor's note(s)—Ord. No. 2018-05, § 1, adopted February 27, 2018, repealed § 2-104, which pertained to Keep Sealy Beautiful Commission and derived from Ord. No. 2014-12, §§ I—VI, 8-12-2014; Ord. No. 2015-07, § 1, 2-24-2015.

[4]Cross reference(s)—Building trades board of adjustments and appeals, § 14-46 et seq.; electrical board, § 14-203; library board, § 54-1; parks board, § 70-31 et seq.; planning commission, § 78-31 et seq.

Sec. 2-105. Reserved.

Editor's note(s)—Ord. No. 2018-03, § 1, adopted February 27, 2018, repealed § 2-105, which pertained to tourism commission and derived from Ord. No. 2016-02, 2-9-2016.

Secs. 2-106—2-130. Reserved.

ARTICLE V. FINANCE[5]

Sec. 2-131. Adoption of investment policy.

The city approves and adopts an investment policy, as now or hereafter amended, a copy of which is attached to Ordinance No. 91-17 and made a part of this Code.

(Ord. No. 91-17, § 1, 9-11-1991)

Sec. 2-132. Adoption of purchasing manual.

The city approves and adopts a purchasing manual, as now or hereafter amended, a copy of which is attached to Ordinance No. 91-18 and made a part of this Code.

(Ord. No. 91-18, § 1, 9-11-1991)

Secs. 2-133—2-165. Reserved.

ARTICLE VI. RECORDS MANAGEMENT[6]

[5]Charter reference(s)—Financial administration, art. VII.

Cross reference(s)—Any ordinance promising or guaranteeing the payment of money for the city, or authorizing the issuance of any bonds of the city or any evidence of the city's indebtedness saved from repeal, § 1-12(1); any appropriation ordinance or ordinance providing for the levy of taxes or tax exemptions or reinvestment zones or for an annual budget saved from repeal, § 1-12(2); any ordinance approving, prescribing or otherwise relating to rates to be charged by utility companies saved from repeal, § 1-12(5); any ordinance approving, authorizing or otherwise relating to any contract or agreement saved from repeal, § 1-12(6); any fees or other charges established by the council saved from repeal, § 1-12(15); any ordinance adopting a notice to bidders procedure saved from repeal, § 1-12(17); taxation, ch. 90.

[6]Charter reference(s)—Public records, § 9.01.

State law reference(s)—Preservation and management of local government records, V.T.C.A., Government Code § 441.151 et seq.; Local Government Records Act, V.T.C.A., Local Government Code § 201.001 et seq.; municipal records management, V.T.C.A., Local Government Code § 203.021 et seq.

Sec. 2-166. Ordinance adopted.

Ordinance No. 90-22, pertaining to records management, as now or hereafter amended, is adopted as a part of this section, as if set out at length in this section.

(Ord. No. 90-22, 12-12-1990)

Secs. 2-167—2-185. Reserved.

ARTICLE VII. FEES

Sec. 2-186. Fee adopted.

In accordance with V.T.C.A., Local Government Code § 140.009, there shall be imposed an additional fee of 30 percent on all debts and accounts receivable, i.e.: fines, fees, restitution, other debts, and costs that are more than 60 days past due and have been referred to a private firm for collection.

(Ord. No. 2013-13, § 1, 9-10-2013)

~~Sec. 2-187. City Rental Venues.~~

~~*City Rental Venues*~~			
~~*Facility - General Public Use (4 hours)*~~	~~*Deposit*~~	~~*Base Rate*~~	~~*Additional Hours*~~
~~Liedertafel Hall~~	~~$350~~	~~$850 (up to 4 hrs.)~~	~~$50/hr~~
~~Mark A. Chapman Park Pavilion~~	~~$100~~	~~$180 (up to 4 hrs.)~~	~~$25/hr~~
~~W. E. Hill Community Center~~	~~$250~~	~~$450 (up to 4 hrs.)~~	~~$50/hr~~
~~Abe & Irene Levine Park Pavilion~~	~~$50~~	~~$40 (all day)~~	~~N/A~~
~~*Facility - Non Profit Use (3 hours) (3 days per yr.)*~~	~~*Deposit*~~	~~*Base Rate*~~	~~*Additional Hours*~~
~~Liedertafel Hall~~	~~$150~~	~~$150 (up to 3 hrs.)~~	~~$50/hr~~
~~Mark A. Chapman Park Pavilion~~	~~$150~~	~~$150 (up to 3 hrs.)~~	~~$25/hr~~
~~W. E. Hill Community Center~~	~~$150~~	~~$150 (up to 3 hrs.)~~	~~$50/hr~~

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~~Type~~	~~Fee~~	
~~Facility—Non Profit Use (Reoccurring Meetings)~~	~~Deposit~~	~~Hourly Rental Rate~~
~~Mark A. Chapman Park Pavilion~~	~~$150~~	~~$25/hr~~

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City Rental Venues (Continued)				
Additional Fees (deducted from deposit or directly billed)	Liedertafel Hall	Mark A. Chapman Park Pavilion	W. E. Hill Community Center	Abe & Irene Levine Park Pavilion
Tables/Chairs not cleaned and/or returned to storage	$25	$25	$25	N/A
Garbage not removed and taken from facility	$25	$25	$25	$25
Restrooms not cleaned	$50	$50	$50	N/A
Air/Heat or lights left on	$75	$75	$75	$50

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~~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~~

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~~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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~~(Ord. No. 2025-06, § 2(Exh. A), 2-18-25)~~

ITEM #21

J. EXECUTIVE SESSION

ITEM #23

ITEM #24

ITEM #25

ITEM #26

REPORTS OR REQUESTS FROM THE CITY MANAGER AND DISCUSSION

SEALY SPRING CLEAN UP

FRIDAY, APRIL 24TH
8:30AM - 3:30PM
SATURDAY, APRIL 25TH
8:00AM - NOON

210 E. Main St., Sealy, Tx 77474

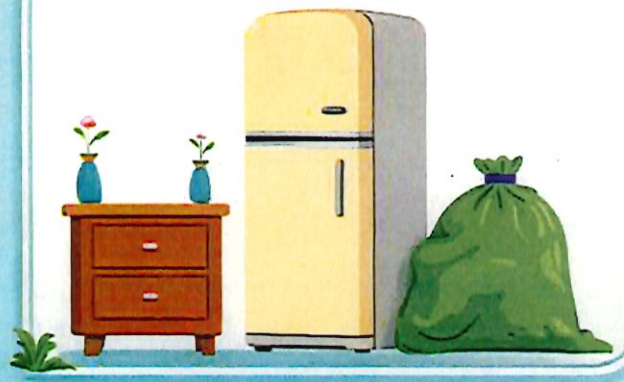
Enter through the gate on Silliman St. & exit on Main St.

City of Sealy Residents ONLY

Must provide utility bill to show proof of residency

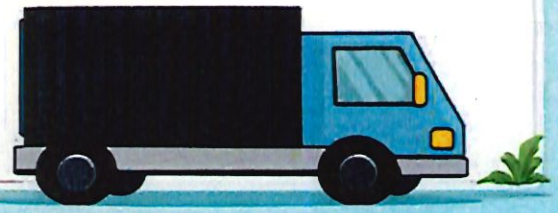
Items that will be accepted

- Furniture
- Mattresses
- Appliances (those with Freon need to be tagged saying the Freon has been removed by a certified technician)
- Household items that are too large to fit in a 96-gallon cart
- Bagged household waste or bagged leaves/yard trimmings



Items that will NOT be accepted

- **Tires**
- Batteries of any kind
- Paint
- Asbestos shingles
- Hazardous construction materials
- Glass
- Electronic waste - cell phones, printers, computers/displays, TV's,
- CRT monitors or CRT TVs ("old school" type)
- Household hazardous chemicals (bug spray, oven cleaner, disinfectants, ect.)
- Ammunition



ITEM #27

REPORTS, ANNOUNCEMENTS, OR REQUESTS FROM COUNCILMEMBERS

K. ADJOURN