



**NOTICE OF REGULAR MEETING  
SEALY CITY COUNCIL  
CITY COUNCIL CHAMBERS  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, DECEMBER 16, 2025  
6:00 P.M.**

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

**A. Call to Order**

**B. Invocation and Pledges of Allegiance**

**C. Roll Call and Certification of a Quorum**

**D. Petition(s) and Public Comments**

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

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

**F. Consent Agenda**

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

**a) November 18, 2025 Regular Minutes**

**b) December 2, 2025 Regular Minutes**

**c) Amending the Ordinance of the Master Fee Schedule:  
(Second of two readings)**

- **Water Rates**
- **Sewer Rates**
- **Gas Rates**

**d) Approval of an On-Call Engineering Support Task Order with Strand Associates Engineering for the 2026 Calendar Year, in an amount not to exceed \$75,000**

**e) Paid Time Off Liability Status Report comparing Value on Oct 1, 2024 versus December 1, 2025**

**f) Approval of a Resolution Creating a Special Event Fund**

**g) Approval of a Professional Service Agreement with Curt Services, LLC for Fire Inspection Services**

**G. Public Hearing: Notice of a Public Hearing on Budget Amendment.** The City Council for the City of Sealy, Texas, will hold a Public Hearing on Amending the 2024-2025 Fiscal Year Budget of the City of Sealy, Texas, to be held on the 16<sup>th</sup> day of December 2025 at 6:00 p.m. in the City Hall Council Chamber at 415 Main Street. All interested persons shall be given an opportunity to be heard for or against any item or the amount of any item contained in the proposed Budget Amendment.

**H. Public Hearing: Notice of a Public Hearing on Budget Amendment.** The City Council for the City of Sealy, Texas, will hold a Public Hearing on Amending the 2025-2026 Fiscal Year Budget – Fund 29 for the Economic Development Corporation of the City of Sealy, Texas, to be held on the 16<sup>th</sup> day of December 2025 at 6:00 p.m. in the City Hall Council Chamber at 415 Main Street, Sealy, Texas 77474. All interested persons shall be given an opportunity to be heard for or against any item or the amount of any item contained in the proposed Budget Amendment.

**I. Presentation(s)**

- **Status of Approved Capital Improvement Projects by Strand Associates:**
  - **Rexville Water Well & Water Plant – Task Order 21-01, name of the Project changed from North Water Plant to Rexville in 2023**
  - **Water Plant & Lift Station FEMA Generator Grant Project – Resolution 2021 – 37 Authorizing Grant Application Submission & March 6, 2024, Project Award Notification**
  - **Allens Creek Trunk Sewer – Task Order 23-03**
  - **Chapman B&PW Park Retention Pond Expansion & Storm Sewer Improvements – Task Order 23-04**
    - **Phase I: Westview Terrace Storm Sewer Improvements**
    - **Phase II: Retention Pond Expansion**
  - **TXDOT Utility Extension – Task Order 24-03**
  - **Columbus Road Well, November 27, 2024, TCEQ Status**
  - **Chapman B&PW Parking Expansion – Task Order 25-02**
  - **Seventh Street Water and Roadway Project – Task Order 25-04**
  - **West Front Street Infrastructure Project– Task Order 25-05**
  - **Police Department Condensation Study and HVAC Repairs – Task Order 25-06**
  - **Cryan Park Pond and Lighting – SEDC Task Order 25-01**

**J. Business**

1. Presentation and Possible Action regarding the City's consideration to pursue historic landmark designation for the Liedertafel Hall.
2. Discussion and Possible Action regarding Approving an Ordinance for the Budget Amendments for 2024-2025 Fiscal Year Budget.
3. Discussion and Possible Action regarding Approving an Ordinance for Fund 29 Economic Development Corporation Budget Amendments for 2025-2026 Fiscal Year.
4. Discussion and Possible Action regarding Creation of a Policy, Application Form, and Establishment of Fees for the Request to Close, Abandon, and Vacate a Street or Alley.
5. Discussion and Possible Action regarding Closing, Abandoning, and Vacating an Alley located approximately between San Felipe Road and Dawson Street, just East of Menke Street.
6. Discussion and Possible Action regarding an Ordinance of the City of Sealy, Texas, Amending Subsection 98-44 (b) of Article II of Chapter 98 of the Code of Ordinances of the City of Sealy, Texas; Providing Rules and Regulations for Stop Signs for the Placement of Stop Sign on 2<sup>nd</sup> Street at Fowlkes Street and 2<sup>nd</sup> Street at West Front Street.  
(First of two readings)
7. Discussion and Possible Action regarding Approving, Disapproving, or Approving with Conditions a Variance Application for 1233 Eagle Lake Road, Sealy, Texas, allowing a Variance to the requirements of Section 28-1 Definitions.
  - a) Building Line – regarding no fence shall be authorized beyond a front building line or placed in a manner that would enclose any city services.
8. Discussion and Possible Action regarding Approving Ratification of the Master Utility Plan.

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

- a) **Texas Government Code, Section 551.071, Consultation with Attorney: A governmental body may conduct a private consultation with its attorney when the governmental body seeks the advice of its attorney about pending or contemplated litigation; or a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code.**
  - **Faircroft Development Agreement (BSR)**
  - **Interlocal Agreement with Emergency Service District #2**
  - **Administrative Service Agreement with Sealy Cemetery Association**

b) Texas Government Code, Section 551.087, Deliberation regarding Economic Development Negotiations; Closed Meeting. This chapter does not require a governmental body to conduct an open meeting: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- Faircroft Development Agreement (BSR)

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

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

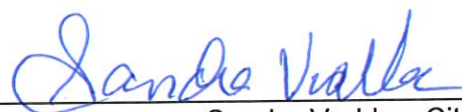
- W. E. Hill Community Center Maintenance and Use Committee
- 2025 Fantasy of Lights Event
- Application fee Updates
- Legal Priority Updates
- Statue of Resolutions regarding Development Workflow and Developer Deposit Policy

11. Reports, Announcements, or Requests from Councilmembers.

#### L. Adjourn

#### CERTIFICATION

*I, Sandra Vrabec, City Secretary of the City of Sealy, do hereby certify that the above notice of the City of Sealy, Texas, City Council, was posted in a place convenient to the general public (and the City's website) in compliance with Chapter 551, of the Texas Government Code, and at least 3 business days before the scheduled time of the meeting.*



Sandra Vrabec, City Secretary

# F. CONSENT AGENDA



**MINUTES  
SEALY CITY COUNCIL  
CITY COUNCIL CHAMBERS  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, NOVEMBER 18, 2025  
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for November 18, 2025, 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 Pledges of Allegiance

**C. Roll Call and Certification of a Quorum**

Present:

Carolyn Bilski  
Dee Anne Lerma  
Chris Noack  
Bradley Miller  
Theadra Curry  
Edward Zapalac  
Adam Burttschell

Mayor

Councilmember, Place 1 Mayor Pro Tem  
Councilmember, Place 2  
Councilmember, Place 3  
Councilmember, Place 4  
Councilmember, Place 5  
Councilmember, Place 6

Absent:

None

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager  
Sandra Vrabec, 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

**D. Petitions(s) and Public Comments**

Mayor Bilski spoke about the Greater Sealy Little League and the long-standing work of her, her family, and many others for our youth over the decades.

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

A motion was made by Councilman Zapalac to Approve the agenda as presented. Councilman Burttschell seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**F. Consent Agenda**

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

- **October 21, 2025, Regular Meeting Minutes**
- **November 4, 2025, Regular Meeting Minutes**
- **Approving an Ordinance Amending Chapter 98, providing for Westview Terrace Drive to be Designated a One-Way Street, when the current drainage construction is completed on Westview Terrace Drive up to the intersection of Eagle Lake Road, or no later than March 1, 2026 (Second of two readings)**  
*Ordinance No. 2025-30*
- **Financial Report: September 30, 2025**
- **Q4 Investment Report FY 24/25**
- **Approval of a Resolution correcting the Funding Source for the City's local contribution to the Texas Community Development Block Grant – Disaster Recovery Project (Contract No. 19-076-038-B691) (Resolution 2018-28 and 2020-21).**
- **Approval to Amend Pay Scale to Remove Assistant Chief of Police**
- **Approval of Ratification - Public Awareness Update by Paradigm in the amount of \$4,200 for Consultant Services regarding Railroad Commission Compliance (for Gas System).**
- **Approval of a Resolution to Approve the City of Sealy Public Awareness Update for Gas Infrastructure and Emergency Plan and Preparedness**
- **Approval of a Resolution to Amend Minimum Construction Standards**

- **Approval of Resolution Appointing New Capital Improvement Advisory Committee Board Members, Providing for Procedures, and Providing for Duties**

*Resolution No. 2025-49*

- **Approval of Ratification for Well #5, a New Motor not to exceed \$8,000**
- **Approval of a Resolution Authorizing Participation in and Application to the Bullet-Resistant Components for Law Enforcement Vehicles Grant Program.**

A motion was made by Mayor Bilski to move Approval of a Resolution to Amend Minimum Construction Standards out of Consent Agenda.

Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Miller, Curry, Zapalac, Burttschell

NOES: None

The motion carried

A motion was made by Councilwoman Lerma to Approve the Consent Agenda.

Councilman Miller seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Miller, Curry, Zapalac, Burttschell

NOES: None

The motion carried.

A motion was made by Councilman Zapalac to Approve a Resolution to Amend the Minimum Construction Standards, modify the Street Signs background color to change from green to blue.

Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Miller, Curry, Zapalac, Burttschell

NOES: None

The motion carried.

*Resolution No. 2025-48*

#### **G. Presentation(s)**

- **Rexville Crossing**
- **Bluebonnet Groundwater District by Zach Holland**

## H. Business

**1. Discussion and Possible Action regarding City-Wide Event for the Sealy Area Historical Society Event being held on Saturday, December 13, 2025, at the Sealy Historical Park from Noon till 8:00 p.m.**

A motion was made by Councilwoman Lerma to Approve the City-Wide Event for the Sealy Area Historical Society Event.

Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Miller, Curry, Zapalac, Burttschell

NOES: None

The motion carried.

**2. Presentation, Discussion, and Possible Action regarding Fowlkes Street and 2<sup>nd</sup> Street Stop Signs, and Front Street and 2<sup>nd</sup> Street Stop Signs.**

A motion was made by Councilwoman Lerma to Direct Staff to prepare an Ordinance regarding Fowlkes Street and 2<sup>nd</sup> Street Stop Signs and Front Street and 2<sup>nd</sup> Street Stop Signs.

Councilman Miller seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Miller, Curry, Zapalac, Burttschell

NOES: None

The motion carried.

**3. Presentation, Discussion, and Possible Action regarding Proposed Water/Sewer/Gas Rates.**

A motion was made by Councilwoman Lerma to Approve the Proposed Water/Sewer/Gas Rates.

Councilman Miller seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Miller, Curry, Zapalac, Burttschell

NOES: None

The motion carried.

**4. Discussion and Possible Action regarding the Amended and Restated Agreement for Park Entry, Maintenance, Use, and Improvements between the City of Sealy and Greater Sealy Little League, Inc., regarding Chapman B&PW Park.**

No action was taken.

**5. Discussion and Possible Action regarding Amending Section 74-32 of Division I of Article II of Chapter 74 of the Code of Ordinances, providing Rules and Regulations for Peddlers and Solicitors.  
(First of two readings)**

A motion was made by Councilwoman Lerma to Approve Amending Section 74-32 of Division I of Article II of Chapter 74 of the Code of Ordinances, providing Rules and Regulations for Peddlers and Solicitors. This is the first of two readings.  
Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**6. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 14: Building Regulations – Section 14-418. Planning Commission and City Council Action.  
(First of two readings)**

A motion was made by Councilman Zapalac to Table this Agenda Item.  
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**7. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 28: Development Rules and Regulations – Article XIII – Variances and Appeals, Section 28-110 and Article XIV – Outdoor Lighting, Section 28-129.  
(First of two readings)**

A motion was made by Councilman Zapalac to Table this Agenda Item.  
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**8. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 29: Downtown Preservation District – Section 29-15. Planning Commission.  
(First of two readings)**

A motion was made by Councilman Zapalac to Table this Agenda Item.  
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**9. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 58: Manufactured Homes and Trailers Section 58-112. Provisions applicable to Non-Conforming Mobile Homes and Mobile Home Parks.  
(First of two readings)**

A motion was made by Councilman Zapalac to Table this Agenda Item.  
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**10. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 78: Planning – Adding Section 78-36. Variances.  
(First of two readings)**

A motion was made by Councilman Zapalac to Table this Agenda Item.  
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**11. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 80: Signs – Section 80-30. Variances and Appeals.  
(First of two readings)**

A motion was made by Councilman Zapalac to Table this Agenda Item.  
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**12. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 87: Subdivision of Land and Plats – Section 87-3. Special Provisions.  
(First of two readings)**

A motion was made by Councilman Zapalac to Table this Agenda Item.  
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**13. Discussion and Possible Action regarding Approval of a 12-month agreement with Flock Safety for subscription access to Flock Safety’s Investigative Software Products and Subscriptions Bundle.**

A motion was made by Mayor Bilski to Approve a 12-month agreement with Flock Safety for subscription access to Flock Safety’s Investigative Software Products and Subscriptions Bundle.

Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

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

**a) Texas Government Code, Section 551.071, Consultation with Attorney: A governmental body may conduct a private consultation with its attorney when the governmental body seeks the advice of its attorney about pending or contemplated litigation; or a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code.**

- Faircroft Development Agreement (BSR)
- Interlocal Agreement with Emergency Service District #2

**b) Texas Government Code, Section 551.087, Deliberation regarding Economic Development Negotiations; Closed Meeting. This chapter does not require a governmental body to conduct an open meeting: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).**

- Faircroft Development Agreement (BSR)

A motion was made by Councilwoman Lerma to recess into Executive Session. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried. The City Council entered into Executive Session at 8:15 p.m.

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

The City Council reconvened into Open Session at 8:57 p.m.

A motion was made by Councilman Miller to move forward with the Proposed Interlocal Agreement with ESD #2.

Councilman Burttschell seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**15. Discussion and Possible Action regarding Approval of an Interlocal Agreement between The City of Sealy and Emergency Service District #2.**

This item was voted on in Agenda Item #14.

**16. Reports or Requests from the City Manager and Discussion:**

**17. Reports, Announcements, or Requests from Councilmembers.**

<b>Bilski</b>	<b>Happy Blessed Thanksgiving Thank you to the Staff for all the hard work</b>
<b>Lerma</b>	<b>None</b>
<b>Noack</b>	<b>None</b>
<b>Miller</b>	<b>None</b>
<b>Curry</b>	<b>None</b>
<b>Zapalac</b>	<b>Consent Agenda with identifiers Highway 36 – Big Trucks, 18-Wheelers, wanting to stop and park in front of Hinze’s and McDonald’s</b>
<b>Burttschell</b>	<b>None</b>

**J. Adjourn**

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

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

The motion carried. The City Council meeting adjourned at 9:00 p.m.

**PASSED AND APPROVED** this 16<sup>th</sup> day of December 2025.

\_\_\_\_\_  
Carolyn Bilski, Mayor

ATTEST:

\_\_\_\_\_  
Sandra Vrabec, City Secretary



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

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for December 2, 2025, 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 Pledges of Allegiance

**C. Roll Call and Certification of a Quorum**

Present:

Carolyn Bilski  
Dee Anne Lerma  
Chris Noack  
Bradley Miller  
Theadra Curry  
Edward Zapalac

Mayor  
Councilmember, Place 1 Mayor Pro Tem  
Councilmember, Place 2  
Councilmember, Place 3  
Councilmember, Place 4  
Councilmember, Place 5

Absent:

Adam Burttschell

Councilmember, Place 6

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager  
Sandra Vrablec, City Secretary  
Russell Grimes, Chief of Police  
Patrick Parsons, Public Works Director  
Mike Barrow, Assistant City Manager  
Bill Atkinson, EDC Director

**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 as presented. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**F. Consent Agenda**

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

- a) **Approval of Amending Section 74-32 of Division I of Article II of Chapter 74 of the Code of Ordinances, providing Rules and Regulations for Peddlers and Solicitors.  
(Second of two readings)**
- b) **Approving Uniform Contract through the BuyBoard Purchasing Cooperative.**

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

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

The motion carried.

**G. Presentation(s)**

- **Introduction of New Police Officers**

## H. Business

### 1. **Presentation, Discussion, and Possible Action regarding Liedertafel Hall and W. E. Hill Community Center ADA Projects for Design Approval.**

A motion was made by Councilwoman Lerma to move forward with the Liedertafel Project. Councilman Zapalac seconded the motion.

Councilman Zapalac rescinded his motion, and Councilwoman Lerma rescinded her motion.

A motion was made by Councilman Zapalac to direct Staff and EDC Staff to work on Plan and bring back to the City Council meeting on December 16<sup>th</sup>.

Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Miller, Curry, Zapalac

NOES: None

The motion carried.

### 2. **Discussion and Possible Action regarding Improvements to the Intersections of Highway 36 and South Circle Drive, Highway 36 and North Circle Drive, and Highway 36 and Gebhardt Road.**

No action was taken.

### 3. **Discussion and Possible Action regarding W. Front Street Infrastructure Project.**

A motion was made by Councilman Zapalac to Approve the Staff Recommendation of Priority 1-5, changing #3 to 24 ft. wide instead 20 ft. wide for a total Engineering cost opinion of \$9,469,000 W. Front Street Infrastructure Project.

Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Miller, Curry, Zapalac

NOES: None

The motion carried.

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

A motion was made by Councilman Miller to Amend the Allens Creek Trunk Sewer Project to include Phase I, Priority #1 Allens Creek Trunk Sewer Replacement for \$1,596,000, Priority #2 Allens Creek Trunk Sewer Replacement 1B for \$1,371,000, Priority #3 Allens Creek Trunk Sewer Replacement Residential Sanitary Sewers for \$1,240,000, Priority #4 Allens Creek Trunk Sewer Replacement Residential Water Lines for \$1,840,000 for a Total Construction cost of \$6,020,800 plus Engineering cost.

Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Miller, Curry, Zapalac

NOES: None

The motion carried.

**5. Discussion and Possible Action regarding Amending the Ordinance of the Master Fee Schedule:  
(First of two readings)**

- **Water Rates**
- **Sewer Rates**
- **Gas Rates**

A motion was made by Mayor Bilski to Approve Amending the Ordinance of the Master Fee Schedule. This is the first of two readings.

Councilman Miller seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Miller, Curry, Zapalac

NOES: None

The motion carried.

**6. Discussion and Possible Action regarding Approval or an Extension of the Amended and Restated Agreement of the current Park Entry, Maintenance, Use, and Improvements between the City of Sealy and Greater Sealy Little League, Inc.**

A motion was made by Councilman Noack to Approve the Agreement between the City of Sealy and the Greater Sealy Little League.

Councilman Miller seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Miller, Curry, Zapalac

NOES: None

The motion carried.

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

A motion was made by Councilman Miller to Postpone this Agenda Item.  
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

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

A motion was made by Councilwoman Lerma to Approve a Resolution for the Disposition of Police Department Surplus Property.  
Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**9. Reports, Announcements, or Requests from Councilmembers.**

**Burttschell      Absent**

**Zapalac            Staff to consider adding the meeting Agenda to the TVs in Council Chambers**

**Curry              It is great to have the additional Officers hired**

**Miller              Data Centers and the impact of the electric grid  
Replacing the lights at B&PW Park with LED Lights  
Gray Building at Eagle Lake and Hwy 90, are we holding them up, or status  
Previous TxDOT concern: Rexville Rd from the Police Station to I-10  
East sign needs to be looked at for correction**

**Noack              None**

**Lerma              Thank Staff for the packet  
Remind everyone to come out for the Fantasy of Lights**

**Bilski              I echo what compliments of Councilwoman Curry: Thank Chief on successful recruitment  
See overtime and comp time**

**I. Adjourn**

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

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

The motion carried. The City Council meeting adjourned at 8:20 p.m.

**PASSED AND APPROVED** this 16<sup>th</sup> day of December 2025.

\_\_\_\_\_  
Carolyn Bilski, Mayor

ATTEST:

\_\_\_\_\_  
Sandra Vrabec, City Secretary

ORDINANCE 2025-

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

\* \* \* \* \*

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

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

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

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

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

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

**Section 5. Penalty.** Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance, rule, or police regulation of the city shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine or penalty not to exceed five hundred dollars (\$500.00). If such rule, ordinance, or police regulations governs fire safety, or public health and sanitation, other than the dumping of refuse, the fine or penalty shall not exceed two thousand dollars (\$2,000.00). If such rule, ordinance, or police regulation governs the dumping of refuse, the fine or penalty shall not exceed four thousand dollars (\$4,000.00). Each occurrence of any violation of this ordinance, rule, or police regulation shall constitute a separate offense. Each day on which any such violation of this ordinance, rule, or police regulation occurs shall constitute a separate offense.

**Section 6. Effective Date.** This Ordinance shall become effective immediately and enforceable when published as required by law.

**PASSED AND APPROVED** at this first reading on the 2<sup>nd</sup> day of December 2025.

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

\_\_\_\_\_  
Carolyn Bilski, Mayor

ATTEST:

\_\_\_\_\_  
Sandra Vrabec, City Secretary

**RED-LINE COPY**

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

Type	Fee
<b>NEW CONSTRUCTION/ADDITIONS RESIDENTIAL PERMIT FEES</b>	
All Single-Family & Duplex New Residential Construction	\$0.70 per square foot (rounded up) plus \$35.00 Permit issuance Fee
<b>BUILDING PERMIT FEES</b>	
<b>(To include Flatwork, Driveways, Sidewalks, Accessory Structures, and Initial Placement of Manufactured Home)</b>	
Contractor Registration fee (yearly)	\$100.00
Permit Issuance Fee	\$35.00
Valuation of less than \$1,000.00, without inspection	No fee
Valuation of less than \$1,000.00, with inspection	\$75.00/inspection
Valuation of \$1,001.00 to \$50,000.00	\$30.00 for 1st \$1,001.00 plus \$5.00 each add'l 1,000.00 or fraction thereof
Valuation of \$50,001.00 to \$100,001.00	\$260.00 for 1st \$50,001.00 plus \$4.00 each add'l 1,000.00 or fraction thereof
Valuation of \$100,001.00 to \$500,000.00	\$460.00 for 1st \$100,001.00 plus \$3.00 each add'l 1,000.00 or fraction thereof
Valuation of over \$500,001.00	\$1,660.00 for 1st \$500,001.00 plus \$2.00 each add'l 1,000.00 or fraction thereof
Reinspection Fees*	\$75.00 - 1st reinspection
	\$75.00 - 2nd reinspection
	\$75.00 - 3rd reinspection
Fees are doubled if work begins before the issuance of a valid permit.	
Reinspection fees are required for failed inspections and must be paid prior to the reinspection.	
<b>COMMERCIAL BUILDING PERMIT FEES</b>	
Contractor Registration fee (yearly)	\$100.00
Permit Issuance Fee	\$35.00
Less Than \$10,000.00	No fee unless inspection required, in which case, a \$75.00 inspection fee shall be charged
\$10,000-50,000.00	\$550.00 for 1st \$10,001.00 plus \$5.75 for each additional thousand or fraction thereof
\$50,001.00 - \$100,000.00	\$800.00 for 1st \$50,001.00 plus \$4.75 for each additional thousand or fraction thereof
\$100,001.00 - \$500,000.00	\$1,000.00 for 1st \$100,001.00 plus \$3.50 for each additional thousand or fraction thereof
\$500,001.00 - \$1,000,000.00	\$3,500.00 for 1st \$500,001.00 plus \$3.00 for each additional thousand or fraction thereof
\$1,000,001.00 and greater	\$4,064.00 for 1st \$1,000,001.00 plus \$3.00 for each additional thousand or fraction thereof
Commercial Plan Review Fee (this provision and fee is not applicable to single-family or (two family (duplex) residential structures)	One-half of commercial permit fee
* 3rd+ submittals for review will be charged	1/2 of the original Commercial Plan Review Fee

Proposed to City Council December 16, 2025

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

Type	Fee
<b>COMMERCIAL BUILDING PERMIT FEES (Continued)</b>	
Certificate of Occupancy or Temporary Certificate of Occupancy	Fee is included in Permit Fee, but New Use or New Tenant is \$100.00
Reinspection Fees*	\$75.00 - 1st reinspection
	\$75.00 - 2nd reinspection
	\$75.00 - 3rd reinspection
<b>Fees are doubled if work begins before the issuance of a valid permit.</b>	
<b>Reinspection fees are required for failed inspections and must be paid prior to the reinspection.</b>	
Moving of any building or structure	\$250.00
Demolition of any building(s) or structure(s):	\$250.00
0 - 100,000 cubic feet	
100,001 cubic feet and over	\$2.50 per 1,000 cubic feet
<b>* Fees are doubled if work begins before the issuance of a valid permit.</b>	
<b>MISCELLANEOUS FEES</b>	
Overnight Camping Permit (Chapter 66)	\$30.00 per unit
Circus Permit	\$100.00
Fireworks Permit (Chapter 34)	\$45.00
Banner Fee	\$50.00 per location
Donation Collection Boxes (Chapter 42)	\$150.00 for permit and medallion + \$150.00 each additional medallion
<b>TAX ABATEMENT POLICY FEE</b>	
Application Fee	\$1,500.00
<b>NAMING AND DONATION POLICY FEE</b>	
Application Fee	\$75.00
<b>HEALTH PERMIT FEES</b>	
Retail Food Stores and Food Service Establishments (annual)	1-4 employees \$200.00, 5-9 employees \$300.00, 10-25 employees \$400.00, 26+ employees \$500.00 (Number of employees is based on number of employees on largest shift)
Mobile Vending Food Unit(s)	\$50.00 per month (30 day period)
Temporary Food Service Permit	\$50.00
14 days	\$50.00
Multiple Events (yearly)	\$200.00

*Proposed to City Council December 16, 2025*

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

Type	Fee
<b>SAFETY INSPECTION FEES</b>	
Day Care Facility; Foster Home Facility; or Commercial Business Inspections	\$100.00 per yearly inspection
Industrial Safety Inspections for Electrical Turn On and Reinspect for TCO	\$300.00
Nursing/Assisted Living Facility or School	\$300.00
Manufactured Home Safety Inspections	\$100.00
<b>EVENT PERMIT</b>	
LEVEL 1: Small events – 150 people or less	\$100.00
LEVEL 2: Mid-size events - 151-500 people	\$250.00
LEVEL 3: Large events – 501 or more people	\$500.00
Mass Gathering Permit (Chapter 66) <i>(Based on est. crowd size)</i>	
300-500 people	\$250.00
501-1000 people	\$500.00
1000 or more people	\$750.00
<b>GAME ROOM FEES- COIN OPERATED / AMUSEMENT REDEMPTION MACHINES</b>	
License Fee & Inspection per machine	\$60.00
Plus, fee per machine (tax)	\$15.00
<b>SEXUALLY ORIENTED BUSINESS</b>	
New or Renewal Sexually Oriented Business License	\$500.00
Employee License	\$100.00
<b>MULTI-FAMILY FEES</b>	
License fee (Sec 14-433)	\$25.00 per. dwelling unit
Replacement license (Sec 14-433)	\$10.00
Reinspection fee (Section 14-437)	A fee of \$20.00 for each reinspection of each noted violation in a dwelling unit, but not to exceed \$40.00 per unit, within an apartment complex
Exterior Reinspection Fee (Sec 14-437)	A reinspection fee of \$20.00 for each exterior violation item reinspected shall be assessed for inspections that are required to verify that a violation has been repaired or corrected.

Proposed to City Council December 16, 2025

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

Type	Fee
<b>MOBILE HOME PARK FEES</b>	
Original mobile home park or recreational vehicle park license (section 58-86 (a))	\$300.00
Renewal of mobile home park license (section 58-86(b))	\$100.00
Transfer of mobile home park or recreational vehicle park license (section 58-81)	\$50.00
Transfer or replacement of mobile home (section 58-46 (b))	\$75.00
Mobile Home Reinspection fee (section 58-46 (a))	\$25.00
<b>DRAINAGE REVIEW FEE</b>	
Small Site Projects (Less than 10 acres)	\$2,500.00 + \$30.00 processing fee
Small to Medium Residential Subdivisions (20 to 60 lots)	\$4,000.00 + \$30.00 processing fee
Large Residential Subdivisions (over 60 lots)	\$6,000.00 + \$30.00 processing fee
Large Sites (10 acres or larger)	\$8,000.00 + \$30.00 processing fee
All 3rd Party Reviews above will be charged an Administrative Fee	10% of the Review Fee
* 3rd+ submittals for review by engineer will be charged	½ of the review fee
<b>CULVERT INSTALLATION</b>	
20 feet Driveway	\$650 plus the cost of the pipe and materials
30 feet Driveway	\$850 plus the cost of the pipe and materials
<b>UTILITIES DEVELOPMENT REVIEW FEE</b>	
Utility-Master Plan Model Reviews (Large Residential, > 60 Lots)	\$4,000.00
Utility-Master Plan Model Reviews (Small-Medium Residential, 20 to 60 Lots)	\$3,000.00
Utility-Master Plan Model Reviews (Large Site, > 10 Acres)	\$4,000.00
Utility-Master Plan Model Reviews (Small Site, < 10 Acres)	\$2,500.00
Lift Station Reviews (One Lift Station > 20 gpm)	\$6,500.00
Lift Station Reviews (Each Additional Lift Station > 20 gpm)	\$2,500.00
Traffic Impact Analysis Reviews (One Intersection)	\$1,500.00
Traffic Impact Analysis Reviews (Each Additional Intersection)	\$1,000.00

*Proposed to City Council December 16, 2025*

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

Type	Fee
<b>UTILITIES DEVELOPMENT REVIEW FEE (Continued)</b>	
All 3rd Party Reviews above will be charged an Administrative Fee	10% of the Review Fee
* 3rd+ submittals for review by engineer will be charged	½ of the review fee
<b>SUBDIVISION PLAT REVIEW</b>	
Land plan/conceptual plan	\$1,500.00
Preliminary plat/residential	Base \$500.00 plus \$10.00 per lot
Preliminary plat/commercial - industrial	Base \$500.00 plus \$20.00 per acre
Final plat/residential	Base \$500.00 plus \$10.00 per lot
Final plat/commercial - industrial	Base \$500.00 plus \$10.00 per acre
All 3rd Party Reviews above will be charged an Administrative Fee	10% of the Review Fee
Lot line Adjustment	\$20.00
Plat amendment	\$300.00
Variance Request	Residential \$200.00 Commercial \$500.00
Hardship Permit	\$75.00
Comprehensive sign variance program	\$150.00
Parkland Dedication Fees - Chapter 87, Section 87-52 (c)(3)	\$1200.00 per. Lot
* 3rd+ submittals for review by engineer will be charged	½ of the review fee
<b>CIVIL AND ENGINEERING PLAN REVIEW FEES</b>	
<b>Civil Drawings with Plats:</b>	
Residential (Large, > 50 lots)	\$10,000.00
Residential (Small-Medium, < 50 lots)	\$7,500.00
Non-Residential (Large Site, > 5 acres)	\$7,500.00
Non-Residential (Small Site, < 5 acres)	\$5,000.00
<b>Plats and Re-Plats, No Civil Drawings:</b>	
Residential (Large, > 50 lots)	\$2,500.00
Residential (Small-Medium, < 50 lots)	\$2,000.00
Non-Residential (Large Site, > 5 acres)	\$2,000.00

*Proposed to City Council December 16, 2025*

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

Type	Fee
<b>CIVIL AND ENGINEERING PLAN REVIEW FEES (Continued)</b>	
Non-Residential (Small Site, < 5 acres)	\$1,500.00
All 3rd Party Reviews above will be charged an Administrative Fee	10% of the Review Fee
* 3rd+ submittals for review by engineer will be charged	½ of the review fee
<b>DEVELOPMENT POLICIES</b>	
Tax Increment Reinvestment Zone (TIRZ)	\$5,000 per application
Public Improvement Utilities District (PID)	\$5,000 per application
In-City Municipal Utility District (MUD)	\$5,000 per application
Chapter 380 Agreement	\$5,000 per application
Development Agreement	\$5,000 per application
<b>DEVELOPMENT DEPOSITS, INSPECTIONS, AND ADDITIONAL REVIEWS AND MEETINGS FOR ENGINEERING AND LEGAL</b>	
Development of 1 acre or less	Minimum \$500.00
Development of 1 acre - 4.99 acres	Minimum \$2,500.00
Development of 5 acres - 49.99 acres	Minimum \$5,000.00
Development of 50 acres - 199.99 acres	Minimum \$10,000.00
Development of 200 acres or more	Minimum \$15,000.00
Processing Fee For Development Deposits	\$75.00
<b>DEVELOPMENT DEPOSITS, INSPECTIONS, AND ADDITIONAL REVIEWS AND MEETINGS FOR ENGINEERING AND LEGAL</b>	
<b>Inspections, Reviews, and Meetings</b>	
City Engineer	Actual Costs
City Attorney	Actual Costs
Administrative Fee for all Inspections, Reviews, and Meetings	10% of the Inspection, review, and meeting costs
<b>ANNEXATION FEES</b>	
Due upon application for 1st Tract of land	\$3,500.00
Due upon application for each additional tract of land	\$1,500.00
<b>RIGHT-OF-WAY USE PERMIT APPLICATION</b>	
Utility Installation within City of Sealy Right-of-Way	\$100.00 per location
Fees are doubled if work begins before the issuance of a valid permit.	

Proposed to City Council December 16, 2025

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

Type	Fee
<b>NETWORK NODES</b>	
Construction Permit	\$500.00 for 1st five nodes
Each additional nodes not to exceed 30 nodes	\$250.00 per node
Annual Collocation fee	\$20.00
Annual public right-of-way rate	\$250.00 per network node site installed in the city right-of-way
<b>Public right-of-way rate adjustment:</b> As provided in Section 284.054 of the Code, this amount will be adjusted by an amount equal to one-half the annual change, if any, in the consumer price index. The city shall provide written notice to each network provider of the new rate; and the rate shall apply to the first payment due to the city on or after the 60th day following the written notice.	
<b>NODE SUPPORT POLES</b>	
Construction Permit	\$1,000.00
Annual public right-of-way rate fee	\$250.00
<b>Public right-of-way rate fee:</b> As provided in Section 284.054 of the Code, this amount will be adjusted by an amount equal to one-half the annual change, if any, in the consumer price index. The city shall provide written notice to each network provider of the new rate; and the rate shall apply to the first payment due to the city on or after the 60th day following the written notice.	
<b>TRANSPORT FACILITIES</b>	
Construction permit	\$500.00
Each additional node	\$250.00 per node
Public right-of-way rate fee	\$28.00/month per node
<b>Public right-of-way rate fee:</b> As provided in Section 284.054 of the Code, this amount will be adjusted by an amount equal to one-half the annual change, if any, in the consumer price index. The city shall provide written notice to each network provider of the new rate; and the rate shall apply to the first payment due to the city on or after the 60th day following the written notice; however, no rate is required if the network provider is already paying the city an amount equal to or greater than the amount of other city right-of-way fees for access lines under Chapter 283 of the Code or cable franchise fees under V.T.C.A., Utility Code, Chapter 66.	
<b>MICRO NETWORK NODES</b>	
No Application Fee	
Collocation of network nodes on service poles	\$20.00/year per service pole

*Proposed to City Council December 16, 2025*

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

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

Proposed to City Council December 16, 2025

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

Type	Fee
<b>ELECTRICAL PERMIT FEES (Continued)</b>	
Temporary installation such as carnivals or similar installation for amusement show display or similar uses - 10 kVA or less	\$35.00/kVA
Temporary installation such as carnivals or similar installation for amusement show display or similar uses - all loads above 10kVA	\$25.00/kVA
Temporary saw pole	\$30.00/installation
Temporary cut-ins made permanent	\$40.00/installation
Miscellaneous electric requiring inspection	\$30.00
*Additions to old work shall be charged for at the same rate as new work	
Reconnection fee	\$30.00
Sign Inspection and installation	\$80.00
Plan examination fee	one-half of permit fee
Plan re-examination fee due to alteration of approved plans	one-half of permit fee
*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.	
Reinspection Fees*	\$75.00 - 1st reinspection
	\$75.00 - 2nd reinspection
	\$75.00 - 3rd reinspection
<b>PLUMBING PERMITS</b>	
Permit Issuance Fee	\$35.00
Gas Test Fee	\$45.00
Plumbing fixture, floor drain or trap (including water and drainage piping)	\$10.00/each
Gas piping and up to 4 outlets	\$30.00 and \$10.00 each additional outlet
House sewer	\$20.00/each
House sewer having to be replaced and repaired	\$25.00/each
Cesspool	\$25.00/each
Septic tank and seepage pit or drain field, grease traps	\$200.00 each

Proposed to City Council December 16, 2025

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

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

Proposed to City Council December 16, 2025

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

Type	Fee
<b>MECHANICAL PERMIT FEES (Continued)</b>	
Over 3,300,000 Btu (98 Bhp)	\$75.00
Reinspection fee of a heating, ventilation, air conditioning, or refrigeration system, boiler installation	\$15.00
Temporary operation inspection fee	\$15.00
Self-Contained units less than two tons	Total cost of all units combined
	\$75.00 - 1st reinspection
	\$75.00 - 2nd reinspection
	\$75.00 - 3rd reinspection
<b>Reinspection Fees*</b>	
*Mechanical permit may be canceled by the applicant at any time within 30 days of issuance. If no work has been done under such permit, the plumbing and mechanical inspector shall refund 75 percent of the permit fee paid; however, in no case shall the city retain less than \$25.00 to cover administrative costs.	
*Fees are doubled if work begins before the issuance of a valid permit.	
*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.	
<b>COMMERCIAL FIRE ALARM SYSTEM</b>	
Contractor Registration Fee (yearly)	\$100.00
Permit Issuance Fee	\$35.00
Fire Alarm System Inspection Fee	\$200.00
plus, each device	\$2.00
After hours and weekends	\$250.00 per inspection
	\$150.00 - 1st reinspection
	\$150.00 - 2nd reinspection
	\$150.00 - 3rd reinspection
<b>Reinspection Fees*</b>	
*Fees are doubled if work begins before the issuance of a valid permit.	
*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.	
<b>COMMERCIAL FIRE SUPPRESSION SYSTEM INSPECTIONS</b>	
Contractor Registration Fee (yearly)	\$100.00
Permit Issuance Fee	\$100.00
Automatic Fire Sprinkler System Wet/Dry Fee	\$200.00
plus, each head	\$2.00

Proposed to City Council December 16, 2025

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

Type	Fee
<b>COMMERCIAL FIRE SUPPRESSION SYSTEM INSPECTIONS (Continued)</b>	
All Inspections, including inspections for items listed under Commercial and Multi-Family Fire Code Plan Review	\$200.00
After hours and weekends	\$400.00 per inspection
<b>Reinspection Fees*</b>	\$150.00 - 1st reinspection
	\$150.00 - 2nd reinspection
	\$150.00 - 3rd reinspection
*Fees are doubled if work begins before the issuance of a valid permit.	
*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.	
<b>COMMERCIAL AND MULTIFAMILY FIRE CODE PLAN REVIEW</b>	
Fire Sprinkler system installation first 10,000 square feet	\$200.00
Fire Sprinkler system each additional 10,000 square feet	\$100.00
Fire Sprinkler Remove, Add, or Release over 1-25 sprinkler heads	\$100.00
Fire Sprinkler Remove, Add, or Release over 25 sprinkler heads	\$100.00
Fire Sprinkler Specialty Systems to include dry, foam, anti-freeze, and fixed-fire suppression will be in addition to fee above for each system.	\$150.00
Fire Alarm system installation first 20,000 square feet	\$100.00
Fire Pump - each pump, Smoke Control System, Standpipe System, Underground Private Fire Main, Fire Protection Water Supplies, Emergency Standby Power Systems - Generator, and Fire Apparatus	\$125.00
Access Roads - Site	\$25.00
Private Fire Hydrant - each	\$25.00
Premise Identification - Address	\$25.00
Key Box - Rapid Entry Access	\$100.00
Elevator Operation and Service Keys	\$75.00
Emergency Standby Power Systems - Generators	

Proposed to City Council December 16, 2025

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

Type	Fee
<b>COMMERCIAL AND MULTIFAMILY FIRE CODE PLAN REVIEW (Continued)</b>	
Commercial Kitchen Hoods - Suppression System not included (fee for specialty system above)	\$75.00
Commercial Kitchen Cooking Oil Storage	\$75.00
Fire Protection Systems Required	\$75.00
Portable Fire Extinguishers	\$200.00
Interior Finishes and Decorative Vegetation	\$900.00
Mechanical Refrigeration - Cold Storage	\$150.00
Stationary Battery Storage	\$300.00
Dry Cleaning Facilities	\$300.00
Combustible Dust-Producing Operations	\$300.00
Motor Fuel Dispensing Facilities	
Lumber Yard / Agro-Industrial / Solid Biomass / Woodworking Facilities	\$350.00
Flammable Finishes	\$300.00
Compressed Gases	\$350.00
Carbon Dioxide Beverage Dispensing	\$200.00
Liquified Petroleum Gases - except Propane	\$300.00
Temporary Fuel Storage / Dispensing	\$150.00
Aviation Facilities	\$800.00
Low-Pile Storage	\$200.00
High Pile Storage	\$1,000.00
Hazardous Materials	\$1,000.00
Access Control Locks	\$150.00
<b>COMMERCIAL FUEL TANKS</b>	
	100
Contractor Registration Fee	35
Permit Issuance Fee	
Underground Fuel Tank Removal	\$250.00 per tank
Underground Fuel Tank Installation	\$250.00 per tank
Aboveground Fuel Tank Installation	\$250.00 per tank

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CITY OF SEALY, TEXAS  
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Type	Fee
<b>COMMERCIAL FUEL TANKS (Continued)</b>	
Fuel Dispenser	\$25.00 each
After hours and weekends	\$500.00 per inspection
Reinspection Fees*	\$75.00 - 1st reinspection
	\$75.00 - 2nd reinspection
	\$75.00 - 3rd reinspection
*Fees are doubled if work begins before the issuance of a valid permit.	
*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.	
<b>WOODCHIPPING SERVICES</b>	
<b>CHIPPING RATES:</b>	
No free minute will be provided as in the past. Chipping is to be billed at a rate of:	\$3.00 for the first minute with a minimum charge of \$5.00
City crews to determine if the pickup would be more cost effective for the customer using the tractor or chipping. No stumps or bushes will be chipped. Trunk pieces to be no larger than 8-inch diameter and no longer than 3 feet in length. Chipping to be done on the first full week of each month.	
<b>HEAVY LIMB PICK-UP:</b>	
No free minutes will be provided as in the past. Heavy pick-up is to be billed at a rate of:	\$4.50 per minute, with a minimum charge of \$25.00
All limbs to be stacked with the ends facing the curb in a neat pile. No limbs over six feet (6') in length. Root balls are required to have the dirt removed prior to pick-up. Heavy pick-up to be completed the first week of each month following the chipping process.	

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Type	Fee
<b>FINANCIAL POLICIES</b>	
<b>RETURNED PAYMENTS:</b>	
Collection of a check or bank draft drawn on an account with insufficient funds or returned unpaid for any other reason	\$30.00
<b>DEBIT/CREDIT CARD PROCESSING SERVICES:</b>	
Any City-provided goods and services paid for in person, by telephone, fax, or via the internet	3.5% of transaction amount or a minimum of \$0.95, whichever is larger
<b>ELECTRONIC CHECK PROCESSING SERVICES:</b>	
Any City-provided goods and services paid for in person, by telephone, fax, or via the internet	\$1.95 per payment
Any payment not honored by a credit card company subsequent to approval	\$30.00
<b>UTILITY BILLING SERVICES:</b>	
Any request for external notices to insert literature into city utility billing envelopes; literature must first be approved by the City Manager prior to placement.	30% markup from City's cost, rounded to the nearest whole dollar, to be paid in advance of services.
*All customers incurring delinquent charges of \$10.00 or more shall be assessed an administrative fee in accordance with the fee schedule adopted by the council	\$30.00
Utility Bad Debt Payment:	30% reimbursement for collection cost
<b>BLUEBONNET GROUNDWATER CONSERVATION DISTRICT FEES</b>	
Based on consumption for each water meter	\$0.07 per 1,000 gallons
<b>WASTEWATER/SEWER DISCHARGE FEES</b>	
Wastewater Discharge Permit	\$200.00
Renewing and/or transferring wastewater	\$100.00
Fee for monitoring, inspection, and surveillance procedures, including the cost of collections	\$100.00
<b>DRAINAGE DISCHARGE FEES</b>	
Residential	\$2.00 per month/ per unit
Non-Residential	Base fee of \$2.00 multiplied by number of ERU's

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

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

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CITY OF SEALY, TEXAS  
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Type	Fee
<b>WATER AND SANITARY SEWER RATES</b>	
<b>Water:</b>	
Radio Transmission Fee (per. Month)	\$0.89
Fixed charges (per. month)	
¼ -inch	<del>\$20.70</del> <del>\$20.30</del>
1-inch	<del>\$30.80</del> <del>\$30.20</del>
1 ½ -inch	<del>\$78.50</del> <del>\$74.40</del>
2-inch	<del>\$122.90</del> <del>\$116.50</del>
3-inch	<del>\$282.50</del> <del>\$261.60</del>
4-inch	<del>\$480.90</del> <del>\$445.30</del>
6-inch	<del>\$1,111.80</del> <del>\$992.70</del>
8-inch	<del>\$1,333.00</del> <del>\$1190.20</del>
10-inch	<del>\$1,666.30</del> <del>\$1487.80</del>
0-2,000 gallons (minimum charge)	\$2.00 or fraction thereof
2,001-8,000 gallons (per 1,000 gallons)	<del>\$4.30</del> <del>\$4.29</del> or fraction thereof
8,001-23,000 gallons (per 1,000 gallons)	<del>\$5.60</del> <del>\$5.49</del> or fraction thereof
Greater than 23,000 gallons (per 1,000 gallons)	<del>\$6.90</del> <del>\$6.79</del> or fraction thereof
<b>Bulk Water Rates: Bulk Water/Fire Hydrant Meters:</b>	
Meter Set Up & Maintenance Charge	\$200.00 initial set up & \$50.00 per month
Per 1,000 gallons	\$50.00 or fraction thereof
<b>Sanitary Sewer:</b>	
Fixed charges (per. month)	
Residential	<del>\$24.50</del> <del>\$24.10</del>
Commercial	<del>\$80.70</del> <del>\$79.20</del>
Industrial	<del>\$122.30</del> <del>\$120.00</del>
Government	<del>\$80.70</del> <del>\$79.20</del>
Non-Profit Flat <8,000 gal Water usage and <1-1/2 in water service - (flat rates do not have a volumetric component)	\$24.00
Residential Flat – (flat rates do not have volumetric component)	<del>\$43.08</del> <del>\$42.20</del>

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CITY OF SEALY, TEXAS  
 MASTER FEE SCHEDULE  
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Type	Fee
<b>WATER AND SANITARY SEWER RATES (Continued)</b>	
Commercial Flat – (flat rates do not have volumetric component)	<del>\$58.90</del> <b>\$57.70</b>
0-2,000 gallons	\$2.30 or fraction thereof
Greater than 2,000 gallons	<del>\$5.21</del> <b>\$4.95</b> or fraction thereof
<b>Sanitary Sewer Surcharge</b>	
<p><b>Industrial Waste Established Surcharges:</b></p> <p>(a) The surcharges are to provide for the reimbursement of costs to the city to provide treatment for those wastes of quantity and strength produced by industrial processes, including wastes of characteristics difficult to treat for final disposal, but are accepted without pretreatment.</p> <p>(b) These surcharges are in addition to base sewer service charge, sanitary sewer connection charges and/or industrial cost recovery charges established by the city.</p> <p>(c) All surcharges established in this subdivision shall be an obligation of the permittee as a condition of keeping his permit valid.</p> <p><b>Computation of Surcharge:</b></p> <p>The surcharges to be determined for producers of industrial waste will be computed by the use of the following formula:</p> $S = BC \times F \times [ (A/100 - 1) + (B/250 - 1) + (C/400 - 1) + (D/250 - 1) ]$ <p>S = Surcharge in dollars                      BC = Base sewer service charge in dollars                      A = Total of actual measured oil and grease in mg/l, but not less than 100.                      B = Total of actual measured BOD in mg/l, but not less than 250.                      C = Total of actual measured COD in mg/l, but not less than 400.                      D = Total of actual measured suspended solids in mg/l, but not less than 250.                      F = Cost factor which is the factor of \$0.40</p> <p>For single- unit consumers with City water service, the billing rate structure consists of two components: A monthly fixed charge for the service, regardless of water meter size, plus Tiered volumetric charges per thousand gallons of water consumed, as registered by the meter serving the consumer and based on a winter averaging calculation specified below.</p>	

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CITY OF SEALY, TEXAS  
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Type	Fee
<b>Sanitary Sewer Surcharge (Continued)</b>	
<p>For multiple- unit consumers utilizing a single water meter, the billing rate structure consists of two components: A monthly fixed charge for the service, regardless of water meter size, multiplied by the number of units being served plus Tiered volumetric charges per thousand gallons of water consumed, as registered by the water meter serving the consumer and based on a winter averaging calculation specified below. In calculating the charge, the number of gallons specified in each tier is multiplied by the number of units being served to determine the upper consumption limit for that tier.</p> <p>Note: Sanitary sewer charges for residential and commercial accounts are calculated based upon water consumed as registered by the water meter serving each consumer.</p> <p>1. To qualify for sewer averaging, an account with sewer service must have had metered water service available throughout all four months of the previous November through February time period (the "designated winter months"). Metered water consumption for only the current occupant at a service address will be considered in the calculation of the average. The calculation will not include metered water consumption for any former occupants at the same service address.</p> <p>2. Sewer averaging will be recalculated at the commencement of each fiscal year, starting with the billing for October consumption taking place on or about November 25 and continuing throughout the remainder of the fiscal year. An average of each qualifying account's water consumption for the four designated winter months will be calculated and billed in accordance with the applicable sewer rate table currently in effect. If an account with metered water service does not have water consumption for any of the designated winter months, those months will be excluded from the averaging calculation. Once the average has been calculated, it will be used as a basis for billing the account each month for the entire fiscal year until a new average has been established.</p> <p>3. An account with metered water service that does not qualify for sewer averaging will be billed for sewer service based on a default average water consumption of 5,000 gallons per month, billed in accordance with the applicable sewer rate table currently in effect. The account will continue to be billed in this manner until such time when an average can be established.</p> <p>4. An account with sanitary sewer service but without metered water service will be billed at the flat rate specified above.</p>	
<b>WATER / SANITARY SEWER TAPS FEES</b>	
<b>Water Tap Fees:</b>	
3/4-inch service	\$1,400.00
1 inch service	\$1,675.00
Boring fee shall be charged if the main is located on the opposite side of the street (per foot)	\$30.00
Services of larger sizes will be determined by the Water Superintendent on a cost-plus basis. Installation fee shall be paid prior to installation and connection	

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CITY OF SEALY, TEXAS  
 MASTER FEE SCHEDULE  
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Type	Fee
<b>WATER / SANITARY SEWER TAPS FEES (Continued)</b>	
<b>Sanitary Sewer Tap Fees:</b>	
4-inch service	\$1,100.00
Additional tap or larger than four inches (4") will be determined by Water/Sewer Superintendent including a proper allowance for labor performed.	
Boring fee shall be charged if the main is located on the opposite side of the street (per foot)	\$50.00
* The boring fee should only be charged for an original sewer tap installation.	
<b>WATER / SANITARY SEWER / SOLID WASTE SERVICE DEPOSITS</b>	
Residential: Owner Occupied	\$75.00
Residential: Senior Citizen (65 or over)	\$40.00
Residential: Tenant and/or mobile home	\$125.00
Commercial	1 1/2 times estimated bill; however, the minimum deposit shall be no less than \$250.00
Bulk Water	\$2,000.00
<b>NATURAL GAS TAPS FEES</b>	
<b>Gas Tap Fees For Connection: The rates applicable for a gas service tap for residential, commercial, and industrial use are as follows:</b>	
One inch (1") residential service tap: service line up to 100 feet in length, meter, and regulator)	\$1,200.00
Boring fee shall be charged if the gas main is located on the opposite side of the street (per foot)	\$30.00
For all service taps over one inch (1") in size or service lines over 100 feet in length: actual cost of installation, including, but not limited to, the cost of materials, labor, equipment, and overhead will be charged.	
The one inch (1") tap fee shall be paid before the tap is made. The larger taps may be billed to owner and will be due within ten (10) days after receipt of bill.	
<b>NATURAL GAS RATES</b>	
For single-unit consumers, the billing rate structure consists of three components:	
1. Monthly fixed charge for the service, based on the type of consumer, plus	
2. (Based on the type of consumer), a volumetric charge per hundred cubic feet (CCF) of gas consumed, as registered by the gas meter serving the consumer during the billing period, plus	

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Type	Fee
<b>NATURAL GAS RATES (Continued)</b>	
3. Fuel adjustment factor per CCF of gas consumed that adjusts monthly to pass-through the actual cost of gas (as provided to the City through the contract with its current gas supplier).	
<b>For multiple-unit consumers utilizing a single gas meter, the billing rate structure consists of three components:</b>	
1. Monthly fixed charge for the service, based on the type of consumer, multiplied by the number of units being served, plus	
2. (Based on the type of consumer), a volumetric charge per hundred cubic feet (CCF) of gas consumed, as registered by the gas meter serving the consumer during the billing period, plus	
3. Fuel adjustment factor per CCF of gas consumed that adjusts monthly to pass-through the actual cost of gas (as provided to the City through the contract with its current gas supplier).	
The following rates shall be charged for each month of service from the City's natural gas system. Charges for gas supplied by the City's gas system shall be based on the gas consumed, as registered by the gas meter serving each consumer.	
<b>Fixed Charges (per month)</b>	
Residential	\$11.95 <del>\$11.60</del>
Commercial	\$41.20 <del>\$40.00</del>
Industrial	\$618.00 <del>\$600.00</del>
Governmental	\$59.90 <del>\$58.20</del>
<b>Volumetric Base Charges (per CCF)</b>	
Residential	\$0.97 <del>\$0.88</del>
Commercial/Governmental	\$1.43 <del>\$1.14</del>
Small Industrial – Monthly Usage 25,000 CCF and under	\$1.04 <del>\$0.83</del>
Medium Industrial – Monthly Usage 25,001 to 50,000 CCF	\$0.74 <del>\$0.59</del>
Large Industrial – Monthly Usage 50,001 to 100,000 CCF	\$0.74 <del>\$0.59</del>
Extra Large Industrial – Monthly Usage 100,001 CCF and Above	\$0.74 <del>\$0.59</del>
* Industrial Contracts: The City may negotiate industrial contracts as needed regarding rates, charges, and deposits.	
<b>GAS SERVICE DEPOSITS</b>	
Residential: Owner-occupied	\$75.00
Residential: Senior citizen (age 65 or older)	\$40.00
Residential: Tenant-occupied/mobile home or manufactured home	\$300.00

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Type	Fee
<b>GAS SERVICE DEPOSITS (Continued)</b>	
Commercial	1 ½ times the estimated monthly bill; however, the minimum deposit shall be no less than \$250.00
<p>All deposits shall be paid in cash by the customer before any connection shall be made. Any deposit shall be refunded only after the customer gives notice to the City that such service is to be disconnected. All deposits shall be held by the City as security for the payment of all services rendered by the City to the customer, as well as for damages to any City property. The City Manager is authorized to adjust the deposit(s) for service on a case-by-case basis.</p> <p>Providing for payment: The bill for gas service shall become due and payable at the City office of said City on the first (1st) day of each month. A ten percent (10%) penalty shall be added if paid after the tenth (10th) day of the month, and shall be delinquent if not paid on or before the twentieth (20th) day of such month. The City Manager, or his/her designee, is authorized to waive penalties on a case-by-case basis.</p> <p>For billing purposes, multi-family dwellings containing more than one (1) independent dwelling unit that share one (1) meter shall be billed that number of minimum charges whether occupied or not.</p> <p><b>Disconnect and Reconnect:</b> The City shall cause service of said system to be disconnected and discontinued on and after the date that any bill shall become delinquent.</p>	
<p><b>Administrative Fee</b></p> <p>All customers having delinquent bills of ten dollars (\$10.00) or more shall be assessed an administrative fee, regardless of whether service is disconnected or not; this fee, along with the full amount of the delinquent bill, must be paid in order to maintain service connection or to attain service reconnection.</p>	\$30.00
After hours and weekends connection/reconnection of service	\$30.00
Service charge will be made for any requested summer disconnection and winter reconnection of gas service	\$15.00

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CITY OF SEALY, TEXAS  
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Type	Fee
<b>SOLID WASTE RATES</b>	
Solid waste and recyclables shall be picked up and removed by the City's contractor, Texas Disposal Systems ("TDS"), from each residence and non-residential establishment within the City at the following rates. When residential and non-residential activities are located within the same building, the commercial billing fee schedule will be applied to the utility account. For multiple-unit customers, the monthly fixed charge will be multiplied by the number of units. If the disposal of solid waste of a particular establishment is prohibited under the terms of the operating permit of the landfill facility being utilized by the City or its contractor, such establishment must make arrangements for a qualified individual or entity to collect and dispose of its solid waste at a properly permitted facility.	
TDS will not be collecting customers' garbage or recyclables on any scheduled collection day that falls on New Year's Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.	
The City contracts with TDS for once-a-week residential solid waste collection services at the following rates and charges:	
Each residence will also be provided curbside collection one (1) time per month on the customer's last day of pickup for the month. TDS will collect up to three (3) cubic yards per pick up of bulky waste or brush collected. Brush must be cut no longer than four (4) feet in length and three (3) inches in diameter. Brush must be bundled and tied and each bundle must weigh less than thirty-five (35) pounds for safety. There is no charge for this service other than the monthly residential rate listed above.	
Single-stream recycling will be collected one (1) time every-other-week for each Residential Unit. The Contractor will provide one (1) ninety-six (96) gallon cart specifically for this service. There is no charge for this service other than the monthly residential rate listed above.	
<b>RESIDENTIAL RATES AND CHARGES</b>	
Standard service (one cart)	\$36.80
Each additional cart	\$18.80
<b>RESIDENTIAL SERVICE DEPOSITS</b>	
Residents having water, sanitary sewer, or natural gas service with the City are not required to pay an additional deposit for solid waste service. If the resident has only solid waste service, the following cash deposit shall be charged each customer:	
Owner Occupied	\$75.00
Senior Citizen (65 or older)	\$40.00
Tenant-occupied/mobile or manufactured home	\$125.00
* All deposits shall be paid in cash by the customer before any service shall be provided. Any deposit shall be refunded only after the customer gives notice to the City that such service is to be discontinued. All deposits shall be held by the City as security for the payment of all services rendered by the City to the customer, as well as for damages to any City property. The City Manager is authorized to adjust the deposit(s) for service on a case-by-case basis.	

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Type	Fee
<b>COMMERCIAL RATES AND CHARGES</b>	
Every customer having a commercial building utility connection is presumed to be making substantial use of the solid waste collection service and is required to establish such service with the City. If a commercial customer desires recycling service at its location, it shall establish such service through the City of Sealy.	
Customers that utilize roll-off containers must contract directly with TDS for their garbage collection needs. These entities may contact TDS at (800) 375-8375.	

Commercial pricing for Container Service:

<b>Commercial – Solid Waste</b>							
Container Size	Fixed Charges (Per Month)						Extra Pick-Up
	1x Per Week	2x Per Week	3x Per Week	4x Per Week	5x Per Week	6x Per Week	
2CY	\$209.10	\$389.60	\$573.60				\$125.10
3CY	\$243.00	\$462.80	\$678.90				\$130.40
4CY	\$287.70	\$541.40	\$798.60	\$1,052.30	\$1,306.00		\$133.60
6CY	\$389.60	\$725.50	\$1,066.70	\$1,397.20	\$1,738.50		\$142.80
8CY	\$486.00	\$902.30	\$1,320.40	\$1,738.50	\$2,153.10	\$2,464.20	\$169.70
Cart (96 Gallon)	\$85.86						

Lock Bars	\$46.50
Casters	\$46.50

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Type		Fee		
Commercial Recycling:	<b>Commercial - Recycle</b>			
	Container Size	Fixed Charges (Per Month)		
		Every Other Week	1x Per Week	2x Per Week
	4CY	\$144.70	\$244.70	
	6CY	\$194.70	\$330.50	\$616.40
	8CY	\$243.00	\$411.80	\$761.60
Cart (96 Gallon)	\$34.00	\$69.10		
<b>All waste must be containerized</b>				

<b>Providing for Payment; Discontinue Service:</b>	
Bills for solid waste and recycling services shall become due and payable at the City office of said City on the first day of each month.	
A ten percent (10%) penalty shall be added to the bill if paid after the tenth (10th) day of the month, and a bill shall be delinquent if not paid on or before the twentieth (20th) day of such month.	
The City shall have the right to discontinue the solid waste and recycling services to any person (or premises) that fails or refuses to make timely payment of solid waste and recycling services.	
<b>Administrative Fee</b> All customers having delinquent bills of ten dollars (\$10.00) or more shall be assessed an administrative fee, regardless of whether service is disconnected or not; this fee, along with the full amount of the delinquent bill, must be paid in order to maintain solid waste and recycling services.	\$30.00
It shall be presumed that every person having an active residential, apartment, or commercial building is making substantial use of the solid waste and recycling services and shall be charged for such services. The City Manager, or his/her designee, is authorized to waive service and/or penalties on a case-by-case basis.	
For billing purposes, multi-family dwellings containing more than one (1) independent dwelling shall be billed for each unit the minimum charges whether occupied or not.	

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

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

Proposed to City Council December 16, 2025

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

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

*Proposed to City Council December 16, 2025*

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

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

Proposed to City Council December 16, 2025

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CITY OF SEALY, TEXAS  
 MASTER FEE SCHEDULE  
 ORDINANCE 2025-

Type	Fee
<b>NEW CONSTRUCTION/ADDITIONS RESIDENTIAL PERMIT FEES</b>	
All Single-Family & Duplex New Residential Construction	\$0.70 per square foot (rounded up) plus \$35.00 Permit issuance Fee
<b>BUILDING PERMIT FEES</b>	
<b>(To include Flatwork, Driveways, Sidewalks, Accessory Structures, and Initial Placement of Manufactured Home)</b>	
Contractor Registration fee (yearly)	\$100.00
Permit Issuance Fee	\$35.00
Valuation of less than \$1,000.00, without inspection	No fee
Valuation of less than \$1,000.00, with inspection	\$75.00/inspection
Valuation of \$1,001.00 to \$50,000.00	\$30.00 for 1st \$1,001.00 plus \$5.00 each add'l 1,000.00 or fraction thereof
Valuation of \$50,001.00 to \$100,001.00	\$260.00 for 1st \$50,001.00 plus \$4.00 each add'l 1,000.00 or fraction thereof
Valuation of \$100,001.00 to \$500,000.00	\$460.00 for 1st \$100,001.00 plus \$3.00 each add'l 1,000.00 or fraction thereof
Valuation of over \$500,001.00	\$1,660.00 for 1st \$500,001.00 plus \$2.00 each add'l 1,000.00 or fraction thereof
Reinspection Fees*	\$75.00 - 1st reinspection
	\$75.00 - 2nd reinspection
	\$75.00 - 3rd reinspection
Fees are doubled if work begins before the issuance of a valid permit.	
Reinspection fees are required for failed inspections and must be paid prior to the reinspection.	
<b>COMMERCIAL BUILDING PERMIT FEES</b>	
Contractor Registration fee (yearly)	\$100.00
Permit Issuance Fee	\$35.00
Less Than \$10,000.00	No fee unless inspection required, in which case, a \$75.00 inspection fee shall be charged
\$10,000-50,000.00	\$550.00 for 1st \$10,001.00 plus \$5.75 for each additional thousand or fraction thereof
\$50,001.00 - \$100,000.00	\$800.00 for 1st \$50,001.00 plus \$4.75 for each additional thousand or fraction thereof
\$100,001.00 - \$500,000.00	\$1,000.00 for 1st \$100,001.00 plus \$3.50 for each additional thousand or fraction thereof
\$500,001.00 - \$1,000,000.00	\$3,500.00 for 1st \$500,001.00 plus \$3.00 for each additional thousand or fraction thereof
\$1,000,001.00 and greater	\$4,064.00 for 1st \$1,000,001.00 plus \$3.00 for each additional thousand or fraction thereof
Commercial Plan Review Fee (this provision and fee is not applicable to single-family or (two family (duplex) residential structures)	One-half of commercial permit fee
* 3rd+ submittals for review will be charged	1/2 of the original Commercial Plan Review Fee

Proposed to City Council December 16, 2025

CITY OF SEALY, TEXAS  
 MASTER FEE SCHEDULE  
 ORDINANCE 2025-

Type	Fee
<b>COMMERCIAL BUILDING PERMIT FEES (Continued)</b>	
Certificate of Occupancy or Temporary Certificate of Occupancy	Fee is included in Permit Fee, but New Use or New Tenant is \$100.00
Reinspection Fees*	\$75.00 - 1st reinspection
	\$75.00 - 2nd reinspection
	\$75.00 - 3rd reinspection
<b>Fees are doubled if work begins before the issuance of a valid permit.</b>	
<b>Reinspection fees are required for failed inspections and must be paid prior to the reinspection.</b>	
Moving of any building or structure	\$250.00
Demolition of any building(s) or structure(s):	
0 - 100,000 cubic feet	\$250.00
100,001 cubic feet and over	\$2.50 per 1,000 cubic feet
<b>* Fees are doubled if work begins before the issuance of a valid permit.</b>	
<b>MISCELLANEOUS FEES</b>	
Overnight Camping Permit (Chapter 66)	\$30.00 per unit
Circus Permit	\$100.00
Fireworks Permit (Chapter 34)	\$45.00
Banner Fee	\$50.00 per location
Donation Collection Boxes (Chapter 42)	\$150.00 for permit and medallion + \$150.00 each additional medallion
<b>TAX ABATEMENT POLICY FEE</b>	
Application Fee	\$1,500.00
<b>NAMING AND DONATION POLICY FEE</b>	
Application Fee	\$75.00
<b>HEALTH PERMIT FEES</b>	
Retail Food Stores and Food Service Establishments (annual)	1-4 employees \$200.00, 5-9 employees \$300.00, 10-25 employees \$400.00, 26+ employees \$500.00 (Number of employees is based on number of employees on largest shift)
Mobile Vending Food Unit(s)	\$50.00 per month (30 day period)
Temporary Food Service Permit	\$50.00
14 days	\$50.00
Multiple Events (yearly)	\$200.00

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CITY OF SEALY, TEXAS  
 MASTER FEE SCHEDULE  
 ORDINANCE 2025-

Type	Fee
<b>SAFETY INSPECTION FEES</b>	
Day Care Facility; Foster Home Facility; or Commercial Business Inspections	\$100.00 per yearly inspection
Industrial Safety Inspections for Electrical Turn On and Reinspect for TCO	\$300.00
Nursing/Assisted Living Facility or School	\$300.00
Manufactured Home Safety Inspections	\$100.00
<b>EVENT PERMIT</b>	
LEVEL 1: Small events – 150 people or less	\$100.00
LEVEL 2: Mid-size events - 151-500 people	\$250.00
LEVEL 3: Large events – 501 or more people	\$500.00
Mass Gathering Permit (Chapter 66) <i>(Based on est. crowd size)</i>	
300-500 people	\$250.00
501-1000 people	\$500.00
1000 or more people	\$750.00
<b>GAME ROOM FEES- COIN OPERATED / AMUSEMENT REDEMPTION MACHINES</b>	
License Fee & Inspection per machine	\$60.00
Plus, fee per machine (tax)	\$15.00
<b>SEXUALLY ORIENTED BUSINESS</b>	
New or Renewal Sexually Oriented Business License	\$500.00
Employee License	\$100.00
<b>MULTI-FAMILY FEES</b>	
License fee (Sec 14-433)	\$25.00 per. dwelling unit
Replacement license (Sec 14-433)	\$10.00
Reinspection fee (Section 14-437)	A fee of \$20.00 for each reinspection of each noted violation in a dwelling unit, but not to exceed \$40.00 per unit, within an apartment complex
Exterior Reinspection Fee (Sec 14-437)	A reinspection fee of \$20.00 for each exterior violation item reinspected shall be assessed for inspections that are required to verify that a violation has been repaired or corrected.

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CITY OF SEALY, TEXAS  
MASTER FEE SCHEDULE  
ORDINANCE 2025-

Type	Fee
<b>MOBILE HOME PARK FEES</b>	
Original mobile home park or recreational vehicle park license (section 58-86 (a))	\$300.00
Renewal of mobile home park license (section 58-86(b))	\$100.00
Transfer of mobile home park or recreational vehicle park license (section 58-81)	\$50.00
Transfer or replacement of mobile home (section 58-46 (b))	\$75.00
Mobile Home Reinspection fee (section 58-46 (a))	\$25.00
<b>DRAINAGE REVIEW FEE</b>	
Small Site Projects (Less than 10 acres)	\$2,500.00 + \$30.00 processing fee
Small to Medium Residential Subdivisions (20 to 60 lots)	\$4,000.00 + \$30.00 processing fee
Large Residential Subdivisions (over 60 lots)	\$6,000.00 + \$30.00 processing fee
Large Sites (10 acres or larger)	\$8,000.00 + \$30.00 processing fee
All 3rd Party Reviews above will be charged an Administrative Fee	10% of the Review Fee
* 3rd+ submittals for review by engineer will be charged	½ of the review fee
<b>CULVERT INSTALLATION</b>	
20 feet Driveway	\$650 plus the cost of the pipe and materials
30 feet Driveway	\$850 plus the cost of the pipe and materials
<b>UTILITIES DEVELOPMENT REVIEW FEE</b>	
Utility-Master Plan Model Reviews (Large Residential, > 60 Lots)	\$4,000.00
Utility-Master Plan Model Reviews (Small-Medium Residential, 20 to 60 Lots)	\$3,000.00
Utility-Master Plan Model Reviews (Large Site, > 10 Acres)	\$4,000.00
Utility-Master Plan Model Reviews (Small Site, < 10 Acres)	\$2,500.00
Lift Station Reviews (One Lift Station > 20 gpm)	\$6,500.00
Lift Station Reviews (Each Additional Lift Station > 20 gpm)	\$2,500.00
Traffic Impact Analysis Reviews (One Intersection)	\$1,500.00
Traffic Impact Analysis Reviews (Each Additional Intersection)	\$1,000.00

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CITY OF SEALY, TEXAS  
 MASTER FEE SCHEDULE  
 ORDINANCE 2025-

Type	Fee
<b>UTILITIES DEVELOPMENT REVIEW FEE (Continued)</b>	
All 3rd Party Reviews above will be charged an Administrative Fee	10% of the Review Fee
* 3rd+ submittals for review by engineer will be charged	½ of the review fee
<b>SUBDIVISION PLAT REVIEW</b>	
Land plan/conceptual plan	\$1,500.00
Preliminary plat/residential	Base \$500.00 plus \$10.00 per lot
Preliminary plat/commercial - industrial	Base \$500.00 plus \$20.00 per acre
Final plat/residential	Base \$500.00 plus \$10.00 per lot
Final plat/commercial - industrial	Base \$500.00 plus \$10.00 per acre
All 3rd Party Reviews above will be charged an Administrative Fee	10% of the Review Fee
Lot line Adjustment	\$20.00
Plat amendment	\$300.00
Variance Request	Residential \$200.00 Commercial \$500.00
Hardship Permit	\$75.00
Comprehensive sign variance program	\$150.00
Parkland Dedication Fees - Chapter 87, Section 87-52 (c)(3)	\$1200.00 per. Lot
* 3rd+ submittals for review by engineer will be charged	½ of the review fee
<b>CIVIL AND ENGINEERING PLAN REVIEW FEES</b>	
<b>Civil Drawings with Plats:</b>	
Residential (Large, > 50 lots)	\$10,000.00
Residential (Small-Medium, < 50 lots)	\$7,500.00
Non-Residential (Large Site, > 5 acres)	\$7,500.00
Non-Residential (Small Site, < 5 acres)	\$5,000.00
<b>Plats and Re-Plats, No Civil Drawings:</b>	
Residential (Large, > 50 lots)	\$2,500.00
Residential (Small-Medium, < 50 lots)	\$2,000.00
Non-Residential (Large Site, > 5 acres)	\$2,000.00

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CITY OF SEALY, TEXAS  
 MASTER FEE SCHEDULE  
 ORDINANCE 2025-

Type	Fee
<b>CIVIL AND ENGINEERING PLAN REVIEW FEES (Continued)</b>	
Non-Residential (Small Site, < 5 acres)	\$1,500.00
All 3rd Party Reviews above will be charged an Administrative Fee	10% of the Review Fee
* 3rd+ submittals for review by engineer will be charged	½ of the review fee
<b>DEVELOPMENT POLICIES</b>	
Tax Increment Reinvestment Zone (TIRZ)	\$5,000 per application
Public Improvement Utilities District (PID)	\$5,000 per application
In-City Municipal Utility District (MUD)	\$5,000 per application
Chapter 380 Agreement	\$5,000 per application
Development Agreement	\$5,000 per application
<b>DEVELOPMENT DEPOSITS, INSPECTIONS, AND ADDITIONAL REVIEWS AND MEETINGS FOR ENGINEERING AND LEGAL</b>	
Development of 1 acre or less	Minimum \$500.00
Development of 1 acre - 4.99 acres	Minimum \$2,500.00
Development of 5 acres - 49.99 acres	Minimum \$5,000.00
Development of 50 acres - 199.99 acres	Minimum \$10,000.00
Development of 200 acres or more	Minimum \$15,000.00
Processing Fee For Development Deposits	\$75.00
<b>DEVELOPMENT DEPOSITS, INSPECTIONS, AND ADDITIONAL REVIEWS AND MEETINGS FOR ENGINEERING AND LEGAL</b>	
<b>Inspections, Reviews, and Meetings</b>	
City Engineer	Actual Costs
City Attorney	Actual Costs
Administrative Fee for all Inspections, Reviews, and Meetings	10% of the Inspection, review, and meeting costs
<b>ANNEXATION FEES</b>	
Due upon application for 1st Tract of land	\$3,500.00
Due upon application for each additional tract of land	\$1,500.00
<b>RIGHT-OF-WAY USE PERMIT APPLICATION</b>	
Utility Installation within City of Sealy Right-of-Way	\$100.00 per location
Fees are doubled if work begins before the issuance of a valid permit.	

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CITY OF SEALY, TEXAS  
 MASTER FEE SCHEDULE  
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Type	Fee
<b>NETWORK NODES</b>	
Construction Permit	\$500.00 for 1st five nodes
Each additional nodes not to exceed 30 nodes	\$250.00 per node
Annual Collocation fee	\$20.00
Annual public right-of-way rate	\$250.00 per network node site installed in the city right-of-way
<b>Public right-of-way rate adjustment:</b>	
As provided in Section 284.054 of the Code, this amount will be adjusted by an amount equal to one-half the annual change, if any, in the consumer price index. The city shall provide written notice to each network provider of the new rate; and the rate shall apply to the first payment due to the city on or after the 60th day following the written notice.	
<b>NODE SUPPORT POLES</b>	
Construction Permit	\$1,000.00
Annual public right-of-way rate fee	\$250.00
<b>Public right-of-way rate fee:</b>	
As provided in Section 284.054 of the Code, this amount will be adjusted by an amount equal to one-half the annual change, if any, in the consumer price index. The city shall provide written notice to each network provider of the new rate; and the rate shall apply to the first payment due to the city on or after the 60th day following the written notice.	
<b>TRANSPORT FACILITIES</b>	
Construction permit	\$500.00
Each additional node	\$250.00 per node
Public right-of-way rate fee	\$28.00/month per node
<b>Public right-of-way rate fee:</b>	
As provided in Section 284.054 of the Code, this amount will be adjusted by an amount equal to one-half the annual change, if any, in the consumer price index. The city shall provide written notice to each network provider of the new rate; and the rate shall apply to the first payment due to the city on or after the 60th day following the written notice; however, no rate is required if the network provider is already paying the city an amount equal to or greater than the amount of other city right-of-way fees for access lines under Chapter 283 of the Code or cable franchise fees under V.T.C.A., Utility Code, Chapter 66.	
<b>MICRO NETWORK NODES</b>	
No Application Fee	
Collocation of network nodes on service poles	\$20.00/year per service pole

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CITY OF SEALY, TEXAS  
 MASTER FEE SCHEDULE  
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Type	Fee
<b>ELECTRICAL PERMIT FEES</b>	
Permit Issuance Fee	\$35.00
<b>Meter loop and service:</b>	
Up to and including 200 amps	\$25.00
Over 200 amps to and including 250 amps	\$30.00
Over 250 amps	\$40.00
Panels with eight (8) or more circuits	\$25.00/each
Electrical outlets and fixtures	\$1.00/each
Solar Panel System	6000 watts or less is \$250.00, each additional 1,000 watts is \$25.00 or fraction thereof
Generator System	25 kW or less is \$150.00, each additional kW is \$5.00 or fraction thereof
<b>Electrical appliances - domestic:</b>	
Range receptacle	\$10.00/each
Clothes dryer	\$10.00/each
Cooking top	\$10.00/each
Ovens	\$10.00/each
Garbage disposal	\$10.00/each
Dishwashers	\$10.00/each
Window air conditioner receptacle	\$5.00/each
<b>Motors and transformers, permanently installed:</b>	
Up to and including 1 HP	\$5.00/each
Over 1 HP through and including 10 HP	\$15.00/each
Over 10 HP (plus \$0.30 per HP)	\$25.00/each
Streamers and festoon lighting per circuit	\$15.00/each
Ball Park & parking lot light poles (no outlet or fixture charge)	\$55.00/each
Pole with guy wires	\$15.00/each
Temporary installation such as wood saws, floor-surfacing machines, paint spraying apparatus, and the like	\$30.00/installation
Temporary installation of commercial sound equipment	\$35.00/installation
Temporary lighting installations	\$30.00/installation

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CITY OF SEALY, TEXAS  
 MASTER FEE SCHEDULE  
 ORDINANCE 2025-

Type	Fee
<b>ELECTRICAL PERMIT FEES (Continued)</b>	
Temporary installation such as carnivals or similar installation for amusement show display or similar uses - 10 kVA or less	\$35.00/kVA
Temporary installation such as carnivals or similar installation for amusement show display or similar uses - all loads above 10kVA	\$25.00/kVA
Temporary saw pole	\$30.00/installation
Temporary cut-ins made permanent	\$40.00/installation
Miscellaneous electric requiring inspection	\$30.00
<b>*Additions to old work shall be charged for at the same rate as new work</b>	
Reconnection fee	\$30.00
Sign Inspection and installation	\$80.00
Plan examination fee	one-half of permit fee
Plan re-examination fee due to alteration of approved plans	one-half of permit fee
<b>*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.</b>	
<b>Reinspection Fees*</b>	\$75.00 - 1st reinspection
	\$75.00 - 2nd reinspection
	\$75.00 - 3rd reinspection
<b>PLUMBING PERMITS</b>	
Permit Issuance Fee	\$35.00
Gas Test Fee	\$45.00
Plumbing fixture, floor drain or trap (including water and drainage piping)	\$10.00/each
Gas piping and up to 4 outlets	\$30.00 and \$10.00 each additional outlet
House sewer	\$20.00/each
House sewer having to be replaced and repaired	\$25.00/each
Cesspool	\$25.00/each
Septic tank and seepage pit or drain field, grease traps	\$200.00 each

*Proposed to City Council December 16, 2025*

CITY OF SEALY, TEXAS  
 MASTER FEE SCHEDULE  
 ORDINANCE 2025-

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

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CITY OF SEALY, TEXAS  
 MASTER FEE SCHEDULE  
 ORDINANCE 2025-

Type	Fee
<b>MECHANICAL PERMIT FEES (Continued)</b>	
Over 3,300,000 Btu (98 Bhp)	\$75.00
Reinspection fee of a heating, ventilation, air conditioning, or refrigeration system, boiler installation	\$15.00
Temporary operation inspection fee	\$15.00
Self-Contained units less than two tons	Total cost of all units combined
<b>Reinspection Fees*</b>	\$75.00 - 1st reinspection
	\$75.00 - 2nd reinspection
	\$75.00 - 3rd reinspection
<p>*Mechanical permit may be canceled by the applicant at any time within 30 days of issuance. If no work has been done under such permit, the plumbing and mechanical inspector shall refund 75 percent of the permit fee paid; however, in no case shall the city retain less than \$25.00 to cover administrative costs.</p> <p>*Fees are doubled if work begins before the issuance of a valid permit.</p> <p>*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.</p>	
<b>COMMERCIAL FIRE ALARM SYSTEM</b>	
Contractor Registration Fee (yearly)	\$100.00
Permit Issuance Fee	\$35.00
Fire Alarm System Inspection Fee	\$200.00
plus, each device	\$2.00
After hours and weekends	\$250.00 per inspection
<b>Reinspection Fees*</b>	\$150.00 - 1st reinspection
	\$150.00 - 2nd reinspection
	\$150.00 - 3rd reinspection
<p>*Fees are doubled if work begins before the issuance of a valid permit.</p> <p>*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.</p>	
<b>COMMERCIAL FIRE SUPPRESSION SYSTEM INSPECTIONS</b>	
Contractor Registration Fee (yearly)	\$100.00
Permit Issuance Fee	\$100.00
Automatic Fire Sprinkler System Wet/Dry Fee	\$200.00
plus, each head	\$2.00

*Proposed to City Council December 16, 2025*

CITY OF SEALY, TEXAS  
 MASTER FEE SCHEDULE  
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Type	Fee
<b>COMMERCIAL FIRE SUPPRESSION SYSTEM INSPECTIONS (Continued)</b>	
All Inspections, including inspections for items listed under Commercial and Multi-Family Fire Code Plan Review	\$200.00
After hours and weekends	\$400.00 per inspection
<b>Reinspection Fees*</b>	\$150.00 - 1st reinspection
	\$150.00 - 2nd reinspection
	\$150.00 - 3rd reinspection
*Fees are doubled if work begins before the issuance of a valid permit.	
*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.	
<b>COMMERCIAL AND MULTIFAMILY FIRE CODE PLAN REVIEW</b>	
Fire Sprinkler system installation first 10,000 square feet	\$200.00
Fire Sprinkler system each additional 10,000 square feet	\$100.00
Fire Sprinkler Remove, Add, or Release over 1-25 sprinkler heads	\$100.00
Fire Sprinkler Remove, Add, or Release over 25 sprinkler heads	\$100.00
Fire Sprinkler Specialty Systems to include dry, foam, anti-freeze, and fixed-fire suppression will be in addition to fee above for each system.	\$150.00
Fire Alarm system installation first 20,000 square feet	\$100.00
Fire Pump - each pump, Smoke Control System, Standpipe System, Underground Private Fire Main, Fire Protection Water Supplies, Emergency Standby Power Systems - Generator, and Fire Apparatus Access Roads - Site	\$125.00
Private Fire Hydrant - each	\$25.00
Premise Identification - Address	\$25.00
Key Box - Rapid Entry Access	\$100.00
Elevator Operation and Service Keys	\$75.00
Emergency Standby Power Systems - Generators	\$75.00

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Type	Fee
<b>COMMERCIAL AND MULTIFAMILY FIRE CODE PLAN REVIEW (Continued)</b>	
Commercial Kitchen Hoods - Suppression System not included (fee for specialty system above)	\$75.00
Commercial Kitchen Cooking Oil Storage	\$75.00
Fire Protection Systems Required	\$75.00
Portable Fire Extinguishers	\$200.00
Interior Finishes and Decorative Vegetation	\$900.00
Mechanical Refrigeration - Cold Storage	\$150.00
Stationary Battery Storage	\$300.00
Dry Cleaning Facilities	\$300.00
Combustible Dust-Producing Operations	\$300.00
Motor Fuel Dispensing Facilities	\$350.00
Lumber Yard / Agro-Industrial / Solid Biomass / Woodworking Facilities	\$300.00
Flammable Finishes	\$350.00
Compressed Gases	\$200.00
Carbon Dioxide Beverage Dispensing	\$300.00
Liquified Petroleum Gases - except Propane	\$150.00
Temporary Fuel Storage / Dispensing	\$800.00
Aviation Facilities	\$200.00
Low-Pile Storage	\$1,000.00
High Pile Storage	\$1,000.00
Hazardous Materials	\$150.00
Access Control Locks	\$150.00
<b>COMMERCIAL FUEL TANKS</b>	
Contractor Registration Fee	100
Permit Issuance Fee	35
Underground Fuel Tank Removal	\$250.00 per tank
Underground Fuel Tank Installation	\$250.00 per tank
Aboveground Fuel Tank Installation	\$250.00 per tank

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Type	Fee
<b>COMMERCIAL FUEL TANKS (Continued)</b>	
Fuel Dispenser	\$25.00 each
After hours and weekends	\$500.00 per inspection
Reinspection Fees*	\$75.00 - 1st reinspection
	\$75.00 - 2nd reinspection
	\$75.00 - 3rd reinspection
*Fees are doubled if work begins before the issuance of a valid permit.	
*Reinspection fees are required for failed inspections and must be paid prior to the reinspection.	
<b>WOODCHIPPING SERVICES</b>	
<b>CHIPPING RATES:</b>	
No free minute will be provided as in the past. Chipping is to be billed at a rate of:	\$3.00 for the first minute with a minimum charge of \$5.00
City crews to determine if the pickup would be more cost effective for the customer using the tractor or chipping. No stumps or bushes will be chipped. Trunk pieces to be no larger than 8-inch diameter and no longer than 3 feet in length. Chipping to be done on the first full week of each month.	
<b>HEAVY LIMB PICK-UP:</b>	
No free minutes will be provided as in the past. Heavy pick-up is to be billed at a rate of:	\$4.50 per minute, with a minimum charge of \$25.00
All limbs to be stacked with the ends facing the curb in a neat pile. No limbs over six feet (6') in length. Root balls are required to have the dirt removed prior to pick-up. Heavy pick-up to be completed the first week of each month following the chipping process.	

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Type	Fee
<b>FINANCIAL POLICIES</b>	
<b>RETURNED PAYMENTS:</b>	
Collection of a check or bank draft drawn on an account with insufficient funds or returned unpaid for any other reason	\$30.00
<b>DEBIT/CREDIT CARD PROCESSING SERVICES:</b>	
Any City-provided goods and services paid for in person, by telephone, fax, or via the internet	3.5% of transaction amount or a minimum of \$0.95, whichever is larger
<b>ELECTRONIC CHECK PROCESSING SERVICES:</b>	
Any City-provided goods and services paid for in person, by telephone, fax, or via the internet	\$1.95 per payment
Any payment not honored by a credit card company subsequent to approval	\$30.00
<b>UTILITY BILLING SERVICES:</b>	
Any request for external notices to insert literature into city utility billing envelopes; literature must first be approved by the City Manager prior to placement.	30% markup from City's cost, rounded to the nearest whole dollar, to be paid in advance of services.
*All customers incurring delinquent charges of \$10.00 or more shall be assessed an administrative fee in accordance with the fee schedule adopted by the council	\$30.00
Utility Bad Debt Payment:	30% reimbursement for collection cost
<b>BLUEBONNET GROUNDWATER CONSERVATION DISTRICT FEES</b>	
Based on consumption for each water meter	\$0.07 per 1,000 gallons
<b>WASTEWATER/SEWER DISCHARGE FEES</b>	
Wastewater Discharge Permit	\$200.00
Renewing and/or transferring wastewater	\$100.00
Fee for monitoring, inspection, and surveillance procedures, including the cost of collections	\$100.00
<b>DRAINAGE DISCHARGE FEES</b>	
Residential	\$2.00 per month/ per unit
Non-Residential	Base fee of \$2.00 multiplied by number of ERU's

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 MASTER FEE SCHEDULE  
 ORDINANCE 2025-

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

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 ORDINANCE 2025-

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

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

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CITY OF SEALY, TEXAS  
 MASTER FEE SCHEDULE  
 ORDINANCE 2025-

Type	Fee
<b>WATER AND SANITARY SEWER RATES (Continued)</b>	
Commercial Flat – (flat rates do not have volumetric component)	\$58.90
0-2,000 gallons	\$2.30 or fraction thereof
Greater than 2,000 gallons	\$5.21 or fraction thereof
<b>Sanitary Sewer Surcharge</b>	
<p><b>Industrial Waste Established Surcharges:</b></p> <p>(a) The surcharges are to provide for the reimbursement of costs to the city to provide treatment for those wastes of quantity and strength produced by industrial processes, including wastes of characteristics difficult to treat for final disposal, but are accepted without pretreatment.</p> <p>(b) These surcharges are in addition to base sewer service charge, sanitary sewer connection charges and/or industrial cost recovery charges established by the city.</p> <p>(c) All surcharges established in this subdivision shall be an obligation of the permittee as a condition of keeping his permit valid.</p> <p><b>Computation of Surcharge:</b></p> <p>The surcharges to be determined for producers of industrial waste will be computed by the use of the following formula:</p> $S = BC \times F \times [ (A/100 - 1) + (B/250 - 1) + (C/400 - 1) + (D/250 - 1) ]$ <p>S = Surcharge in dollars                      BC = Base sewer service charge in dollars                      A = Total of actual measured oil and grease in mg/l, but not less than 100.                      B = Total of actual measured BOD in mg/l, but not less than 250.                      C = Total of actual measured COD in mg/l, but not less than 400.                      D = Total of actual measured suspended solids in mg/l, but not less than 250.                      F = Cost factor which is the factor of \$0.40</p> <p>For single- unit consumers with City water service, the billing rate structure consists of two components: A monthly fixed charge for the service, regardless of water meter size, plus Tiered volumetric charges per thousand gallons of water consumed, as registered by the meter serving the consumer and based on a winter averaging calculation specified below.</p>	

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CITY OF SEALY, TEXAS  
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 ORDINANCE 2025-

Type	Fee
<b>Sanitary Sewer Surcharge (Continued)</b>	
<p>For multiple- unit consumers utilizing a single water meter, the billing rate structure consists of two components: A monthly fixed charge for the service, regardless of water meter size, multiplied by the number of units being served plus Tiered volumetric charges per thousand gallons of water consumed, as registered by the water meter serving the consumer and based on a winter averaging calculation specified below. In calculating the charge, the number of gallons specified in each tier is multiplied by the number of units being served to determine the upper consumption limit for that tier.</p> <p>Note: Sanitary sewer charges for residential and commercial accounts are calculated based upon water consumed as registered by the water meter serving each consumer.</p> <p>1. To qualify for sewer averaging, an account with sewer service must have had metered water service available throughout all four months of the previous November through February time period (the "designated winter months"). Metered water consumption for only the current occupant at a service address will be considered in the calculation of the average. The calculation will not include metered water consumption for any former occupants at the same service address.</p> <p>2. Sewer averaging will be recalculated at the commencement of each fiscal year, starting with the billing for October consumption taking place on or about November 25 and continuing throughout the remainder of the fiscal year. An average of each qualifying account's water consumption for the four designated winter months will be calculated and billed in accordance with the applicable sewer rate table currently in effect. If an account with metered water service does not have water consumption for any of the designated winter months, those months will be excluded from the averaging calculation. Once the average has been calculated, it will be used as a basis for billing the account each month for the entire fiscal year until a new average has been established.</p> <p>3. An account with metered water service that does not qualify for sewer averaging will be billed for sewer service based on a default average water consumption of 5,000 gallons per month, billed in accordance with the applicable sewer rate table currently in effect. The account will continue to be billed in this manner until such time when an average can be established.</p> <p>4. An account with sanitary sewer service but without metered water service will be billed at the flat rate specified above.</p>	
<b>WATER / SANITARY SEWER TAPS FEES</b>	
<b>Water Tap Fees:</b>	
3/4-inch service	\$1,400.00
1 inch service	\$1,675.00
Boring fee shall be charged if the main is located on the opposite side of the street (per foot)	\$30.00
<p>Services of larger sizes will be determined by the Water Superintendent on a cost-plus basis. Installation fee shall be paid prior to installation and connection</p>	

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CITY OF SEALY, TEXAS  
 MASTER FEE SCHEDULE  
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Type	Fee
<b>WATER / SANITARY SEWER TAPS FEES (Continued)</b>	
<b>Sanitary Sewer Tap Fees:</b>	
4-inch service	\$1,100.00
Additional tap or larger than four inches (4") will be determined by Water/Sewer Superintendent including a proper allowance for labor performed.	
Boring fee shall be charged if the main is located on the opposite side of the street (per foot)	\$50.00
* The boring fee should only be charged for an original sewer tap installation.	
<b>WATER / SANITARY SEWER / SOLID WASTE SERVICE DEPOSITS</b>	
Residential: Owner Occupied	\$75.00
Residential: Senior Citizen (65 or over)	\$40.00
Residential: Tenant and/or mobile home	\$125.00
Commercial	1 1/2 times estimated bill; however, the minimum deposit shall be no less than \$250.00
Bulk Water	\$2,000.00
<b>NATURAL GAS TAPS FEES</b>	
<b>Gas Tap Fees For Connection: The rates applicable for a gas service tap for residential, commercial, and industrial use are as follows:</b>	
One inch (1") residential service tap: service line up to 100 feet in length, meter, and regulator)	\$1,200.00
Boring fee shall be charged if the gas main is located on the opposite side of the street (per foot)	\$30.00
For all service taps over one inch (1") in size or service lines over 100 feet in length: actual cost of installation, including, but not limited to, the cost of materials, labor, equipment, and overhead will be charged.	
The one inch (1") tap fee shall be paid before the tap is made. The larger taps may be billed to owner and will be due within ten (10) days after receipt of bill.	
<b>NATURAL GAS RATES</b>	
For single-unit consumers, the billing rate structure consists of three components:	
1. Monthly fixed charge for the service, based on the type of consumer, plus	
2. (Based on the type of consumer), a volumetric charge per hundred cubic feet (CCF) of gas consumed, as registered by the gas meter serving the consumer during the billing period, plus	

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 ORDINANCE 2025-

Type	Fee
<b>NATURAL GAS RATES (Continued)</b>	
3. Fuel adjustment factor per CCF of gas consumed that adjusts monthly to pass-through the actual cost of gas (as provided to the City through the contract with its current gas supplier).	
<b>For multiple-unit consumers utilizing a single gas meter, the billing rate structure consists of three components:</b>	
1. Monthly fixed charge for the service, based on the type of consumer, multiplied by the number of units being served, plus	
2. (Based on the type of consumer), a volumetric charge per hundred cubic feet (CCF) of gas consumed, as registered by the gas meter serving the consumer during the billing period, plus	
3. Fuel adjustment factor per CCF of gas consumed that adjusts monthly to pass-through the actual cost of gas (as provided to the City through the contract with its current gas supplier).	
The following rates shall be charged for each month of service from the City's natural gas system. Charges for gas supplied by the City's gas system shall be based on the gas consumed, as registered by the gas meter serving each consumer.	
<b>Fixed Charges (per month)</b>	
Residential	\$11.95
Commercial	\$41.20
Industrial	\$618.00
Governmental	\$59.90
<b>Volumetric Base Charges (per CCF)</b>	
Residential	\$0.97
Commercial/Governmental	\$1.43
Small Industrial – Monthly Usage 25,000 CCF and under	\$1.04
Medium Industrial – Monthly Usage 25,001 to 50,000 CCF	\$0.74
Large Industrial – Monthly Usage 50,001 to 100,000 CCF	\$0.74
Extra Large Industrial – Monthly Usage 100,001 CCF and Above	\$0.74
<b>* Industrial Contracts: The City may negotiate industrial contracts as needed regarding rates, charges, and deposits.</b>	
<b>GAS SERVICE DEPOSITS</b>	
Residential: Owner-occupied	\$75.00
Residential: Senior citizen (age 65 or older)	\$40.00
Residential: Tenant-occupied/mobile home or manufactured home	\$300.00

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 MASTER FEE SCHEDULE  
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Type	Fee
<b>GAS SERVICE DEPOSITS (Continued)</b>	
Commercial	1 ½ times the estimated monthly bill; however, the minimum deposit shall be no less than \$250.00
<p>All deposits shall be paid in cash by the customer before any connection shall be made. Any deposit shall be refunded only after the customer gives notice to the City that such service is to be disconnected. All deposits shall be held by the City as security for the payment of all services rendered by the City to the customer, as well as for damages to any City property. The City Manager is authorized to adjust the deposit(s) for service on a case-by-case basis.</p>	
<p>Providing for payment: The bill for gas service shall become due and payable at the City office of said City on the first (1st) day of each month. A ten percent (10%) penalty shall be added if paid after the tenth (10th) day of the month, and shall be delinquent if not paid on or before the twentieth (20th) day of such month. The City Manager, or his/her designee, is authorized to waive penalties on a case-by-case basis.</p>	
<p>For billing purposes, multi-family dwellings containing more than one (1) independent dwelling unit that share one (1) meter shall be billed that number of minimum charges whether occupied or not.</p>	
<p><b>Disconnect and Reconnect:</b> The City shall cause service of said system to be disconnected and discontinued on and after the date that any bill shall become delinquent.</p>	
<p><b>Administrative Fee</b></p> <p>All customers having delinquent bills of ten dollars (\$10.00) or more shall be assessed an administrative fee, regardless of whether service is disconnected or not; this fee, along with the full amount of the delinquent bill, must be paid in order to maintain service connection or to attain service reconnection.</p>	\$30.00
<p>After hours and weekends connection/reconnection of service</p>	\$30.00
<p>Service charge will be made for any requested summer disconnection and winter reconnection of gas service</p>	\$15.00

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CITY OF SEALY, TEXAS  
 MASTER FEE SCHEDULE  
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Type	Fee
<b>SOLID WASTE RATES</b>	
Solid waste and recyclables shall be picked up and removed by the City's contractor, Texas Disposal Systems ("TDS"), from each residence and non-residential establishment within the City at the following rates. When residential and non-residential activities are located within the same building, the commercial billing fee schedule will be applied to the utility account. For multiple-unit customers, the monthly fixed charge will be multiplied by the number of units. If the disposal of solid waste of a particular establishment is prohibited under the terms of the operating permit of the landfill facility being utilized by the City or its contractor, such establishment must make arrangements for a qualified individual or entity to collect and dispose of its solid waste at a properly permitted facility.	
TDS will not be collecting customers' garbage or recyclables on any scheduled collection day that falls on New Year's Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.	
The City contracts with TDS for once-a-week residential solid waste collection services at the following rates and charges:	
Each residence will also be provided curbside collection one (1) time per month on the customer's last day of pickup for the month. TDS will collect up to three (3) cubic yards per pick up of bulky waste or brush collected. Brush must be cut no longer than four (4) feet in length and three (3) inches in diameter. Brush must be bundled and tied and each bundle must weigh less than thirty-five (35) pounds for safety. There is no charge for this service other than the monthly residential rate listed above.	
Single-stream recycling will be collected one (1) time every-other-week for each Residential Unit. The Contractor will provide one (1) ninety-six (96) gallon cart specifically for this service. There is no charge for this service other than the monthly residential rate listed above.	
<b>RESIDENTIAL RATES AND CHARGES</b>	
Standard service (one cart)	\$36.80
Each additional cart	\$18.80
<b>RESIDENTIAL SERVICE DEPOSITS</b>	
Residents having water, sanitary sewer, or natural gas service with the City are not required to pay an additional deposit for solid waste service. If the resident has only solid waste service, the following cash deposit shall be charged each customer:	
Owner Occupied	\$75.00
Senior Citizen (65 or older)	\$40.00
Tenant-occupied/mobile or manufactured home	\$125.00
* All deposits shall be paid in cash by the customer before any service shall be provided. Any deposit shall be refunded only after the customer gives notice to the City that such service is to be discontinued. All deposits shall be held by the City as security for the payment of all services rendered by the City to the customer, as well as for damages to any City property. The City Manager is authorized to adjust the deposit(s) for service on a case-by-case basis.	

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Type	Fee
<b>COMMERCIAL RATES AND CHARGES</b>	
Every customer having a commercial building utility connection is presumed to be making substantial use of the solid waste collection service and is required to establish such service with the City. If a commercial customer desires recycling service at its location, it shall establish such service through the City of Sealy.	
Customers that utilize roll-off containers must contract directly with TDS for their garbage collection needs. These entities may contact TDS at (800) 375-8375.	

Commercial pricing for Container Service:

<b>Commercial – Solid Waste</b>							
Container Size	Fixed Charges (Per Month)						Extra Pick-Up
	1x Per Week	2x Per Week	3x Per Week	4x Per Week	5x Per Week	6x Per Week	
2CY	\$209.10	\$389.60	\$573.60				\$125.10
3CY	\$243.00	\$462.80	\$678.90				\$130.40
4CY	\$287.70	\$541.40	\$798.60	\$1,052.30	\$1,306.00		\$133.60
6CY	\$389.60	\$725.50	\$1,066.70	\$1,397.20	\$1,738.50		\$142.80
8CY	\$486.00	\$902.30	\$1,320.40	\$1,738.50	\$2,153.10	\$2,464.20	\$169.70
Cart (96 Gallon)	\$85.86						

Lock Bars	\$46.50
Casters	\$46.50

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Type	Fee		
Commercial Recycling:	<b>Commercial - Recycle</b>		
	Fixed Charges (Per Month)		
<b>Container Size</b>	<b>Every Other Week</b>	<b>1x Per Week</b>	<b>2x Per Week</b>
4CY	\$144.70	\$244.70	
6CY	\$194.70	\$330.50	\$616.40
8CY	\$243.00	\$411.80	\$761.60
Cart (96 Gallon)	\$34.00	\$69.10	
<b>All waste must be containerized</b>			

<b>Providing for Payment; Discontinue Service:</b>	
Bills for solid waste and recycling services shall become due and payable at the City office of said City on the first day of each month.	
A ten percent (10%) penalty shall be added to the bill if paid after the tenth (10th) day of the month, and a bill shall be delinquent if not paid on or before the twentieth (20th) day of such month.	
The City shall have the right to discontinue the solid waste and recycling services to any person (or premises) that fails or refuses to make timely payment of solid waste and recycling services.	
<b>Administrative Fee</b>	
All customers having delinquent bills of ten dollars (\$10.00) or more shall be assessed an administrative fee, regardless of whether service is disconnected or not; this fee, along with the full amount of the delinquent bill, must be paid in order to maintain solid waste and recycling services.	\$30.00
It shall be presumed that every person having an active residential, apartment, or commercial building is making substantial use of the solid waste and recycling services and shall be charged for such services. The City Manager, or his/her designee, is authorized to waive service and/or penalties on a case-by-case basis.	
For billing purposes, multi-family dwellings containing more than one (1) independent dwelling shall be billed for each unit the minimum charges whether occupied or not.	

*Proposed to City Council December 16, 2025*

CITY OF SEALY, TEXAS  
 MASTER FEE SCHEDULE  
 ORDINANCE 2025-

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

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

Proposed to City Council December 16, 2025

CITY OF SEALY, TEXAS  
 MASTER FEE SCHEDULE  
 ORDINANCE 2025-

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

*Proposed to City Council December 16, 2025*

CITY OF SEALY, TEXAS  
 MASTER FEE SCHEDULE  
 ORDINANCE 2025-

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

*Proposed to City Council December 16, 2025*



CONSENT AGENDA ITEM.

**2026 On-Call Engineering Support Task Order with Strand Associates.**

SUBMITTED BY: Kimbra Hill, City Manager

MEETING DATE: 12/16/25

## STAFF REPORT

### BACKGROUND

This agenda item is for approval of the City's annual on-call engineering support task order for Strand Associates, which runs with the calendar year. Various Public Works departments and the Planning Department have budgeted engineering allocations to be applied toward City-requested miscellaneous engineering tasks that are not otherwise authorized by a task order and are not reimbursed by developers, and are not funded by grant funds, certificates of obligation, or other funding source(s). This ensures that the City has access to timely professional engineering support for small-scale projects, reviews, and urgent needs that arise during the year.

### FINANCIAL IMPACT

Allocated funds are available within departmental budgets for **FY 2025–2026** to support the task order. Should the City meet the \$75K limit, approval of an amendment to the task order will be required by the City Council.

Account No.	Department	FY 25–26 Budgeted
10-535-53000	Planning	\$130,000
10-550-53000	Building Services	\$20,000
56-511-53000	Water Department	\$22,000
56-512-53000	Sewer Department	\$22,000
57-517-53000	Gas Department	\$0
<b>TOTAL</b>		<b>\$194,000</b>

### RECOMMENDATION

To meet this projected demand while maintaining continuity of services, staff recommend approving the annual on-call engineering support task order in the amount of **\$75,000.00**.



FINAL COPY

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

Task Order No. 25-07
City of Sealy, Texas (OWNER)
and Strand Associates, Inc.® (ENGINEER)
Pursuant to Agreement for Technical Services dated September 17, 2018

Project Information

Services Description: 2026 On-Call Engineering Support

Scope of Services

ENGINEER will provide on-call general engineering support services to OWNER as directed and authorized by OWNER's Representative in writing, including responding to OWNER's engineering services needs.

Authorization and Commitment

OWNER's Representative shall authorize services requested under Scope of Services. ENGINEER agrees to provide requested services upon receipt of authorization, scope and fee limit, if any, from OWNER via e-mail or letter prior to starting the requested services.

Compensation

OWNER shall compensate ENGINEER for Services under this Task Order on an hourly rate basis an estimated fee of \$75,000.

Schedule

Services will begin upon execution of this Task Order, which is anticipated the week of December 29, 2025. Services are scheduled for completion on December 31, 2026.

TASK ORDER AUTHORIZATION AND ACCEPTANCE:

ENGINEER:
STRAND ASSOCIATES, INC.®

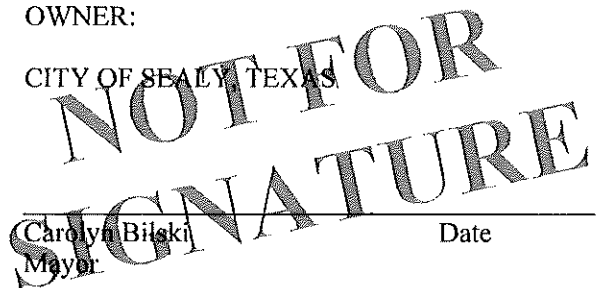
OWNER:
CITY OF SEALY, TEXAS

Joseph M. Bunker
Corporate Secretary

Date

Carolyn Bilski
Mayor

Date



TBPE No. F-8405
TBPLS No. 10030000

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## CONSENT AGENDA:

Paid Time Off Liability Status Report comparing Value on October 1, 2024 versus December 1, 2025

SUBMITTED BY: Whitney Robertson, HR/Purchasing Coordinator and Jennifer Matura, Finance Director

MEETING DATE: December 16th, 2025.

# STAFF REPORT

## SUMMARY

As part of City Council's ongoing commitment to fiscal responsibility and the reduction of long-standing Paid Time Off (PTO) liabilities, this report provides an updated analysis of accrued leave balances across all PTO categories.

The data presented reflects only those PTO values that are eligible for pay-out upon separation from employment, and only if all applicable terms and conditions outlined in the Personnel Policies are met.

This report compares PTO liability as of October 1, 2024, and December 1, 2025, to demonstrate the impact of policy changes, payouts, and improved leave usage practices.

## ANALYSIS

This report includes:

### 1. Detailed PTO Liability Tables by Employee/Department

Five tables are provided to show employee-level PTO values (by hire date and employee ID only), comparing balances on October 1, 2024, and December 1, 2025, as well as the difference between the two dates.

- Table 1: Vacation Leave Liability
- Table 2: Sick Leave Liability
- Table 3: Compensatory Time Liability
- Table 4: Holiday Leave Liability

### 2. Fund-Level PTO Summary

- Table 5: Summarizes total PTO liability across all types by Fund for the same dates

### 3. Bar Graphs – PTO by Fund

Four bar graphs visualize PTO liability by fund for each PTO category. Values at October 1, 2024 are shown in blue and Values at December 1, 2025 are in orange.

- Graph 1: Vacation Leave by Fund
- Graph 2: Sick Leave by Fund
- Graph 3: Comp Time by Fund
- Graph 4: Holiday Leave by Fund

### 4. Pie Charts – PTO by Department (All Types)

Two pie charts illustrate the distribution of total PTO liability by department:

- Chart 1: As of October 1, 2024
- Chart 2: As of December 1, 2025

At the July 15, 2025, City Council meeting, the City Manager presented an update that included:

Agenda Item #3: Discussion and Possible Action regarding a Resolution to Amend Personnel Policy

Agenda Item #4: Discussion and Possible Action regarding Pay-out of Excess Vacation Leave

To ensure continuity and consistency with the historical values reported at that time, a copy of the July 15, 2025 presentation will be included in the Council packet along with this report.

## CONCLUSION

This status report provides Council with a clear picture of the City's progress toward reducing PTO liability in alignment with fiscal priorities and policy changes. The comparison over time highlights the impact of recent policy changes.

Table 1  
Vacation Leave  
Liability

CITY OF SEALY  
 VACATION TIME PAYOUT BALANCES  
 10.01.2024 VS 12.01.2025

EMPLOYEE INFORMATION			AS OF 10/01/2024				AS OF 12/01/2025				TOTAL	
EMP #	DEPARTMENT	HIRE DATE	VAC TIME BALANCE	RATE OF PAY	PAYOUT	TOTAL (INCLUDES TAXES & TMRS)	VAC BALANCE	PAY OUT	TAXES & TMRS	TOTAL (INCLUDES TAXES & TMRS)	PAYOUT VALUE DIFFERENCE	
01-0440	CITY MANAGER	4/15/2019	321.35	58.43	321.35	\$ 22,834.10	172.12	172.12	\$ 12,697.78	\$ (10,136.32)		
01-0566	STREETS & PARKS	6/3/2024	0.00	20.00	0.00	\$ -	41.11	0.00	\$ -	\$ -		
01-0548	FINANCE	8/21/2023	43.23	17.51	43.23	\$ 920.55	48.61	48.61	\$ 1,145.66	\$ 225.11		
01-0343	FINANCE	5/20/2013	204.82	26.27	204.82	\$ 6,543.39	105.90	105.90	\$ 3,483.80	\$ (3,059.59)		
01-0454	CITY SECRETARY	11/28/2022	85.06	34.17	85.06	\$ 3,534.61	44.27	44.27	\$ 2,482.34	\$ (1,052.27)		
01-0297	FINANCE	1/5/2009	200.49	27.81	200.49	\$ 6,780.53	172.16	172.16	\$ 5,995.34	\$ (785.19)		
01-0531	MUNICIPAL COURT	10/31/2022	73.77	18.04	73.77	\$ 1,618.42	91.16	91.16	\$ 2,079.10	\$ 460.68		
01-0237	MUNICIPAL COURT	6/9/2004	251.57	35.70	251.57	\$ 10,921.87	307.99	307.99	\$ 13,901.20	\$ 2,979.33		
01-0325	MUNICIPAL COURT	1/11/2012	280.54	23.07	280.54	\$ 7,870.68	235.37	235.37	\$ 6,864.68	\$ (1,006.00)		
01-0374	POLICE	6/29/2015	403.32	31.27	403.32	\$ 15,337.25	196.88	196.88	\$ 8,842.72	\$ (6,494.53)		
01-0517	POLICE	9/7/2022	74.41	25.00	74.41	\$ 2,262.26	99.62	99.62	\$ 3,850.73	\$ 1,588.47		
01-0562	POLICE	2/19/2024	46.14	25.00	46.14	\$ 1,402.78	92.35	0.00	\$ -	\$ (1,402.78)		
01-0303	POLICE	5/18/2009	238.46	31.27	238.46	\$ 9,068.04	314.88	314.88	\$ 13,937.76	\$ 4,869.72		
01-0482	POLICE	8/23/2021	95.23	25.00	95.23	\$ 2,895.24	111.94	111.94	\$ 4,260.99	\$ 1,365.75		
01-0564	POLICE	4/1/2024	0.00	33.99	0.00	\$ -	62.14	0.00	\$ -	\$ -		
01-0404	POLICE	9/9/2016	71.77	33.59	71.77	\$ 2,931.74	109.60	109.60	\$ 5,174.19	\$ 2,242.45		
01-0432	POLICE	7/11/2018	122.51	34.29	122.51	\$ 5,108.69	169.54	169.54	\$ 10,405.53	\$ 5,296.84		
01-0439	POLICE	4/8/2019	75.43	22.28	75.43	\$ 2,043.78	117.14	117.14	\$ 3,486.90	\$ 1,443.12		
01-0425	POLICE	5/9/2018	149.79	34.45	149.79	\$ 6,275.42	240.00	240.00	\$ 11,330.33	\$ 5,054.91		
01-0568	POLICE	6/17/2024	0.00	27.50	0.00	\$ -	233.83	233.83	\$ 12,439.74	\$ (4,647.29)		
01-0315	POLICE	10/4/2010	345.82	40.63	345.82	\$ 17,087.03	91.30	91.30	\$ 2,717.73	\$ 453.56		
01-0450	POLICE	9/30/2019	81.91	22.73	81.91	\$ 2,264.17	203.35	203.35	\$ 8,881.22	\$ 3,693.34		
01-0394	POLICE	3/28/2016	152.52	27.97	152.52	\$ 5,187.88	6.14	0.00	\$ -	\$ -		
01-0575	POLICE	10/20/2025				\$	30.05	30.05	\$ 957.75	\$ 579.70		
01-0553	POLICE	10/2/2023	12.84	24.21	12.84	\$ 378.05	30.23	30.23	\$ 13,855.11	\$ (3,481.69)		
01-0274	POLICE	10/4/2007	412.86	34.53	412.86	\$ 17,336.80	293.48	293.48	\$ 6,614.09	\$ (4,671.10)		
01-0576	POLICE	11/5/2025				\$	3.07	0.00	\$ -	\$ -		
01-0393	POLICE	3/28/2016	46.27	34.53	46.27	\$ 1,942.99	140.10	140.10	\$ 6,614.09	\$ (35,519.14)		
01-0143	POLICE	10/1/1993	553.59	52.76	553.59	\$ 35,519.14			\$	\$		
01-0227	POLICE	3/26/2002	339.58	44.40	339.58	\$ 18,335.58	313.12	313.12	\$ 18,379.86	\$ 44.28		
01-0405	POLICE	9/26/2016	232.16	26.23	232.16	\$ 7,405.53	155.02	155.02	\$ 6,897.93	\$ (507.60)		
01-0573	POLICE	9/8/2025				\$	15.35	0.00	\$ -	\$ -		
01-0353	POLICE	1/20/2014	304.14	28.17	304.14	\$ 10,419.11			\$	\$		
01-0547	PLANNING	8/2/2023	44.37	46.05	44.37	\$ 2,484.79	88.58	88.58	\$ 6,299.95	\$ 3,815.16		
01-0413	PLANNING	6/21/2017	21.94	27.39	21.94	\$ 730.82	56.02	56.02	\$ 1,939.86	\$ 1,209.04		
01-0536	PLANNING	11/28/2022	15.56	21.22	15.56	\$ 401.55	21.03	21.03	\$ 556.06	\$ 154.51		

CITY OF SEALY  
 VACATION TIME PAYOUT BALANCES  
 10.01.2024 VS 12.01.2025

EMPLOYEE INFORMATION		AS OF 10/01/2024				AS OF 12/01/2025				TOTAL (INCLUDES TAXES & TMRS)	
EMP #	DEPARTMENT	HIRE DATE	RATE OF PAY	VAC TIME BALANCE	PAYOUT	TOTAL (INCLUDES TAXES & TMRS)	RATE OF PAY	VAC BALANCE	PAY OUT	TAXES & TMRS	PAYOUT VALUE DIFFERENCE
01-0452	PLANNING	9/30/2019	\$ 18.77	93.16	93.16	\$ 2,126.50	\$ 24.72	78.55	78.55	\$ 2,383.52	\$ 257.02
01-0463	POLICE	9/14/2020	\$ 28.61	133.16	133.16	\$ 4,633.00	\$ 31.39	63.87	63.87	\$ 2,461.00	\$ (2,172.00)
01-0346	CITY SECRETARY	9/1/2021	\$ 36.05	94.23	94.23	\$ 4,131.11	\$ 39.38	101.44	101.44	\$ 4,903.52	\$ 772.41
01-0508	FINANCE	6/13/2022	\$ 19.10	82.63	82.63	\$ 1,919.31	\$ 28.00	91.84	91.84	\$ 3,156.55	\$ 1,237.24
01-0384	BUILDING SERVICES	10/27/2025					\$ 16.17	3.07	0.00	\$ -	\$ -
01-0409	STREETS & PARKS	2/20/2017	\$ 37.13	21.96	21.96	\$ 991.59	\$ 37.50	75.79	75.79	\$ 3,488.73	\$ 2,497.14
01-0557	STREETS & PARKS	2/7/2024	\$ 17.37	28.59	28.59	\$ 603.94	\$ 19.26	17.30	0.00	\$ -	\$ (603.94)
01-0333	STREETS & PARKS	8/6/2012	\$ 25.03	271.99	271.99	\$ 8,279.11	\$ 25.77	228.52	228.52	\$ 7,228.72	\$ (1,050.39)
01-0574	STREETS & PARKS	9/29/2025					\$ 19.26	9.21	0.00	\$ -	\$ -
01-0563	STREETS & PARKS	3/5/2024	\$ 17.37	43.07	43.07	\$ 909.81					\$ (909.81)
01-0423	STREETS & PARKS	2/16/2018	\$ 25.24	153.21	153.21	\$ 4,702.70	\$ 26.75	215.18	215.18	\$ 7,065.58	\$ 2,362.88
01-0235	STREETS & PARKS	1/5/2004	\$ 24.30	370.27	370.27	\$ 10,941.96	\$ 25.00	313.12	313.12	\$ 9,608.88	\$ (1,333.08)
01-0555	MECHANIC	11/27/2023	\$ 19.50	57.81	57.81	\$ 1,370.92	\$ 24.00	18.42	0.00	\$ -	\$ (1,370.92)
01-0571	MECHANIC	8/18/2025									\$ -
FUND 10 TOTALS					AS OF 10/01/2024	\$ 268,452.74		AS OF 12/01/2025	\$ 229,774.85		\$ (38,677.89)
01-0570	CVB	7/7/2025					\$ 24.00	19.63	0.00	\$ -	\$ -
FUND 20 TOTALS					AS OF 10/01/2024	\$ -		AS OF 12/01/2025	\$ -		\$ -
01-0559	EDC	2/7/2024	\$ 45.04	49.21	49.21	\$ 2,695.40	\$ 49.54	106.42	0.00	\$ -	\$ (2,695.40)
01-0457	EDC	1/27/2020	\$ 24.40	33.28	33.28	\$ 987.54	\$ 28.90	6.14	6.14	\$ 217.83	\$ (769.71)
FUND 29 TOTALS					AS OF 10/01/2024	\$ 3,682.94		AS OF 12/01/2025	\$ 217.83		\$ (3,465.11)
01-0549	PUBLIC WORKS	8/28/2023	\$ 27.81	74.98	74.98	\$ 2,535.82	\$ 28.65	26.94	26.94	\$ 947.44	\$ (1,588.38)
01-0437	PUBLIC WORKS	10/8/2018	\$ 40.80	8.19	8.19	\$ 406.38	\$ 45.68	22.66	22.66	\$ 1,270.61	\$ 864.23
01-0433	WATER	8/14/2018	\$ 31.83	81.80	81.80	\$ 3,166.37	\$ 38.00	85.75	85.75	\$ 3,999.82	\$ 833.45
01-0560	WATER	2/20/2024	\$ 17.37	46.14	46.14	\$ 974.67					\$ (974.67)
01-0543	WATER	4/24/2023	\$ 17.51	105.86	105.86	\$ 2,254.19					\$ (2,254.19)
01-0515	WATER	9/19/2022	\$ 23.69	139.16	139.16	\$ 4,009.14	\$ 22.04	47.35	0.00	\$ -	\$ (4,009.14)
01-0485	SEWER	9/7/2021	\$ 33.95	167.91	167.91	\$ 6,932.45	\$ 38.47	146.74	146.74	\$ 6,929.35	\$ (3.10)
01-0445	SEWER	6/17/2019	\$ 29.71	22.08	22.08	\$ 797.77	\$ 31.51	44.04	44.04	\$ 1,703.42	\$ 905.65
FUND 56 TOTALS					AS OF 10/01/2024	\$ 21,076.72		AS OF 12/01/2025	\$ 14,850.61		\$ (6,226.11)
01-0483	GAS	9/13/2021	\$ 23.50	20.66	20.66	\$ 590.44	\$ 25.00	37.87	37.87	\$ 1,162.14	\$ 571.70
01-0422	GAS	2/15/2018	\$ 37.00	71.46	71.46	\$ 3,215.40	\$ 38.13	108.93	108.93	\$ 5,098.45	\$ 1,883.05
01-0518	GAS	10/10/2022	\$ 19.57	92.84	92.84	\$ 2,209.52	\$ 20.60	94.23	94.23	\$ 2,382.76	\$ 173.24
01-0500	GAS	5/2/2022	\$ 18.84	38.54	38.54	\$ 883.02	\$ 20.60	39.75	39.75	\$ 1,005.15	\$ 122.13
01-0542	GAS	4/24/2023	\$ 17.26	3.86	3.86	\$ 81.04					\$ (81.04)
FUND 57 TOTALS					AS OF 10/01/2024	\$ 6,979.42		AS OF 12/01/2025	\$ 9,648.50		\$ 2,669.08
GRAND TOTALS					AS OF 10/01/2024	\$ 300,191.82		AS OF 12/01/2025	\$ 254,491.79		\$ (45,700.03)

Table 2  
Sick Leave Liability

CITY OF SEALY  
SICK TIME PAYOUT BALANCES  
10.01.2024 VS 12.01.2025

EMPLOYEE INFORMATION		AS OF 10/01/2024				AS OF 12/01/2025				TOTAL	
EMP #	DEPARTMENT	HIRE DATE	RATE OF PAY	SICK TIME BALANCE	BALANCE ELIGIBLE FOR PAYOUT	TOTAL (INCLUDES TAXES & TMRS)	RATE OF PAY	SICK TIME BALANCE	BALANCE ELIGIBLE FOR PAYOUT	TOTAL (INCLUDES TAXES & TMRS)	PAYOUT VALUE DIFFERENCE
01-0440	CITY MANAGER	4/15/2019	\$ 58.43	187.31	93.66	\$ 6,655.19	\$ 60.10	137.69	68.85	\$ 5,078.90	\$ (1,576.29)
01-0566	STREETS & PARKS	6/3/2024	\$ 20.00	0.00	0.00	-	\$ 20.20	52.06	0.00	\$ -	\$ -
01-0548	FINANCE	8/21/2023	\$ 17.51	69.66	0.00	-	\$ 19.20	26.82	0.00	\$ -	\$ -
01-0343	FINANCE	5/20/2013	\$ 26.27	65.13	32.57	1,040.53	\$ 26.80	97.7	48.85	1,607.03	\$ 566.50
01-0454	CITY SECRETARY	11/28/2022	\$ 34.17	54.77	0.00	-	\$ 45.68	78.53	0.00	\$ -	\$ -
01-0297	FINANCE	1/5/2009	\$ 27.81	330.27	165.14	5,585.01	\$ 28.37	295.3	147.65	5,141.81	\$ (443.20)
01-0531	MUNICIPAL COURT	10/31/2022	\$ 18.04	156.34	0.00	-	\$ 18.58	160	0.00	\$ -	\$ -
01-0237	MUNICIPAL COURT	6/9/2004	\$ 35.70	574.61	287.31	12,473.51	\$ 36.77	431.44	215.72	9,736.58	\$ (2,736.93)
01-0325	MUNICIPAL COURT	1/11/2012	\$ 23.07	362.89	181.45	5,090.68	\$ 23.76	309.04	154.52	4,506.66	\$ (584.02)
01-0374	POLICE	6/29/2015	\$ 31.27	118.05	59.03	2,244.77	\$ 36.59	160	80.00	3,593.15	\$ 1,348.38
01-0517	POLICE	9/7/2022	\$ 25.00	179.72	89.86	2,731.98	\$ 31.49	164.55	82.28	3,180.26	\$ 448.28
01-0562	POLICE	2/19/2024	\$ 25.00	51.38	0.00	-	\$ 30.53	129.14	0.00	\$ -	\$ -
01-0303	POLICE	5/18/2009	\$ 31.27	1217.00	320.00	12,168.79	\$ 36.06	1207.83	320.00	14,164.37	\$ 1,995.58
01-0482	POLICE	8/23/2021	\$ 25.00	279.41	139.71	4,247.54	\$ 31.01	305.24	152.62	5,809.46	\$ 1,561.92
01-0564	POLICE	4/1/2024	\$ 33.99	0.00	0.00	-	\$ 38.46	87.57	0.00	\$ -	\$ -
01-0404	POLICE	9/9/2016	\$ 33.59	374.60	160.00	6,535.82	\$ 38.46	380.43	160.00	7,553.56	\$ 1,017.74
01-0432	POLICE	7/11/2018	\$ 34.29	473.67	160.00	6,672.02	\$ 50.00	437	160.00	9,820.00	\$ 3,147.98
01-0439	POLICE	4/8/2019	\$ 22.28	92.56	46.28	1,253.96	\$ 24.25	138.63	69.32	2,063.30	\$ 809.34
01-0425	POLICE	5/9/2018	\$ 34.45	563.43	160.00	6,703.15	\$ 38.46	589.26	160.00	7,553.56	\$ 850.41
01-0568	POLICE	6/17/2024	\$ 27.50	0.00	0.00	-	\$ 43.34	662.67	320.00	17,023.96	\$ 1,212.70
01-0315	POLICE	10/4/2010	\$ 40.63	723.78	320.00	15,811.26	\$ 24.25	104.34	52.17	1,552.96	\$ (775.62)
01-0450	POLICE	9/30/2019	\$ 22.73	168.47	84.24	2,328.58	\$ 35.58	163.77	81.89	3,576.30	\$ (1,866.00)
01-0394	POLICE	3/28/2016	\$ 27.97	333.94	160.00	5,442.30	\$ 30.05	7.38	0.00	\$ -	\$ -
01-0575	POLICE	10/20/2025					\$ 25.81	102.6	0.00	\$ -	\$ -
01-0553	POLICE	10/2/2023	\$ 24.21	76.28	0.00	-	\$ 38.46	293.48	146.74	6,927.56	\$ 10.63
01-0274	POLICE	10/4/2007	\$ 34.53	329.44	164.72	6,916.93	\$ 31.49	3.69	0.00	\$ -	\$ -
01-0576	POLICE	11/5/2025					\$ 38.46	247.07	123.54	5,832.06	\$ 137.94
01-0393	POLICE	3/28/2016	\$ 34.53	271.19	135.60	5,694.12	\$ 47.82	1231.27	320.00	18,783.71	\$ 1,505.35
01-0143	POLICE	10/1/1993	\$ 52.76	690.75	320.00	20,531.67	\$ 36.25	384.24	160.00	7,119.50	\$ 2,015.76
01-0227	POLICE	3/26/2002	\$ 44.40	1253.44	320.00	17,278.36	\$ 30.05	18.45	0.00	\$ -	\$ -
01-0405	POLICE	9/26/2016	\$ 26.23	618.41	160.00	5,103.74	\$ -				\$ -
01-0573	POLICE	9/8/2025					\$ 57.94	151.38	0.00	\$ -	\$ -
01-0353	POLICE	1/20/2014	\$ 28.17	300.57	150.29	5,148.58	\$ 28.21	31.62	15.81	547.48	\$ 134.43
01-0547	PLANNING	8/2/2023	\$ 46.05	106.79	0.00	-	\$ -				\$ -
01-0413	PLANNING	6/21/2017	\$ 27.39	24.80	12.40	413.05	\$ -				\$ -

CITY OF SEALY  
SICK TIME PAYOUT BALANCES  
10.01.2024 VS 12.01.2025

EMPLOYEE INFORMATION		AS OF 10/01/2024				AS OF 12/01/2025				TOTAL	
EMP #	DEPARTMENT	HIRE DATE	RATE OF PAY	SICK TIME BALANCE	BALANCE ELIGIBLE FOR PAYOUT	TOTAL (INCLUDES TAXES & TMRS)	RATE OF PAY	SICK TIME BALANCE	BALANCE ELIGIBLE FOR PAYOUT	TOTAL (INCLUDES TAXES & TMRS)	PAYOUT VALUE DIFFERENCE
01-0536	PLANNING	11/28/2022	\$ 21.22	5.27	0.00	\$ -	\$ 21.54	16.4	0.00	\$ -	\$ -
01-0452	PLANNING	9/30/2019	\$ 18.77	27.47	13.74	\$ 313.64	\$ 24.72	29.85	14.93	\$ 452.90	\$ 139.26
01-0463	POLICE	9/14/2020	\$ 28.61	115.72	57.86	\$ 2,013.12	\$ 31.39	24.01	12.01	\$ 462.58	\$ (1,550.54)
01-0346	CITY SECRETARY	9/1/2021	\$ 36.05	87.11	43.56	\$ 1,909.70	\$ 39.38	121.68	60.84	\$ 2,940.95	\$ 1,031.25
01-0508	HUMAN RESOURCES	6/13/2022	\$ 19.10	120.86	60.43	\$ 1,403.65	\$ 28.00	102.93	51.47	\$ 1,768.86	\$ 365.21
01-0384	BUILDING SERVICES	10/27/2025					\$ 16.17	3.69			\$ -
01-0409	STREETS & PARKS	2/20/2017	\$ 37.13	17.13	8.57	\$ 386.99	\$ 37.50	23.45	11.73	\$ 539.73	\$ 152.74
01-0557	STREETS & PARKS	2/7/2024	\$ 17.37	59.07	0.00	\$ -	\$ 19.26	8.33	0.00	\$ -	\$ -
01-0333	STREETS & PARKS	8/6/2012	\$ 25.03	202.00	101.00	\$ 3,074.35	\$ 25.77	144.85	72.43	\$ 2,291.01	\$ (783.34)
01-0574	STREETS & PARKS	9/29/2025					\$ 19.26	11.07	0.00	\$ -	\$ -
01-0563	STREETS & PARKS	3/5/2024	\$ 17.37	19.69	0.00	\$ -	\$ 26.75	151.38	75.69	\$ 2,485.35	\$ 320.16
01-0423	STREETS & PARKS	2/16/2018	\$ 25.24	141.07	70.54	\$ 2,165.19	\$ 25.00	520.08	260.04	\$ 7,979.99	\$ (1,476.41)
01-0235	STREETS & PARKS	1/5/2004	\$ 24.30	681.19	320.00	\$ 9,456.40	\$ 24.00	22.14	0.00	\$ -	\$ -
01-0555	MECHANIC	11/27/2023	\$ 19.50	62.02	0.00	\$ -	\$ 24.00	22.14	0.00	\$ -	\$ -
01-0571	MECHANIC	8/18/2025									\$ -
FUND 10 TOTALS				AS OF 10/01/2024		\$ 178,794.58	AS OF 12/01/2025			\$ 160,093.54	\$ (18,701.04)
01-0570	CVB	7/7/2025					\$ 24.00	33.21	0.00	\$ -	\$ -
FUND 20 TOTALS				AS OF 10/01/2024		\$ -	AS OF 12/01/2025			\$ -	\$ -
01-0559	EDC	2/7/2024	\$ 45.04	59.07	0.00	\$ -	\$ 49.54	146.83	0.00	\$ -	\$ -
01-0457	EDC	1/27/2020	\$ 24.40	367.01	160.00	\$ 4,747.66	\$ 28.90	389.34	160.00	\$ 5,675.97	\$ 928.31
FUND 29 TOTALS				AS OF 10/01/2024		\$ 4,747.66	AS OF 12/01/2025			\$ 5,675.97	\$ 928.31
01-0549	PUBLIC WORKS	8/28/2023	\$ 27.81	47.91	0.00	\$ -	\$ 28.65	28.67	0.00	\$ -	\$ -
01-0437	PUBLIC WORKS	10/8/2018	\$ 40.80	26.03	13.02	\$ 646.02	\$ 45.68	36.66	18.33	\$ 1,027.82	\$ 381.80
01-0433	WATER	8/14/2018	\$ 31.83	125.85	62.93	\$ 2,435.94	\$ 38.00	156.5	78.25	\$ 3,649.98	\$ 1,214.04
01-0560	WATER	2/20/2024	\$ 17.37	15.38	0.00	\$ -	\$ 22.04	53.64	0.00	\$ -	\$ -
01-0543	WATER	4/24/2023	\$ 17.51	48.12	0.00	\$ -					\$ -
01-0515	WATER	9/19/2022	\$ 23.69	106.72	0.00	\$ -					\$ -
01-0485	SEWER	9/7/2021	\$ 33.95	259.22	0.00	\$ -	\$ 38.47	130.24	65.12	\$ 3,075.11	\$ 3,075.11
01-0445	SEWER	6/17/2019	\$ 29.71	157.36	78.68	\$ 2,842.75	\$ 31.51	66.67	33.34	\$ 1,289.36	\$ (1,553.39)
FUND 56 TOTALS				AS OF 10/01/2024		\$ 5,924.70	AS OF 12/01/2025			\$ 9,042.24	\$ 3,117.54
01-0483	GAS	9/13/2021	\$ 23.50	10.72	5.36	\$ 153.19	\$ 25.00	19.29	9.65	\$ 296.00	\$ 142.81
01-0422	GAS	2/15/2018	\$ 37.00	34.65	17.33	\$ 779.79	\$ 38.13	76.22	38.11	\$ 1,783.74	\$ 1,003.95
01-0518	GAS	10/10/2022	\$ 19.57	19.53	9.77	\$ 232.53	\$ 20.60	39.16	19.58	\$ 495.12	\$ 262.59
01-0500	GAS	5/2/2022	\$ 18.84	199.93	99.97	\$ 2,290.46	\$ 20.60	220.26	110.13	\$ 2,784.82	\$ 494.36

CITY OF SEALY  
SICK TIME PAYOUT BALANCES  
10.01.2024 VS 12.01.2025

EMPLOYEE INFORMATION		AS OF 10/01/2024				AS OF 12/01/2025				TOTAL (INCLUDES TAXES & TMRS)	PAYOUT VALUE DIFFERENCE
EMP #	DEPARTMENT	HIRE DATE	RATE OF PAY	SICK TIME BALANCE	BALANCE ELIGIBLE FOR PAYOUT	TOTAL (INCLUDES TAXES & TMRS)	RATE OF PAY	SICK TIME BALANCE	BALANCE ELIGIBLE FOR PAYOUT		
01-0542	GAS	4/24/2023	\$ 17.26	4.62	0.00	\$ -	\$				\$ -
FUND 57 TOTALS				AS OF 10/01/2024	AS OF 10/01/2024	\$ 3,455.97		AS OF 12/01/2025	AS OF 12/01/2025	\$ 5,359.68	\$ 1,903.71
GRAND TOTAL				AS OF 10/01/2024	AS OF 10/01/2024	\$ 192,922.91		AS OF 12/01/2025	AS OF 12/01/2025	\$ 180,171.43	\$ (12,751.48)

Table 3  
Comp Time Liability

**CITY OF SEALY**  
**COMP TIME PAYOUT BALANCES**  
**10.01.2024 VS 12.01.2025**

EMPLOYEE INFORMATION			AS OF 10/01/2024				AS OF 12/01/2025				TOTAL (INCLUDES TAXES & TMRS)	TOTAL (INCLUDES TAXES & TMRS)	PAYOUT VALUE DIFFERENCE
EMP #	DEPARTMENT	HIRE DATE	RATE OF PAY	COMP TIME BALANCE	PAY OUT	TOTAL (INCLUDES TAXES & TMRS)	RATE OF PAY	COMP TIME BALANCE	PAY OUT	TOTAL (INCLUDES TAXES & TMRS)			
01-0440	CITY MANAGER	4/15/2019	\$ 58.43	0.00	0.00	\$ -	\$ 60.10	0.00	0.00	\$ -	\$ -	\$ -	
01-0566	STREETS & PARKS	6/3/2024	\$ 20.00	5.40	5.40	\$ 131.35	\$ 20.20	8.27	8.27	\$ 205.08	\$ 73.73	\$ 73.73	
01-0548	FINANCE	8/21/2023	\$ 17.51	0.15	0.15	\$ 3.21	\$ 19.20	0.50	0.50	\$ 11.79	\$ 8.58	\$ 8.58	
01-0343	FINANCE	5/20/2013	\$ 26.27	0.00	0.00	\$ -	\$ 26.80	0.25	0.25	\$ 8.24	\$ 8.24	\$ 8.24	
01-0454	CITY SECRETARY	11/28/2022	\$ 34.17	0.14	0.14	\$ 5.83	\$ 45.68	0.14	0.14	\$ 7.86	\$ 2.03	\$ 2.03	
01-0297	FINANCE	1/5/2009	\$ 27.81	0.00	0.00	\$ -	\$ 28.37	0.00	0.00	\$ -	\$ -	\$ -	
01-0531	MUNICIPAL COURT	10/31/2022	\$ 18.04	0.38	0.38	\$ 8.35	\$ 18.58	1.01	1.01	\$ 23.05	\$ 14.70	\$ 14.70	
01-0237	MUNICIPAL COURT	6/9/2004	\$ 35.70	0.00	0.00	\$ -	\$ 36.77	0.00	0.00	\$ -	\$ -	\$ -	
01-0325	MUNICIPAL COURT	1/11/2012	\$ 23.07	1.44	1.44	\$ 40.42	\$ 23.76	0.19	0.19	\$ 5.56	\$ (34.86)	\$ (34.86)	
01-0374	POLICE	6/29/2015	\$ 31.27	93.50	93.50	\$ 3,555.58	\$ 36.59	80.00	80.00	\$ 3,593.15	\$ 37.57	\$ 37.57	
01-0517	POLICE	9/7/2022	\$ 25.00	78.00	78.00	\$ 2,371.40	\$ 31.49	80.00	80.00	\$ 3,092.32	\$ 720.92	\$ 720.92	
01-0562	POLICE	2/19/2024	\$ 25.00	0.00	0.00	\$ -	\$ 30.53	79.50	79.50	\$ 2,979.32	\$ 2,979.32	\$ 2,979.32	
01-0303	POLICE	5/18/2009	\$ 31.27	31.50	31.50	\$ 1,197.88	\$ 36.06	0.00	0.00	\$ -	\$ (1,197.88)	\$ (1,197.88)	
01-0482	POLICE	8/23/2021	\$ 25.00	110.25	110.25	\$ 3,351.89	\$ 31.01	80.00	80.00	\$ 3,045.20	\$ (306.69)	\$ (306.69)	
01-0564	POLICE	4/1/2024	\$ 33.99	13.00	13.00	\$ 537.37	\$ 38.46	80.00	80.00	\$ 3,776.78	\$ 3,239.41	\$ 3,239.41	
01-0404	POLICE	9/9/2016	\$ 33.59	85.75	85.75	\$ 3,502.80	\$ 38.46	64.00	64.00	\$ 3,021.43	\$ (481.37)	\$ (481.37)	
01-0432	POLICE	7/11/2018	\$ 34.29	93.50	93.50	\$ 3,898.97	\$ 50.00	0.00	0.00	\$ -	\$ (3,898.97)	\$ (3,898.97)	
01-0439	POLICE	4/8/2019	\$ 22.28	0.16	0.16	\$ 4.35	\$ 24.25	0.16	0.16	\$ 4.77	\$ 0.42	\$ 0.42	
01-0425	POLICE	5/9/2018	\$ 34.45	95.00	95.00	\$ 3,980.00	\$ 38.46	80.00	80.00	\$ 3,776.78	\$ (203.22)	\$ (203.22)	
01-0568	POLICE	6/17/2024	\$ 27.50	4.00	4.00	\$ 133.78	\$ -	0.00	0.00	\$ -	\$ (133.78)	\$ (133.78)	
01-0315	POLICE	10/4/2010	\$ 40.63	0.00	0.00	\$ -	\$ 43.34	0.00	0.00	\$ -	\$ -	\$ -	
01-0450	POLICE	9/30/2019	\$ 22.73	12.00	12.00	\$ 331.71	\$ 24.25	15.00	15.00	\$ 446.51	\$ 114.80	\$ 114.80	
01-0394	POLICE	3/28/2016	\$ 27.97	256.13	256.13	\$ 8,712.10	\$ 35.58	80.00	80.00	\$ 3,493.96	\$ (5,218.14)	\$ (5,218.14)	
01-0575	POLICE	10/20/2025	\$ -	0.00	0.00	\$ -	\$ 30.05	0.00	0.00	\$ -	\$ -	\$ -	
01-0553	POLICE	10/2/2023	\$ 24.21	1.25	1.25	\$ 36.82	\$ 25.81	2.25	2.25	\$ 71.31	\$ 34.49	\$ 34.49	
01-0274	POLICE	10/4/2007	\$ 34.53	16.50	16.50	\$ 692.88	\$ 38.46	16.50	16.50	\$ 778.97	\$ 86.09	\$ 86.09	
01-0576	POLICE	11/5/2025	\$ -	0.00	0.00	\$ -	\$ 31.49	0.00	0.00	\$ -	\$ -	\$ -	
01-0393	POLICE	3/28/2016	\$ 34.53	33.00	33.00	\$ 1,385.75	\$ 38.46	55.00	55.00	\$ 2,596.55	\$ 1,210.80	\$ 1,210.80	
01-0227	POLICE	3/26/2002	\$ 44.40	0.00	0.00	\$ -	\$ 47.82	0.00	0.00	\$ -	\$ -	\$ -	
01-0405	POLICE	9/26/2016	\$ 26.23	112.51	112.51	\$ 3,588.89	\$ 36.25	80.00	80.00	\$ 3,559.75	\$ (29.14)	\$ (29.14)	
01-0573	POLICE	9/8/2025	\$ -	0.00	0.00	\$ -	\$ 30.05	0.00	0.00	\$ -	\$ -	\$ -	
01-0353	POLICE	1/20/2014	\$ 28.17	72.63	72.63	\$ 2,488.14	\$ 57.94	0.00	0.00	\$ -	\$ (2,488.14)	\$ (2,488.14)	
01-0547	PLANNING	8/2/2023	\$ 46.05	0.00	0.00	\$ -	\$ 28.21	0.38	0.38	\$ 13.17	\$ (36.81)	\$ (36.81)	
01-0413	PLANNING	6/21/2017	\$ 27.39	1.50	1.50	\$ 49.98	\$ 21.54	0.01	0.01	\$ 0.28	\$ 0.28	\$ 0.28	
01-0536	PLANNING	11/28/2022	\$ 21.22	0.00	0.00	\$ -	\$ 24.72	1.63	1.63	\$ 49.48	\$ 29.38	\$ 29.38	
01-0452	PLANNING	9/30/2019	\$ 18.77	0.88	0.88	\$ 20.10	\$ 31.39	0.00	0.00	\$ -	\$ (2,061.48)	\$ (2,061.48)	
01-0463	POLICE	9/14/2020	\$ 28.61	59.25	59.25	\$ 2,061.48	\$ 39.38	0.00	0.00	\$ -	\$ -	\$ -	
01-0346	CITY SECRETARY	9/1/2021	\$ 36.05	0.00	0.00	\$ -	\$ -	0.00	0.00	\$ -	\$ -	\$ -	

CITY OF SEALY  
 COMP TIME PAYOUT BALANCES  
 10.01.2024 VS 12.01.2025

EMPLOYEE INFORMATION		AS OF 10/01/2024				AS OF 12/01/2025				TOTAL (INCLUDES TAXES & TMRS)	TOTAL (INCLUDES TAXES & TMRS)	PAYOUT VALUE DIFFERENCE
EMP #	DEPARTMENT	HIRE DATE	RATE OF PAY	COMP TIME BALANCE	PAY OUT	TOTAL (INCLUDES TAXES & TMRS)	RATE OF PAY	COMP TIME BALANCE	PAY OUT			
01-0508	FINANCE	6/13/2022	\$ 19.10	0.76	0.76	\$ 17.67	\$ 28.00	0.00	0.00	\$ -	\$ (17.67)	
01-0384	BUILDING SERVICES	10/27/2025					\$ 16.17	9.26	9.26	\$ 183.82	\$ 183.82	
01-0409	STREETS & PARKS	2/20/2017	\$ 37.13	0.01	0.01	0.47	\$ 37.50	0.01	0.01	\$ 0.47	\$ -	
01-0557	STREETS & PARKS	2/7/2024	\$ 17.37	0.00	0.00	-	\$ 19.26	2.75	2.75	\$ 65.03	\$ 65.03	
01-0333	STREETS & PARKS	8/6/2012	\$ 25.03	87.43	87.43	2,661.30	\$ 25.77	80.00	80.00	\$ 2,530.63	\$ (130.67)	
01-0574	STREETS & PARKS	9/29/2025					\$ 19.26	2.38	2.38	\$ 56.28	\$ 56.28	
01-0423	STREETS & PARKS	2/16/2018	\$ 25.24	90.06	90.06	2,764.35	\$ 26.75	80.00	80.00	\$ 2,626.85	\$ (137.50)	
01-0235	STREETS & PARKS	1/5/2004	\$ 24.30	81.51	81.51	2,408.74	\$ 25.00	79.89	79.89	\$ 2,451.63	\$ 42.89	
01-0555	MECHANIC	11/27/2023	\$ 19.50	137.27	137.27	3,255.23	\$ 24.00	0.00	0.00	\$ -	\$ (3,255.23)	
01-0571	MECHANIC	8/18/2025					\$ 24.00	0.00	0.00	\$ -	\$ -	
<b>FUND 10 TOTALS</b>						\$ 53,198.79		AS OF 12/01/2025	AS OF 12/01/2025	\$ 42,476.02	\$ (10,722.77)	
01-0570	CVB	7/7/2025					\$ 24.00	0.00	0.00	\$ -	\$ -	
<b>FUND 20 TOTALS</b>						\$ -		AS OF 12/01/2025	AS OF 12/01/2025	\$ -	\$ -	
01-0559	EDC	2/7/2024	\$ 45.04	0.00	0.00	-	\$ 49.54	0.00	0.00	\$ -	\$ -	
01-0457	EDC	1/27/2020	\$ 24.40	33.84	33.84	-	\$ 28.90	0.00	0.00	\$ -	\$ -	
<b>FUND 29 TOTALS</b>						\$ -		AS OF 12/01/2025	AS OF 12/01/2025	\$ -	\$ -	
01-0549	PUBLIC WORKS	8/28/2023	\$ 27.81	16.28	16.28	452.75	\$ 28.65	2.81	2.81	\$ 80.51	\$ (372.24)	
01-0437	PUBLIC WORKS	10/8/2018	\$ 40.80	0.00	0.00	-	\$ 45.68	0.00	0.00	\$ -	\$ -	
01-0433	WATER	8/14/2018	\$ 31.83	0.15	0.15	4.77	\$ 38.00	0.00	0.00	\$ -	\$ (4.77)	
01-0560	WATER	2/20/2024	\$ 17.37	43.15	43.15	749.52	\$ 22.04	66.79	66.79	\$ 1,472.05	\$ 722.54	
01-0543	WATER	4/24/2023	\$ 17.51	12.76	12.76	223.43				\$ -	\$ (223.43)	
01-0515	WATER	9/19/2022	\$ 23.69	31.55	31.55	747.42				\$ -	\$ (747.42)	
01-0485	SEWER	9/7/2021	\$ 33.95	0.00	0.00	-	\$ 38.47	0.00	0.00	\$ -	\$ -	
01-0445	SEWER	6/17/2019	\$ 29.71	81.44	81.44	2,419.58	\$ 31.51	42.59	42.59	\$ 1,342.01	\$ (1,077.57)	
<b>FUND 56 TOTALS</b>						\$ 4,597.47		AS OF 12/01/2025	AS OF 12/01/2025	\$ 2,894.57	\$ (1,702.90)	
01-0483	GAS	9/13/2021	\$ 23.50	23.27	23.27	546.85	\$ 25.00	61.78	61.78	\$ 1,544.50	\$ 997.66	
01-0422	GAS	2/15/2018	\$ 37.00	0.00	0.00	-	\$ 38.13	0.00	0.00	\$ -	\$ -	
01-0518	GAS	10/10/2022	\$ 19.57	85.84	85.84	1,679.89	\$ 20.60	80.00	80.00	\$ 1,648.00	\$ (31.89)	
01-0500	GAS	5/2/2022	\$ 18.84	41.79	41.79	787.32	\$ 20.60	55.11	55.11	\$ 1,135.27	\$ 347.94	
01-0542	GAS	4/24/2023	\$ 17.26	4.30	4.30	74.22				\$ -	\$ (74.22)	
<b>FUND 57 TOTALS</b>						\$ 3,088.28		AS OF 12/01/2025	AS OF 12/01/2025	\$ 4,327.77	\$ 1,239.49	
<b>GRAND TOTALS</b>						\$ 60,884.53		AS OF 12/01/2025	AS OF 12/01/2025	\$ 49,698.36	\$ (11,186.18)	

Table 4  
Holiday Time Liability

CITY OF SEALY  
HOLIDAY TIME PAYOUT BALANCES  
10.01.2024 VS 12.01.2025

EMPLOYEE INFORMATION		AS OF 10/01/2024			AS OF 12/01/2025			TOTAL (INCLUDES TAXES & TMRS)	PAYOUT VALUE DIFFERENCE
EMP #	DEPARTMENT	HIRE DATE	RATE OF PAY	HOLIDAY TIME BALANCE PAYOUT	TOTAL (INCLUDES TAXES & TMRS)	RATE OF PAY	HOLIDAY TIME BALANCE PAYOUT		
01-0374	POLICE	6/29/2015	\$ 31.27	213.50	\$ 8,118.88	\$ 36.59	0.00	\$ (8,118.88)	
01-0404	POLICE	9/9/2016	\$ 33.59	2.75	\$ 112.35	\$ 38.46	0.00	\$ (112.35)	
01-0432	POLICE	7/11/2018	\$ 34.29	5.00	\$ 208.51	\$ 50.00	0.00	\$ (208.51)	
01-0425	POLICE	5/9/2018	\$ 34.45	104.00	\$ 4,357.05	\$ 38.46	0.00	\$ (4,357.05)	
01-0274	POLICE	10/4/2007	\$ 34.53	300.00	\$ 12,597.59	\$ 38.46	0.00	\$ (12,597.59)	
01-0393	POLICE	3/28/2016	\$ 34.53	56.50	\$ 2,372.56	\$ 38.46	0.00	\$ (2,372.56)	
01-0143	POLICE	10/1/1993	\$ 52.76	3.00	\$ 192.49			\$ (192.49)	
01-0405	POLICE	9/26/2016	\$ 26.23	232.00	\$ 7,400.42	\$ 36.25	0.00	\$ (7,400.42)	
01-0353	POLICE	1/20/2014	\$ 28.17	154.00	\$ 5,275.67			\$ (5,275.67)	
<b>FUND 10 TOTALS</b>				<b>AS OF 10/01/2024</b>	<b>\$ 40,635.52</b>		<b>AS OF 12/01/2025</b>	<b>\$ (40,635.52)</b>	
<b>GRAND TOTAL</b>				<b>AS OF 10/01/2024</b>	<b>\$ 40,635.52</b>		<b>AS OF 12/01/2025</b>	<b>\$ (40,635.52)</b>	

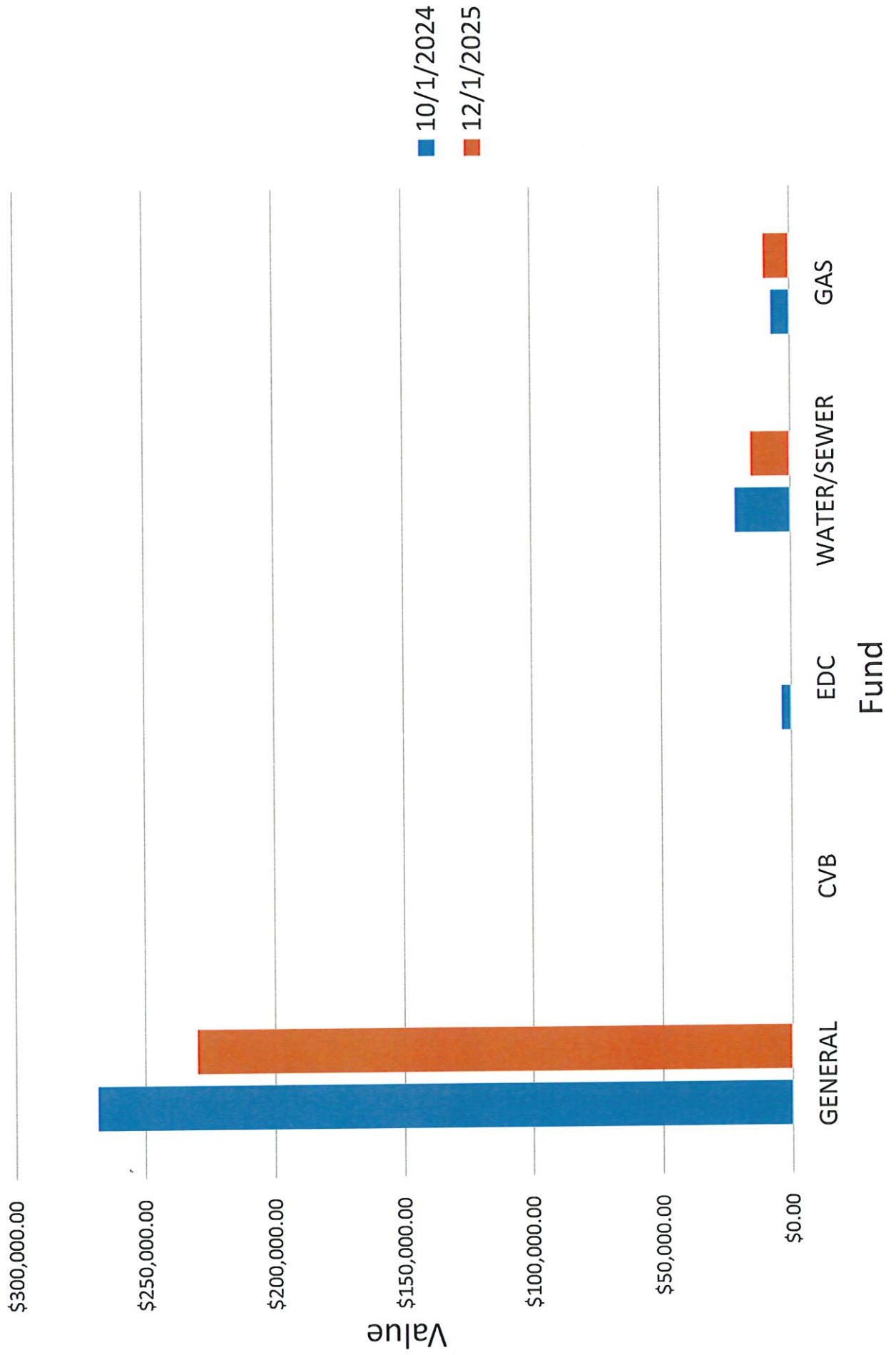
Table 5  
Summary by Leave  
Type and Fund

CITY OF SEALY  
PAID TIME OFF PAYOUT BALANCES  
10.01.2024 VS 12.01.2025

TYPE OF PAID TIME OFF	AS OF 10/01/2024		AS OF 12/01/2025		PAYOUT VALUE DIFFERENCE
	TOTAL (INCLUDES TAXES & TMRS)		TOTAL (INCLUDES TAXES & TMRS)		
VACATION TIME	\$ 268,452.74		\$ 229,774.85		\$ (38,677.89)
SICK TIME	\$ 178,794.58		\$ 160,093.54		\$ (18,701.04)
COMP TIME	\$ 53,198.79		\$ 42,476.02		\$ (10,722.77)
HOLIDAY TIME	\$ 40,635.52		\$ -		\$ (40,635.52)
<b>FUND 10 TOTALS</b>	<b>\$ 541,081.63</b>		<b>\$ 432,344.41</b>		<b>\$ (108,737.22)</b>
VACATION TIME	\$ -		\$ -		\$ -
SICK TIME	\$ -		\$ -		\$ -
COMP TIME	\$ -		\$ -		\$ -
<b>FUND 20 TOTALS</b>	<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>
VACATION TIME	\$ 3,682.94		\$ 217.83		\$ (3,465.11)
SICK TIME	\$ 4,747.66		\$ 5,675.97		\$ 928.31
COMP TIME	\$ -		\$ -		\$ -
<b>FUND 29 TOTALS</b>	<b>\$ 8,430.60</b>		<b>\$ 5,893.80</b>		<b>\$ (2,536.80)</b>
VACATION TIME	\$ 21,076.72		\$ 14,850.61		\$ (6,226.11)
SICK TIME	\$ 5,924.70		\$ 9,042.24		\$ 3,117.54
COMP TIME	\$ 4,597.47		\$ 2,894.57		\$ (1,702.90)
<b>FUND 56 TOTALS</b>	<b>\$ 31,598.89</b>		<b>\$ 26,787.42</b>		<b>\$ (4,811.47)</b>
VACATION TIME	\$ 6,979.42		\$ 9,648.50		\$ 2,669.08
SICK TIME	\$ 3,455.97		\$ 5,359.68		\$ 1,903.71
COMP TIME	\$ 3,088.28		\$ 4,327.77		\$ 1,239.49
<b>FUND 57 TOTALS</b>	<b>\$ 13,523.67</b>		<b>\$ 19,335.95</b>		<b>\$ 5,812.28</b>
<b>GRAND TOTALS</b>	<b>\$ 594,634.79</b>		<b>\$ 484,361.58</b>		<b>\$ (110,273.21)</b>

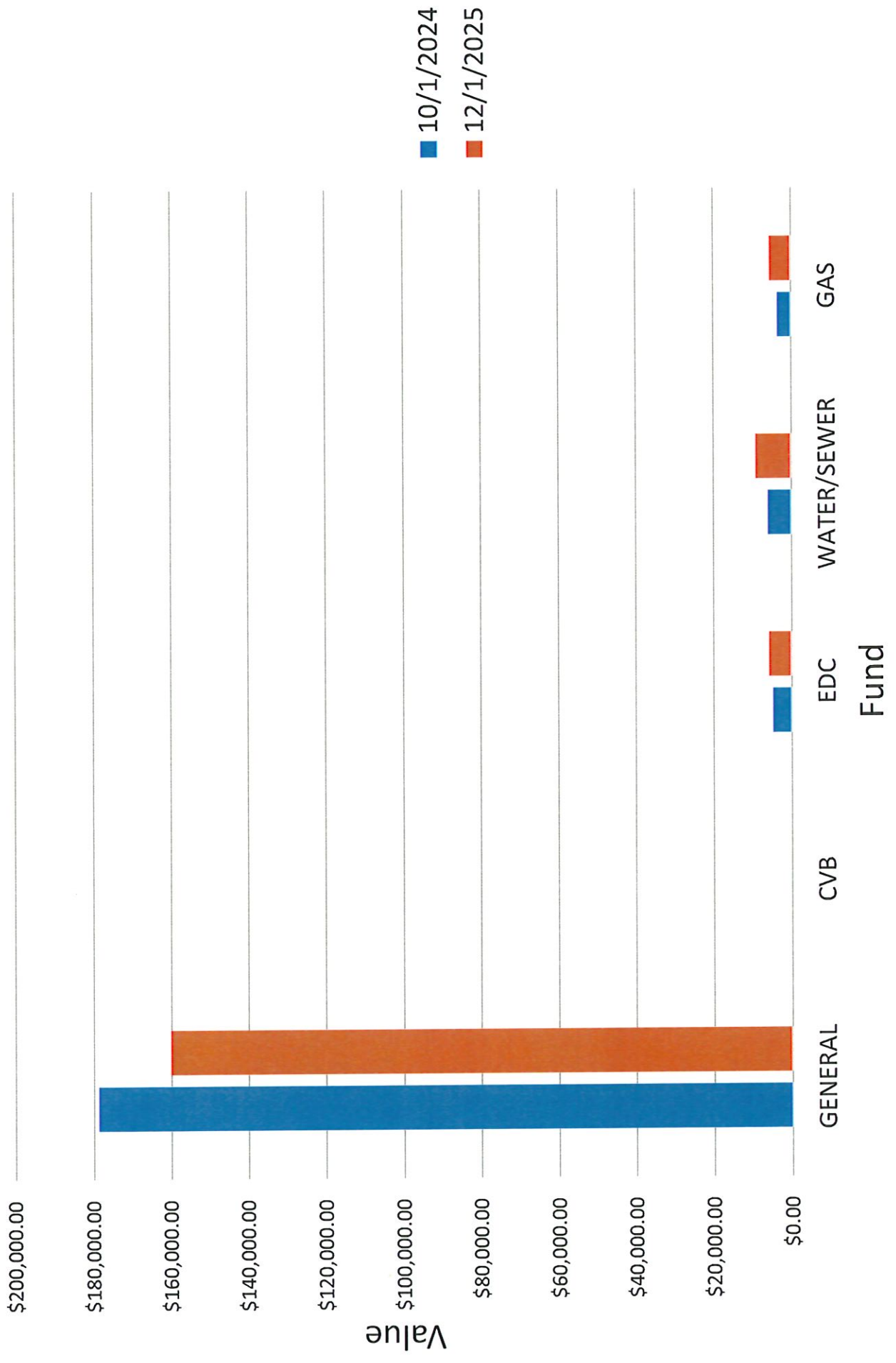
Graph 1  
Vacation Leave by  
Fund

# Vacation Time Values by Fund October 1, 2024 vs December 1, 2025



Graph 2  
Sick Leave by Fund

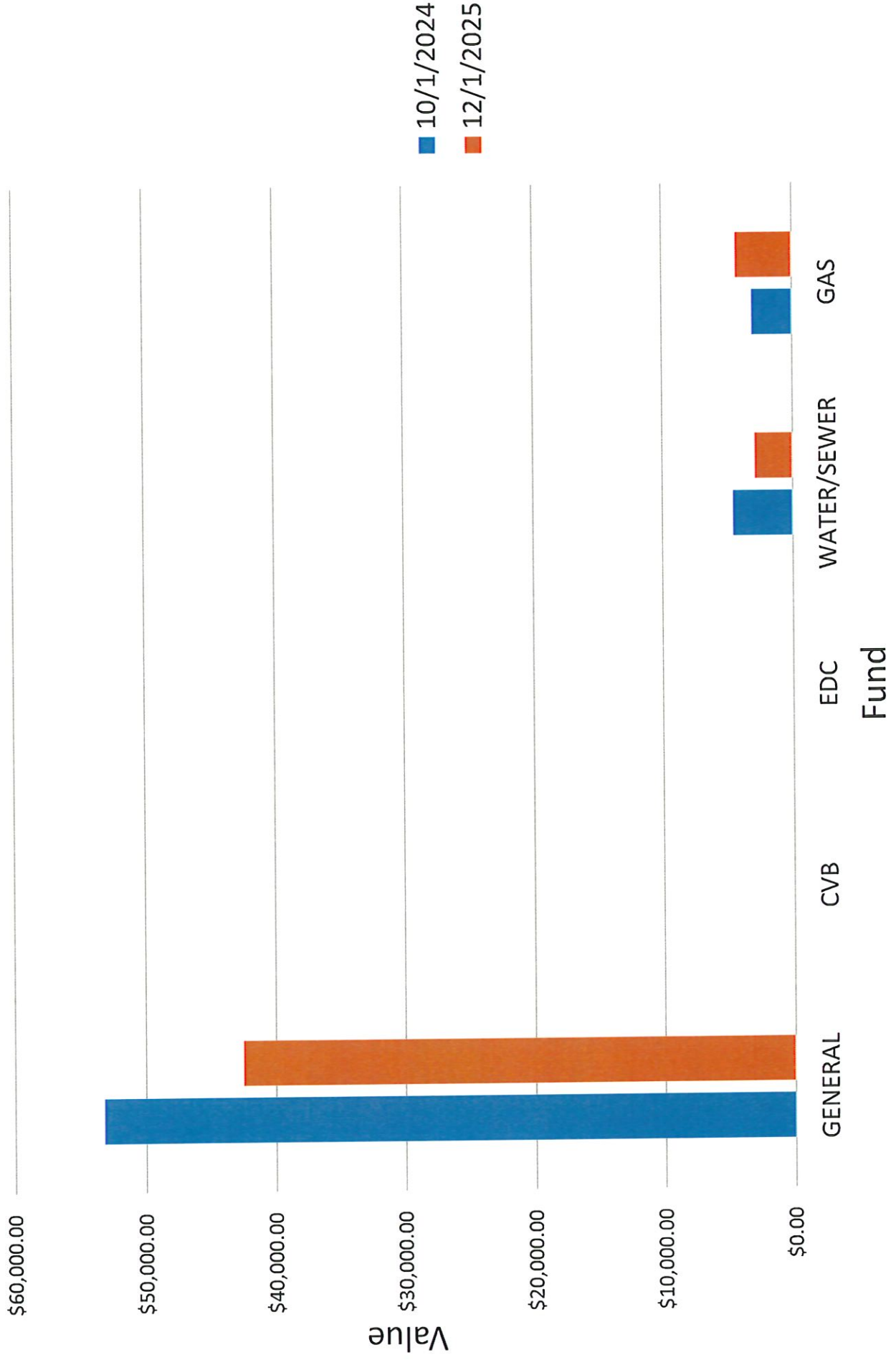
## Sick Time Values by Fund October 1, 2024 vs December 1, 2025



# Graph 3

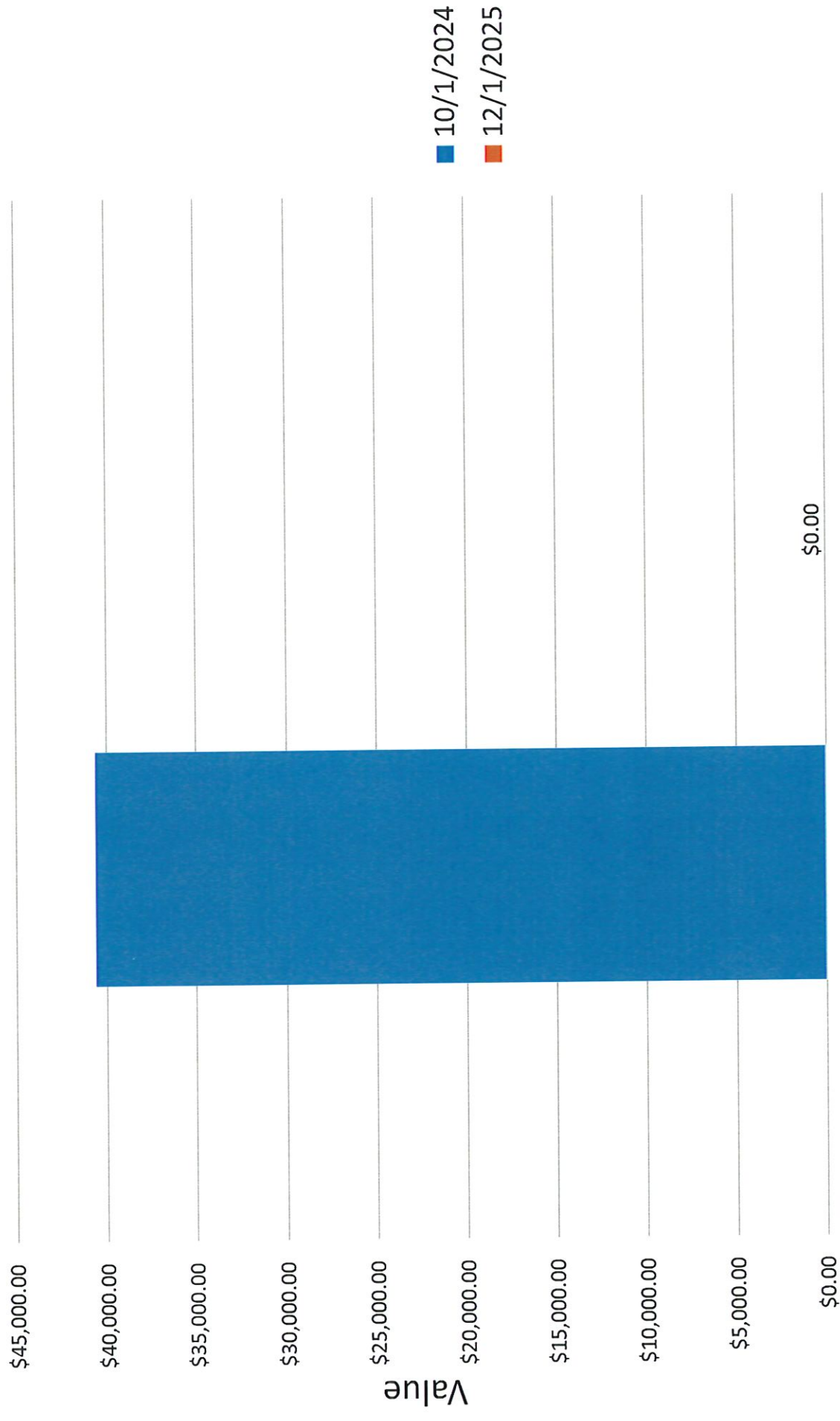
## Comp Time by Fund

# Comp Time Values by Fund October 1, 2024 vs December 1, 2025



Graph 4  
Holiday Time by Fund

# Holiday Time Values (Fund 10 Only) October 1, 2024 vs December 1, 2025

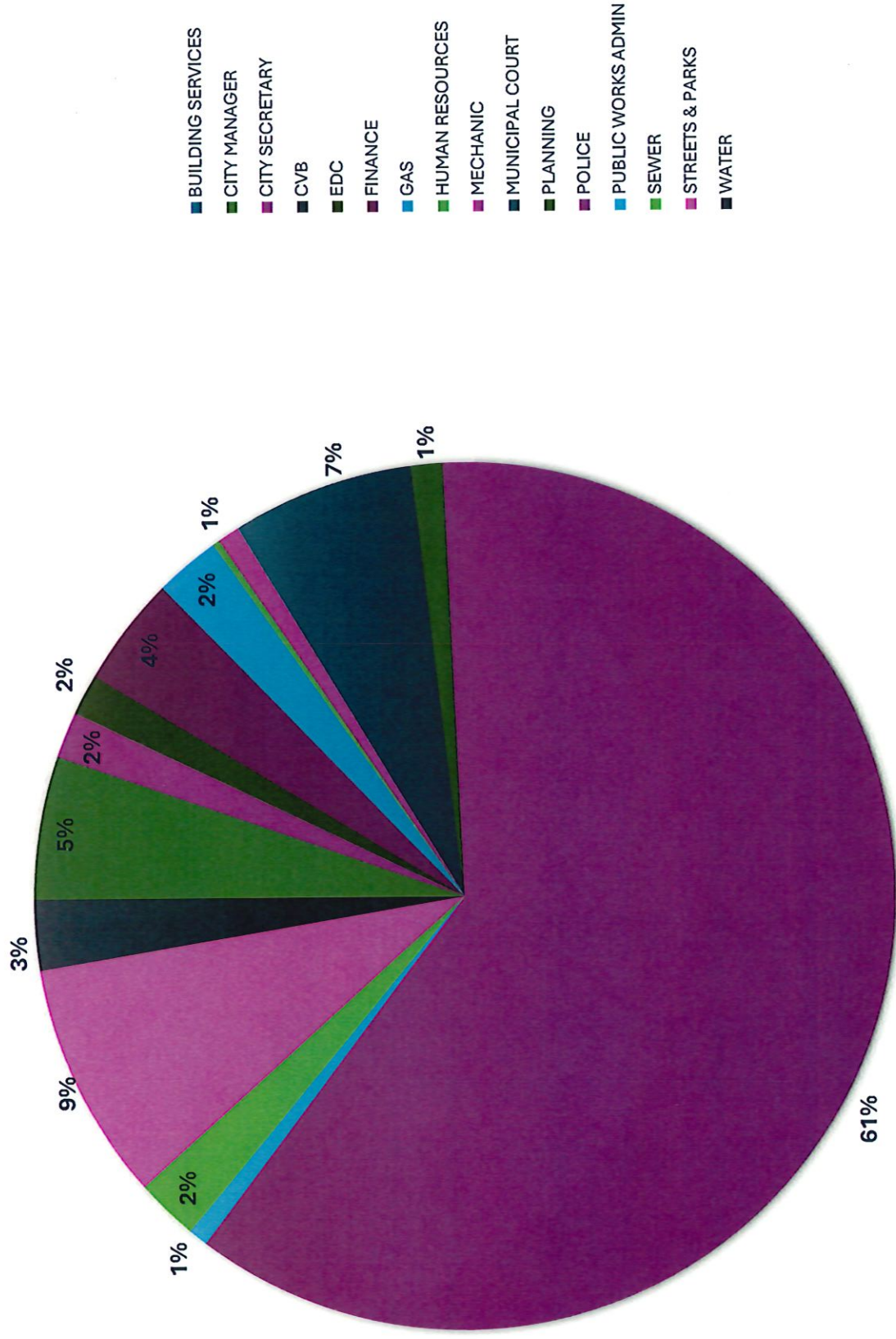


GENERAL  
Fund

Pie Chart 1  
Department Liability  
as of October 1, 2024

# All PTO Types

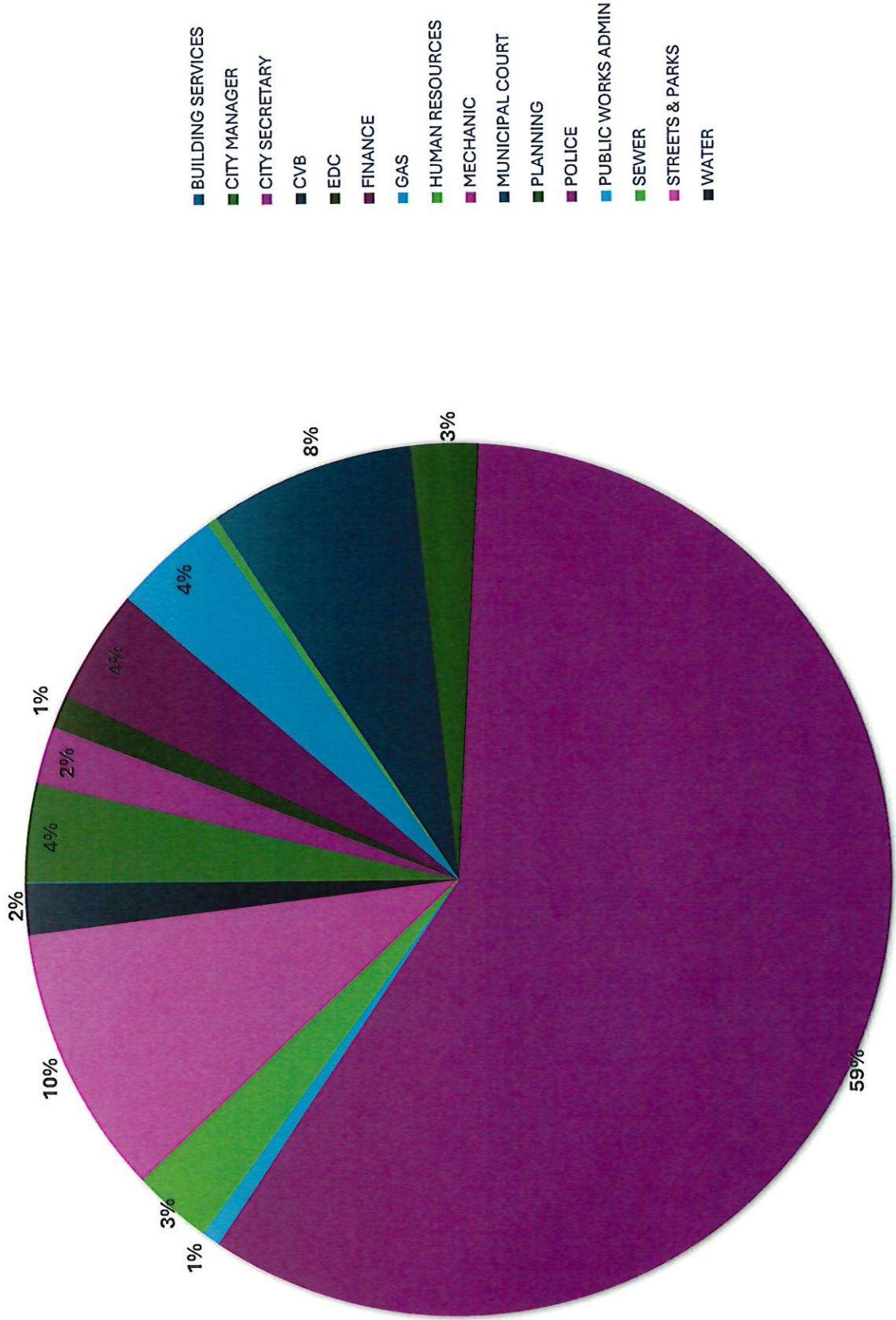
## Percentage by Department as of October 1, 2024



Pie Chart 2  
Department Liability  
as of December 1, 2025

# ALL PTO Types

## Percentage by Department as of December 1, 2025





CONSENT AGENDA:

Approval of a Resolution Creating a Special Event Fund.

SUBMITTED BY: Jennifer Matura, Finance Director

MEETING DATE: December 16th, 2025.

## STAFF REPORT

### SUMMARY

The purpose of this item is to request City Council approval of a Resolution establishing a dedicated Special Events Fund to account for the revenues and expenditures associated with the City's annual Fantasy of Lights event and future community events.

### ANALYSIS

Earlier this year, the City assumed responsibility for the Convention and Visitors Bureau (CVB) operations previously managed by the Chamber of Commerce. The CVB is funded through Hotel Motel Tax revenue and is responsible for promoting tourism and coordinating City-sponsored events, including the annual Fantasy of Lights event.

Because this transition occurred quickly and the City had not previously hosted the event, an appropriate fund structure was not yet in place. Event revenues, such as donations, sponsorships, vendor registration fees, and contributions from the EDC, could not be recorded within the Hotel Motel Tax Fund. To avoid commingling these resources with General Fund operations, the City temporarily deposited event revenue into the Donation Fund, using separate project codes to maintain revenue-type distinctions.

As the City anticipates hosting additional community events, staff has evaluated the need for a more permanent and transparent financial structure.

To ensure accurate tracking of event-related revenues and expenditures, improve financial reporting, and maintain separation from both the General Fund and the Hotel Motel Tax Fund, staff recommends establishing a dedicated Special Events Fund.

The proposed fund structure includes revenue line items for:

- Donations and Sponsorships
- Event Revenues (e.g., vendor fees)
- Transfers In (e.g., from the EDC)

Expenditures would include costs associated with supplies, operations, and other event-related needs.

Staff consulted with the City's external auditor regarding the proposed structure. Correspondence from the auditor, attached to this report, confirms that establishing a separate Special Events Fund is advisable and that the proposed structure is appropriate. The auditor noted that the level of detail is ultimately up to staff and Council preference.

To further support the proposed structure, staff also provided an example from The Colony, Texas, illustrating how their Special Events Fund is organized. This example is included as an attachment for reference.

If approved, staff will implement the new fund, reclassify the current year's event-related activity from the Donation Fund into the Special Events Fund, and incorporate the fund into future budgets.

## FINANCIAL IMPACT

There is no direct financial impact associated with establishing the fund. The Special Events Fund will serve as a reporting mechanism and will not create new expenditures beyond those authorized through the annual budget or supplemental appropriations approved by the City Council.

## RECOMMENDATION

Staff recommends that City Council approve the Resolution Creating a Special Events Fund.

## ATTACHMENTS

- Resolution Creating a Special Events Fund
- Email Correspondence with the City's External Auditor
- Example Special Events Fund Structure – The Colony, TX

# Proposed Resolution

**RESOLUTION NO. 2025-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS, CREATING A SPECIAL EVENTS FUND; PROVIDING FOR THE PURPOSE, STRUCTURE, AND ACCOUNTING OF THE FUND; AND PROVIDING AND EFFECTIVE DATE.**

\* \* \* \* \*

**WHEREAS**, earlier this year the City of Sealy ("City") assumed responsibility for the Convention and Visitors Bureau ("CVB") operations previously managed by the Chamber of Commerce; and

**WHEREAS**, the CVB is funded through Hotel Motel Tax revenues and is responsible for promoting tourism-related activities, including the coordination of the annual Fantasy of Lights event and future special events; and

**WHEREAS**, the Fantasy of Lights event and other special events are also funded through donations, sponsorships, vendor registration fees, and contributions from the Sealy Economic Development Corporation (SEDC), none of which are appropriate for recording within the Hotel Motel Tax Fund; and

**WHEREAS**, to avoid commingling with General Fund operations, the City has temporarily accounted for event-related revenues within the City's Donation Fund; and

**WHEREAS**, the City anticipates continued growth in community special event programming and desires a permanent and transparent financial structure to track revenues and expenditures associated with such special events; and

**WHEREAS**, the City's external auditor has reviewed the proposed fund structure and advised that establishing a separate fund for events is appropriate and advisable; and

**WHEREAS**, establishing a Special Events fund will provide clear accountability, facilitate accurate budgeting and reporting, and ensure proper segregation of event-related financial activity.

**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 Special Events fund is hereby created as an independent special fund of the City for the purpose of accounting for revenues and expenditures associated with the Fantasy of Lights event and any future City-Sponsored/Affiliated special events.

**SECTION 3.** The Special Events Fund shall be used to receive and expend funds related to City-sponsored/affiliated special events, including but not limited to: donations and sponsorships, vendor registration fees and other event-generated revenues, and transfers from the SEDC or other City funds as authorized by the City Council.

**SECTION 4.** Expenditures from the Special Events Fund shall include costs associated with materials and supplies, operations, contractual services, public safety, and other activities necessary expenditures for the planning, operation, execution, and post event work.

**SECTION 5.** The City Manager and Finance Director are hereby authorized and directed to establish the necessary accounts, budget structure, and financial reporting mechanisms to ensure that revenues and expenditures within the Special Events Fund are recorded accurately and transparently.

**SECTION 6.** City staff is authorized to take all necessary actions to implement this Resolution, including the transfer of existing event-related funds from the Donation Fund into the newly established Special Events Fund.

**SECTION 7.** That this Resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED ON this the 16<sup>th</sup> day of December 2025.**

---

Carolyn Bilski, Mayor

ATTEST:

---

Sandra Vrablec, City Secretary

# Correspondence with City's Auditor

## Jennifer Matura

---

**From:** Mike Brooks <MBrooks@brookswatsoncpa.com>  
**Sent:** Monday, November 10, 2025 4:29 PM  
**To:** Jennifer Matura  
**Cc:** Natalie Tiemann  
**Subject:** RE: Guidance on Establishing a Special Events Fund

Good afternoon Jennifer,

I'm doing well, thank you. I hope you are as well. I see no issues with your proposal below. Keeping the activity in a separate fund is advisable. As far as the level of detail to track it, your example from Colony works well but it just depends on what you and Council prefer.

Hope this helps.

Thank you,

Mike Brooks, CPA  
(281) 907-9223  
BrooksWatson & Company

**From:** Jennifer Matura <jmatura@ci.sealy.tx.us>  
**Sent:** Friday, November 7, 2025 4:56 PM  
**To:** Mike Brooks <MBrooks@brookswatsoncpa.com>  
**Cc:** Natalie Tiemann <ntiemann@ci.sealy.tx.us>  
**Subject:** Guidance on Establishing a Special Events Fund

Mike –

Good afternoon! Hope you are doing well. I wanted to reach out to get your input on a proposed fund structure for our community events.

Earlier this year, the City and the EDC assumed responsibility for the Convention and Visitors Bureau (CVB) operations that were previously managed by the Chamber of Commerce. The CVB is funded through Hotel Motel Tax revenue and currently has one full-time employee. Among other responsibilities that promote tourism, they will also be responsible for organizing the annual Fantasy of Lights event, which takes place the first weekend in December.

The City has never hosted this event in years past. The event is primarily funded through donations, sponsorships, vendor registration fees, and an appropriation from the EDC. Because this transition happened quickly, the City did not have an existing fund dedicated to events of this nature, and we could not process transactions through the Hotel Motel Tax fund. To avoid commingling with General Fund activities, we temporarily recorded revenues and expenditures in our Donation Fund, using separate projects for each revenue source (sponsorships, donations, vendor registration, etc.) to be able to break apart from the other donations we receive.

Looking ahead, the City plans to host additional special events. To ensure clear tracking, we are proposing to establish a dedicated Special Events Fund. The proposed structure would include revenues for donations, sponsorship, event revenues, and transfers in. Expenditures would include supplies, operations, and other event-related costs. Revenues would be used to fund future events.

I found an example from The Colony, TX that illustrates how their Special Events Fund is structured which is attached for your reference.

Before we bring this proposal to City Council for approval, I would appreciate your feedback or recommendations on the proposed structure or if you have any suggestions on an alternative method for tracking and reporting these activities.

Thank you for your time and assistance. Please let me know if there is any additional information I can provide.

Thanks!



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# Example Fund Structure

**SPECIAL EVENTS FUND**  
**Revenue & Expenditure Projections**  
**Fiscal Year 2024-2025**

	2021-2022 Actual	2022-2023 Actual	2023-2024 Budget	2024-2025 Budget
<b>REVENUES</b>				
Donations & Sponsorships	25,440	31,852	13,000	36,200
Event Revenues	36,737	23,719	17,000	36,000
<b>TOTAL REVENUES</b>	<b>62,177</b>	<b>55,572</b>	<b>30,000</b>	<b>72,200</b>
<b>TRANSFERS IN</b>				
Transfer from - General Fund	345,000	400,000	444,000	0
Transfer from - Hotel/Motel Tax	200,000	200,000	200,000	700,000
<b>TOTAL TRANSFERS IN</b>	<b>545,000</b>	<b>600,000</b>	<b>644,000</b>	<b>700,000</b>
<b>TOTAL REVENUES &amp; TRANSFERS</b>	<b>607,177</b>	<b>655,572</b>	<b>674,000</b>	<b>772,200</b>
<b>EXPENDITURES</b>				
Personnel	156,247	116,859	150,779	160,768
Supplies	13,125	-	-	0
Printing Services	1,562	3,284	3,500	3,200
Christmas	5,246	7,384	7,500	10,500
Christmas Light Show Supplemental	50,000	49,512	65,000	65,000
Liberty by The Lake	85,778	45,544	96,000	100,000
American Heroes	219,560	275,305	245,000	245,000
Parent Child Event	5,399	6,550	6,550	6,550
Halloween Campout	6,120	6,000	-	-
Easter Egg Hunt	4,532	6,092	6,500	7,500
Event Marketing	2,467	4,378	3,500	3,500
Arbor Day	737	1,209	2,500	1,750
Movies In The Park	6,448	4,915	6,000	6,000
Coach Cox Kids Chase	3,506	2,537	4,000	4,500
Up, Up & Away	3,506	2,537	4,000	4,000
Back To School	0	0	0	2,500
Bow Wow Pow Wow	2,302	1,074	2,000	2,000
Road Runners Club	10,000	10,000	10,000	10,000
N TX Food Pantry	8,000	-	5,000	5,000
Chamber Golf Tourney	-	-	6,000	6,000
Lakeside Community Theatre	12,000	12,000	12,000	12,000
Metro Relief	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>596,536</b>	<b>555,180</b>	<b>635,829</b>	<b>655,768</b>
<b>OH COST</b>	<b>35,688</b>	<b>35,670</b>	<b>35,670</b>	<b>35,670</b>
<b>EXCESS (DEFICIENCY)</b>	<b>(25,047)</b>	<b>64,722</b>	<b>2,501</b>	<b>80,762</b>
BEGINNING FUND BALANCE	3,372	(21,675)	43,047	45,548
<b>ENDING FUND BALANCE</b>	<b>(21,675)</b>	<b>43,047</b>	<b>45,548</b>	<b>126,310</b>



Meeting Date: December 16, 2025

Agenda Item No. – Approval of a Professional Service Agreement with Curtis J. Campbell for Fire Inspection Services.

Prepared by: Mike Barrow, Assistant City Manager

**SUMMARY:**

This is the same services agreement we have had with Curtis Campbell for the past two years. The Agreement has worked well and we are satisfied with Mr Campbell's work, inspections, and availability.

**FINANCIAL IMPACT:**

Total costs for Curtis Campbell's services for the 2024-2025 Budget was \$11,865.00.

**RECOMMENDATION:**

I recommend approval of the Agreement.



# CITY OF SEALY

## PROFESSIONAL SERVICES AGREEMENT

### Local Agreement

This AGREEMENT ("Agreement") is entered into by and between the undersigned, Curt Services, LLC ("Contractor"), located at P.O. Box 351, Needville, TX 77461 and the City of Sealy ("CITY"), Texas, a municipal corporation of the State of Texas, located at 415 Main St., Sealy, Texas 77474.

**Section 1. Services:** Contractor will perform the designated services and/or provide the designated products as set forth in **Exhibit A** ("Services"), which is attached hereto and incorporated for all purposes. The work under this Agreement shall be completed as detailed in **Exhibit A**. The terms and conditions of this Agreement take precedence over all exhibits and attachments.

**Section 2. Term and Termination:** This Agreement shall begin upon execution and shall terminate December 16, 2026 with a mutual option to renew for one (1) additional term.

This Agreement may be terminated, upon thirty (30) days written notice, by the CITY without cause or by the Contractor without cause. This Agreement may be terminated immediately by the CITY for cause. Upon termination, CITY shall pay Contractor, at the rate set out in **Exhibit B**, attached hereto, and incorporated herein for all purposes, for Services satisfactorily performed up through the date of termination. Notwithstanding any provision in this Agreement to the contrary, CITY will not be required to pay or reimburse Contractor for any services performed or for expenses incurred by Contractor after the date of the termination notice that could have been avoided or mitigated by Contractor.

**Section 3. Compensation:** Contractor shall be paid for the services as set forth in **Exhibit B**. CITY shall pay Contractor in accordance with the Texas Government Code, Chapter 2251. Contractor must submit invoices for all Services, which invoices must include the address and type of review provided. Invoices shall be submitted, not later than the first week of the month for the preceding month services, to the City Project Manager or designee. Payment for delivery of Services rendered shall not be unreasonably withheld or delayed. The CITY shall be under no obligation to pay for Services rendered without prior authorization. Upon resolution of any disputed charges, Contractor shall submit an amended invoice covering any remaining charges to CITY.

**Section 4. Travel:** Contractor shall not be reimbursed for travel conducted in the pursuit of this Agreement or per diem as outlined in **Exhibit B**.



# CITY OF SEALY

## PROFESSIONAL SERVICES AGREEMENT

### Local Agreement

**Section 5. Limit of Appropriation and Fiscal Funding.** The Contractor clearly understands and agrees, such understanding and agreement being of the absolute essence to this Agreement, that the CITY shall have available the amount budgeted by the CITY for to discharge any and all liabilities which may be incurred by the CITY pursuant to this Agreement and that the total maximum compensation that the Contractor may become entitled to hereunder and the total maximum sum that the CITY shall become liable to pay to the Contractor hereunder shall not under any conditions, circumstances, or interpretations, hereof, exceed the said total maximum sum provided for in this section without prior written permission from the CITY. The CITY'S fiscal year is October 1 through September 30. If this Agreement extends beyond September 30<sup>th</sup>, there shall be a fiscal funding out. If, for any reason, funds are not appropriated to continue the contract in the new fiscal year, this Agreement shall become null and void on the last day of the current appropriation of funds without penalty of any kind or form to the CITY.

**Section 6. Relationship of the Parties:** Contractor is an independent contractor and is not an employee, partner, joint venture, or agent of CITY. Contractor understands and agrees that he/she will not be entitled to any benefits generally available to City of Sealy employees. Contractor shall be responsible for all expenses necessary to carry out the services under this agreement, and shall not be reimbursed by CITY for such expenses except as otherwise provided in this Agreement.

**Section 7. Authority of City Project Manager:** All Services to be performed by the Contractor hereunder shall be performed to the satisfaction of the CITY'S project manager, namely City Assistant City Manager. The CITY'S project manager shall decide any and all questions, which may arise as to the quality or acceptability of the Services performed by the Contractor and the decisions of the CITY'S project manager in such cases shall be final and binding on both parties. However, nothing contained herein shall be construed to authorize the CITY'S project manager to alter, vary or amend this Agreement.

**Section 8. Intellectual Property:** This Agreement shall be an agreement for services and the parties intend and consider any work created as a result of this Agreement, including any and all documentation, images, products or results, to be a work for hire under federal copyright law. Ownership of the work shall belong to and remain the exclusive property of CITY upon payment of all monies owed to Contractor. The work may be edited or reused for other purposes at any time within the CITY'S discretion without liability to the Contractor. If the work would not be considered a work-for-hire under applicable law upon payment of all monies owed to Contractor, Contractor hereby assigns, transfers, and conveys any and all rights, title and interest to CITY, including without limitation all copyrights, patents, rights of reproduction, rights to ownership, and right to secure registrations, renewals, reissues and extensions thereof. As the sole copyright holder of the work, CITY maintains and asserts the rights to use, reproduce, make derivative works from, and/or edit the work in any form of medium, expression or technology now known or hereafter developed, at any time within the City's discretion. Contractor shall not sell, disclose or



# CITY OF SEALY

## PROFESSIONAL SERVICES AGREEMENT

### Local Agreement

obtain any other compensation for the Services provided herein. If the work is one to which the provisions of 17 U.S.C. § 106A apply, the Contractor hereby waives and appoints CITY to assert on the Contractor's behalf the Contractor's moral rights or any equivalent rights regarding the form or extent of any alteration to the work (including, without limitation, removal or destruction) or the making of any derivative works based on the work, including, without limitation, photographs, drawings or other visual reproductions of the work, in any medium, for CITY purposes.

**Section 9. Confidentiality:** During the term of this Agreement, Contractor may come in contact with confidential information of CITY. Contractor agrees to treat as confidential the information or knowledge that becomes known to Contractor during performance of this Agreement and not to use, copy, or disclose such information to any third party unless authorized in writing by CITY. This provision does not restrict the disclosure of any information that is required to be disclosed under applicable law. Contractor shall promptly notify CITY of any misuse or unauthorized disclosure of its confidential information and upon expiration of this Agreement shall return to CITY all confidential information in Contractor's possession or control. Contractor shall further comply with all City information security policies that may apply and shall not make any press releases, public statements or advertisement referring to the Services provided under this agreement or the engagement of Contractor without the prior written approval of CITY.

**Section 10. Warranties and Representations:** Contractor warrants and agrees that Contractor shall perform the Services and conduct all operations in conformity with all applicable federal, state, and local laws, rules, regulations, and ordinances. For any Service performed on premises owned or controlled by CITY, Contractor warrants and agrees that Contractor will perform the Services in compliance with all CITY rules, including but not limited to, prohibitions related to tobacco use, alcohol, and other drugs.

**Section 11. Licenses/Certifications:** Contractor agrees he has obtained any and all approvals, licenses, certifications, filings, registrations and permits required by federal, state or local laws, regulations or ordinances, required for the performance of the Services. It shall be Contractor's responsibility to keep all licenses and certificates current for the work performed under this Agreement, and he shall bear the responsibility to pay for such at his sole cost and expense.

**Section 12. Performance/Qualifications and Assignment:** Contractor agrees and represents that Contractor has the personnel, experience, and knowledge necessary to qualify Contractor for the particular duties to be performed under this Agreement. Contractor warrants that all services performed under this Agreement shall be performed consistent with generally prevailing professional or industry standards. The CITY and the Contractor bind themselves and their successors, executors, administrators, and assigns to this Agreement and to the successors, executors, administrators and assigns of the other party, in respect to all covenants of this Agreement. Neither the CITY nor the Contractor shall assign, sublet or transfer its or his interest in this Agreement without the written consent of the other, which consent will not be unreasonably withheld. Nothing herein shall be construed as creating any personal liability on the part of any



# CITY OF SEALY

## PROFESSIONAL SERVICES AGREEMENT

### Local Agreement

officer or agent of any public body, which may be a party hereto.

**Section 13. Conflict of Interest:** Contractor warrants, represents, and agrees that Contractor presently has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with Contractor's performance of the services hereunder. Contractor further warrants and affirms that no relationship or affiliation exists between Contractor and CITY that could be construed as a conflict of interest with regard to this Agreement. Pursuant to Section 2252.908, Texas Government Code, if this Agreement requires an action or vote by the CITY Council or has a value of at least \$1 million, Contractor further warrants that Contractor has submitted a disclosure of interested parties to the CITY.

**Section 14. Insurance:** For the entire term of the Agreement ("Term"), Contractor shall maintain Comprehensive General Liability insurance coverage of \$1,000,000 per occurrence, \$2,000,000 in the aggregate. Contractor shall also maintain the following insurance: (i) Worker's Compensation coverage with statutory limits for the State of Texas, including Employers Liability coverage of \$500,000 per accident; (ii) Commercial Automobile Liability coverage of \$1,000,000 Combined Single Limit; (iii) for engineers and architects only: Professional Liability coverage of \$1,000,000 per occurrence; and (iv) for builders only: Builder's Risk coverage in the amount of the construction cost, including protection against named windstorm and flood. All policies must contain a waiver of subrogation against City. Comprehensive General Liability and Commercial Automobile Liability policies must name CITY as Additional Insured. Contractor shall pay all insurance deductibles and deductibles must not exceed \$10,000 unless approved in advance by City. Contractor shall provide City Certificates of Insurance evidencing these insurance requirements prior to the start of work. The Contractor shall notify the CITY in the event of any change in the required coverage or cancellation, and shall give such notices not less than 30 days prior to the change or cancellation. The Contractor shall provide a replacement Certificate of Insurance prior to such change or cancellation. The Contractor agrees to waive all the Contractor's, its officers, employees, agents, assigns, and successors' rights of subrogation, except under the Professional Liability, against the CITY, its officers, employees, and elected representatives for injuries, including death, property damage, or other loss covered by insurance and the Contractor will provide a waiver of subrogation endorsement against the CITY. The CITY must be named or listed on the endorsement. **COVERAGES SHALL BE WITH A COMPANY (WITH AT LEAST AN A- BEST RATING) ACCEPTABLE TO THE CITY PURCHASING AND RISK MANAGEMENT DIVISION AND A COPY OF THE CERTIFICATE OF COVERAGE SHALL BE DELIVERED TO THE CITY ON OR BEFORE THE DATE OF THIS AGREEMENT.**

**Section 15. Indemnification:** *Contractor shall indemnify and hold harmless City, and each of its directors, officers, agents and employees from and against all claims, actions, suits, demands, proceedings, costs, damages, and liabilities, including without limitation attorneys' fees and reasonable litigation costs, arising out of, connected with, or resulting from any acts or omissions of Contractor or any agent, employee, subcontractor, or supplier of Contractor In the execution or performance of this contract.*



# CITY OF SEALY

## PROFESSIONAL SERVICES AGREEMENT

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*The Contractor's obligations under this section shall be limited to the limits of coverage of insurance maintained or required to be maintained by the Contractor under this Agreement.*

**Section 16. Force Majeure:** Neither CITY nor Contractor will be liable for any failure, breach, loss, damage or delay in the performance of this Agreement due to any cause beyond its reasonable control, including, an act of war, an act of God, earthquake, pandemic, flood, embargo, riot, sabotage, labor shortage or dispute, governmental act or failure of the Internet (not resulting from the negligence or willful misconduct of CONTRACTOR), provided that the delayed party: (a) gives the other party prompt notice of such cause, and (b) uses its reasonable commercial efforts to promptly correct such failure or delay in performance.

**Section 17. Notices:** Any notice given under this contract by either party to the other may be given by personal delivery in writing or by mail, registered or certified postage prepaid with return receipt requested. Mailed notices shall be addressed to the addresses of the parties as they appear in the contract. Notices delivered personally shall be deemed communicated at the time of actual receipt. Mailed notice shall be deemed communicated three (3) days after mailing.

**Section 18. Texas Family Code Child Support Certification:** Pursuant to Section 231.006, Texas Family Code, Contractor certifies that it is not ineligible to receive the award of or payments under the Agreement and acknowledges that the Agreement may be terminated and payment may be withheld if this certification is inaccurate.

**Section 19. Jurisdiction:** CITY and Contractor agree that any dispute under this Agreement shall be brought in a court of competent jurisdiction in Austin County, Texas, and that this Agreement shall be governed by Texas law, ~~except excluding its for the~~ conflict of law ~~provisions~~rules.

**Section 20. Prohibition on Boycotting Israel.** Pursuant to Section 2270.002, Texas Government Code, CITY may not enter into a contract for goods or services unless the contract contains a written verification that the contractor: (1) does not boycott Israel; and (2) will not boycott Israel during the term of this Agreement. By executing the House Bill 89 Verification Form, **Exhibit C**, attached hereto and incorporated herein for all purposes, CONTRACTOR verifies that CONTRACTOR does not boycott Israel or will not boycott Israel during the term of this Agreement.

**Section 21. Engaging in Business with Sudan, Iran or Foreign Terrorist Organizations Prohibited.** Pursuant to Section 2252.152, Texas Government Code, Contractor warrants, represents, and agrees that Contractor is not identified on a list prepared and maintained by the



# CITY OF SEALY

## PROFESSIONAL SERVICES AGREEMENT

### Local Agreement

Texas Comptroller of Public Accounts as a company that engages in business with Sudan, Iran or a foreign terrorist organization.

**Section 22. Entire Agreement:** This Agreement contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements, and understanding, oral or written between the parties relating to this Agreement. This Agreement may not be modified except by mutual written agreement of the parties executed subsequent to this agreement.

**Section 23. Severability:** In the event that any provision(s) of this Agreement shall for any reason be held invalid, illegal, or unenforceable, the invalidity, illegality or unenforceability of that provision(s) shall not affect any other provision(s) of this Agreement, and it shall further be construed as if the invalid, illegal, or unenforceable provision(s) had never been a part of this Agreement.

**Section 24. Authority:** Contractor warrants and represents that Contractor has full power and authority to enter into and perform this agreement and to make the grant of rights contained herein. The person signing on behalf of CITY represents that he/she has authority to sign this agreement on behalf of CITY.

Reviewed by: \_\_\_\_\_

Department Director: \_\_\_\_\_ Date: \_\_\_\_\_

**CURT SERVICES, LLC**

**CITY OF SEALY, TEXAS**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



# CITY OF SEALY

## PROFESSIONAL SERVICES AGREEMENT

Local Agreement

EXHIBIT "A"

### A. GENERAL CONSULTING SERVICES

#### SCHEDULE OF SERVICES

Meetings (video conference preferred)  
Training Classes for Staff  
Conference Calls

### B. FIRE PLAN REVIEW SERVICES

#### SCHEDULE OF SERVICES

Contractor will serve as a fire protection plan reviewer to the City of Sealy. This agreement is for plan reviews that will be completed in fifteen (15) business days, receiving electronic plans from the permit's office, and returning upon completion. These services will include fire plan review of the following systems as required by City Ordinance and the International Fire Code (IFC) 2018 Edition:

Subsection 105.7.1 Automatic Fire-Extinguishing Systems  
Subsection 105.7.4 Fire Alarm and Detection Systems  
Subsection 105.7.5 Fire Pumps and Related Equipment  
Subsection 105.7.12 Smoke Control or Smoke Exhaust  
Subsection 105.7.14 Standpipe Systems  
Subsection 105.7.16 Underground Private Fire Mains  
IFC Section 503 Site Access and Access to Buildings  
IFC Section 505 Premise Identification  
IFC Section 506 Key Boxes  
IFC Section 507 Water Supply (Appendix B)  
IFC Section 604 Emergency and Standby Power Systems  
IFC Section 606 Mechanical Refrigeration  
IFC Section 607 Elevator Operation and Fire Service Operation  
IFC Section 608 Stationary Storage Battery Systems  
IFC Section 609 Commercial Kitchen Hoods  
IFC Section 610 Commercial Kitchen Cooking Oil Storage  
IFC Chapter 8 Interior Finish, Decorative Materials and Furnishings  
IFC Chapter 9 Required Fire Protection Systems



# CITY OF SEALY

## PROFESSIONAL SERVICES AGREEMENT

### Local Agreement

IFC Section 906 Portable Fire Extinguishers  
IFC Chapter 20 Aviation Facilities  
IFC Chapter 21 Dry Cleaning  
IFC Chapter 22 Combustible Dust  
IFC Chapter 23 Motor Fuel-Dispensing Facilities and Repair Garages  
IFC Chapter 24 Flammable Finishes  
IFC Chapter 28 Lumber Yards  
IFC Chapter 32 High-Piled Storage  
IFC Chapter 50 Hazardous Materials  
IFC Chapter 53 Compressed Gases- General  
IFC Chapter 53 Section 5307 Carbon Dioxide Beverage Dispensing  
IFC Chapter 57 Temporary Fuel Storage / Dispensing  
IFC Chapter 61 Liquefied Petroleum Gases- except propane

*\*Excluded include High-Rise Fire Command, Fuel Fired Appliances, Fire Resistive Construction, Means of Egress, Semi-Conductor Fabrication, Organic Coatings, Tents, and Combustible Fibers as well as provisions for existing occupancies.*

## C. INSEPCION SERVCIES

### SCHEDULE OF SERVICES

Fire Inspection- Annual Safety Inspection  
Fire Inspection- Construction Site Access Final  
Fire Inspection- Construction Building Fire Final  
Fire Inspection- Underground Fire Main  
Fire Inspection- Private Fire Hydrant  
Fire Inspection- Private Water Supply Tank / Pond  
Fire Inspection- Standpipe System  
Fire Inspection- Fire Pump  
Fire Inspection- Fire Sprinkler Hydrostatic Test and Visual  
Fire Inspection- Fire Sprinkler Acceptance Test and Visual  
Fire Inspection- Fire Alarm Acceptance Test and Visual  
Fire Inspection- Fixed Fire Suppression System  
Fire Inspection- Carbon Dioxide Beverage Dispensing  
Fire Inspection- Hazardous Materials  
Fire Inspection- High Pile Storage



# CITY OF SEALY

## PROFESSIONAL SERVICES AGREEMENT

### Local Agreement

Fire Inspection- Temporary Fuel Storage Tanks

Fire Inspection- Compressed Gases

Fire Inspection- Access Control



# CITY OF SEALY

## PROFESSIONAL SERVICES AGREEMENT

Local Agreement  
**EXHIBIT "B"**  
**COMPENSATION**

### SCHEDULE OF FEES

#### A. GENERAL CONSULTING

\$125.00 / HR (ON-SITE MINIMUM 3 HRS.)

#### B. FIRE PLAN REVIEW (PLUMING, IF APPLICABLE)

Compensation shall be made based on the following schedule:

Review Type	(15 Days)
Fire Sprinkler system installation first 10,000 SF	\$150.00
Fire Sprinkler system each additional 10,000 SF	\$50.00
Fire Sprinkler Remove, Add, or Relocate 1-25 sprinkler heads	\$50.00
Fire Sprinkler Remove, Add, or Relocate over 25 sprinkler heads	\$100.00
Fire Protection Specialty Systems to include dry, foam, anti-freeze, and fixed-fire suppression will be in addition to fee above for each system.	\$100.00
Fire Alarm system installation first 20,000 SF	\$75.00
Fire Alarm system each additional 20,000 SF	\$50.00
Fire Pump – each pump	\$100.00
Smoke Control System	\$75.00
Standpipe System	\$100.00
Underground Private Fire Main	\$100.00
Private Fire Hydrant- each	\$25.00
Fire Apparatus Access Roads- Site	\$100.00
Premise Identification- Address	\$20.00
Key Box- Rapid Entry Access	\$20.00



# CITY OF SEALY

## PROFESSIONAL SERVICES AGREEMENT

### Local Agreement

Fire Protection Water Supplies	\$75.00
Emergency Standby Power Systems- Generators	\$50.00
Mechanical Refrigeration- cold storage	\$800.00
Elevator Operation and Service Keys	\$50.00
Stationary Battery Storage	\$100.00
Commercial Kitchen Hoods- suppression system not included- fee for specialty system above.	\$50.00
Commercial Kitchen Cooking Oil Storage	\$50.00
Interior Finishes and Decorative Vegetation	\$175.00
Fire Protection Systems Required	\$50.00
Portable Fire Extinguishers	\$75.00
Aviation Facilities	\$800.00
Dry Cleaning Facilities	\$250.00
Combustible Dust-Producing Operations	\$250.00
Motor Fuel Dispensing Facilities	\$200.00
Flammable Finishes	\$250.00
Lumber Yards / Agro-industrial / Solid Biomass / Woodworking Facilities	\$300.00
High-Pile Storage	\$600.00
Hazardous Materials	\$750.00
Compressed Gases	\$300.00
Carbon Dioxide Beverage Dispensing	\$150.00
Temporary Fuel Storage / Dispensing	\$100.00
Liquified Petroleum Gases- except Propane	\$250.00
Access Control Locks	\$100.00

*\*All subsequent reviews following the initial review will be fifty percent of the review fee.*

### C. FIRE/PLUMBING INSPECTIONS



# CITY OF SEALY

## PROFESSIONAL SERVICES AGREEMENT

### Local Agreement

Consultant will provide International Fire Code (IFC) inspection services on residential and commercial building projects for structures in which permits have been issued by the City of Sealy. Such services will be provided for a fee as detailed below:

Fire/Plumbing Inspection Services	
Inspection Type	Fee
<b>Standard Inspections</b> -will provided an inspector as needed with 72 hr. notice.	\$100.00/hr. with a \$300.00 minimum per inspector requested.
<b>Overtime Inspections</b> - require a 72-hour notice and cannot be guaranteed, but every reasonable effort to provide an inspector when requested will be made.	\$125.00/hr. with a \$375.00 minimum per inspector requested.
<b>Expedited Inspections</b> will be provided on “as soon as possible” bases when available. Dates and times will be agreed to by the City and Contractor.	Dependent on building size and inspection type. \$400.00 minimum per inspector requested.



# CITY OF SEALY

## PROFESSIONAL SERVICES AGREEMENT

### Local Agreement

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**Section 23. Severability:** In the event that any provision(s) of this Agreement shall for any reason be held invalid, illegal, or unenforceable, the invalidity, illegality or unenforceability of that provision(s) shall not affect any other provision(s) of this Agreement, and it shall further be construed as if the invalid, illegal, or unenforceable provision(s) had never been a part of this Agreement.

**Section 24. Authority:** Contractor warrants and represents that Contractor has full power and authority to enter into and perform this agreement and to make the grant of rights contained herein. The person signing on behalf of CITY represents that he/she has authority to sign this agreement on behalf of CITY.

Reviewed by: \_\_\_\_\_

Department Director: \_\_\_\_\_ Date: \_\_\_\_\_

**CURT SERVICES, LLC**

**CITY OF SEALY, TEXAS**

*Curt Campbell*  
Signature

\_\_\_\_\_  
Signature

*OWNER*  
Title

\_\_\_\_\_  
Title

*12/8/2025*  
Date

\_\_\_\_\_  
Date

# G. PUBLIC HEARING

NOTICE OF PUBLIC HEARING

THE CITY COUNCIL FOR THE CITY OF SEALY, TEXAS, WILL HOLD A PUBLIC HEARING ON AMENDING THE 2024-2025 FISCAL YEAR BUDGET OF THE CITY OF SEALY, TEXAS, TO BE HELD ON THE 16<sup>TH</sup> DAY OF DECEMBER 2025, AT 6:00 P.M. IN THE CITY HALL COUNCIL CHAMBER AT 415 MAIN STREET, SEALY, TEXAS 77474. ALL INTERESTED PERSONS SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD FOR OR AGAINST ANY ITEM OR THE AMOUNT OF ANY ITEM CONTAINED IN THE PROPOSED BUDGET AMENDMENT.

NOTICE OF PUBLIC HEARING

THE CITY COUNCIL FOR THE CITY OF SEALY, TEXAS, WILL HOLD A PUBLIC HEARING ON AMENDING THE 2025-2026 FISCAL YEAR BUDGET – FUND 29 FOR THE ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEALY, TEXAS, TO BE HELD ON THE 16<sup>TH</sup> DAY OF DECEMBER 2025, AT 6:00 P.M. IN THE CITY HALL COUNCIL CHAMBERS AT 415 MAIN STREET, SEALY, TEXAS 77474. ALL INTERESTED PERSONS SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD FOR OR AGAINST ANY ITEM OR THE AMOUNT OF ANY ITEM CONTAINED IN THE PROPOSED BUDGET AMENDMENT.

# H. PUBLIC HEARING

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# I. PRESENTATION(S)

**City of Sealy - Project Status Updates as of December 12, 2025**

Strand Project No.	Agreement Signed Date	Project Name	Project Phase	% Complete	Strand F/M and (Assistant F/M)	Total Project Costs	RFI Advertisement	Pre-Bid Meeting	Bid Opening	Council Award	Construction NTP	Anticipated Completion	Comments
3903.074	04/15/21	Eaville Road Water Plant	Design Phase	100%	Timley, Ryan (Bula, Morgan)	\$4,862,150.00 <i>Engineering Fees, Torrance Fees, + Contract Award</i>	07/19/25	08/05/25	04/14/25	09/03/25	11/15/25	02/08/27	CONTRACTOR: Avita Construction Group. Pre-construction Conference held on 12/11/25. Construction activities anticipated to proceed forward starting in January 2026.
			Bidding Phase	100%									
			Construction Phase	1%									
			Construction Observation Phase	0%									
3903.075													
3903.080	01/02/25	2025 On-Call Engineering Support	On-Call Services	95%	Timley, Ryan (Ojewski, Dwayne)	<i>Services Performed as Requested</i>	N/A	N/A	N/A	N/A	N/A	12/31/25	On-call services are being provided to the Departments of Planning & Community Development and Public Works.
3903.084	01/09/24	Alma Creek Trunk Sewer Expansion	Design Phase	20%	Timley, Ryan (Faldyn, Blake)	\$6,700,000.00 <i>Engineering Fees + OFCC (11/24/25)</i>	TED	TED	TED	TED	TED	TED	Design is 90 percent complete for the Alma Creek Trunk Sewer, Phase 1 project, but only 20 percent complete based on the additional project components approved by the City Council on 12/2/25. Strand is preparing a task order amendment to incorporate the Alma Creek Trunk Sewer, Phase 1B and residential sanitary sewers and water mains into the ongoing project. The City and Strand are evaluating options to eliminate the need for a strip easement along the east side of Highway 36.
			Bidding Phase	0%									
			Construction Phase	0%									
3903.085 Contract A	01/09/24	Westview Terrace Drive Storm Sewer Improvements	Design Phase	100%	Engdike, Jared (Timley, Ryan)	\$4,062,785.50 <i>Engineering Fees + Contract Award</i>	07/01/25	N/A	07/16/25	08/05/25	09/22/25	03/21/26	CONTRACTOR: Vera Industries. Storm sewer construction on Westview Terrace Drive is nearly complete. Water main relocation on Sunset Avenue is also nearly complete.
			Bidding Phase	100%									
			Construction Phase	30%									
3903.085 Contract B	01/09/24	BAFW Park Retention Pond Expansion	Design Phase	40%	Engdike, Jared (Timley, Ryan)	\$2,412,214.50 <i>Engineering Fees + OFCC (11/19/25)</i>	TED	TED	TED	TED	TED	TED	Design is 40 percent complete. Design cannot be advanced until acquisition of adjacent property is performed. Original cost opinion assumed the County would be responsible for disposal, but it may be more cost effective to dispose material on the adjacent site.
			Bidding Phase	0%									
			Construction Phase	0%									
3903.088	05/23/24	FEMA Water Plant and Lift Station Generators	Design Phase	100%	Jarecka, Hollie (Radolph, Mark)	\$548,511.87 <i>Engineering Fees + Contract Award</i>	07/18/24	N/A	08/06/24	10/01/24	12/11/24	January 2026	CONTRACTOR: Kogathen Electric. Substantial Completion was achieved on 10/17/25. Contractor is working through remaining punchlist items at the Michelle Lift Station.
			Bidding Phase	100%									
			Construction Phase	90%									
3903.089	02/17/25	TDDOT Facility Utility Service Extensions	Design Phase	100%	Timley, Ryan (Faldyn, Blake)	\$555,932.30 <i>Engineering Fees + Contract Award</i>	08/06/25	N/A	08/26/25	09/16/25	12/21/25	04/20/26	CONTRACTOR: Vera Industries. Contract Document execution is ongoing. Construction is anticipated to proceed forward starting in early January.
			Bidding Phase	90%									
			Construction Phase	0%									
3903.091	06/12/25	BAFW Park Parking Improvements	Design Phase	90%	Kna, Mitchell (Engdike, Jared)	\$87,700.00 <i>Engineering Fees + OFCC (12/19/25)</i>	TED	TED	TED	TED	TED	TED	Design is 90 percent complete. Several items have been identified that need to be relocated by the City before bidding can proceed forward. Bid schedule to be discussed with the City at an upcoming design progress meeting.
			Bidding Phase	0%									
			Construction Phase	0%									
3903.092	06/20/25	Seventh Street Water Line and Roadway Improvements	Design Phase	95%	Timley, Ryan (Faldyn, Blake)	\$1,228,000.00 <i>Engineering Fees + OFCC (11/14/25)</i>	01/07/26	N/A	01/27/26	02/17/26	April 2026	July 2026	Design is 95 percent complete and awaiting the results of the recent geotechnical testing. Bidding is anticipated in January, award in February, and construction starting in April.
			Bidding Phase	0%									
			Construction Phase	0%									
3903.093	07/22/25	West Front Street Infrastructure Improvements	Design Phase	33%	Timley, Ryan (Ashby, Logan)	\$9,592,000.00 <i>Engineering Fees + OFCC (11/19/25)</i>	August 2026	August 2026	August 2026	September 2026	October 2026	March 2028	Design is 50 percent complete for the West Front Street Trunk Sewer and North 3rd Force Main Replacement project, but only 33 percent complete based on the project scope changes approved by the City Council on 12/2/25. Strand is preparing a task order amendment to remove the North 3rd Force Main and add the Sections 1-3 Water Main, Roadway, and Drainage Improvements into the ongoing project.
			Bidding Phase	0%									
			Construction Phase	0%									
5184.001	07/08/24	Sealy EDC - On-Call Engineering Support	On-Call Services	73%	Engdike, Jared (Timley, Ryan)	<i>Services Performed as Requested</i>	N/A	N/A	N/A	N/A	N/A	06/30/26	On-call support services are being provided to the Sealy Economic Development Corporation.
5184.003	06/09/25	Sealy EDC - Cayan Park Pond Improvements	Design Phase	100%	Engdike, Jared (Timley, Ryan)	\$619,430.00 <i>Engineering Fees + ALB EAJ (12/4/25)</i>	11/19/25	N/A	12/04/25	December 2025	January 2026	May 2026	CONTRACTOR: The Winstead House (Edg Katy). Bid opening held on 12/4/25 with two bids received. The Sealy EDC and the City Council are expected to award the contract at its 12/15/25 and 12/16/25 meetings, respectively.
			Bidding Phase	90%									
			Construction Phase	0%									
5184.004	In Progress	Sealy EDC - City of Sealy Downtown Parking Assessment	Study Phase	0%	Engdike, Jared (Timley, Ryan)	\$50,000.00 <i>Engineering Fees</i>	N/A	N/A	N/A	N/A	N/A	08/28/26	Draft task order provided to the Sealy EDC on 12/10/25. Services likely to proceed forward in January after execution of the task order.
5184.005	In Progress	Sealy EDC - City of Sealy Public Works Facility Relocation, Phase 1	Study Phase	0%	Engdike, Jared (Timley, Ryan)	\$40,000.00 <i>Engineering Fees</i>	N/A	N/A	N/A	N/A	N/A	08/28/26	Draft task order provided to the Sealy EDC on 12/10/25. Services likely to proceed forward in January after execution of the task order.

City of Sealy - Projects Completed in 2025													
Strand Project No.	Agreement Signed Date	Project Name	Project Phase	% Complete	Strand PM and (Assistant PM)	Total Project Costs	Bid Advertisement	Pre-Bid Meeting	Bid Opening	Council Award	Construction NTP	Anticipated Completion	Comments
3903.063	09/18/18	2023 Highway 36 Sanitary Sewer Extension	Design, Bidding, and Construction Phases	100%	Gedl, Molly (Radolph, Mark)	\$1,218,231.50 Engineering Fees + Change Order 2	08/03/23	08/09/23	08/22/23	09/05/23	10/14/23	06/17/25	COMPLETED ON 6/17/25
3903.074 & 075	04/15/21	2023 Resville Road Water Well	Design, Bidding, and Construction Phases	100%	Timley, Ryan (Rais, Margot)	\$1,812,493.00 Engineering Fees, BWH&A Fees, + Change Order 1	01/25/24	02/06/24	02/21/24	03/05/24	04/17/24	01/06/25	COMPLETED ON 1/6/25
3903.085	03/13/24	Municipal Court and City Hall Roof Rehabilitation	Design, Bidding, and Construction Phases	100%	Engdike, Jared (Timley, Ryan)	\$217,123.87 Engineering Fees + Change Order 1	05/02/24	N/A	05/21/24	06/04/24	N/A	01/14/25	COMPLETED ON 1/14/25
3903.087	02/22/24	Irene LeBlanc Splash Pad	Design, Bidding, and Construction Phases	100%	Engdike, Jared (Timley, Ryan)	\$513,271.98 Engineering Fees + Change Order 2	10/03/24	N/A	10/22/24	11/05/24	01/13/25	08/05/25	COMPLETED ON 8/5/25
3903.090	01/09/25	Pavement Asset Assessment	Study Phase	100%	Engdike, Jared (Kara, Mitchell)	\$33,500.00 Engineering Fees	N/A	N/A	N/A	N/A	N/A	06/03/25	COMPLETED ON 6/3/25
3903.094	07/22/25	Police Department Building Condensation Study	Study Phase	100%	Terros, Jim (Satox, Nick)	\$27,000.00 Engineering Fees	N/A	N/A	N/A	N/A	N/A	09/22/25	COMPLETED ON 9/22/25
5186.002	07/08/24	Sealy EDC - W.E. Hill Center and Downtown Parking Improvements	Design, Bidding, and Construction Phases	100%	Engdike, Jared (Timley, Ryan)	\$695,455.10 Engineering Fees + Change Order 2	10/30/24	N/A	11/14/24	11/26/24	01/20/25	07/17/25	COMPLETED ON 7/17/25

**J. BUSINESS**

**ITEM #1**



**Agenda Item:** Liedertafel Hall – Historic Status Construction  
**Prepared By:** Bill Atkinson, Sealy Economic Development  
**Meeting Date:** December 6, 2025

## Liedertafel Hall Historical Designation Overview

As follow up to the request for review of different historical designations requested by City Council, staff reached out to the Texas Historical Society. I spoke and corresponded with Miranda Grieder, Historic Preservation Project Reviewer, Federal and State Review Division of Architecture. This report also responds to Council request at the December 2 meeting to provide information on Texas Historical Commission (THC) historic designations and the associated impacts on construction cost and project timelines.

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### Background

During discussions there was an inquiry from Council regarding:

1. The process and implications of pursuing formal THC historic designations; and
2. The potential effects on construction costs and project timelines.

Reaching out to THC, they confirmed the Liedertafel Hall carries no protective designation but is subject to the Antiquities Code of Texas (ACT) because it is publicly owned and more than 50 years old.

This report integrates that requested information and incorporates updated budget projections provided by M6 Studios provided.

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### Historic Status and Compliance Requirements (THC)

THC's review confirmed the following:

- Liedertafel Hall has a Texas subject marker only
- It is not a Recorded Texas Historic Landmark (RTHL)
- It is not a State Antiquities Landmark (SAL)

- It is not listed on the National Register of Historic Places
- It is not within an NRHP district
- THC records indicate no local historic district designation

However, because the building is publicly owned and more than 50 years old, it is fully subject to the ACT, which requires THC review and clearance before any rehabilitation or construction begins.

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## ACT Compliance Requirements

The City must submit it to THC (via the eTRAC portal):

- Scope of work
- Architectural and engineering plans
- Specifications
- Photographs
- Structural evaluations (if applicable)

THC then has a 30-day statutory review period once the submittal is deemed complete. Clearance must be received before construction may begin.

If ground disturbance is included in the project, then it requires full ACT review; above-groundwork does not require a full eTRAC submittal, but THC strongly recommends notification.

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## Historic Designation Options and Their Impacts

### **Recorded Texas Historic Landmark (RTHL)**

*Time Impact:* 6–9 months

*Cost Impact:* Moderate (preservation standards may increase material costs)

*Oversight:* Requires 60-day THC notice for exterior alterations

### **State Antiquities Landmark (SAL)**

*Time Impact:* 9–12+ months

*Cost Impact:* High (all work must be THC-permitted; preservation standards elevate costs)

*Oversight:* THC permitting for all alterations

## **National Register of Historic Places (NRHP)**

*Time Impact:* 6–9 months

*Cost Impact:* Low-to-moderate (nomination preparation may require consultant services)

*Oversight:* Minimal unless federal funding is used

In all cases, pursuing designation could meaningfully affect the updated \$230,000 project estimate, particularly SAL and RTHL pathways, which can drive cost increases tied to material requirements, review cycles, and compliance-driven design modifications.

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## **SUMMARY ANALYSIS**

### **Architectural & Design Progress**

Studio M6 has provided an updated cost analysis reflecting the anticipated budget needed to complete Phase 1 and Phase 2 work, including ADA improvements and rehabilitation components as requested at the December 2 meeting. This updated financial outlook underscores the importance of sequencing decisions, THC review timing, and potential designation impacts—each of which may affect cost certainty, project phasing, and overall delivery timelines.

Proceeding under ACT-only compliance incorporates a process of an additional 30-days which, taking into account delays due to the holidays, would conservatively mean the project kick-off could be in February. Depending on the review by THC and any modifications, the project would be tight but could be completed in the estimated 10 weeks and butting up against the April 20 rental.

Designation pathways delay construction significantly and may increase overall project costs.

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## **FINANCIAL IMPACT**

### **Fund 29 – EDC Capital Outlay & Fund 20 – HOT Fund**

- Architectural Services (EDC): Budgeted \$17,750; Committed (\$14,500); Available \$3,250
- Buildings (EDC): Budgeted \$75,000; Committed \$0; Available \$75,000
- Building Improvements (HOT – Category E): Budgeted \$35,475; Committed \$0; Available \$35,475

**Total Available Funding: \$113,725**

**Updated Project Cost Estimate (Studio M6): \$230,000**

A budget gap exists and will need to be addressed following Council’s direction on design scope and historic compliance strategy. This is aligned with the project studio M6 anticipated, and allows the City to manage the updated \$230,000 project budget.

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**RECOMMENDATION**

Staff recommends that City Council:

- Determine which designation should be pursued if any (RTHL, SAL, NRHP).
  - Authorize staff and the project architect to prepare and submit required documentation to THC via eTRAC to obtain clearance prior to construction.
  - Direct staff to integrate THC review timelines and desired designation impacts into the project schedule.
-

**ITEM #2**



AGENDA ITEM:

Discussion and Possible Action regarding approving an Ordinance for the Budget Amendments for 2024-2025 Fiscal Year Budget.

SUBMITTED BY: Jennifer Matura, Finance/HR Director

MEETING DATE: December 16, 2025

## STAFF REPORT

### SUMMARY

The final budget amendments for the FY2024-2025 fiscal year are proposed to align the City's budget with actual year-end activity. Amendments include adjustments to various revenue and expenditure line items to reflect final operational needs and to prevent any negative departmental balances. No additional appropriations for new spending are included in these amendments.

### ANALYSIS

**BUDGET ADJUSTMENT REGISTER** column descriptions:

- **ORIGINAL BUDGET:** The budgeted amounts as originally approved by City Council. Negative amounts represent revenues and positive amounts represent expenditures/expenses.
- **PREVIOUS ADJUSTMENTS:** Budget amendments that have previously been approved by City Council or by the City Manager. Positive amounts represent increases and negative amounts represent decreases.
- **ADJUSTMENT:** The amendments that are currently being considered by City Council. Positive amounts represent increases and negative amounts represent decreases.
- **NEW BUDGET:** The ORIGINAL BUDGET +/- PREVIOUS ADJUSTMENTS +/- ADJUSTMENT. Negative amounts represent revenues and positive amounts represent expenditures/expenses.
- **BUDGET BALANCE:** The amount of the NEW BUDGET that remains after comparing it to the actual amount posted to the account.

### RECOMMENDATION

Staff recommends approval of the ordinance authorizing these budget amendments.

ORDINANCE 2025 –

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS, AMENDING THE BUDGET OF THE CITY OF SEALY, TEXAS, FOR THE FISCAL YEAR 2024-2025; PROVIDING FOR SEVERABILITY; CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Sealy, Texas Fiscal Year 2024-2025 Budget was adopted within the time and in the manner required by State Law; and

WHEREAS, the City Council hereby finds and determines that certain budget amendments are required to be adopted for the Fiscal Year 2024-2025 Budget; and

WHEREAS, the City Council finds and determines that the proposed changes in the budget are for municipal purposes, and that the amendments of the budget are an emergency and matter of public necessity requiring the adoption of the amendments to the budget at this time.

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

Section 1. The facts and matters set forth in the preamble of this ordinance are found to be true and correct and incorporated herein for all purposes.

Section 2. The City of Sealy, Texas Fiscal Year 2024-2025 Budget is hereby amended to the Budget of the City of Sealy, Texas for the Fiscal Year 2024-2025 shall be attached to and made a part of the Original Budget by the City Secretary and filed as required by State Law.

Section 3. In the event any 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 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 thus declared to be invalid or unconstitutional whether there be one or more parts.

Section 4. This Ordinance shall be effective immediately upon passage.

PASSED AND APPROVED AND ADOPTED this 16<sup>th</sup> day of December 2025.

\_\_\_\_\_  
Carolyn Bilski, Mayor

ATTEST:

\_\_\_\_\_  
Sandra Vrablec, City Secretary

# Fund 10

BUDGET ADJUSTMENT REGISTER

12-10-2025 2:51 PM  
 PACKET: 00421-FY25 Fund 10  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
10 40000	9/30/2025	Budget amendment	104,390.00	2,342,552.00-	0.00	2,446,942.00-	0.13
Property Taxes - Current							
10 40100	9/30/2025	Budget amendment	2,430.00	15,000.00-	0.00	17,430.00-	0.88
Property Taxes - Delinquent							
10 40150	9/30/2025	Budget amendment	7,775.00	10,000.00-	0.00	17,775.00-	1.27
Property Taxes - Penalty & int							
10 40200	9/30/2025	Budget amendment	421,448.00	2,264,250.00-	0.00	2,685,698.00-	0.13
Sales & Use Taxes - Gen'l							
10 40220	9/30/2025	Budget amendment	14,872.00-	15,000.00-	0.00	128.00-	0.09
Direct Payment Sales & Use Tax							
10 40250	9/30/2025	Budget amendment	15,005.00	14,328.00-	0.00	29,333.00-	0.23-
Mixed Beverage Taxes							
10 40300	9/30/2025	Budget amendment	9,790.00-	309,804.00-	0.00	300,014.00-	0.32-
Gross Receipts Tax - Electric							
10 40310	9/30/2025	Budget amendment	472.00	6,000.00-	0.00	6,472.00-	0.22-
Gross Receipts Tax - Telecomm							
10 40320	9/30/2025	Budget amendment	2,647.00-	3,700.00-	0.00	1,053.00-	0.33-
Gross Receipts Tax - Cable TV							
10 40330	9/30/2025	Budget amendment	85,110.00	1,175,000.00-	0.00	1,260,110.00-	0.38-
Gross Receipts Tax - Water/Swr							
10 40340	9/30/2025	Budget amendment	16,910.00	111,855.00-	0.00	128,765.00-	0.47-
Gross Receipts Tax - Gas Util.							
10 40350	9/30/2025	Budget amendment	18,207.00	620,542.00-	0.00	638,749.00-	0.15-
Gross Receipts Tax - Solid Wst							
10 41000	9/30/2025	Budget amendment	1,310.00-	4,000.00-	0.00	2,690.00-	0.00
Alcoholic Beverage Permit Fees							
10 41010	9/30/2025	Budget amendment	9,302.00-	250,000.00-	0.00	240,698.00-	0.01-
Building Permit Fees							
10 41030	9/30/2025	Budget amendment	250.00	0.00	0.00	250.00-	0.00
Building Relocation Fees							
10 41035	9/30/2025	Budget amendment	8,525.00	42,000.00-	0.00	50,525.00-	0.00
Health Permit Fees							
10 41040	9/30/2025	Budget amendment	680.00-	2,500.00-	0.00	1,820.00-	0.00
Mobile Home Permit Fees							

BUDGET ADJUSTMENT REGISTER

12-10-2025 2:51 PM  
 PACKET: 00421-FY25 Fund 10  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
10	41055	9/30/2025 Budget amendment Fire Systems Permit Fees	396.00	5,000.00-	0.00	5,396.00-	0.00
10	41060	9/30/2025 Budget amendment Itinerant Merchant Permit Fees	220.00	200.00-	0.00	420.00-	0.00
10	41070	9/30/2025 Budget amendment Mechanical Permit Fees	4,882.00-	18,000.00-	0.00	13,118.00-	0.05
10	41080	9/30/2025 Budget amendment Electrical Permit Fees	11,769.00-	48,500.00-	0.00	36,731.00-	0.15
10	41090	9/30/2025 Budget amendment Plumbing Permit Fees	5,487.00-	30,000.00-	0.00	24,513.00-	0.17
10	41100	9/30/2025 Budget amendment Reinspection Permit Fees	271.00	12,000.00-	0.00	12,271.00-	0.48-
10	41110	9/30/2025 Budget amendment Plan Review Fees	2,442.00-	35,000.00-	0.00	32,558.00-	0.47-
10	41120	9/30/2025 Budget amendment Tow Truck Permit Fees	100.00	800.00-	0.00	900.00-	0.00
10	41150	9/30/2025 Budget amendment Event Permit Fee	200.00-	1,200.00-	0.00	1,000.00-	0.00
10	41190	9/30/2025 Budget amendment Other Licenses & Permits	2,284.00	500.00-	0.00	2,784.00-	0.00
10	42000	9/30/2025 Budget amendment Municipal Court Fines	66,834.00-	525,000.00-	0.00	458,166.00-	0.07
10	42020	9/30/2025 Budget amendment Arrest Fees	1,034.00	1,000.00-	0.00	2,034.00-	0.12
10	42030	9/30/2025 Budget amendment Local Court Fees	1,465.00	92,000.00-	0.00	93,465.00-	0.06
10	42040	9/30/2025 Budget amendment Criminal Restitution	1,297.00	1,000.00-	0.00	2,297.00-	0.04
10	42070	9/30/2025 Budget amendment Judicial Records Fees	7.00	0.00	0.00	7.00-	0.10
10	42500	9/30/2025 Budget amendment Property Forfeitures	2,450.00	0.00	0.00	2,450.00-	0.00
10	43000	9/30/2025 Budget amendment Administrative Fees	1,563.00-	55,000.00-	0.00	53,437.00-	0.28

BUDGET ADJUSTMENT REGISTER

12-10-2025 2:51 PM  
 PACKET: 00421-FY25 Fund 10  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000585							
10 43010	9/30/2025	Budget amendment	10.00-	35.00-	0.00	25.00-	0.33-
		Photocopying Fees					
10 43020	9/30/2025	Budget amendment	80.00	500.00-	0.00	580.00-	0.00
		Police Report Fees					
10 43030	9/30/2025	Budget amendment	28.00-	200.00-	0.00	172.00-	0.50
		Tax Certificate Fees					
10 43040	9/30/2025	Budget amendment	120.00	30.00-	0.00	150.00-	0.00
		Returned Check Fees					
10 43050	9/30/2025	Budget amendment	406.00	0.00	0.00	406.00-	0.25
		Shredding/Mowing Fees					
10 43055	9/30/2025	Budget amendment	13,710.00	15,000.00-	0.00	28,710.00-	0.00
		Ball Field Lighting Charges					
10 43057	9/30/2025	Budget amendment	180.00	3,000.00-	0.00	3,180.00-	0.00
		Ball Field Cleaning Charges					
10 43062	9/30/2025	Budget amendment	650.00	0.00	0.00	650.00-	0.00
		Facility Damage Fees					
10 43070	9/30/2025	Budget amendment	825.00	0.00	0.00	825.00-	0.00
		Facility Excess Cleaning Fees					
10 43075	9/30/2025	Budget amendment	50.00	150.00-	0.00	200.00-	0.00
		Banner Hanging Fee					
10 43080	9/30/2025	Budget amendment	23,258.00	55,000.00-	0.00	78,258.00-	0.38
		Credit Card Processing Fees					
10 43090	9/30/2025	Budget amendment	410.00-	7,500.00-	0.00	7,090.00-	0.00
		Plat Filing Fees					
10 43120	9/30/2025	Budget amendment	1,300.00	500.00-	0.00	1,800.00-	0.41-
		Utility Billing Inserts Fees					
10 43210	9/30/2025	Budget amendment	4,262.00	1,000.00-	0.00	5,262.00-	0.07-
		Sales - Street/Drainage Mat'l					
10 43220	9/30/2025	Budget amendment	2,000.00-	2,000.00-	0.00	0.00	0.00
		Sales - Scrap Materials					
10 43230	9/30/2025	Budget amendment	21,776.00	2,500.00-	0.00	24,276.00-	0.25
		Sales - Surplus Equipment					
10 43600	9/30/2025	Budget amendment	277,801.00	0.00	0.00	277,801.00-	0.17-
		Federal Grant Proceeds					

BUDGET ADJUSTMENT REGISTER

12-10-2025 2:51 PM  
 PACKET: 00421-FY25 Fund 10  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000585							
10 43610	9/30/2025	Budget amendment State Grant Proceeds	142,271.00-	329,048.00-	0.00	186,777.00-	0.10
10 43640	9/30/2025	Budget amendment Other Grant Proceeds	10,000.00	0.00	0.00	10,000.00-	0.00
10 44910	9/30/2025	Budget amendment Donations	18,832.00	0.00	0.00	18,832.00-	0.10-
10 45000	9/30/2025	Budget amendment Interest Earnings	142,306.00	10,000.00-	0.00	152,306.00-	0.43
10 46000	9/30/2025	Budget amendment Lease Payments	6,350.00	0.00	0.00	6,350.00-	0.00
10 46100	9/30/2025	Budget amendment Hill Community Center Rentals	4,150.00	6,500.00-	0.00	10,650.00-	0.00
10 46110	9/30/2025	Budget amendment B&PW Park Pavilion Rentals	8,765.00	6,500.00-	0.00	15,265.00-	0.00
10 46130	9/30/2025	Budget amendment Levine Park Pavilion Rentals	870.00	500.00-	0.00	1,370.00-	0.00
10 46140	9/30/2025	Budget amendment Liedertafel Hall Rentals	6,400.00	7,500.00-	0.00	13,900.00-	0.00
10 47040	9/30/2025	Budget amendment Drainage Engineer Review Fees	35,000.00-	40,000.00-	0.00	5,000.00-	0.00
10 48120	9/30/2025	Budget amendment Insurance Claim Proceeds	38,898.00	0.00	0.00	38,898.00-	0.34-
10 48190	9/30/2025	Budget amendment Variance Request Fees	2,500.00	0.00	0.00	2,500.00-	0.00
10 510-53300	9/30/2025	Budget amendment Dues & Subscriptions	199.00	2,500.00	0.00	2,699.00	0.88
10 510-53210	9/30/2025	Budget amendment Telephone	199.00-	900.00	0.00	701.00	121.71
10 515-51010	9/30/2025	Budget amendment/ Salaries & Wages	1,832.00	121,865.00	0.00	123,697.00	0.58
10 515-51020	9/30/2025	Budget amendment Social Security	892.00	9,630.00	0.00	10,522.00	0.73
10 515-51030	9/30/2025	Budget amendment Retirement Contributions	71.00	18,665.00	0.00	18,736.00	0.17

BUDGET ADJUSTMENT REGISTER

12-10-2025 2:51 PM  
 PACKET: 00421-FY25 Fund 10  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
10 515-51040	9/30/2025	Budget amendment	2,795.00-	16,900.00	0.00	14,105.00	4,328.44
Group Insurance							
10 515-52000	9/30/2025	Budget amendment	506.00	1,250.00	0.00	1,756.00	0.02
General Office Supplies							
10 515-52020	9/30/2025	Budget amendment	1,011.00	1,000.00	0.00	2,011.00	0.02
Data Processing Supplies							
10 515-53300	9/30/2025	Budget amendment	792.00	1,615.00	0.00	2,407.00	0.74
Dues & Subscriptions							
10 515-56070	9/30/2025	Budget amendment	385.00	0.00	0.00	385.00	0.02
Furniture & Fixtures							
10 515-53030	9/30/2025	Budget amendment	2,694.00-	163,344.00	0.00	160,650.00	68,967.13
Legal Services							
10 520-51010	9/30/2025	Budget amendment	410.00-	332,615.00	0.00	332,205.00	48,598.38
Salaries & Wages							
10 520-51015	9/30/2025	Budget amendment	410.00	3,930.00	0.00	4,340.00	0.49
Longevity Pay							
10 520-52020	9/30/2025	Budget amendment	123.00	2,500.00	0.00	2,623.00	0.06
Data Processing Supplies							
10 520-53045	9/30/2025	Budget amendment	3,178.00	24,000.00	0.00	27,178.00	0.16
Utility Billing Services							
10 520-53060	9/30/2025	Budget amendment	1,924.00	25,077.00	0.00	27,001.00	0.93
Tax Collection Services							
10 520-53070	9/30/2025	Budget amendment	21,753.00	85,000.00	0.00	106,753.00	0.69
Tax Appraisal Allocation							
10 520-53300	9/30/2025	Budget amendment	4,640.00	6,185.00	0.00	10,825.00	0.47
Dues & Subscriptions							
10 520-53340	9/30/2025	Budget amendment	387.00	200.00	0.00	587.00	0.77
Printing & Binding							
10 520-54030	9/30/2025	Budget amendment	11,652.00	55,000.00	0.00	66,652.00	0.45
Credit Card Processing Fees							
10 520-53020	9/30/2025	Budget amendment	43,657.00-	85,000.00	0.00	41,343.00	25,360.45
Consultant Services							
10 525-51010	9/30/2025	Budget amendment	1,549.00	160,745.00	0.00	162,294.00	0.20
Salaries & Wages							

BUDGET ADJUSTMENT REGISTER

12-10-2025 2:51 PM  
 PACKET: 00421-FY25 Fund 10  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000585							
10 525-51015	9/30/2025	Budget amendment	11.00	4,280.00	0.00	4,291.00	0.37
Longevity Pay							
10 525-51050	9/30/2025	Budget amendment	99.00	475.00	0.00	574.00	0.92
Workers' Compensation							
10 525-51011	9/30/2025	Budget amendment	1,659.00-	20,145.00	0.00	18,486.00	18,486.00
PTO Liability							
10 525-53300	9/30/2025	Budget amendment	102.00	450.00	0.00	552.00	0.64
Dues & Subscriptions							
10 525-53310	9/30/2025	Budget amendment	102.00-	3,320.00	0.00	3,218.00	1,018.98
Travel & Training							
10 530-51012	9/30/2025	Budget amendment	44,013.00	95,000.00	0.00	139,013.00	0.74
Overtime Pay							
10 530-51040	9/30/2025	Budget amendment	44,013.00-	408,275.00	0.00	364,262.00	103,385.60
Group Insurance							
10 530-52040	9/30/2025	Budget amendment	2,180.00	1,100.00	0.00	3,280.00	0.08
Medical/First Aid Supplies							
10 530-52060	9/30/2025	Budget amendment	8.00	1,300.00	0.00	1,308.00	0.29
Janitorial Supplies							
10 530-52360	9/30/2025	Budget amendment	262.00	0.00	0.00	262.00	0.01
Radio & Radar Equipment							
10 530-53200	9/30/2025	Budget amendment	2,218.00	13,900.00	0.00	16,118.00	0.59
Electricity							
10 530-53310	9/30/2025	Budget amendment	892.00	12,750.00	0.00	13,642.00	0.83
Travel & Training							
10 530-53540	9/30/2025	Budget amendment	1,658.00	34,500.00	0.00	36,158.00	0.74
Motor Vehicles Repairs/Maint							
10 530-53660	9/30/2025	Budget amendment	8,250.00	15,000.00	0.00	23,250.00	0.01
Software Maintenance							
10 530-56115	9/30/2025	Budget amendment	40,501.00	0.00	0.00	40,501.00	0.35
Computer Equipment							
10 530-53920	9/30/2025	Budget amendment	55,969.00-	231,620.00	0.00	175,651.00	6,933.96
Equipment/Vehicle Rentals							
10 535-52050	9/30/2025	Budget amendment	626.00	1,000.00	0.00	1,626.00	0.76
Motor Fuel & Oil							

BUDGET ADJUSTMENT REGISTER

12-10-2025 2:51 PM  
 PACKET: 00421-FY25 Fund 10  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000585							
10 535-52150	9/30/2025	Budget amendment Buildings & Grounds Supplies	4.00	0.00	0.00	4.00	0.01
10 535-53020	9/30/2025	Budget amendment Consultant Services	9,605.00	110,600.00	0.00	120,205.00	0.41
10 535-53330	9/30/2025	Budget amendment Postage & Shipping	1,421.00	6,000.00	0.00	7,421.00	0.00
10 535-53500	9/30/2025	Budget amendment Buildings & Grounds Rep/Maint	53.00	0.00	0.00	53.00	0.60
10 535-53920	9/30/2025	Budget amendment Equipment/Vehicle Rentals	1,223.00	13,000.00	0.00	14,223.00	0.27
10 535-53000	9/30/2025	Budget amendment Engineering Services	12,932.00	285,000.00	0.00	272,068.00	156,473.00
10 540-51012	9/30/2025	Budget amendment Overtime Pay	2,496.00	0.00	0.00	2,496.00	0.49
10 540-51010	9/30/2025	Budget amendment Salaries & Wages	2,496.00	151,250.00	0.00	148,754.00	33,432.00
10 540-52020	9/30/2025	Budget amendment Data Processing Supplies	1,323.00	2,800.00	0.00	4,123.00	0.23
10 540-53020	9/30/2025	Budget amendment Consultant Services	1,517.00	0.00	0.00	1,517.00	0.80
10 540-54500	9/30/2025	Budget amendment Records Management Costs	769.00	3,500.00	0.00	4,269.00	0.42
10 540-53095	9/30/2025	Budget amendment General Administration	3,609.00	10,500.00	0.00	6,891.00	500.84
10 550-51050	9/30/2025	Budget amendment Workers' Compensation	906.00	1,275.00	0.00	2,181.00	0.04
10 550-51010	9/30/2025	Budget amendment Salaries & Wages	906.00	43,800.00	0.00	42,894.00	11,902.98
10 550-52010	9/30/2025	Budget amendment Office Copy Supplies	13.00	0.00	0.00	13.00	0.35
10 550-53000	9/30/2025	Budget amendment Engineering Services	2,000.00	56,170.00	31,170.00	27,000.00	0.00
10 550-53210	9/30/2025	Budget amendment Telephone	2,994.00	27,402.00	0.00	30,396.00	0.62

BUDGET ADJUSTMENT REGISTER

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 PACKET: 00421-FY25 Fund 10  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000585							
10 550-53420	9/30/2025	Budget amendment	19.00	33,628.00	0.00	33,647.00	0.10
Auto Liability Insurance							
10 550-53970	9/30/2025	Budget amendment	111.00	2,268.00	0.00	2,379.00	0.45
Postage Machine Rental Fees							
10 550-55700	9/30/2025	Budget amendment	10.00	0.00	0.00	10.00	0.99
Cash Short (Over)							
10 550-53500	9/30/2025	Budget amendment	5,147.00-	90,300.00	0.00	85,153.00	26,865.40
Buildings & Grounds Rep/Maint							
10 560-52020	9/30/2025	Budget amendment	3,769.00	0.00	0.00	3,769.00	0.30
Data Processing Supplies							
10 560-53090	9/30/2025	Budget amendment	3,769.00-	85,663.00	0.00	81,894.00	11,840.11
Contract Labor							
10 575-51012	9/30/2025	Budget amendment	3,855.00	3,500.00	0.00	7,355.00	0.39
Overtime Pay							
10 575-51050	9/30/2025	Budget amendment	572.00	11,850.00	0.00	12,422.00	0.00
Workers' Compensation							
10 575-51010	9/30/2025	Budget amendment	4,427.00-	192,360.00	0.00	187,933.00	15,337.88
Salaries & Wages							
10 575-52000	9/30/2025	Budget amendment	41.00	220.00	0.00	261.00	0.79
General Office Supplies							
10 575-52140	9/30/2025	Budget amendment	31,710.00	21,000.00	0.00	52,710.00	0.05
Traffic Signs & Markers							
10 575-52280	9/30/2025	Budget amendment	771.00	525.00	0.00	1,296.00	0.21
Motor Vehicle Supplies							
10 575-52300	9/30/2025	Budget amendment	26.00	0.00	0.00	26.00	0.35
Traffic Signal Supplies							
10 575-52330	9/30/2025	Budget amendment	1,225.00	4,000.00	0.00	5,225.00	0.10
Minor Tools & Equipment							
10 575-53000	9/30/2025	Budget amendment	19,074.00	0.00	0.00	19,074.00	0.25
Engineering Services							
10 575-53090	9/30/2025	Budget amendment	25,876.00	0.00	0.00	25,876.00	0.02
Contract Labor							
10 575-53200	9/30/2025	Budget amendment	25,549.00	76,000.00	0.00	101,549.00	0.78
Electricity							

BUDGET ADJUSTMENT REGISTER

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 PACKET: 00421-FY25 Fund 10  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000585							
10 575-53540	9/30/2025	Budget amendment / Motor Vehicles Repairs/Maint	98.00	3,675.00	0.00	3,773.00	0.96
10 575-53940	9/30/2025	Budget amendment / Uniform Rentals	255.00	2,205.00	0.00	2,460.00	0.53
10 575-53600	9/30/2025	Budget amendment / Street & Alley Repairs & Maint	20,343.00-	52,500.00	0.00	32,157.00	0.12
10 575-56995	9/30/2025	Budget amendment / Engineering Services	7,100.00-	31,500.00	0.00	24,400.00	24,400.00
10 575-52050	9/30/2025	Budget amendment / Motor Fuel & Oil	10,335.00-	26,250.00	0.00	15,915.00	0.49
10 575-53920	9/30/2025	Budget amendment / Equipment/Vehicle Rentals	10,339.00-	36,750.00	0.00	26,411.00	0.99
10 575-56035	9/30/2025	Budget amendment / Streetscape Improvements	52,500.00-	52,500.00	0.00	0.00	0.00
10 575-56020	9/30/2025	Budget amendment / Building Improvements	4,008.00-	5,250.00	0.00	1,242.00	1,242.00
10 575-56100	9/30/2025	Budget amendment / Special Equipment	56,254.00-	105,000.00	0.00	48,746.00	48,746.00
10 580-51012	9/30/2025	Budget amendment / Overtime Pay	3,856.00	3,500.00	0.00	7,356.00	0.95
10 580-52100	9/30/2025	Budget amendment / Wearing Apparel	119.00	265.00	0.00	384.00	0.71
10 580-52130	9/30/2025	Budget amendment / Food & Water Supplies	556.00	370.00	0.00	926.00	0.96
10 580-52150	9/30/2025	Budget amendment / Buildings & Grounds Supplies	30,572.00	10,500.00	0.00	41,072.00	0.67
10 580-52320	9/30/2025	Budget amendment / Minor Tools & Equipment	934.00	3,200.00	0.00	4,134.00	0.01
10 580-52330	9/30/2025	Budget amendment / Safety Equipment	522.00	525.00	0.00	1,047.00	0.99
10 580-52380	9/30/2025	Budget amendment / Master Gardener Pgm Supplies	60.00	0.00	0.00	60.00	0.03
10 580-53000	9/30/2025	Budget amendment / Engineering Services	8,960.00	0.00	0.00	8,960.00	0.00

BUDGET ADJUSTMENT REGISTER

12-10-2025 2:51 PM  
 PACKET: 00421-FY25 Fund 10  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000565							
10 560-53090	9/30/2025	Budget amendment	2,056.00	7,500.00	0.00	9,556.00	0.00
Contract Labor							
10 580-53220	9/30/2025	Budget amendment	1,539.00	250.00	0.00	1,789.00	0.24
Internet Services							
10 580-53320	9/30/2025	Budget amendment	139.00	0.00	0.00	139.00	0.79
Newspaper Advertising							
10 580-53940	9/30/2025	Budget amendment	55.00	2,100.00	0.00	2,155.00	0.88
Uniform Rentals							
10 580-56050	9/30/2025	Budget amendment	71,566.00	103,000.00	0.00	174,566.00	0.65
Park Improvements							
10 580-51010	9/30/2025	Budget amendment	18,513.00-	192,360.00	0.00	173,847.00	0.87
Salaries & Wages							
10 580-51011	9/30/2025	Budget amendment	10,617.00-	11,605.00	0.00	786.00	0.16
PTO Liability							
10 580-51040	9/30/2025	Budget amendment	11,033.00-	54,415.00	0.00	43,382.00	0.24
Group Insurance							
10 580-53200	9/30/2025	Budget amendment	18,662.00-	60,000.00	0.00	41,338.00	0.04
Electricity							
10 580-53920	9/30/2025	Budget amendment	5,657.00-	18,581.00	0.00	12,924.00	0.09
Equipment/Vehicle Rentals							
10 590-51050	9/30/2025	Budget amendment	33.00	925.00	0.00	958.00	0.00
Workers' Compensation							
10 590-52050	9/30/2025	Budget amendment	205.00	950.00	0.00	1,155.00	0.43
Motor Fuel & Oil							
10 590-52320	9/30/2025	Budget amendment	908.00	3,200.00	0.00	4,108.00	0.65
Minor Tools & Equipment							
10 590-53560	9/30/2025	Budget amendment	65.00	0.00	0.00	65.00	0.62
Heavy Equipment Repairs/Maint							
10 590-51040	9/30/2025	Budget amendment	1,211.00-	4,350.00	0.00	3,139.00	961.62
Group Insurance							
10 599-59998	9/30/2025	Budget amendment	463,040.00	0.00	0.00	463,040.00	463,040.00
Budgeted Addition to Fund Bal.							
10 49998	9/30/2025	Budget amendment	499,000.00-	499,000.00-	0.00	0.00	0.00
Budgeted Reduction of Fund Bal							

BUDGET ADJUSTMENT REGISTER

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PACKET: 00421-FY25 Fund 10  
BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000587							
		TOTAL NO. ADJUSTMENTS--REVENUE:			64	463,040.00	
		TOTAL NO. ADJUSTMENTS--EXPENSE:			106	463,040.00	
		TOTAL IN PACKET--				926,080.00	

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 11

BUDGET ADJUSTMENT REGISTER

12-10-2025 2:53 PM  
PACKET: 00422-FY25 Fund 11  
BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000587							
11 42030	9/30/2025	Budget amendment	6,288.00-	16,000.00-	0.00	9,702.00-	0.28-
		Local Court Fees					
11 45000	9/30/2025	Budget amendment	977.00	25.00-	0.00	1,002.00-	0.44
		Interest Earnings					
11 599-59998	9/30/2025	Budget amendment	5,321.00-	9,718.00	0.00	4,397.00	4,397.00
		Budgeted Addition to Fund Bal.					
			TOTAL NO. ADJUSTMENTS--REVENUE:		2	5,321.00-	
			TOTAL NO. ADJUSTMENTS--EXPENSE:		1	5,321.00-	
			TOTAL IN PACKET--			10,642.00-	

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 12

BUDGET ADJUSTMENT REGISTER

12-10-2025 2:53 PM  
 PACKET: 00423-FY25 Fund 12  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000588							
12 42030	9/30/2025	Budget amendment	923.00	10,551.00-	0.00	11,474.00-	0.73
		Local Court Fees					
12 45000	9/30/2025	Budget amendment	1,284.00	50.00-	0.00	1,334.00-	0.03
		Interest Earnings					
12 599-59998	9/30/2025	Budget amendment	2,207.00	0.00	0.00	2,207.00	2,207.00
		Budgeted Addition to Fund Bal.					
TOTAL NO. ADJUSTMENTS--REVENUE:					2	2,207.00	
TOTAL NO. ADJUSTMENTS--EXPENSE:					1	2,207.00	
TOTAL IN PACKET--						4,414.00	

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 13

BUDGET ADJUSTMENT REGISTER

12-10-2025 2:54 PM  
 PACKET: 00424-FY25 Fund 13  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000589							
13 42030	9/30/2025	Budget amendment	7,434.00-	19,000.00-	0.00	11,566.00-	0.29
		Local Court Fees					
13 45000	9/30/2025	Budget amendment	7,640.00	250.00-	0.00	7,890.00-	0.25
		Interest Earnings					
13 525-53370	9/30/2025	Budget amendment	21,849.00-	33,000.00	0.00	11,151.00	4,791.16
		Courtroom Security Services					
13 49998	9/30/2025	Budget amendment	22,055.00-	22,055.00-	0.00	0.00	0.00
		Budgeted Reduction of Fund Bal					
			TOTAL NO. ADJUSTMENTS--REVENUE:		3	21,849.00-	
			TOTAL NO. ADJUSTMENTS--EXPENSE:		1	21,849.00-	
			TOTAL IN PACKET--			43,698.00-	

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 14

BUDGET ADJUSTMENT REGISTER

12-10-2025 2:55 PM  
 PACKET: 00425-FY25 Fund 14  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000590							
14 42030	9/30/2025	Budget amendment	58.00	500.00-	0.00	558.00-	0.21
		Local Court Fees					
14 45000	9/30/2025	Budget amendment	412.00	20.00-	0.00	432.00-	0.74
		Interest Earnings					
14 599-59998	9/30/2025	Budget amendment	470.00	520.00	0.00	990.00	990.00
		Budgeted Addition to Fund Bal.					
			TOTAL NO. ADJUSTMENTS--REVENUE:		2	470.00	
			TOTAL NO. ADJUSTMENTS--EXPENSE:		1	470.00	
			TOTAL IN PACKET--			940.00	

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 15

BUDGET ADJUSTMENT REGISTER

12-10-2025 2:55 PM  
 PACKET: 00426-FY25 Fund 15  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000592							
15 44910	9/30/2025	Budget amendment Police Dept Donations	33,600.00	0.00	0.00	33,600.00-	0.00
15 45000	9/30/2025	Budget amendment Interest Earnings	1,942.00	0.00	0.00	1,942.00-	0.53
15 530-52000	9/30/2025	Budget amendment General Office Supplies	158.00	5,000.00	0.00	5,158.00	0.84
15 530-52320	9/30/2025	Budget amendment Minor Tools & Equipment	8,150.00	5,000.00	0.00	13,150.00	0.89
15 530-56100	9/30/2025	Budget amendment Special Equipment	150.00	0.00	0.00	150.00	0.06
15 599-59998	9/30/2025	Budget amendment Budgeted Addition to Fund Bal.	27,084.00	0.00	0.00	27,084.00	27,084.00
			TOTAL NO. ADJUSTMENTS--REVENUE:		2	35,542.00	
			TOTAL NO. ADJUSTMENTS--EXPENSE:		4	35,542.00	
			TOTAL IN PACKET--			<u>71,084.00</u>	

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 17

BUDGET ADJUSTMENT REGISTER

12-10-2025 2:59 PM  
 PACKET: 00429-FY25 Fund 17  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000596							
17 45000	9/30/2025	Budget amendment	2,585.00	500.00-	0.00	3,085.00-	0.76
		Interest Earnings					
17 599-59998	9/30/2025	Budget amendment	2,585.00	500.00	0.00	3,085.00	3,085.00
		Budgeted Addition to Fund Bal.					
		TOTAL NO. ADJUSTMENTS--REVENUE:			1	2,585.00	
		TOTAL NO. ADJUSTMENTS--EXPENSE:			1	2,585.00	
		TOTAL IN PACKET--				<u>5,170.00</u>	

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 18

BUDGET ADJUSTMENT REGISTER

12-10-2025 2:56 PM  
 PACKET: 00427-FY25 Fund 18  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
18 45000	9/30/2025	Budget amendment Interest Earnings	325.00	20.00-	0.00	345.00-	0.23
18 48140	9/30/2025	Budget amendment State LEOSE Allocation	2,398.00	1,580.00-	0.00	3,978.00-	0.65
18 49998	9/30/2025	Budget amendment Budgeted Reduction of Fund Bal	6,500.00-	6,500.00-	0.00	0.00	0.00
18 530-53310	9/30/2025	Budget amendment Travel & Training	6,251.00-	8,100.00	0.00	1,849.00	0.57
18 599-59998	9/30/2025	Budget amendment Budgeted Addition to Fund Bal.	2,474.00	0.00	0.00	2,474.00	2,474.00
				TOTAL NO. ADJUSTMENTS--REVENUE:	3	3,777.00-	
				TOTAL NO. ADJUSTMENTS--EXPENSE:	2	3,777.00-	
				TOTAL IN PACKET--		<u>7,554.00-</u>	

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 19

BUDGET ADJUSTMENT REGISTER

12-10-2025 2:58 PM  
 PACKET: 00428-FY25 Fund 19  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000595							
19 40390	9/30/2025	Budget amendment	288.00	0.00	0.00	288.00-	0.62
19 45000	9/30/2025	Budget amendment	1,060.00	75.00-	0.00	1,155.00-	0.63
19 599-59998	9/30/2025	Budget amendment	1,368.00	75.00	0.00	1,443.00	1,443.00
TOTAL NO. ADJUSTMENTS--REVENUE:					2	1,368.00	
TOTAL NO. ADJUSTMENTS--EXPENSE:					1	1,368.00	
TOTAL IN PACKET--						2,736.00	

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 20

BUDGET ADJUSTMENT REGISTER

12-10-2025 2:59 PM  
 PACKET: 00430--FY25 Fund 20  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000597							
20 40400	9/30/2025	Budget amendment	5,519.00-	236,517.00-	0.00	230,998.00-	0.94-
		Hotel/Motel Occupancy Tax					
20 42550	9/30/2025	Budget amendment	1,944.00	0.00	0.00	1,944.00-	0.97
		Penalties & Interest					
20 45000	9/30/2025	Budget amendment	23,594.00	1,000.00-	0.00	24,594.00-	0.23
		Interest Earnings					
20 49998	9/30/2025	Budget amendment	42,317.00-	49,670.00-	7,353.00-	0.00	0.00
		Budgeted Reduction of Fund Bal					
20 558-56645	9/30/2025	Budget amendment	22,298.00-	0.00	100,000.00	77,702.00	76,627.00
		Signage to Signs/Attractions					
TOTAL NO. ADJUSTMENTS--REVENUE:					4	22,298.00-	
TOTAL NO. ADJUSTMENTS--EXPENSE:					1	22,298.00-	
TOTAL IN PACKET--						44,596.00-	

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 22

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000598							
22 42030	9/30/2025	Budget amendment	365.00-	17,000.00-	0.00	16,635.00-	0.03
		Local Court Fees					
22 45000	9/30/2025	Budget amendment	3,076.00	300.00-	0.00	3,376.00-	0.07
		Interest Earnings					
22 599-59998	9/30/2025	Budget amendment	2,711.00	17,300.00	0.00	20,011.00	20,011.00
		Budgeted Addition to Fund Bal.					
		TOTAL NO. ADJUSTMENTS--REVENUE:			2	2,711.00	
		TOTAL NO. ADJUSTMENTS--EXPENSE:			1	2,711.00	
		TOTAL IN PACKET--				5,422.00	

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 23

BUDGET ADJUSTMENT REGISTER

12-10-2025 3:00 PM  
 PACKET: 00432--FY25 Fund 23  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000599							
23 42030	9/30/2025	Budget amendment	332.00	0.00	0.00	332.00-	0.70
		Local Court Fees					
23 45000	9/30/2025	Budget amendment	44.00	0.00	0.00	44.00-	0.27
		Interest Earnings					
23 525-53330	9/30/2025	Budget amendment	436.00-	680.00	0.00	244.00	0.70
		Postage & Shipping					
23 49998	9/30/2025	Budget amendment	680.00-	680.00-	0.00	0.00	0.00
		Budgeted Reduction of Fund Bal					
23 599-59998	9/30/2025	Budget amendment	132.00	0.00	0.00	132.00	132.00
		Budgeted Addition to Fund Bal.					
			TOTAL NO. ADJUSTMENTS--REVENUE:		3	304.00-	
			TOTAL NO. ADJUSTMENTS--EXPENSE:		2	304.00-	
			TOTAL IN PACKET--			<u>608.00-</u>	

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 24

BUDGET ADJUSTMENT REGISTER

12-10-2025 3:01 PM  
 PACKET: 00433-FY25 Fund 24  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000600							
24 42500	9/30/2025	Budget amendment Property Forfeitures	8,137.00	0.00	0.00	8,137.00-	0.20-
24 45000	9/30/2025	Budget amendment Interest Earnings	2,586.00	600.00-	0.00	3,186.00-	0.22
24 530-52125	9/30/2025	Budget amendment Weapons & Special Equipment	15,539.00	0.00	0.00	15,539.00	0.20
24 530-52320	9/30/2025	Budget amendment Minor Tools & Equipment	1,967.00	0.00	0.00	1,967.00	0.20
24 530-53310	9/30/2025	Budget amendment Travel & Training	4,082.00	0.00	0.00	4,082.00	0.10
24 599-59998	9/30/2025	Budget amendment Budgeted Addition to Fund Bal.	600.00-	600.00	0.00	0.00	0.00
24 49998	9/30/2025	Budget amendment Budgeted Reduction of Fund Bal	10,265.00	0.00	0.00	10,265.00-	10,265.00-
TOTAL NO. ADJUSTMENTS--REVENUE:						3	20,988.00
TOTAL NO. ADJUSTMENTS--EXPENSE:						4	20,988.00
TOTAL IN PACKET--						41,976.00	

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 29

BUDGET ADJUSTMENT REGISTER

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
29	9/30/2025	Budget amendment	254,026.00	1,108,269.00-	0.00	1,362,295.00-	0.88
		Sales & Use Taxes - Econ. Dev.					
29	9/30/2025	Budget amendment	49,935.00-	50,000.00-	0.00	65.00-	0.96-
		Direct Payment Sales & Use Tax					
29	9/30/2025	Budget amendment	92,560.00	10,000.00-	0.00	102,560.00-	0.93
		Interest Earnings					
29	9/30/2025	Budget amendment	1,079,714.00-	941,714.00-	138,000.00	0.00	0.00
		Budgeted Reduction of Fund Bal					
29	9/30/2025	Budget amendment	2,570.00-	22,180.00	0.00	19,610.00	0.41
		Retirement Contributions					
29	9/30/2025	Budget amendment	5,448.00-	40,200.00	0.00	34,752.00	0.99
		Group Insurance					
29	9/30/2025	Budget amendment	506.00-	1,800.00	0.00	1,294.00	255.30
		General Office Supplies					
29	9/30/2025	Budget amendment	4,750.00-	4,750.00	0.00	0.00	0.00
		PTO Liability					
29	9/30/2025	Budget amendment	809.00	145,090.00	0.00	145,899.00	0.68
		Salaries & Wages					
29	9/30/2025	Budget amendment	516.00	500.00	0.00	1,016.00	0.96
		Overtime Pay					
29	9/30/2025	Budget amendment	286.00	250.00	0.00	536.00	0.78
		Wearing Apparel					
29	9/30/2025	Budget amendment	964.00	500.00	0.00	1,464.00	0.99
		Building & Grounds Supplies					
29	9/30/2025	Budget amendment	2,950.00	5,000.00	0.00	7,950.00	0.00
		Web Site Design & Update					
29	9/30/2025	Budget amendment	383.00	0.00	0.00	383.00	0.50
		Buildings & Grounds Rep/Maint					
29	9/30/2025	Budget amendment	16,065.00	0.00	0.00	16,065.00	0.00
		Architectural Services					
29	9/30/2025	Budget amendment	75,000.00-	75,000.00	0.00	0.00	0.00
		Direct Pay Administration					
29	9/30/2025	Budget amendment	80,000.00-	80,000.00	0.00	0.00	0.00
		Historic District Projects					

BUDGET ADJUSTMENT REGISTER

12-10-2025 3:01 PM  
 PACKET: 00434-FY25 Fund 29  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
29 Budget Adj. # 000601							
29 522-55610	9/30/2025	Budget amendment	77,868.00-	175,000.00	0.00	97,112.00	0.34
Business Incentives							
29 522-56010	9/30/2025	Budget amendment	100,000.00-	100,000.00	0.00	0.00	0.00
Buildings							
29 522-56050	9/30/2025	Budget amendment	350,000.00-	350,000.00	0.00	0.00	0.00
Park Improvements							
29 522-56200	9/30/2025	Budget amendment	15,761.00-	497,400.00	138,000.00	619,639.00	0.00
Roads & Parking							
29 522-56995	9/30/2025	Budget amendment	89,020.00-	169,000.00	0.00	79,980.00	0.00
Engineering Services							
29 599-51090	9/30/2025	Budget amendment	4,093.00-	4,093.00	0.00	0.00	0.00
Reserved for Merit Increases							
				TOTAL NO. ADJUSTMENTS--REVENUE:	4	783,063.00-	
				TOTAL NO. ADJUSTMENTS--EXPENSE:	19	783,063.00-	
				TOTAL IN PACKET--		1,566,126.00-	

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 56

BUDGET ADJUSTMENT REGISTER

12-10-2025 4:03 PM  
 PACKET: 00436-FY25 Fund 56  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT Budget Adj. #	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
56 42550	9/30/2025	Budget amendment	21,759.00	116,130.00-	0.00	137,889.00-	0.25
Penalties							
56 43085	9/30/2025	Budget amendment	6,520.00-	33,600.00-	0.00	27,080.00-	0.02-
Smart Meter Fee							
56 43230	9/30/2025	Budget amendment	35,525.00-	85,000.00-	0.00	49,475.00-	0.38-
Sales - Surplus Equipment							
56 43300	9/30/2025	Budget amendment	16,000.00	500.00-	0.00	16,500.00-	0.00
ROW Use Permit Application Fee							
56 43600	9/30/2025	Budget amendment	97,279.00	0.00	0.00	97,279.00-	0.10-
Federal Grant Proceeds							
56 43610	9/30/2025	Budget amendment	23,039.00	0.00	0.00	23,039.00-	0.13-
State Grant Proceeds							
56 44000	9/30/2025	Budget amendment	211,093.00	2,600,000.00-	0.00	2,811,093.00-	0.20-
Water Service Fees							
56 44030	9/30/2025	Budget amendment	31,106.00	45,000.00-	0.00	76,106.00-	0.00
Bulk Water Sales							
56 44050	9/30/2025	Budget amendment	2,524.00	20,000.00-	0.00	22,524.00-	0.37-
Groundwater Conserv User Fee							
56 44100	9/30/2025	Budget amendment	129,345.00	2,100,000.00-	0.00	2,229,345.00-	0.62
Sewer Service Fees							
56 44410	9/30/2025	Budget amendment	16,529.00-	73,000.00-	0.00	56,471.00-	0.00
Water Tap Fees							
56 44420	9/30/2025	Budget amendment	58,794.00	23,000.00-	0.00	81,794.00-	0.00
Sewer Tap Fees							
56 45000	9/30/2025	Budget amendment	35,450.00	25,000.00-	0.00	60,450.00-	0.44
Interest Earnings							
56 48170	9/30/2025	Budget amendment	2,743.00	0.00	0.00	2,743.00-	0.23
City Property Damage Proceeds							
56 48230	9/30/2025	Budget amendment	58,680.00	0.00	0.00	58,680.00-	0.00
Engineering Fee Reimbursement							
56 49990	9/30/2025	Budget amendment	87,884.00	0.00	0.00	87,884.00-	0.90-
Transfers In							
56 49998	9/30/2025	Budget amendment	717,122.00-	1,418,183.50-	0.00	0.00	0.00
Budgeted Reduction of Fund Bal							

PACKET: 00436-FY25 Fund 56  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
56	9/30/2025	Budget amendment	1,150.00	1,500.00	0.00	2,650.00	0.23
Food & Water Supplies							
56	9/30/2025	Budget amendment	177.00	9,200.00	0.00	9,377.00	0.28
Minor Tools & Equipment							
56	9/30/2025	Budget amendment	6,969.00	90,000.00	0.00	96,969.00	0.92
Electricity							
56	9/30/2025	Budget amendment	701.00	2,000.00	0.00	2,701.00	0.70
Printing & Binding							
56	9/30/2025	Budget amendment	52,774.00	650,000.00	0.00	702,774.00	0.80
Gross Receipts Tax							
56	9/30/2025	Budget amendment	4.00	5,765.00	0.00	5,769.00	0.96
Auto Liability Insurance							
56	9/30/2025	Budget amendment	4,221.00	10,550.00	0.00	14,771.00	0.08
Motor Vehicles Repairs/Maint							
56	9/30/2025	Budget amendment	770.00	0.00	0.00	770.00	0.00
Meter Repairs & Maintenance							
56	9/30/2025	Budget amendment	22,644.00	50,000.00	0.00	72,644.00	0.92
Water Line Repairs & Maint							
56	9/30/2025	Budget amendment	2,105.00	0.00	0.00	2,105.00	0.33
Software Maintenance							
56	9/30/2025	Budget amendment	2,594.00	5,700.00	0.00	8,294.00	0.72
Bad Debt Expense							
56	9/30/2025	Budget amendment	68,880.00	0.00	0.00	68,880.00	0.00
Engineering Services							
56	9/30/2025	Budget amendment	160,280.00	160,280.00	0.00	0.00	0.00
Water Line Improvements							
56	9/30/2025	Budget amendment	2,709.00	5,700.00	0.00	2,991.00	38.81
Copier Rental Fees							
56	9/30/2025	Budget amendment	579.00	10,000.00	0.00	10,579.00	0.00
Overtime Pay							
56	9/30/2025	Budget amendment	1,433.00	1,710.00	0.00	3,143.00	0.08
Data Processing Supplies							
56	9/30/2025	Budget amendment	1,172.00	2,850.00	0.00	4,022.00	0.80
Buildings & Grounds Supplies							

BUDGET ADJUSTMENT REGISTER

12-10-2025 4:03 PM  
 PACKET: 00436-FY25 Fund 56  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000603							
56 512-52320	9/30/2025	Budget amendment	2,657.00	5,130.00	0.00	7,787.00	0.99
		Minor Tools & Equipment					
56 512-53330	9/30/2025	Budget amendment	104.00	855.00	0.00	959.00	0.04
		Postage & Shipping					
56 512-53340	9/30/2025	Budget amendment	2,352.00	114.00	0.00	2,466.00	0.89
		Printing & Binding					
56 512-53390	9/30/2025	Budget amendment	32,337.00	525,000.00	0.00	557,337.00	0.58
		Gross Receipts Tax					
56 512-53420	9/30/2025	Budget amendment	4.00	5,765.00	0.00	5,769.00	0.96
		Auto Liability Insurance					
56 512-53510	9/30/2025	Budget amendment	56,422.00	100,000.00	0.00	156,422.00	0.34
		Fixed Plant & Equip Rep/Maint					
56 512-53560	9/30/2025	Budget amendment	5,293.00	3,420.00	0.00	8,713.00	0.37
		Heavy Equipment Repairs/Maint					
56 512-53620	9/30/2025	Budget amendment	19,902.00	15,825.00	0.00	35,727.00	0.94
		Sewer Line Repairs & Maint					
56 512-53660	9/30/2025	Budget amendment	1,053.00	0.00	0.00	1,053.00	0.67
		Software Maintenance					
56 512-55990	9/30/2025	Budget amendment	695.00	5,000.00	0.00	5,695.00	0.14
		Bad Debt Expense					
56 512-56130	9/30/2025	Budget amendment	124,003.00	300,000.00	0.00	137,048.00	0.89
		Sewer Infrastructure Improve					
56 599-51090	9/30/2025	Budget amendment	17,135.00		0.00	0.00	0.00
		Reserved for Merit Increases					
56 599-59920	9/30/2025	Budget amendment	305,580.00	305,580.00	0.00	0.00	0.00
		Loan to General Fund					
56 512-56130	9/30/2025	Budget amendment	38,949.00	300,000.00	0.00	137,048.00	0.89
		Sewer Infrastructure Improve					
56 512-56080	9/30/2025	Budget amendment	38,890.00	155,000.00	0.00	116,110.00	35,632.34
		Plant Equipment					
56 512-56010	9/30/2025	Budget amendment	15,000.00	56,400.00	0.00	41,400.00	0.00
		Buildings					
56 512-54400	9/30/2025	Budget amendment	6,142.00	17,935.00	0.00	11,793.00	0.56
		Permit Fees					

BUDGET ADJUSTMENT REGISTER

12-10-2025 4:03 PM  
 PACKET: 00436--FY25 Fund 56  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000603							
56 512-53920	9/30/2025	Budget amendment	11,786.00-	16,521.00	0.00	4,735.00	0.15
		Equipment/Vehicle Rentals					
56 512-53800	9/30/2025	Budget amendment	6,747.00-	33,000.00	0.00	26,253.00	0.00
		Lab Analysis Services					
56 512-53200	9/30/2025	Budget amendment	52,536.00-	152,000.00	0.00	99,464.00	0.39
		Electricity					
56 512-53020	9/30/2025	Budget amendment	5,700.00-	5,700.00	0.00	0.00	0.00
		Consultant Services					
56 512-53000	9/30/2025	Budget amendment	17,871.00-	35,000.00	0.00	17,129.00	0.66
		Engineering Services					
56 512-52230	9/30/2025	Budget amendment	11,400.00-	11,400.00	0.00	0.00	0.00
		Tap Installation Costs					
56 512-52050	9/30/2025	Budget amendment	4,371.00-	12,000.00	0.00	7,629.00	0.01
		Motor Fuel & Oil					
56 512-51030	9/30/2025	Budget amendment	8,206.00-	55,950.00	0.00	47,744.00	0.28
		Retirement Contributions					
56 512-51011	9/30/2025	Budget amendment	11,508.00-	13,575.00	0.00	2,067.00	0.12
		PTO Liability					
56 511-56130	9/30/2025	Budget amendment	10,000.00-	10,000.00	0.00	0.00	0.00
		Water Infrastructure Improve					
56 511-55540	9/30/2025	Budget amendment	5,858.00-	30,000.00	0.00	24,142.00	0.44
		Groundwater Conservation Fees					
56 511-54400	9/30/2025	Budget amendment	6,724.00-	16,000.00	0.00	9,276.00	0.30
		Permit Fees					
56 511-53990	9/30/2025	Budget amendment	5,700.00-	5,700.00	0.00	0.00	0.00
		Other Rentals					
56 511-53920	9/30/2025	Budget amendment	4,278.00-	34,410.00	0.00	30,132.00	0.09
		Equipment/Vehicle Rentals					
56 511-53800	9/30/2025	Budget amendment	6,493.00-	10,000.00	0.00	3,508.00	0.00
		Lab Analysis Services					
56 511-53560	9/30/2025	Budget amendment	4,831.00-	5,275.00	0.00	444.00	0.81
		Heavy Equipment Repairs/Maint					
56 511-53500	9/30/2025	Budget amendment	11,211.00-	15,000.00	0.00	3,789.00	0.58
		Buildings & Grounds Rep/Maint					

BUDGET ADJUSTMENT REGISTER

12-10-2025 4:03 PM  
 PACKET: 00436-FY25 Fund 56  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000603							
56 511-53020	9/30/2025	Budget amendment	17,957.00-	20,000.00	0.00	2,043.00	0.35
Consultant Services							
56 511-53000	9/30/2025	Budget amendment	7,469.00-	20,000.00	0.00	12,531.00	0.17
Engineering Services							
56 511-52050	9/30/2025	Budget amendment	12,639.00-	25,000.00	0.00	12,361.00	0.87
Motor Fuel & Oil							
56 511-51030	9/30/2025	Budget amendment	12,299.00-	36,500.00	0.00	24,201.00	0.64
Retirement Contributions							
56 511-51012	9/30/2025	Budget amendment	5,069.00-	11,500.00	0.00	6,431.00	0.76
Overtime Pay							
56 511-51011	9/30/2025	Budget amendment	3,081.50-	4,280.00	0.00	1,198.50	1,198.50
PTO Liability							
56 511-51010	9/30/2025	Budget amendment	35,632.00-	232,500.00	0.00	196,868.00	0.81
Salaries & Wages							
56 49998	9/30/2025	Budget amendment	701,061.50-	1,418,183.50-	0.00	0.00	0.00
Budgeted Reduction of Fund Bal							
					TOTAL NO. ADJUSTMENTS--REVENUE:	18	701,061.50-
					TOTAL NO. ADJUSTMENTS--EXPENSE:	58	701,061.50-
					TOTAL IN PACKET--		1,402,123.00-

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 57

BUDGET ADJUSTMENT REGISTER

12-10-2025 3:02 PM  
 PACKET: 00437-FY25 Fund 57  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000604							
57 43210	9/30/2025	Budget amendment	9,237.00	0.00	0.00	9,237.00-	0.00
Sales - Store							
57 43600	9/30/2025	Budget amendment	29,764.00	0.00	0.00	29,764.00-	0.65-
Federal Grant Proceeds							
57 43610	9/30/2025	Budget amendment	9,692.00	0.00	0.00	9,692.00-	0.83
State Grant Proceeds							
57 44200	9/30/2025	Budget amendment	336,894.00	2,237,101.00-	0.00	2,573,995.00-	0.71
Gas Service Fees							
57 44450	9/30/2025	Budget amendment	37,283.00	15,000.00-	0.00	52,283.00-	0.00
Gas Tap Fees							
57 45000	9/30/2025	Budget amendment	81,334.00	4,630.00-	0.00	85,964.00-	0.05-
Interest Earnings							
57 48120	9/30/2025	Budget amendment	250.00	0.00	0.00	250.00-	0.00
Insurance Claim Proceeds							
57 48170	9/30/2025	Budget amendment	643.00	0.00	0.00	643.00-	0.00
City Property Damage Proceeds							
57 48250	9/30/2025	Budget amendment	48,084.00	0.00	0.00	48,084.00-	0.10
Gas Line Construction Reimb.							
57 49998	9/30/2025	Budget amendment	2,124.00-	2,124.00-	0.00	0.00	0.00
Budgeted Reduction of Fund Bal							
57 517-52050	9/30/2025	Budget amendment	2,275.00	14,700.00	0.00	16,975.00	0.84
Motor Fuel & Oil							
57 517-52100	9/30/2025	Budget amendment	283.00	200.00	0.00	483.00	0.53
Wearing Apparel							
57 517-52230	9/30/2025	Budget amendment	24,134.00	22,680.00	0.00	46,814.00	0.92
Tap Installation Costs							
57 517-52280	9/30/2025	Budget amendment	685.00	1,000.00	0.00	1,685.00	0.57
Motor Vehicle Supplies							
57 517-53330	9/30/2025	Budget amendment	190.00	850.00	0.00	1,040.00	0.70
Postage & Shipping							
57 517-53340	9/30/2025	Budget amendment	2,017.00	1,400.00	0.00	3,417.00	0.28
Printing & Binding							
57 517-53390	9/30/2025	Budget amendment	16,910.00	111,855.00	0.00	128,765.00	0.47
Gross Receipts Tax							

BUDGET ADJUSTMENT REGISTER

12-10-2025 3:02 PM  
 PACKET: 00437-FY25 Fund 57  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000604							
57 517-53420	9/30/2025	Budget amendment	2.00	2,883.00	0.00	2,885.00	0.98
		Auto Liability Insurance					
57 517-53590	9/30/2025	Budget amendment	11,851.00	25,006.00	0.00	36,857.00	0.29
		Meter Repairs & Maintenance					
57 517-53630	9/30/2025	Budget amendment	27,157.00	25,006.00	0.00	52,163.00	0.43
		Gas Line Repairs & Maintenance					
57 517-53660	9/30/2025	Budget amendment	2,620.00	3,500.00	0.00	6,120.00	0.15
		Software Maintenance					
57 517-53710	9/30/2025	Budget amendment	26,143.00	90,000.00	0.00	63,857.00	0.10
		Discounts on Gas Purchases					
** WARNING ** NEW BUDGET NEGATIVE							
57 517-53820	9/30/2025	Budget amendment	1,331.00	5,670.00	0.00	7,001.00	0.98
		Natural Gas Leak Surveys					
57 517-53920	9/30/2025	Budget amendment	1,288.00	16,000.00	0.00	17,288.00	0.52
		Equipment/Vehicle Rentals					
57 517-54400	9/30/2025	Budget amendment	91.00	1,000.00	0.00	1,091.00	0.11
		Permit Fees					
57 517-55990	9/30/2025	Budget amendment	2,429.00	0.00	0.00	2,429.00	0.32
		Bad Debt Expense					
57 599-59998	9/30/2025	Budget amendment	431,651.00	0.00	0.00	431,651.00	431,651.00
		Budgeted Addition to Fund Bal.					
TOTAL NO. ADJUSTMENTS--REVENUE:					10	551,057.00	
TOTAL NO. ADJUSTMENTS--EXPENSE:					17	551,057.00	
TOTAL IN PACKET--						1,102,114.00	

TOTAL WARNINGS: 1

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 58

BUDGET ADJUSTMENT REGISTER

12-10-2025 3:03 PM  
 PACKET: 00438-FY25 Fund 58  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000605							
58 44300	9/30/2025	Budget amendment Residential Garbage Svc. Fees	48,248.00	976,837.00-	0.00	1,025,085.00-	0.37-
58 44310	9/30/2025	Budget amendment Commercial Garbage Svc. Fees	24,580.00	1,505,329.00-	0.00	1,529,909.00-	0.24-
58 44370	9/30/2025	Budget amendment Limb Pickup Fees	718.00	0.00	0.00	718.00-	0.50
58 518-52280	9/30/2025	Budget amendment Motor Vehicle Supplies	110.00	0.00	0.00	110.00	0.15
58 518-53152	9/30/2025	Budget amendment Residential Refuse Collection	34,381.00	648,109.00	0.00	682,490.00	0.98
58 518-53330	9/30/2025	Budget amendment Postage & Shipping	59.00	0.00	0.00	59.00	0.50
58 518-53390	9/30/2025	Budget amendment Gross Receipts Tax	18,207.00	620,542.00	0.00	638,749.00	0.15
58 518-55990	9/30/2025	Budget amendment Bad Debt Expense	9,875.00	0.00	0.00	9,875.00	0.07
58 599-59998	9/30/2025	Budget amendment Budgeted Addition to Fund Bal.	10,914.00	112,102.00	0.00	123,016.00	123,016.00
				TOTAL NO. ADJUSTMENTS--REVENUE:	3	73,546.00	
				TOTAL NO. ADJUSTMENTS--EXPENSE:	6	73,546.00	
				TOTAL IN PACKET--		147,092.00	

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 59

BUDGET ADJUSTMENT REGISTER

12-10-2025 3:03 PM  
 PACKET: 00439-FY25 Fund 59  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
59 45000	9/30/2025	Budget amendment	19,554.00	0.00	0.00	19,554.00-	0.01-
		Interest Earnings					
59 48000	9/30/2025	Budget amendment	5,012.00	150,356.00-	0.00	155,368.00-	0.44
		Municipal Drainage Utility Fee					
59 519-55990	9/30/2025	Budget amendment	289.00	0.00	0.00	289.00	0.20
		Bad Debt Expense					
59 599-59998	9/30/2025	Budget amendment	24,277.00	150,356.00	0.00	174,633.00	174,633.00
		Budgeted Addition to Fund Bal.					
			TOTAL NO. ADJUSTMENTS--REVENUE:		2	24,566.00	
			TOTAL NO. ADJUSTMENTS--EXPENSE:		2	24,566.00	
			TOTAL IN PACKET--			49,132.00	

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 62

BUDGET ADJUSTMENT REGISTER

12-10-2025 3:04 PM  
 PACKET: 00440-FY25 Fund 62  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000607							
62 42030	9/30/2025	Budget amendment	200.00	0.00	0.00	200.00-	0.00
		Local Court Fees					
62 45000	9/30/2025	Budget amendment	1.00	0.00	0.00	1.00-	0.47
		Interest Earnings					
62 599-59998	9/30/2025	Budget amendment	201.00	0.00	0.00	201.00	201.00
		Budgeted Addition to Fund Bal					
			TOTAL NO. ADJUSTMENTS--REVENUE:		2	201.00	
			TOTAL NO. ADJUSTMENTS--EXPENSE:		1	201.00	
			TOTAL IN PACKET--			<u>402.00</u>	

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 64

BUDGET ADJUSTMENT REGISTER

12-10-2025 3:04 PM  
 PACKET: 00441-FY25 Fund 64  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000608							
64 43610	9/30/2025	Budget amendment	6,146.00	0.00	7,739.00	13,887.00-	0.23
		State Grant Proceeds					
64 45000	9/30/2025	Budget amendment	225.00	0.00	0.00	225.00-	0.49
		Interest Earnings					
64 599-59998	9/30/2025	Budget amendment	6,373.00	0.00	0.00	6,373.00	6,373.00
		Budgeted Addition to Fund Bal					
TOTAL NO. ADJUSTMENTS--REVENUE:					2	6,373.00	
TOTAL NO. ADJUSTMENTS--EXPENSE:					1	6,373.00	
TOTAL IN PACKET--						12,746.00	

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

# Fund 65

BUDGET ADJUSTMENT REGISTER

12-10-2025 3:06 PM  
 PACKET: 00442-FY25 Fund 65  
 BUDGET CODE: CB-Current Budget

FUND ACCOUNT	DATE	DESCRIPTION	ADJUSTMENT	ORIGINAL BUDGET	PREVIOUS ADJUSTMENTS	NEW BUDGET	BUDGET BALANCE
Budget Adj. # 000609							
65 42030	9/30/2025	Budget amendment	9,872.00	0.00	0.00	9,872.00	0.23
Local Court Fees							
65 45000	9/30/2025	Budget amendment	73.00	0.00	0.00	73.00	0.12
Interest Earnings							
65 599-59998	9/30/2025	Budget amendment	9,945.00	0.00	0.00	9,945.00	9,945.00
Budgeted Addition to Fund Bal							
TOTAL NO. ADJUSTMENTS--REVENUE:					2	9,945.00	
TOTAL NO. ADJUSTMENTS--EXPENSE:					1	9,945.00	
TOTAL IN PACKET--						19,890.00	

\*\*\* NO WARNINGS \*\*\*

\*\*\* NO ERRORS \*\*\*

\*\*\* END OF REPORT \*\*\*

**ITEM #3**

**AGENDA ITEM NO:** Discussion and possible action to approve the Liedertafel Phase II Project budget in an amount not to exceed \$155,000.  
**SUBMITTED BY:** SEDC Staff  
**MEETING DATE:** December 16, 2025

## STAFF REPORT

### DESCRIPTION

#### \*\*\*\*\* UPDATE \*\*\*\*\*

The two (2) public hearings scheduled for December 15, 2025, regarding the Liedertafel Hall, were published prior to it being determined that the City Council will be discussing and considering a historical designation it may want to pursue for the Liedertafel Hall with the Texas State Historical Commission. This discussion could impact the funding amount and timing of the project.

City Council discussion will be held and will impact the EDC Board discussion on this item. Therefore, we recommend the board table items regarding the Liedertafel Hall agenda during the Special Meeting on December 15, 2025. We will bring these items back to the EDC Board for the January 27, 2026, meeting after the City Council's action.

This item requests approval to fund Liedertafel Hall Phase II improvements in the amount of \$155,000 as requested by the City Council at their December 2, 2025, meeting. A budget amendment is required because Phase II was not part of the originally adopted budget, and thus, funds were not allocated.

This item is brought for the EDC Board's consideration following the required public hearing, which took place Dec. 11, 2025. Phase II of the Liedertafel Hall improvements has been identified as a necessary continuation of the facility rehabilitation program in this fiscal year. Supporting documents show a Phase II cost of \$153,826, with a budget amendment of \$155,000 to fund the improvements.

### ANALYSIS

The proposed amendment ensures the corporation has adequate appropriations to initiate Phase II, subject to statutory publication and petition requirements. Construction may begin February 8, 2026, following the required 60-day waiting period from public notice.

### FINANCIAL IMPACT

#### Phase I Funding Requirements

Phase I was budgeted at \$79,302 and is fully funded through HOT Category E and EDC Capital Outlay. The HOT-funded portion will be fully expended first, while EDC Capital Outlay will retain a carry-over balance available for allocation to Phase II. Phase I improvements cost estimate by the architect is in the attached.

Description	Phase I Budgeted Costs	Funding Sources	Use of Funds	Carry Over to Phase II
Phase I Total Costs: Liedertafel Phase I	\$79,032			
Phase I Contingency 15%: Liedertafel Phase I	\$11,895			
Total Phase I Costs: Liedertafel Phase I	\$90,927		(\$35,475)	\$0
56020 – HOT (Category E) Building Improvements		\$35,475	(\$55,452)	\$19,548
56010 – EDC Building Improvements		\$75,000	(\$90,927)	\$19,548
<b>Phase I Total</b>	<b>\$90,972</b>	<b>\$110,475</b>		

### Phase II Funding Requirements

The originally adopted budget did not contemplate Phase II for the Liedertafel Hall. The cost of Phase II is estimated by the architect at a cost of \$153,556 above current allocations for this fiscal year. Phase II scope includes the restoration of exterior shutters and the addition of masonry skirting, with improvements to the interior and exterior, including structural, mechanical, electrical, and accessibility. The detailed cost estimate for Phase II is attached.

Description	Phase II Budgeted Costs	Carry Over from Phase I	Requested Budget Amendment
56010-EDC Liedertafel Phase II	\$115,526		
56010-EDC Add: Shutters & Masonry Skirting	\$35,000		
56010-Phase II Contingency 15%	\$22,578		
<b>TOTAL COST OF PHASE II</b>	<b>\$173,104</b>		
Carry-Over from Phase I		(\$19,548)	
<b>Actual Budget Amendment</b>			<b>\$153,556</b>

\* Published \$155,000 in public hearing notice.

### RECOMMENDATION

Staff recommends approving the funding of the Liedertafel Phase II Project in the amount of \$155,000, which will allow for both Phase I and II of the Liedertafel Hall improvements to take place in Fiscal Year 2025-2026.

**ITEM #4**



Meeting Date: December 16, 2025

Agenda Item No. – Discussion and Possible Action regarding Creation of a Policy, Application Form, and Establishment of Fees for the Request to Close, Abandon, and Vacate a Street or Alley.

Prepared by: Mike Barrow, Assistant City Manager

### **SUMMARY:**

#### Policy for the Request to Close, Abandon, and Vacate a Street or Alley:

1. **Application:** A property owner or interested party submits a formal application to the city detailing the request and history of the street or alley. Additional information may be requested by the Planning Director for application to be considered complete and processed.
2. **Preliminary Investigation:** Once application is considered complete, staff will determine what issues exist that may cause the City not to abandon the street or alley. If property owner or interested party wishes to proceed to full investigation by staff and consent by the city council, the application fee must be paid to move to full investigation.
3. **Investigation:** City staff (e.g., Public Works, Planning, and Engineering) will review the applicant's request, checking for utility conflicts, future needs, and property owner consent. Property owner consent will first be provided to city staff by letters signed by affected property owners (property owners who will gain property through abandonment of the street or alley or who's property will lose the benefit of the street or alley if their property abuts the existing street or alley). Affected property owners list must be approved by the Planning Director. Additionally, city staff may deem it necessary that additional right-of-way width and/or utility easements along adjacent streets be dedicated to the City as part of the abandonment of a street or alley.
4. **Utility Company Consent:** All utility companies must provide "No Objection" letters. Contact and coordination with utility companies is the responsibility of the applicant.
5. **Public Notice:** Notice of the proposed abandonment and public hearing must be published in a local newspaper and mailed to all abutting property owners (those property owners with property abutting the street or alley). The City will facilitate the Notice in a local newspaper, Notices mailed to adjacent/abutting property owners, and Hearing.
6. **Public Hearing:** The City Council holds a hearing where the public can provide input for or against the abandonment.

7. **City Council Action:** The Council votes on the request, usually making a final decision based on staff recommendations and public testimony. If approved, the applicant must pay all City costs.
  1. City: City orders survey and legal description of the property (metes and bounds).
  2. City: City orders Appraisal of Property.
  3. Applicant: Applicant provides Deed of ownership of adjacent/abutting property.
  4. City: City orders Title report showing ownership of Property and adjacent/abutting property on both sides.
  5. Applicant: If applicable, Applicant will contact adjacent/abutting property owner(s) abutting the right-of-way to determine their interest in purchasing half of the subject right-of-way.
  6. Applicant: Applicant contacts Utility Companies to request Letter/Email that closure will not impact or conflict with utilities (i.e. CenterPoint Energy, AT&T, Comcast, etc.)
8. **City Council Action:** The City Council considers Ordinance to Close, Abandon, and Vacate the street or alley. Requires two readings.
9. **City Attorney:** City Attorney prepares Deed.
10. **City Records Deed**
11. **Applicant Replats Property:** Applicant follows normal replatting process through the City.

Fee Schedule to be added to the Master Fee Schedule and amended as approved by city council:

- \$200.00 Application Fee
- \$2,000.00 Survey
- \$750.00 Appraisal of Right-of-Way
- \$500.00 Creation of Deed
- \$30.00 Austin County Recording Fee

#### **FINANCIAL IMPACT:**

There is a benefit to the City that if a street or alley is determined to be of no use to the City and abandonment is beneficial to the City, then such abandonment will likely propel new development and/or additional land for rights-of-way.

#### **RECOMMENDATION:**

I recommend approval of the Policy, Application Form, and Established Fees for a request to Close, Abandon, and Vacate a street or alley.

# City of Sealy

Planning & Community Development Dept.  
405 Main Street  
P.O. Box 517  
Sealy, TX 77474  
Phone: (979) 885-1669 Fax: (979) 885-6253



## Application for Request to Close, Abandon, and Vacate a Street or Alley

Applicant Name: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

Applicant Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Location \_\_\_\_\_ of \_\_\_\_\_ Street \_\_\_\_\_ or \_\_\_\_\_ Alley:

### Provide these documents with this application submittal

- Provide a letter describing the necessity for the request for street or alley abandonment and any history of the street or alley or previous uses.
- Provide a recent survey of the property that shows the street or alley.

The policy for the Request to Close, Abandon, and Vacate a Street or Alley is attached to this application.

By signing the application below, you are acknowledging that you have read and understand the policy, fees and costs associated with the street or alley abandonment. Making application and paying any fees associated with the city's investigations does not guarantee city council's approval of street or alley abandonment. Additionally, any reviews of subsequent information required of this policy and requiring expenditures of the applicant may not be reimbursed to the applicant if request for street or alley abandonment is denied by city council.

Signature of Applicant: \_\_\_\_\_

**ITEM #5**



AGENDA ITEM NO: \_\_\_\_\_

SUBMITTED BY: Mike Barrow, Assistant City Manager  
MEETING DATE: December 16, 2025

## STAFF REPORT

### DESCRIPTION

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

### ANALYSIS

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

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

### FINANCIAL IMPACTS

Single-family residential development can help promote redevelopment of the neighborhood. Using current values of new homes on Depriest Street, each of the 9 homes could have a property tax value of \$200,000. This would be a \$1.8 million value for all 9 lots for the replat for single-family homes. This would be a  $(\$1,800,000 / 100 \times \$0.37731 = \$6,792)$  benefit to the City on top of improving the development potential of the neighborhood. Current Austin County Appraisal District value of the two lots to be developed is \$162,500.

### RECOMMENDATION

Staff would recommend to city council that the city council direct developer to follow the policy that may be approved by city council in the previous agenda item. Staff doesn't have a need otherwise for the alley and this would be a way for the City to get additional width right-of-way for the Menke Street and Dawson Street with the developer's preliminary plat. We would also ask that the developer negotiate with Mr Perez (owner of 138 San Felipe Road), who would be getting the 15 feet of his half of the alley, that the developer negotiate with Mr Perez to include his property into the replat and for Mr Perez to also approve dedication of additional right-of-way width along Menke Street. This will widen Menke Street from San Felipe Road to Dawson, which would be beneficial when the property north of this residential area develops. I think these additional dedications of right-of-way, which is a loss to the property owners should be considered in the benefit they are gaining if the city abandons the alley way. It may even be considered an even trade considering the benefit in that both the developer and the City gets good value.

DANIELS STREET  
(WIDTH VARIES)

CALLER SLICE OF AN ACRE  
LAWSON TRACT  
VOL. 204, P. 403 ACCLD.

REAR SLICE OF AN ACRE  
LAWSON TRACT  
VOL. 204, P. 391 ACCLD.

CALLER SLICE OF AN ACRE  
LAWSON TRACT  
VOL. 204, P. 391 ACCLD.

S 13°46'04" E 271.81'

1  
10,086  
SQ.FT.

S 14°30'57" E  
77.60'

N 76°24'09" E  
107.09'

9  
21,128  
SQ.FT.

2  
10,099  
SQ.FT.

3  
10,114  
SQ.FT.

4  
11,531  
SQ.FT.

8  
11,876  
SQ.FT.

30' ALLEY  
(TO BE PARTIALLY ABANDONED)

7  
8,992  
SQ.FT.

6  
7,567  
SQ.FT.

5  
7,353  
SQ.FT.

City Alley

TAYLOR STREET  
(30' WIDTH)

N 79°48'24" E 132.28'

N 76°27'51" E 30.00'

N 13°46'19" W 19.13'

N 76°15'33" E 50.00'

S 13°46'19" E 50.00'

N 08°55'28" W 236.75'

N 76°27'51" E 29.99'

N 08°55'28" W 236.75'

MENKE STREET  
(WIDTH VARIES)

SAN FELIPE STREET  
(WIDTH VARIES)

CALLER SLICE OF AN ACRE  
LAWSON TRACT  
VOL. 204, P. 403 ACCLD.

CALLER SLICE OF AN ACRE  
LAWSON TRACT  
VOL. 204, P. 403 ACCLD.

CALLER SLICE OF AN ACRE  
LAWSON TRACT  
VOL. 204, P. 403 ACCLD.

CALLER SLICE OF AN ACRE  
LAWSON TRACT  
VOL. 204, P. 403 ACCLD.

CALLER SLICE OF AN ACRE  
LAWSON TRACT  
VOL. 204, P. 403 ACCLD.

ROAD WIDENING TRACT - 2,367 SQ.FT.

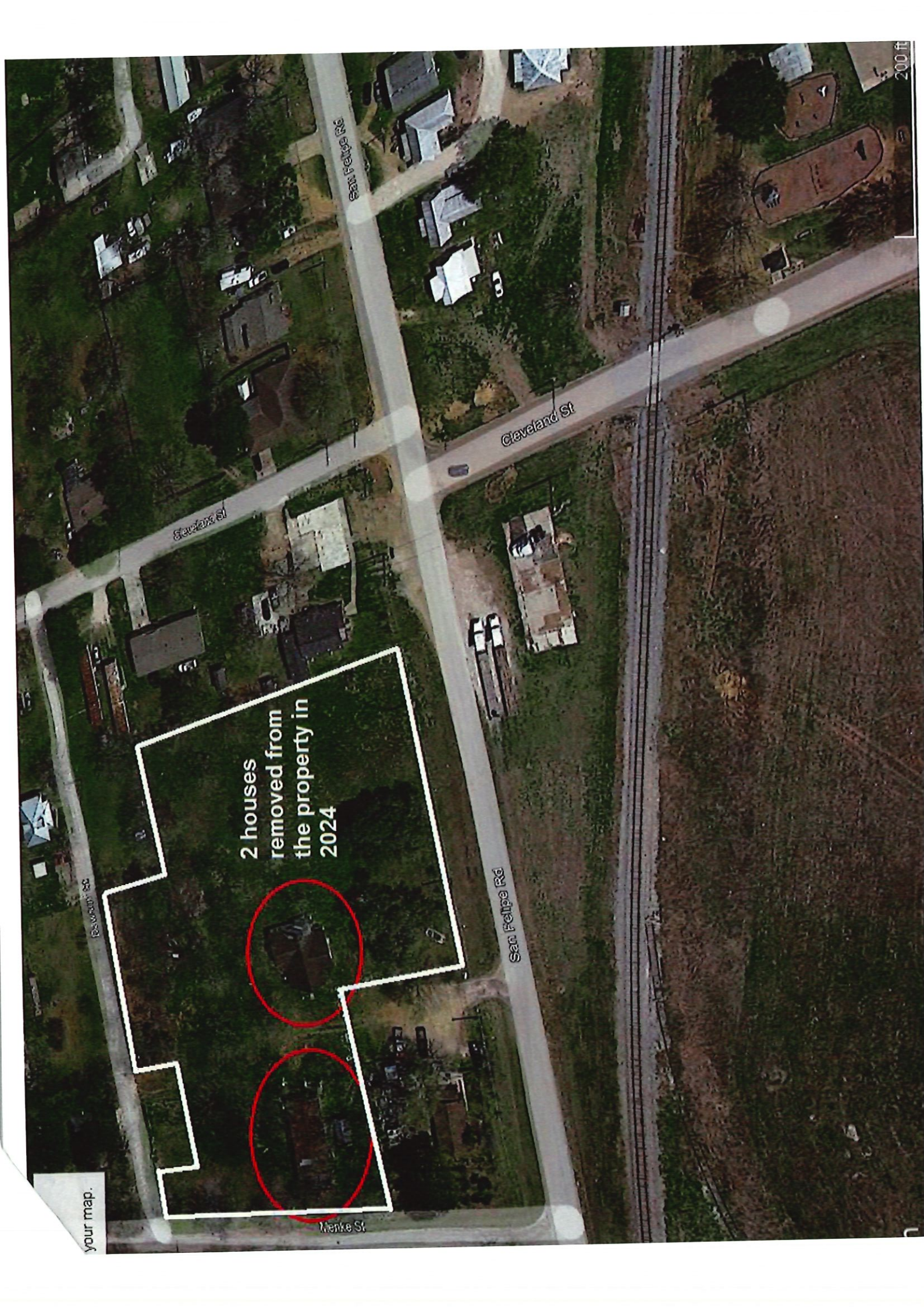
CALLER SLICE OF AN ACRE  
LAWSON TRACT  
VOL. 204, P. 403 ACCLD.

CALLER SLICE OF AN ACRE  
LAWSON TRACT  
VOL. 204, P. 403 ACCLD.

CALLER SLICE OF AN ACRE  
LAWSON TRACT  
VOL. 204, P. 403 ACCLD.

CALLER SLICE OF AN ACRE  
LAWSON TRACT  
VOL. 204, P. 403 ACCLD.

CALLER SLICE OF AN ACRE  
LAWSON TRACT  
VOL. 204, P. 403 ACCLD.



your map.

2 houses removed from the property in 2024

200 ft

San Felipe Rd

Cleveland St

Cleveland St

Powell Rd

San Felipe Rd

Menke St

**ITEM #6**



AGENDA ITEM NO: \_\_\_\_\_

SUBMITTED BY: Patrick Parsons, Public Works Director

MEETING DATE: December 16, 2025

## STAFF REPORT

### DESCRIPTION

Discussion and Possible Action regarding an Ordinance of the City of Sealy, Texas, Amending Subsection 98-44 (b) of Article II of Chapter 98 of the Code of Ordinances of the City of Sealy, Texas; Providing Rules and Regulations for Stop Signs for the Placement of Stop Sign on 2nd Street at Fowlkes Street and 2nd Street at West Front Street; Repealing All other Ordinances or Parts of Ordinances in Conflict or Inconsistent With this Ordinance, Providing for Severability; Providing a Penalty; and Providing an Effective Date.

(First of two readings)

### ANALYSIS

This was approved on November 18, 2025 however we are bringing it back with the exhibits from Strand.

### RECOMMENDATION

### FINANCIAL IMPACTS

**RED-LINE COPY**

ORDINANCE NO. 2025–

AN ORDINANCE OF THE CITY OF SEALY, TEXAS, AMENDING SUBSECTIONS 98-44(B), 98-44(C), AND 98-44(D) OF ARTICLE II OF CHAPTER 98 OF THE CODE OF ORDINANCES OF THE CITY OF SEALY TEXAS; PROVIDING RULES AND REGULATIONS FOR STOP SIGNS, YIELD SIGNS, AND TRAFFIC CONTROL SIGNALS; REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT OR INCONSISTENT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

\* \* \* \* \*

WHEREAS, the City Council of the City of Sealy, Texas, ("City") finds that updating the stop sign(s), yield sign(s), and traffic control signals is in the best interest of the City, citizens, and travelers;

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. The City ratifies all past action or enforcement.

Section 3. Subsections 98-44(b), (c), and (d) of Section 98-44 of Article II of Chapter 98 of the Code of Ordinances of the City of Sealy, Texas is amended to read as follows:

“CHAPTER 98 – TRAFFIC AND VEHICLES

\* \* \* \*

ARTICLE II. – OFFICIAL TRAFFIC CONTROL DEVICES

\* \* \* \*

Sec. 98-44. – Ratification and approval of official traffic control devices.

\* \* \* \*

(b) Location of stop signs shall be as follows:

- Acres Lane at Gebhardt Road (North/South)
- Acres Lane at Schmidt Road
- Anderson Street at Frydek Road
- Anderson Street at San Felipe Road

Atchison Street at Fifth Street (North/South)  
Atchison Street at Highway 90 (North/South)  
Atchison Street at Main Street (North/South)  
Atchison Street at North Circle Drive (Loop 350) (North/South)  
Atchison Street at South Circle Drive (Loop 350)  
Austin Street at San Felipe Road  
Bassett Street at Anderson Street  
Belle Place at U.S. Highway 90  
Bison View Lane at Thornbird Court  
Boulden Court at Cane Crossing Lake Drive  
Brandywilde Street at Eagle Lake Road  
Brast Road at FM 3538  
Brookside at Willow  
Buffalograss Trail at Winterberry Way  
Cane Crossing Parkway at Calhoun Drive  
Caroline Street at FM 1094 (Columbus Road)  
Championship Drive at U. S. Highway 90  
Chickadee Street at Bobwhite Trail  
Chickadee Street at Ward Bend Road  
Cindy Lane at U. S. Highway 90  
Circle Drive at Engelking Street  
Cleveland Street at San Felipe Road  
Columbus Road at North Fowlkes Street (East/West)  
Daniels Street at San Felipe Road (4-way stop)  
Depriest Street at Anderson Street  
Dickerson Street at Old San Felipe Road  
Dickerson Street at Andrews Street  
Dorothy Street at Caroline Street  
Dotson Street at Andrews Street  
Dove Landing Drive at FM 3013  
Dove Landing Drive at Morning Dove Trail (4-way stop)  
Dove Landing Drive at Turtle Dove Drive (3-way stop)  
Dove Landing Drive at White Wing Lane (4-way stop)  
Downey Road at San Felipe Road  
Dunovant Drive at Cane Crossing Lake Drive  
Eagle Lake Road at FM 3538  
Eagle Lake Road at Championship Drive (East/West)  
Eagle Lake Road at Fifth Street  
Eagle Lake Road at U.S. Highway 90 (North/South)  
Eagle Lake Road at Kloecker Road (East/West)  
Eagle Lake Road at Sunset/Westview Terrace Drive (East/West)

Eagle Lake Road at West Street (4-way stop)  
Eber at U.S. Highway 90  
Eighth Street at West Front Street  
Eldridge Drive at Cane Crossing Lake Drive  
Elizabeth Lane at Columbus Road (South)  
Elkhorn Way at Laurel Bloom Lane  
Engelking Street at Circle Drive (East/West)  
Engelking Street at Atchison Street (East/West)  
Engelking Street at Highway 36  
Engelking Street at South Circle Drive (Loop 350)  
FM 1094 (Columbus Road) at FM 2187 (4-way stop)  
FM 3013 at FM 3538/Rice Field Road (4-way stop)  
FM 2187 at Highway 36  
FM 3013 at Highway 36  
Fifth Street at Fowlkes Street (2-way stop) (East/West)  
Fifth Street at Highway 36 (East/West)  
Fifth Street at Hardeman Street (East/West)  
First Street at Hardeman Street  
Fourth Street at Atchison Street (4-way stop)  
Fourth Street at Fowlkes Street (East/West)  
Fourth Street at Loescher (3-way)  
Fourth Street at Highway 36 (East/West)  
Fourth Street at West Front Street  
Fowlkes Street at Main Street (North/South)  
Fowlkes Street at Second Street (North/South)  
Frydek Road at U. S. Highway 90  
Garland Lane at Downey Road  
Garland Lane at San Felipe Road  
Gasper Street at Anderson Street (North/South)  
Gay Drive at Brookside  
Gay Drive at South Circle Drive (Loop 350)  
Gebhardt Road at Highway 36  
Gebhardt Road at Schmidt Road  
Goebel Road at Eagle Lake Road  
Gunnison Street at Eagle Lake Road  
Hardeman Street at Fourth Street (4-way stop)  
Hardeman Street at Main Street (4-way stop)  
Hardeman Street at North Circle Drive (Loop 350) (North/South)  
Hardeman Street at Sixth Street (North/South)  
Harrison Road at FM 3013  
Hawthorne Drive at Laurel Bloom Lane

Hill Street at Frydek Road  
Hill Street at Silliman Street  
Hillcrest Drive at FM 2187  
Hluchan Road at Outlet Center Drive  
Howard Street at FM 1094 (Columbus Road)  
Hunter's Crossing Drive at FM 2187  
Hunter's Crossing Drive at Still Water Ridge Lane  
Hunter's Crossing Drive at Wild Grove Lane  
Irene Street at FM 1094 (Columbus Road)  
Jason Street at Highway 36  
Jason Street at West Front Street  
Kathy Avenue at Magnolia Street (North/South)  
Kathy Avenue at Rexville Road  
Kersten Road at Outlet Center Drive  
Kersten Road at West Front Street  
Kloecker Road at U.S. Highway 90  
Kloecker Road at Rexville Road  
Lakefield Drive at FM 2187  
Lakeview Drive at FM 2187  
Live Oak Street at San Felipe Road  
Loescher Street and 4<sup>th</sup> Street (3-way stop)  
Lux Street at FM 1094 (Columbus Road)  
Magnolia Street at South Circle Drive (Loop 350)  
Magnolia Street at Terri Avenue  
Main Street at Fowlkes Street (4-way stop)  
Main Street at Hardeman Street (4-way stop)  
Main Street at Loescher (East/West)  
Maler Road at Highway 36  
Mandy Lane at Eagle Lake Road  
Menke Street at San Felipe Road  
Miller Road at Eagle Lake Road  
Miller Road at U.S. Highway 90 (North/South)  
Miller Road at Rexville Road  
Moody Street at Highway 36  
Moody Street at West Front Street  
Moore Street at Frydek Road  
Mound Road at IH-10 Frontage Eastbound (3-way stop)  
Nelson Street at Old San Felipe Road  
Newcom Lane at Frydek Road  
North Atchison Street at FM 1094 (Columbus Road)  
North Fifth Street at Highway 36

North Fourth Street at Highway 36  
North Fowlkes Street at North Fifth Street (North/South)  
North Hardeman Street at FM 1094 (Columbus Road) (North/South)  
North Lantana Circle at East Lantana Circle (Intersection) (3-way /all-way stop)  
North Second Street at Highway 36 (East/West)  
North Third Street at Highway 36  
Oak Park Street at Anderson Street  
Oak Street at FM 1094 (Columbus Road)  
Old San Felipe at Frydek Road (East/West)  
Over Creek Way at Highway 36  
Peschel Lane at Lux Street  
Peschel Lane at U.S. Highway 90  
Pine Street at San Felipe Road  
Pyka Road at IH-10 Frontage Westbound (3-way stop)  
Quail Hollow Street at Meadowlark Circle  
Quail Hollow Street at Quail Bend (4-way stop)  
Quail Hollow Street at Kersten Road  
Rexville Road at Cane Crossing Parkway  
Rexville Road at FM 3538  
Rexville Road at IH-10 Frontage Eastbound  
Rexville Road at IH-10 Frontage Westbound  
Rexville Road and Roosevelt Street (3-way stop)  
Rexville Road at Roosevelt Street (Southbound)  
Rice Street at Anderson Street  
Rice Street at San Felipe Road  
Richardson Lane at FM 3538  
Robin Road at U.S. Highway 90  
Robin Road at Meadowlark Circle  
Rogers Lane at Gebhart Road  
Roosevelt Street at U.S. Highway 90  
Roosevelt Street at Rexville Road (Westbound)  
Roosevelt Street at South Circle Drive (Loop 350)  
Rosalie Lane at Silliman/Hill Street  
Schmidt Road at Harrison Road  
Schmidt Road at Highway 36  
Sealy-Frydek Road at Old San Felipe Road  
Second Street at Daniel Street – one (1) way stop (Southeast)  
**Second Street at Fowlkes Street (East/West)**  
Second Street at Hardeman Street  
Second Street at Highway 36 (East/West)  
**Second Street at West Front Street**

Selman Drive at U.S. Highway 90  
Shadowlake Court at Shadowlake Drive  
Shadowlake Circle at Shadowlake Drive  
Shadowlake Drive at U.S. Highway 90  
Shadowlake Drive at Westview Terrace Circle  
Skylark at Harrison Road  
Skylark at Waterside Trace  
Silliman Street at East Main Street (North)  
Silliman Street at U. S. Highway 90 (North/South)  
Silliman Street at Hill Street (North)  
Silliman Street/Hill Street at Old San Felipe Road (North)  
Silliman Street at Old San Felipe Road (South)  
Sixth Street at Highway 36 (East/West)  
South Circle Drive (Loop 350) at Highway 36  
South Wye at Loop 350 South  
Still Water Ridge Lane at Buckhorn Street  
Sunset Avenue at Eagle Lake Road  
Svinky Road @ Schmidt Road  
Tenth Street at Atchison Street  
Tenth Street at Highway 36 (East/West)  
Terri Avenue at Magnolia Street (North/South)  
Terri Avenue at Rexville Road  
Travis Street at Cleveland Street  
Turtle Dove Drive at Mourning Dove Drive  
Unnamed Street at U.S. Highway 90 (South)  
Walker Street at Anderson Street  
Ward Bend Road and Chickadee (3-way stop)  
Ward Bend Road at Kersten Road  
Ward Bend Road at U.S. Highway 90  
Ward Bend Road at Outlet Center Drive  
Ward Bend Road at Stockold Road (4-way stop)  
Ward Street at Fifth Street (3-way stop)  
Waterside Trace at Blue Finch Lane  
Waterside Trace at Buffalograss Trail  
Waterside Trace at Redbud Lane  
Waterside Trace at Westward Pointe Drive  
Weeping Willow Street at U.S. Highway 90  
West Front Street at Main Street (North/South)  
Westview Terrace Drive at Eagle Lake Road (4-way stop)  
Westward Pointe Drive at FM 3013  
Westward Pointe Drive at Sundown Prairie Drive

Westward Pointe Drive at Switchgrass Court  
Westward Pointe Drive at Woodlark Court  
William Street at Anderson Street  
Willow Street at South Circle Drive (Loop 350)  
Wilson Street at Andrews Street  
Winterberry Way at Harrison Road  
Wolchik Road at IH-10 Frontage Road  
Woodlark Way at Elkhorn Trail  
Woodlark Way at Stoney Bay Court  
Woodlark Way at Sylvan Drive  
Wright Street at Nelson Street

(c) Location of yield right-of-way signs shall be as follows:

Andrews Street at Cleveland Street (Westbound)  
Atchison Street at Second Street (North/South)  
Austin Street at Cleveland Street  
Cindy Lane at Newcom Lane  
Daniels Street at East Main Street  
Dawson Street at Daniels Street  
Dawson Street at Menke Street  
East Front Street at East Main Street  
East Front Street at Second Street (North/South)  
Eighth Street at Atchison Street (Eastbound)  
Eighth Street at Fowlkes Street  
Eighth Street at Hardeman Street (East/West)  
Eighth Street at West Street  
Fifth Street at West Front Street  
Fifth Street at West Street (East/West)  
Hill Street at Front Street  
IH-10 Frontage Road Westbound at U.S. Highway 90  
IH-10 Frontage Road Westbound at Rexville Road  
Kathy Avenue at Brookside Lane  
Koy Underpass Road at IH-10 Frontage Road Westbound  
Live Oak Street at Anderson Street  
Loescher Street at Main Street  
Moore Street at Silliman Street  
Nelson Street at Anderson Street  
North Fourth Street at North Fowlkes Street (East/West)  
North Fowlkes Street at Maler Road  
North Green Street at Wilson Street  
North Second Street at North Fowlkes Street

North Third Street at North Fowlkes Street (East/West)  
North West Front Street at Maler Road  
Old San Felipe at Silliman Street (North)  
Rexville Road at Roosevelt Street (Southbound)  
Roosevelt Street at Rexville Road (Westbound)  
San Felipe Road at Anderson Street (Eastbound)  
Second Street at Main Street  
Seventh Street at Atchison Street  
Seventh Street at Hardeman Street (East/West)  
Seventh Street at West Street  
Silliman Street at East Main Street (South)  
Silliman Street at Silliman Street and Frydek Road (Northbound)  
Sixth Street at Atchison Street (East/West)  
Sixth Street at Ward Street (East/West)  
Terri Avenue at Brookside Lane  
Tiger Lane at N. Circle Drive (Loop 350)  
Walker Street at East Main Street  
Ward Bend Road (dead-end) at Ward Bend Road  
Ward Street at Eighth Street  
Ward Street at Seventh Street (North/South)  
West Front Street at Second Street  
Westview Terrace Circle at Eagle Lake Road  
Westview Drive at Eagle Lake Road

(d) Location of traffic control signals shall be as follows:

FM 3538 at IH-10 Frontage Eastbound  
FM 3538 at IH-10 Frontage Westbound  
Highway 36 at IH-10 Westbound Entrance/Exit  
Highway 36 at IH-10 Eastbound Entrance  
Highway 36 at Entrance to Chicken Express (East) & Brazos Village Shopping Center  
(West)  
Highway 36 at Schmidt Road  
Highway 36 at FM 3013  
Highway 36 at North Circle/Eighth Street  
Highway 36 at Main Street  
Highway 36 at FM 1094 (Columbus Road)  
Highway 36 at FM 2187  
U.S. Highway 90 at Loop 350  
Koy Underpass Road at U. S. Highway 90  
Koy Underpass Road at Outlet Center Drive”

**Section 4.** *Repeal.* All ordinances or parts of ordinances in conflict herewith are repealed.

**Section 5.** *Severability.* In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of provision hereof other than the part declared to be in valid 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 in valid or unconstitutional, whether there be one or more parts.

**Section 6.** *Penalty.* Any person who violates or causes, allows, or permits another to violate any provision of this ordinance, rule, or police regulation of the city shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine or penalty not to exceed two hundred dollars (\$200.00). If such rule, ordinance, or police regulation governs fire safety or public health and sanitation, other than the dumping of refuse, the fine or penalty shall not exceed two thousand dollars (\$2,000.00). If such rule, ordinance, or police regulation governs the dumping of refuse, the fine or penalty shall not exceed four thousand dollars (\$4,000.00). Each occurrence of any violation of this ordinance, rule, or police regulation shall constitute a separate offense. Each day on which any such violation of this ordinance, rule, or police regulation occurs shall constitute a separate offense.

**Section 7.** *Effective Date.* This ordinance shall become effective immediately and enforceable when published as required by law.

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

**PASSED, APPROVED AND ADOPTED at this second reading on the day of January, 2026.**

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Carolyn Bilski, Mayor

ATTEST:

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Sandra Vrabec, City Secretary

**CLEAN COPY**

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY OF SEALY, TEXAS, AMENDING SUBSECTIONS 98-44(B), 98-44(C), AND 98-44(D) OF ARTICLE II OF CHAPTER 98 OF THE CODE OF ORDINANCES OF THE CITY OF SEALY TEXAS; PROVIDING RULES AND REGULATIONS FOR STOP SIGNS, YIELD SIGNS, AND TRAFFIC CONTROL SIGNALS; REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT OR INCONSISTENT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

\* \* \* \* \*

WHEREAS, the City Council of the City of Sealy, Texas, ("City") finds that updating the stop sign(s), yield sign(s), and traffic control signals is in the best interest of the City, citizens, and travelers;

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.** The City ratifies all past action or enforcement.

**Section 3.** Subsections 98-44(b), (c), and (d) of Section 98-44 of Article II of Chapter 98 of the Code of Ordinances of the City of Sealy, Texas is amended to read as follows:

"CHAPTER 98 – TRAFFIC AND VEHICLES

\* \* \* \*

ARTICLE II. – OFFICIAL TRAFFIC CONTROL DEVICES

\* \* \* \*

Sec. 98-44. – Ratification and approval of official traffic control devices.

\* \* \* \*

(b) Location of stop signs shall be as follows:

- Acres Lane at Gebhardt Road (North/South)
- Acres Lane at Schmidt Road
- Anderson Street at Frydek Road
- Anderson Street at San Felipe Road

Atchison Street at Fifth Street (North/South)  
Atchison Street at Highway 90 (North/South)  
Atchison Street at Main Street (North/South)  
Atchison Street at North Circle Drive (Loop 350) (North/South)  
Atchison Street at South Circle Drive (Loop 350)  
Austin Street at San Felipe Road  
Bassett Street at Anderson Street  
Belle Place at U.S. Highway 90  
Bison View Lane at Thornbird Court  
Boulden Court at Cane Crossing Lake Drive  
Brandywilde Street at Eagle Lake Road  
Brast Road at FM 3538  
Brookside at Willow  
Buffalograss Trail at Winterberry Way  
Cane Crossing Parkway at Calhoun Drive  
Caroline Street at FM 1094 (Columbus Road)  
Championship Drive at U. S. Highway 90  
Chickadee Street at Bobwhite Trail  
Chickadee Street at Ward Bend Road  
Cindy Lane at U. S. Highway 90  
Circle Drive at Engelking Street  
Cleveland Street at San Felipe Road  
Columbus Road at North Fowlkes Street (East/West)  
Daniels Street at San Felipe Road (4-way stop)  
Depriest Street at Anderson Street  
Dickerson Street at Old San Felipe Road  
Dickerson Street at Andrews Street  
Dorothy Street at Caroline Street  
Dotson Street at Andrews Street  
Dove Landing Drive at FM 3013  
Dove Landing Drive at Morning Dove Trail (4-way stop)  
Dove Landing Drive at Turtle Dove Drive (3-way stop)  
Dove Landing Drive at White Wing Lane (4-way stop)  
Downey Road at San Felipe Road  
Dunovant Drive at Cane Crossing Lake Drive  
Eagle Lake Road at FM 3538  
Eagle Lake Road at Championship Drive (East/West)  
Eagle Lake Road at Fifth Street  
Eagle Lake Road at U.S. Highway 90 (North/South)  
Eagle Lake Road at Kloecker Road (East/West)  
Eagle Lake Road at Sunset/Westview Terrace Drive (East/West)

Eagle Lake Road at West Street (4-way stop)  
Eber at U.S. Highway 90  
Eighth Street at West Front Street  
Eldridge Drive at Cane Crossing Lake Drive  
Elizabeth Lane at Columbus Road (South)  
Elkhorn Way at Laurel Bloom Lane  
Engelking Street at Circle Drive (East/West)  
Engelking Street at Atchison Street (East/West)  
Engelking Street at Highway 36  
Engelking Street at South Circle Drive (Loop 350)  
FM 1094 (Columbus Road) at FM 2187 (4-way stop)  
FM 3013 at FM 3538/Rice Field Road (4-way stop)  
FM 2187 at Highway 36  
FM 3013 at Highway 36  
Fifth Street at Fowlkes Street (2-way stop) (East/West)  
Fifth Street at Highway 36 (East/West)  
Fifth Street at Hardeman Street (East/West)  
First Street at Hardeman Street  
Fourth Street at Atchison Street (4-way stop)  
Fourth Street at Fowlkes Street (East/West)  
Fourth Street at Loescher (3-way)  
Fourth Street at Highway 36 (East/West)  
Fourth Street at West Front Street  
Fowlkes Street at Main Street (North/South)  
Fowlkes Street at Second Street (North/South)  
Frydek Road at U. S. Highway 90  
Garland Lane at Downey Road  
Garland Lane at San Felipe Road  
Gasper Street at Anderson Street (North/South)  
Gay Drive at Brookside  
Gay Drive at South Circle Drive (Loop 350)  
Gebhardt Road at Highway 36  
Gebhardt Road at Schmidt Road  
Goebel Road at Eagle Lake Road  
Gunnison Street at Eagle Lake Road  
Hardeman Street at Fourth Street (4-way stop)  
Hardeman Street at Main Street (4-way stop)  
Hardeman Street at North Circle Drive (Loop 350) (North/South)  
Hardeman Street at Sixth Street (North/South)  
Harrison Road at FM 3013  
Hawthorne Drive at Laurel Bloom Lane

Hill Street at Frydek Road  
Hill Street at Silliman Street  
Hillcrest Drive at FM 2187  
Hluchan Road at Outlet Center Drive  
Howard Street at FM 1094 (Columbus Road)  
Hunter's Crossing Drive at FM 2187  
Hunter's Crossing Drive at Still Water Ridge Lane  
Hunter's Crossing Drive at Wild Grove Lane  
Irene Street at FM 1094 (Columbus Road)  
Jason Street at Highway 36  
Jason Street at West Front Street  
Kathy Avenue at Magnolia Street (North/South)  
Kathy Avenue at Rexville Road  
Kersten Road at Outlet Center Drive  
Kersten Road at West Front Street  
Kloecker Road at U.S. Highway 90  
Kloecker Road at Rexville Road  
Lakefield Drive at FM 2187  
Lakeview Drive at FM 2187  
Live Oak Street at San Felipe Road  
Loescher Street and 4<sup>th</sup> Street (3-way stop)  
Lux Street at FM 1094 (Columbus Road)  
Magnolia Street at South Circle Drive (Loop 350)  
Magnolia Street at Terri Avenue  
Main Street at Fowlkes Street (4-way stop)  
Main Street at Hardeman Street (4-way stop)  
Main Street at Loescher (East/West)  
Maler Road at Highway 36  
Mandy Lane at Eagle Lake Road  
Menke Street at San Felipe Road  
Miller Road at Eagle Lake Road  
Miller Road at U.S. Highway 90 (North/South)  
Miller Road at Rexville Road  
Moody Street at Highway 36  
Moody Street at West Front Street  
Moore Street at Frydek Road  
Mound Road at IH-10 Frontage Eastbound (3-way stop)  
Nelson Street at Old San Felipe Road  
Newcom Lane at Frydek Road  
North Atchison Street at FM 1094 (Columbus Road)  
North Fifth Street at Highway 36

North Fourth Street at Highway 36  
North Fowlkes Street at North Fifth Street (North/South)  
North Hardeman Street at FM 1094 (Columbus Road) (North/South)  
North Lantana Circle at East Lantana Circle (Intersection) (3-way /all-way stop)  
North Second Street at Highway 36 (East/West)  
North Third Street at Highway 36  
Oak Park Street at Anderson Street  
Oak Street at FM 1094 (Columbus Road)  
Old San Felipe at Frydek Road (East/West)  
Over Creek Way at Highway 36  
Peschel Lane at Lux Street  
Peschel Lane at U.S. Highway 90  
Pine Street at San Felipe Road  
Pyka Road at IH-10 Frontage Westbound (3-way stop)  
Quail Hollow Street at Meadowlark Circle  
Quail Hollow Street at Quail Bend (4-way stop)  
Quail Hollow Street at Kersten Road  
Rexville Road at Cane Crossing Parkway  
Rexville Road at FM 3538  
Rexville Road at IH-10 Frontage Eastbound  
Rexville Road at IH-10 Frontage Westbound  
Rexville Road and Roosevelt Street (3-way stop)  
Rexville Road at Roosevelt Street (Southbound)  
Rice Street at Anderson Street  
Rice Street at San Felipe Road  
Richardson Lane at FM 3538  
Robin Road at U.S. Highway 90  
Robin Road at Meadowlark Circle  
Rogers Lane at Gebhart Road  
Roosevelt Street at U.S. Highway 90  
Roosevelt Street at Rexville Road (Westbound)  
Roosevelt Street at South Circle Drive (Loop 350)  
Rosalie Lane at Silliman/Hill Street  
Schmidt Road at Harrison Road  
Schmidt Road at Highway 36  
Sealy-Frydek Road at Old San Felipe Road  
Second Street at Daniel Street – one (1) way stop (Southeast)  
Second Street at Fowlkes Street (East/West)  
Second Street at Hardeman Street  
Second Street at Highway 36 (East/West)  
Second Street at West Front Street

Selman Drive at U.S. Highway 90  
Shadowlake Court at Shadowlake Drive  
Shadowlake Circle at Shadowlake Drive  
Shadowlake Drive at U.S. Highway 90  
Shadowlake Drive at Westview Terrace Circle  
Skylark at Harrison Road  
Skylark at Waterside Trace  
Silliman Street at East Main Street (North)  
Silliman Street at U. S. Highway 90 (North/South)  
Silliman Street at Hill Street (North)  
Silliman Street/Hill Street at Old San Felipe Road (North)  
Silliman Street at Old San Felipe Road (South)  
Sixth Street at Highway 36 (East/West)  
South Circle Drive (Loop 350) at Highway 36  
South Wye at Loop 350 South  
Still Water Ridge Lane at Buckhorn Street  
Sunset Avenue at Eagle Lake Road  
Svinky Road @ Schmidt Road  
Tenth Street at Atchison Street  
Tenth Street at Highway 36 (East/West)  
Terri Avenue at Magnolia Street (North/South)  
Terri Avenue at Rexville Road  
Travis Street at Cleveland Street  
Turtle Dove Drive at Mourning Dove Drive  
Unnamed Street at U.S. Highway 90 (South)  
Walker Street at Anderson Street  
Ward Bend Road and Chickadee (3-way stop)  
Ward Bend Road at Kersten Road  
Ward Bend Road at U.S. Highway 90  
Ward Bend Road at Outlet Center Drive  
Ward Bend Road at Stockold Road (4-way stop)  
Ward Street at Fifth Street (3-way stop)  
Waterside Trace at Blue Finch Lane  
Waterside Trace at Buffalograss Trail  
Waterside Trace at Redbud Lane  
Waterside Trace at Westward Pointe Drive  
Weeping Willow Street at U.S. Highway 90  
West Front Street at Main Street (North/South)  
Westview Terrace Drive at Eagle Lake Road (4-way stop)  
Westward Pointe Drive at FM 3013  
Westward Pointe Drive at Sundown Prairie Drive

Westward Pointe Drive at Switchgrass Court  
Westward Pointe Drive at Woodlark Court  
William Street at Anderson Street  
Willow Street at South Circle Drive (Loop 350)  
Wilson Street at Andrews Street  
Winterberry Way at Harrison Road  
Wolchik Road at IH-10 Frontage Road  
Woodlark Way at Elkhorn Trail  
Woodlark Way at Stoney Bay Court  
Woodlark Way at Sylvan Drive  
Wright Street at Nelson Street

(c) Location of yield right-of-way signs shall be as follows:

Andrews Street at Cleveland Street (Westbound)  
Atchison Street at Second Street (North/South)  
Austin Street at Cleveland Street  
Cindy Lane at Newcom Lane  
Daniels Street at East Main Street  
Dawson Street at Daniels Street  
Dawson Street at Menke Street  
East Front Street at East Main Street  
East Front Street at Second Street (North/South)  
Eighth Street at Atchison Street (Eastbound)  
Eighth Street at Fowlkes Street  
Eighth Street at Hardeman Street (East/West)  
Eighth Street at West Street  
Fifth Street at West Front Street  
Fifth Street at West Street (East/West)  
Hill Street at Front Street  
IH-10 Frontage Road Westbound at U.S. Highway 90  
IH-10 Frontage Road Westbound at Rexville Road  
Kathy Avenue at Brookside Lane  
Koy Underpass Road at IH-10 Frontage Road Westbound  
Live Oak Street at Anderson Street  
Loescher Street at Main Street  
Moore Street at Silliman Street  
Nelson Street at Anderson Street  
North Fourth Street at North Fowlkes Street (East/West)  
North Fowlkes Street at Maler Road  
North Green Street at Wilson Street  
North Second Street at North Fowlkes Street

North Third Street at North Fowlkes Street (East/West)  
North West Front Street at Maler Road  
Old San Felipe at Silliman Street (North)  
Rexville Road at Roosevelt Street (Southbound)  
Roosevelt Street at Rexville Road (Westbound)  
San Felipe Road at Anderson Street (Eastbound)  
Second Street at Main Street  
Seventh Street at Atchison Street  
Seventh Street at Hardeman Street (East/West)  
Seventh Street at West Street  
Silliman Street at East Main Street (South)  
Silliman Street at Silliman Street and Frydek Road (Northbound)  
Sixth Street at Atchison Street (East/West)  
Sixth Street at Ward Street (East/West)  
Terri Avenue at Brookside Lane  
Tiger Lane at N. Circle Drive (Loop 350)  
Walker Street at East Main Street  
Ward Bend Road (dead-end) at Ward Bend Road  
Ward Street at Eighth Street  
Ward Street at Seventh Street (North/South)  
West Front Street at Second Street  
Westview Terrace Circle at Eagle Lake Road  
Westview Drive at Eagle Lake Road

(d) Location of traffic control signals shall be as follows:

FM 3538 at IH-10 Frontage Eastbound  
FM 3538 at IH-10 Frontage Westbound  
Highway 36 at IH-10 Westbound Entrance/Exit  
Highway 36 at IH-10 Eastbound Entrance  
Highway 36 at Entrance to Chicken Express (East) & Brazos Village Shopping Center  
(West)  
Highway 36 at Schmidt Road  
Highway 36 at FM 3013  
Highway 36 at North Circle/Eighth Street  
Highway 36 at Main Street  
Highway 36 at FM 1094 (Columbus Road)  
Highway 36 at FM 2187  
U.S. Highway 90 at Loop 350  
Koy Underpass Road at U. S. Highway 90  
Koy Underpass Road at Outlet Center Drive”

**Section 4.** *Repeal.* All ordinances or parts of ordinances in conflict herewith are repealed.

**Section 5.** *Severability.* In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of provision hereof other than the part declared to be in valid 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 in valid or unconstitutional, whether there be one or more parts.

**Section 6.** *Penalty.* Any person who violates or causes, allows, or permits another to violate any provision of this ordinance, rule, or police regulation of the city shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine or penalty not to exceed two hundred dollars (\$200.00). If such rule, ordinance, or police regulation governs fire safety or public health and sanitation, other than the dumping of refuse, the fine or penalty shall not exceed two thousand dollars (\$2,000.00). If such rule, ordinance, or police regulation governs the dumping of refuse, the fine or penalty shall not exceed four thousand dollars (\$4,000.00). Each occurrence of any violation of this ordinance, rule, or police regulation shall constitute a separate offense. Each day on which any such violation of this ordinance, rule, or police regulation occurs shall constitute a separate offense.

**Section 7.** *Effective Date.* This ordinance shall become effective immediately and enforceable when published as required by law.

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

**PASSED, APPROVED AND ADOPTED at this second reading on the day of January, 2026.**

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Carolyn Bilski, Mayor

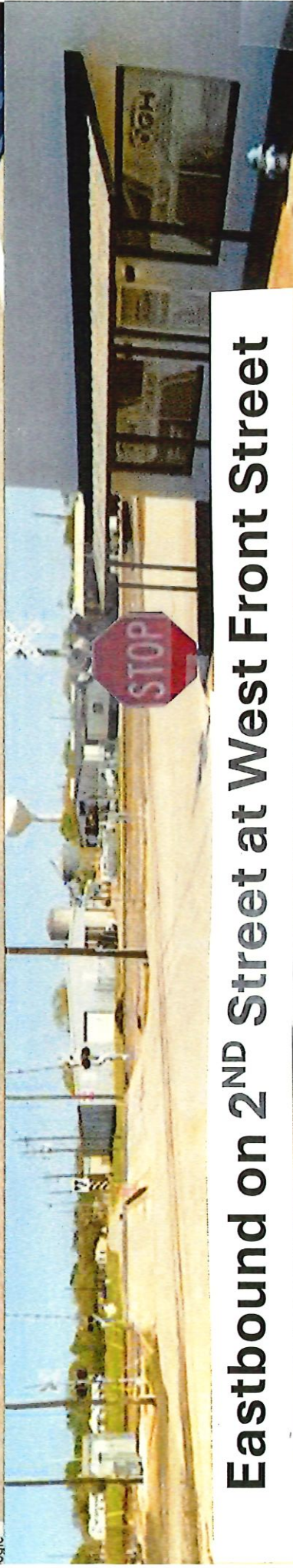
ATTEST:

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Sandra Vrablec, City Secretary



**Southbound on Fowlkes Street at 2<sup>nd</sup> Street –**  
Showing that Stop Signs already exist southbound and northbound on Fowlkes Street at 2<sup>nd</sup> Street



**Eastbound on 2<sup>ND</sup> Street at West Front Street**

Recommendation:  
Add a stop sign under the railroad crossing sign Eastbound on 2<sup>nd</sup> Street at West Front Street.  
*Approval of placement of this stop sign requires a two-reading amendment to Ordinance for Chapter*



## Eastbound on 2<sup>ND</sup> Street at Fowlkes Street

Recommendation:

Add stop signs on 2<sup>nd</sup> Street at Fowlkes Street eastbound and westbound to create multiway stops at that intersection.

*\*Approval of the placement of these two stop signs requires a two-reading amendment to Ordinance for Chapter 98*



## Westbound on 2<sup>ND</sup> Street at Fowlkes Street

## 2<sup>nd</sup> Street Intersection Evaluation

Fowlkes Street (NB) at 2<sup>nd</sup> Street



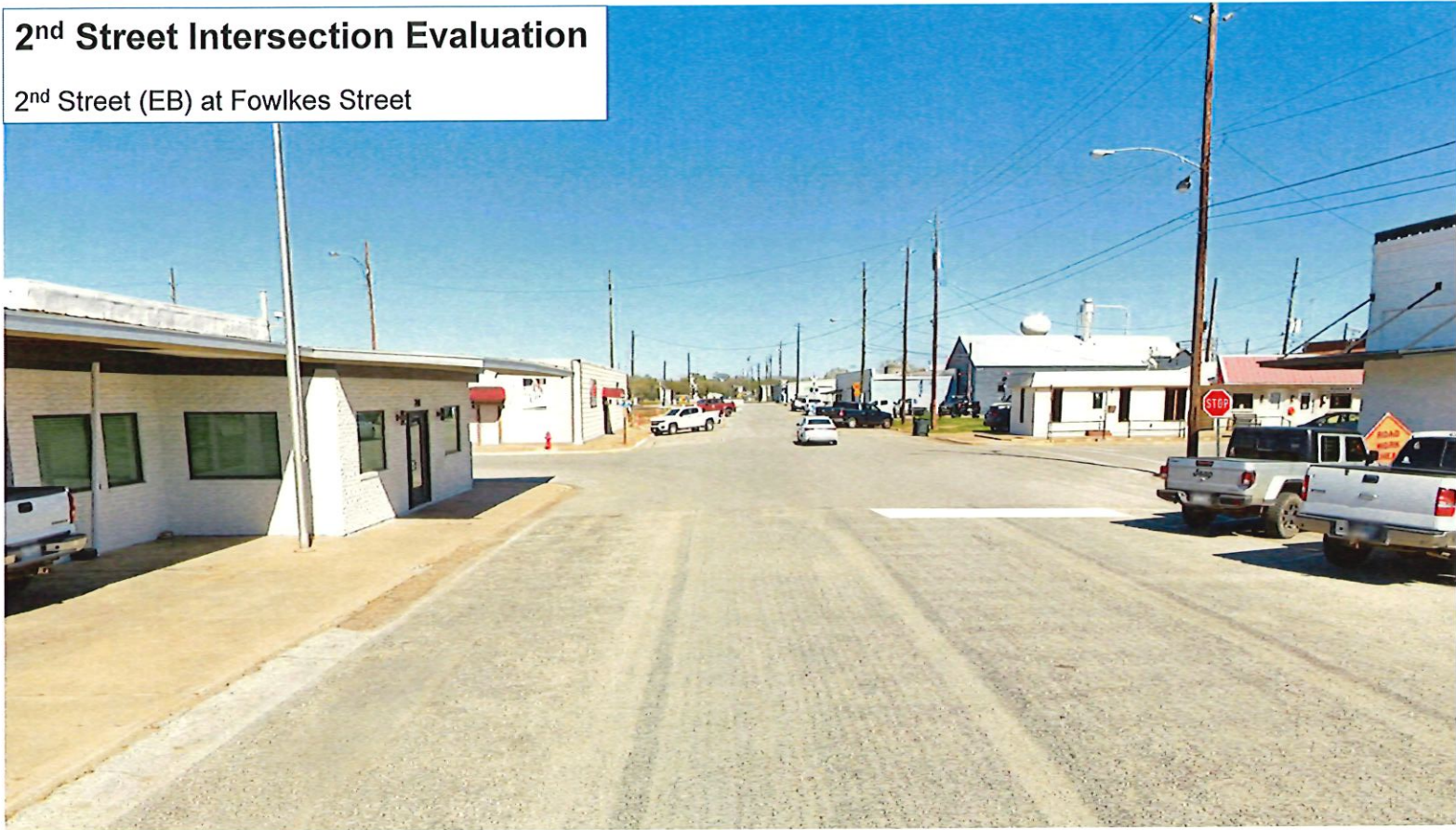
## 2<sup>nd</sup> Street Intersection Evaluation

Fowlkes Street (SB) at 2<sup>nd</sup> Street



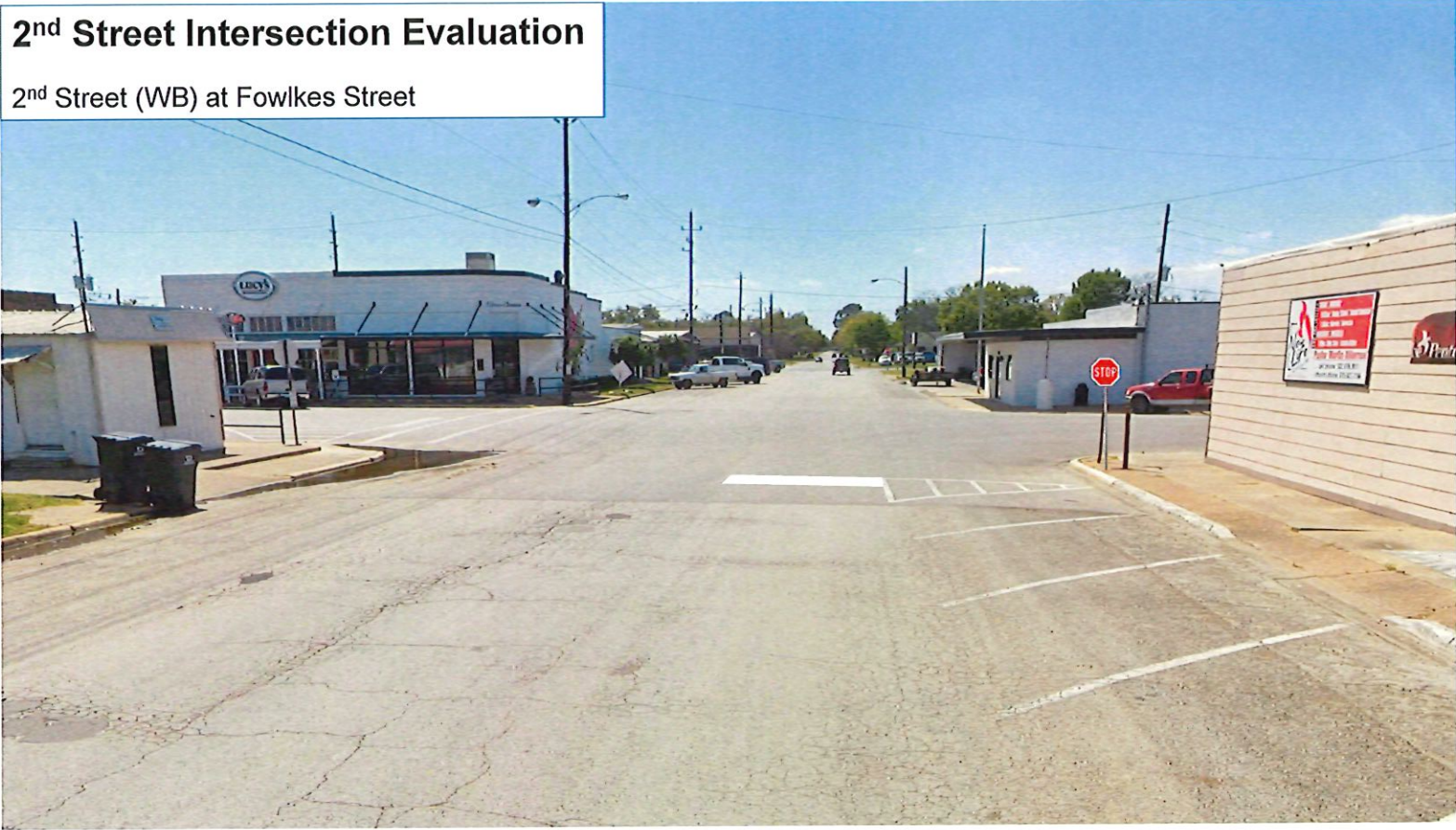
## 2<sup>nd</sup> Street Intersection Evaluation

2<sup>nd</sup> Street (EB) at Fowlkes Street



## 2<sup>nd</sup> Street Intersection Evaluation

2<sup>nd</sup> Street (WB) at Fowlkes Street



## 2<sup>nd</sup> Street Intersection Evaluation

2<sup>nd</sup> Street (EB) at North Front Street



**ITEM #7**



Meeting Date: December 16, 2025

Agenda Item No. – Discussion and Possible Action to Approve, Disapprove, or Approve with Conditions a Variance Application for 1233 Eagle Lake Road, Sealy, Texas 77474, allowing a Variance to the requirements of Section 28-1 - Definitions.

- a) Building Line - regarding no fence shall be authorized beyond a front building line or placed in a manner that would enclose any city Services.

Prepared by: Mike Barrow, Assistant City Manager

#### **SUMMARY:**

At the time of this staff report Wednesday December 10, the Planning Commission was due to meet this same evening. Therefore, the results of this meeting are unknown, but will be known by the time of the city council meeting.

#### **FINANCIAL IMPACT:**

NA

#### **RECOMMENDATION:**

This is a personal hardship which the variance application reads, "a variance cannot be granted to relieve self-created or personal hardship". I discussed this with city attorney who agreed that the item should be placed on the agenda. Section 28-1 10. – Variances. does not contain this language. The ordinance language relating to hardship only reads,

"The planning commission shall recommend a variance where it is determined that the granting of a variance will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions of these regulations will result in an unnecessary hardship, and so that the spirit of these regulations shall be observed and substantial justice done; and the granting of a variance is necessary to secure appropriate development of a parcel of land that differs from other parcels within the district by being of such restricted area, shape, or slope that it cannot be appropriately developed without modification, the granting of a variance will not be materially detrimental or injurious to other property or improvements within the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, substantially increase congestion on public streets, increase the danger of fire, endanger the public health, safety, and well-being, or substantially diminish or impair property values within the neighborhood; and the variance desired will not be contrary to the general purpose and intent of these regulations."

City of Sealy  
Application for a Variance



Owner/Applicant: Daniel Yoland Alvarez Sr. Date: 9/30/25

Fee: \$ \_\_\_\_\_

Street Address/Property Location: 1233 Eagle Lake Rd

Legal Description:

Lot 6 Block 36 Section/Unit: \_\_\_\_\_  
Subdivision or

\_\_\_\_\_ Attached is the legal description of the property

I hereby certify that all information provided is true and correct and that I am the legal owner of the property for which this variance is requested.

Sign: [Signature] Print: Daniel Alvarez  
Address: \_\_\_\_\_  
Phone Number: 713-885-8386

Applicant/Agent Contact:

Print: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Cite City Code Section(s) which a variance is requested and nature of the proposed variance. Section 28-1 Definitions: Building Line - "no fence shall be authorized beyond a front building line or placed in a manner that would enclose City Services.

My name is Daniel Alvarez and I bought the property at 1233 eagle lake rd on 9/15/25. The reason I am asking for a variance is because I want to build a Ranch Style fence around the property. I plan on building it 4 feet behind the front of the survey line, 3 feet Deep, and it should be 4 1/2 feet tall. I and my wife have 3 small children. A 5, 3, 2 year old. One of my children is in the spectrum, he is non-verbal, and likes to alone. we also have 2 large breed dogs. A German Shepherd and a Great Dane. We would like to build the fence around the property, not only to contain the dogs within the property, but to also keep our children safe from running into the streets. Thank you for the understanding.

# City of Sealy

## Application for a Variance



### Submittal Requirements for a Variance

Submit the following to the City Secretary, City of Sealy, 415 Main Street, P.O. Box 517, Sealy, Texas 77474.

1. A completed variance application and proposed Findings of Fact.
2. A Site Plan and any supporting documents as necessary to depict the variance(s).
3. One set of 8.5" by 11" reproducible copies of all submitted exhibits.
4. Application Fee (\$200.00 for residential and \$500.00 for commercial).

Failure to pay the required application fee or provide all of the required items listed for variance submittal shall constitute an incomplete application. The variance cannot be placed on the agenda for consideration until the application is complete.

The applicant, or an authorized representative, must attend the meeting(s) to present the request and to answer any questions. Failure to do so may result in the item being tabled or denied.

### Filing Deadline

Variance requests must be filed with the City Secretary at least three (3) weeks prior to the next regular scheduled meeting of the appropriate Board or Commission having jurisdiction.

### Variance Standards for Approval

In order to grant any variance under Chapter 28-110-Variations OR Chapter 87-3-Special Provisions(b) Variations - in Sealy's City Code of Ordinances, the applicant must provide the City of Sealy with written findings of fact to be considered to illustrate how the strict application of the Sealy City Code would result in unnecessary hardship, using the following criteria:

- A. That literal enforcement of the ordinance will create an unnecessary hardship or practical difficulty in the development of the affected property;
- B. That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district;
- C. That the relief sought will not injure the permitted use(s) of adjacent conforming property; and
- D. That the granting of a variance is in harmony with the spirit and purpose of these regulations.

A variance, under Chapter 87-3(b). Special Provisions, or from any such rule or regulation may be granted by the city council only upon a good and sufficient showing by the owner that;

- A. There are special circumstances or conditions affecting the property in question;

# City of Sealy

## Application for a Variance



- B. That enforcement of the provisions of this chapter will deprive the applicant of a substantial property right;
- C. That if a variance is granted it will not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity.
  - a. All variance applicants shall erect a four-foot by eight-foot sign for commercial properties and an intended single-family residential home shall erect a two-foot by three-foot sign facing the front of the property no greater than 15 feet from the public right-of-way with legible lettering from such public right-of-way stating that a variance is being requested and the date, time, and location of the planning commission meeting in which the variance will be considered. The sign shall be erected at least 15 days before the date of any meeting in which the variance will be considered.
  - b. The sign shall consist of a white background with black legible font. The sign shall be self-supporting and be erected so that a minimum of one-foot separates the bottom of the sign from the ground below. The sign shall not be obstructed by natural or man-made elements. A URL, QR code, or city phone number, as specified by the city planner or designated staff, shall be posted on the sign.
  - c. City staff shall approve the sign and its proposed location prior to installation and may allow for minor deviations of this section. City shall mail notice of the variance request to all property owners within a 200 foot radius of the property line requesting the variance at least 15 days before the date of the planning commission meeting in which the variance will be considered. Variance notice shall be placed on the city website and social media accounts.

### **Findings of Fact**

The applicant bears the burden of proof in establishing facts to justify a variance. To establish a basis for variance consideration, the applicant must complete the following Findings of Fact statements for variance consideration.

That special conditions or circumstances exist which are peculiar to the land, structure, or building involved and which is not applicable to other land, structures, or buildings in the surrounding area.

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That literal interpretation of the City Code would deprive an applicant of a right commonly enjoyed by other properties in the surrounding area.

# City of Sealy

## Application for a Variance



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That special conditions or circumstances did not result from the actions of the applicant.

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That granting the Variance will not confer on the applicant any special privilege that is denied by the City Code to other properties in the surrounding area.

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A Variance cannot be granted to relieve self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person a privilege not permitted by the Sealy City Code.

A variance may not be granted which would result in undue hardship on another parcel of land.

CE. NO. 171-03-PLU800831 OR FIDELITY NATIONAL TITLE  
 ADDRESS: 1733 EAGLE LAKE ROAD  
 BORROWER: DANIEL ALVAREZ

**1.5000 ACRES  
 (65,339 SQUARE FEET)  
 A PART OF LOT 6, BLOCK 36  
 THE SEALLY SUBDIVISION**

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 4, PAGE 318 OF THE DEED RECORDS  
 IN AUSTIN COUNTY, TEXAS  
 (SEE ATTACHED ACRES AND BOUNDARY DESCRIPTION)

NOTE: PLAT DEDICATED AND DEDICATED TO THE PUBLIC



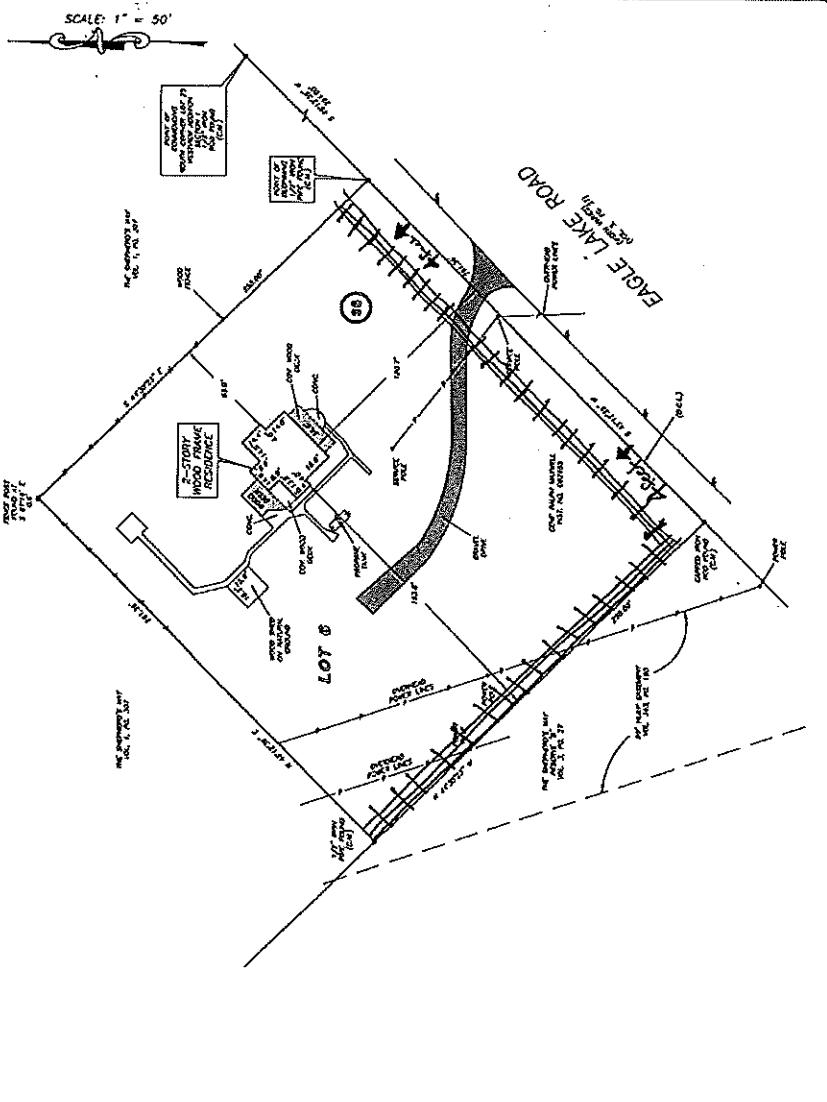
THE PROPERTY AND ANY ACRES ADJACENT THEREON  
 ARE NOT SUBJECT TO ANY OTHER MORTGAGE,  
 LIEN, EASE, OR ENCUMBRANCE OF ANY KIND,  
 INCLUDING BUT NOT LIMITED TO, FEDERAL TAX LIEN,  
 STATE TAX LIEN, OR ANY OTHER LIEN, EASE,  
 OR ENCUMBRANCE WHATSOEVER.

A PROFESSIONAL SURVEYOR HAS REVIEWED THE MAP  
 AND FOUND IT TO BE IN ACCORDANCE WITH THE  
 REQUIREMENTS OF THE TEXAS SURVEYING ACT.

THE SURVEYOR'S OFFICE IS LOCATED AT 1733 EAGLE LAKE ROAD, AUSTIN, TEXAS 78744.



PRECISION SURVEYORS  
 281-698-1858  
 281-698-1857  
 281-698-1856  
 281-698-1855



**PRECISION**  
 surveyors



Fidelity National Title  
 VICTORIA BRANCH  
 281-501-5000









**ITEM #8**



AGENDA ITEM NO: \_\_\_\_\_

SUBMITTED BY: Patrick Parsons, Public Works Director

MEETING DATE: December 16, 2025

## STAFF REPORT

### DESCRIPTION

Discussion and Possible Action regarding Approving Ratification of the Master Utility Plan.

### SUMMARY

On September 21, 2021, City Council authorized Strand Associates to conduct a comprehensive Master Utility Study in the amount of \$350,000. The first progress update was presented by Ryan Tinsley on November 15, 2022. Throughout 2023, Public Works staff continued coordination with Strand, meeting regularly to provide edits, technical feedback, and recommendations. These discussions focused on confirming and elaborating on the projected impacts identified in the study compared to the actual conditions observed in the City's aging infrastructure and the increasing demand resulting from growth. This collaborative effort informed the refinement of capital improvement recommendations and supported staff's approval of the draft study in May 2023.

During this period, the City was under a development moratorium and experienced significant staffing turnover in both the Public Works and Planning Departments. Staff did not want to rush final approval of the study, instead choosing to allow time for pending development proposals and site plans to advance so that land use assumptions, particularly in the absence of zoning, could be evaluated for accuracy and completeness. This intentional pause ensured that the capital project recommendations would be appropriately sized for the actual development expected to occur. Concurrently, Strand was also completing the Impact Fee Study and Utility Rate Study. Given the unresolved assumptions related to development activity and potential annexation petitions, staff collectively agreed to postpone final acceptance of the Master Utility Study until greater certainty could be established.

Since that time, growth patterns and development activity have stabilized. The proposed capital improvement plan associated with the Master Utility Study, as well as the Impact Fee Study and the land use assumptions, have remained consistent with previously presented proposals. As a result, the FY 2024/2025 and FY 2025/2026 budgets, along with task order recommendations brought forward since December 2023, have been based on these findings.

Additionally, Strand's recent review of the West Front Street Infrastructure Project and the Allens Creek Trunk Sewer Phase I project, along with the newly added capital improvements

intended to expand these efforts, align with the study's recommendations and projected timelines. These projects continue to validate the study's assessment of the condition, lifespan, and capacity constraints of the City's utility infrastructure. Because the City does not have zoning, the Master Utility Study incorporates reasonable assumptions for future development. For this reason, staff continues to carefully prioritize water, sewer, and gas infrastructure needs based on actual development activity to avoid unnecessary taxpayer costs for improvements that may not be needed within the next 5–10 years.

Based on these consistent findings and the fact that multiple capital projects and approved budgets already rely on the study's assumptions and recommendations, staff recommends that City Council formally accept the Master Utility Study by ratification. This action will ensure that the study is officially recognized as the foundation for ongoing and future utility planning, budgeting, and capital improvement programming.

**Due to the size of this agenda item, a link is being provided:**

[https://drive.google.com/drive/folders/1lmsat7SfEETxknilWn\\_qWIKJ-wTOEwnj?usp=sharing](https://drive.google.com/drive/folders/1lmsat7SfEETxknilWn_qWIKJ-wTOEwnj?usp=sharing)

**If you prefer a paper copy of the full report, please contact the City Secretary to request a paper copy.**

**The packet includes the following information from each of the utility master plans (Natural Gas, Water, & Wastewater) primarily for the purpose of how we arrived at the capital improvement plan and the final CIP for each type of utility:**

- Cover letter
- Table of Contents
- Executive Summary
- **Section 1:** Introduction
- **Section 2:** Existing Facilities
- **Section 3:** Gas: (Demand Projections); Water: (Use Projections & Utility Sources); & Wastewater: (Waste Load & Flow Forecasts)
- **Section 4:** Computer Modeling (& Evaluation of Alternatives if applicable)
- **Section 5:** Capital Improvement Plan (CIP)

## RECOMMENDATION

Public Works Director and City Manager recommend ratification of the Master Utility Study.

## FINANCIAL IMPACTS

The Master Utility Study was fully funded in a prior fiscal year. Any capital improvement projects identified through the study are brought to City Council individually for consideration and approval through the standard budgeting and task order processes. As a result, there is no direct cost associated with Council's acceptance of the study. Formal approval, however, will support more accurate long-range utility planning and strengthen the City's ability to budget for future capital improvement needs.

# K. EXECUTIVE SESSION

**ITEM #10**  
**REPORTS OR REQUESTS**  
**FROM THE CITY**  
**MANAGER AND**  
**DISCUSSION**

**ITEM #11  
REPORTS,  
ANNOUNCEMENTS, OR  
REQUESTS FROM  
COUNCILMEMBERS**

L. ADJOURN