



MEETING MINUTES
DECEMBER 2, 2025

SEABROOK CITY COUNCIL
REGULAR CITY COUNCIL MEETING

Mayor Jim Sweeney called the Seabrook Council Meeting to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Jim Sweeney, Buddy Hammann, Tyler Kubena, Jared Sessum, Tom Tollett, Angela Cervantes, Summer Sanford. Also in attendance were: City Manager Gayle Cook, City Secretary Rachel Lewis, and Deputy City Manager Sean Landis. Mayor Jim Sweeney declared a quorum and pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

Robert Lamy	1830 Lakeside Drive, Seabrook	New median on NASA
Kelly Stewart	2510 Hollybrook, Seabrook	New median on NASA, records, leadership
Joe Machol	Seabrook	New median on NASA, communication, City Hall renovations, sound wall

1.1 Mayor, City Council and/or members of the City staff may make announcements about City/Community events. City Council

Councilmember Kubena announced the following events:

Seabrook PD Blood Drive - December 3, 2025

Tree Lighting - December 4, 2025

City Office Closure - December 23, 2025 at noon through December 25, 2025

City Office Closure - December 31, 2025 at noon through January 1, 2026

Tree Planting Day of Awesomeness - January 3, 2026

Councilmember Sessum announced a Fire Department blood drive on December 29, 2025 and a Santa Run on December 6, 2025.

1.2 City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, Transportation Projects, and City of Seabrook CIP Projects.

City Manager Gayle Cook presented the report. See Attachment A.

Mayor Sweeney adjourned into Executive Session per Section 551.071 of the Local Government Code at 6:24 pm.

Mayor Sweeney reconvened into Open Session at 6:42 pm.

Mayor Sweeney read the following statements into the record.

Statement 1

"Before we continue the regular agenda, I would like to read a statement of fact regarding a public comment from our November 18 meeting.

First, regarding the Public Information Act process:

The City of Seabrook has never been the subject of a complaint or an investigation by the Texas Attorney General related to public information requests. When the Attorney General becomes involved, it's because we have submitted documents for review, which state law requires whenever there may be attorney-client privileged material.

These reviews are City-initiated and reflect the process we follow to ensure compliance and transparency, not actions taken against the City.

Next, during the November 18 meeting, there was a reference to a cost estimate on a records request. In that case, staff discovered that the initial date range was incorrect. The City caught that error internally, corrected it, and issued a revised estimate. The Attorney General had no role in that matter. This is an example of the City identifying an issue and fixing it openly and in good faith.

There was also discussion of another request where some documents might contain attorney-client privileged information. All non-privileged documents were released right away. The remaining materials were submitted to the Attorney General for a required ruling. That ruling is still pending, and at this time no directive has been issued instructing the City to change anything. This is the normal transparency process built into state law.

These are the confirmed facts from the City Secretary's Office.

Seabrook is committed to following state law, to handling public information requests accurately and ethically, and to correcting mistakes when they occur. That's part of maintaining the trust of those we serve.

And for clarity moving forward: Any official factual statements about City processes or procedures will come from the Mayor's chair or through our formal communication channels, so everyone receives the same accurate information at the same time."

Statement 2

"I need to enter a brief statement of fact into the record regarding the TXDOT median installation at NASA Parkway and Lakeside Drive.

The City has reviewed the full email record between the City Manager and TXDOT. The verified facts are as follows:

On October 9, 2025, the City Manager contacted TXDOT after verbally receiving new safety complaints about near head-on conflicts involving the turn lane at Lakeside Drive and Nasa Parkway. The suggestion made by the City was **only for delineators** (those thin white pvc columns) as a safety measure.

TXDOT decided against both a painted stripe area - a gore - leading into the turn lane from in front of the Classic Cafe area, **and** against the PVC delineators. The City Manager also made a specific comment about safety, and not creating a condition that could cause more accidents.

TXDOT then proposed a **double-curb** as their preferred engineering solution. This was **entirely a TXDOT-initiated design** based on their traffic engineering judgment.

The City did not design, request, or direct the installation of a median.

The City Manager asked TXDOT only for an example photograph to understand what type of curb TXDOT was considering.

On November 19, 2025, TXDOT independently installed the median. When the City became aware that the installation affected access, staff contacted TXDOT immediately by phone, and TXDOT could not stop the current construction but agreed to modify the configuration. That is being scheduled.

These are the verified facts of the communication. The City requested delineators for safety; TXDOT rejected that option and selected its own engineering design. This statement is entered into the record to ensure clear and accurate information for our residents and businesses."

2. PRESENTATIONS

2.1 Presentation of the monthly financial reports for the periods ending September and October 2025.

Finance Director Mike Gibbs presented the reports. **See Attachment B.**

3. CONSENT AGENDA

3.1 Approve the minutes of the November 13, 2025 and November 18, 2025 City Council Meetings.

Motion:	To Approve the Consent Agenda
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

4. SPECIFIC PUBLIC HEARING

4.1 Conduct a Public Hearing on a request to purchase, and for the City to abandon/vacate and convey a City right-of-way generally located within the Gay Vista Subdivision, known as Bay Vista Drive, originally platted as Palm Drive and Flamingo Lane described as a 60' right-of-way, BEING a 1.473 acre (64,152 square feet) tract of land situated in the Ritson Morris Survey A-52, Harris County, Texas according to the map or plat thereof recorded in Volume 058, Page 024 of the Harris County Maps Records.

Mayor Sweeney opened the Public Hearing at 6:57 pm.

Assistant City Manager Sean Landis presented the request. **See Attachment C.**

There were no public comments.

Mayor Sweeney closed the Public Hearing at 7:06 pm.

5. BID AWARDS

5.1 Consider and take all appropriate action on a proposal with Branch Construction Group in an amount of \$53,827.00 for CIP Project D19 Outfall Repair and authorize the City Manager to execute the proposal and any associated documents.

Public Works Director Brian Craig presented the proposal.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

6. NEW BUSINESS

6.1 Consider taking additional actions to sell, abandon/vacate, and convey the right-of-way generally located within the Gay Vista Subdivision, known as Bay Vista Drive, originally platted as Palm Drive and Flamingo Lane, described as a 60-foot right-of-way, being a 1.473-acre (64,152 square feet) tract of land situated in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas, according to the map or plat thereof recorded in Volume 58, Page 24 of the Harris County Map Records;

and further, to order title and direct the City Attorney to prepare the appropriate ordinance.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 2 Sessum
Vote:	Passed unanimously by all present

- 6.2 Consider and take all appropriate action on directing staff to prepare a draft ordinance regarding the records management included within the Texas Local Government Code, and develop longer retention periods for certain specific records than the established retention periods outlined by the Texas State Library and Archives Commission.**

Councilmember Hammann expressed concern that changing only a few items from the established retention schedule could prompt broader challenges to other records. Councilmember Sanford stated she did not support deviating from the state-mandated guidelines already codified. Councilmember Cervantes noted she did not believe the City should rely solely on the state's minimum retention requirements. Councilmember Sessum said he was concerned the decision could prompt similar questions about other departmental retention schedules, adding that adhering to state standards remained the simplest way to ensure compliance.

Motion:	To keep the current Council agendas and all packet information for
Made By:	At-Large Position 4 Cervantes
Seconded By:	At-Large Position 1 Kubena
Vote:	Failed with Councilmembers Kubena, Cervantes and Sessum voting Councilmembers Hammann, Sweeney, Tollett, and Sanford voting c

- 6.3 Consider and take all appropriate action on the first and final reading of Ordinance 2025-26, amending the budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 for City department encumbrances.**

Finance Director Gibbs presented the amendment.

Councilmember Sanford was not present in the room for the vote on this item.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

- 6.4 Consider and take all appropriate action on first and final reading of Ordinance 2025-27, amending the budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 for city department encumbrances.**

Finance Director Gibbs presented the amendment.

Motion: To Approve
Made By: Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By: At-Large Position 3 Tollett
Vote: **Passed** unanimously by all present

6.5 Consider and take all appropriate action on amendments to the Fiscal Year 2026 Capital Improvement Program as it relates to Park projects.

City Manager Cook presented the proposed CIP amendments. **See Attachment D.** Mayor Sweeney reported that Mercedes Sanchez with Harris County informed him the County will not have funding for park or pier projects in the upcoming year. The Council directed staff to prepare information for public outreach, potentially through a survey or a town hall meeting, to gather community feedback. No further action was taken.

6.6 Consider and take all appropriate action on a Job Order Contract (JOC) with Red Oak Construction in an amount of \$464,318.52 for the renovations of the Seabrook Police Department through OMNIA Partners Purchasing Cooperative Contract #04-29 and authorize the City Manager to execute the contract.

Motion: To Approve
Made By: At-Large Position 3 Tollett
Seconded By: Mayor Pro Tem, At-Large Position 5 Hammann
Vote: **Passed** unanimously by all present

6.7 Consider and take all appropriate action on a Job Order Contract (JOC) with Red Oak Construction in an amount of \$130,149.22 for the remodel and renovation of City Hall Lobby and conference room, City Hall lobby restrooms, replacement of carpet and main stairwell flooring through OMNIA Partners Purchasing Cooperative Contract #04-29 and authorize the City Manager to execute the contract.

Motion: To Approve
Made By: Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By: At-Large Position 2 Sessum
Vote: **Passed** unanimously by all present

6.8 Consider and take all appropriate action on a Job Order Contract (JOC) with Red Oak Construction in an amount of \$62,662.13 for the remodel and renovation of City Hall second floor lobby through OMNIA Partners Purchasing Cooperative Contract #04-29 and authorize the City Manager to execute the contract. This is an alternate proposal exceeding the FY2025-26 renovation budget and if approved, will require a budget amendment.

Motion: To Approve
Made By: Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By: At-Large Position 3 Tollett
Vote: **Passed** unanimously by all present

- 6.9 Consider and take all appropriate action on a Job Order Contract (JOC) with Red Oak Construction in an amount of \$26,361.27 for records room split and remodel for additional office space through OMNIA Partners Purchasing Cooperative Contract #04-29 and authorize the City Manager to execute the contract. This is an alternate proposal exceeding the FY2025-26 renovation budget and if approved, will require a budget amendment.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed with Councilmembers Kubena, Sanford, Hammann, Sween and Sessum voting in favor, and Councilmember Cervantes voting c

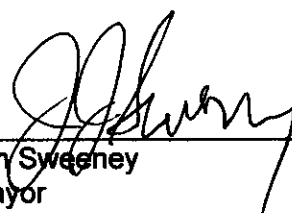
7. ROUTINE BUSINESS

7.1 Establish future meeting dates and agenda items.

City Secretary Rachel Lewis informed Council the next meeting was a Joint Meeting with the Planning & Zoning Commission on January 6, 2026, at 5:00 pm, followed by the Regular City Council Meeting on the same day beginning at 6:00 pm.

There being no further business, Mayor Sweeney adjourned the meeting at 8:03 pm.

APPROVED:

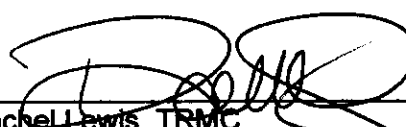


Jim Sweeney
Mayor

DATE:

1/6/2026

ATTEST:

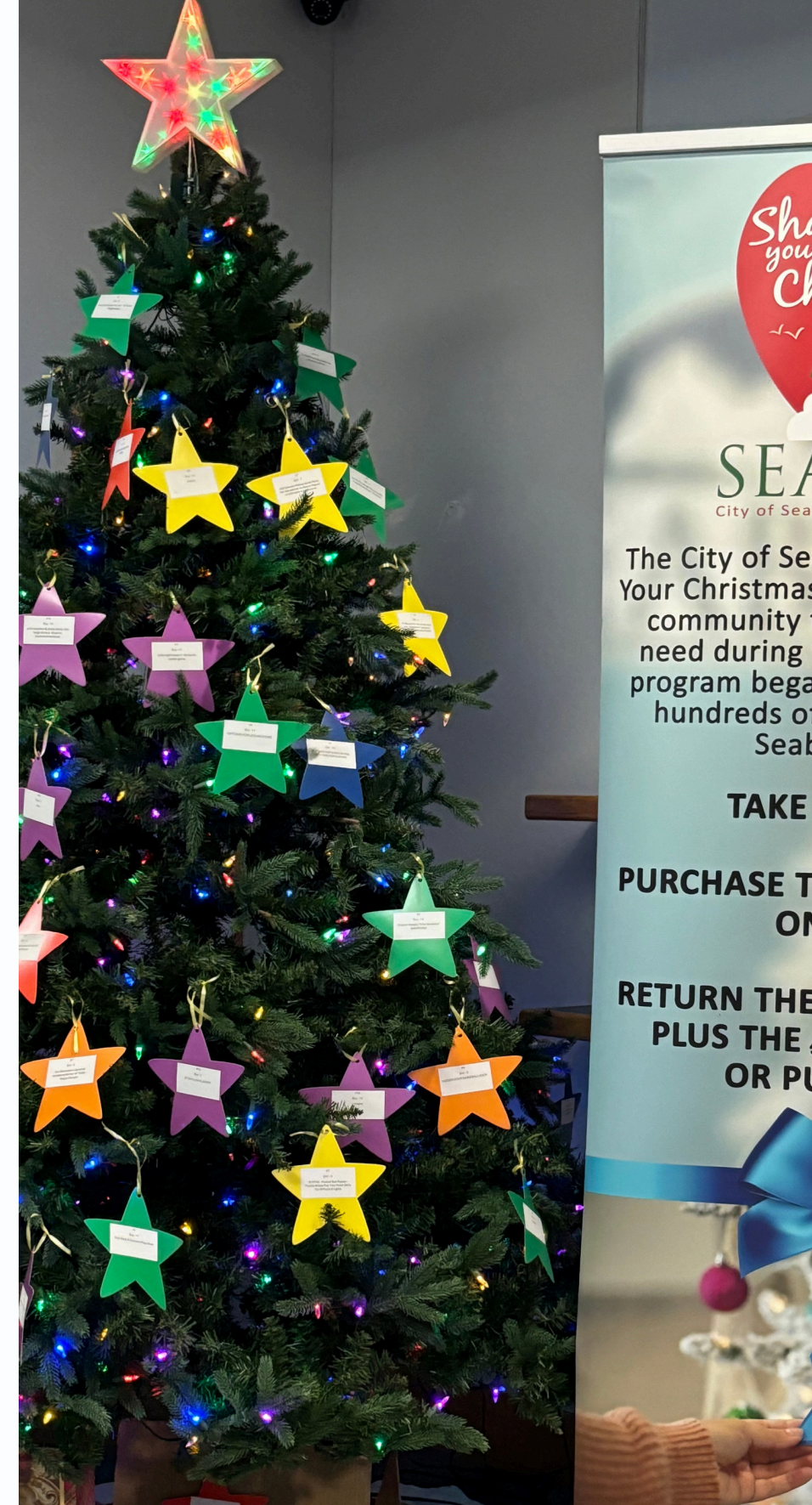


Rachel Lewis, TRMC
City Secretary

CITY COUNCIL UPDATE

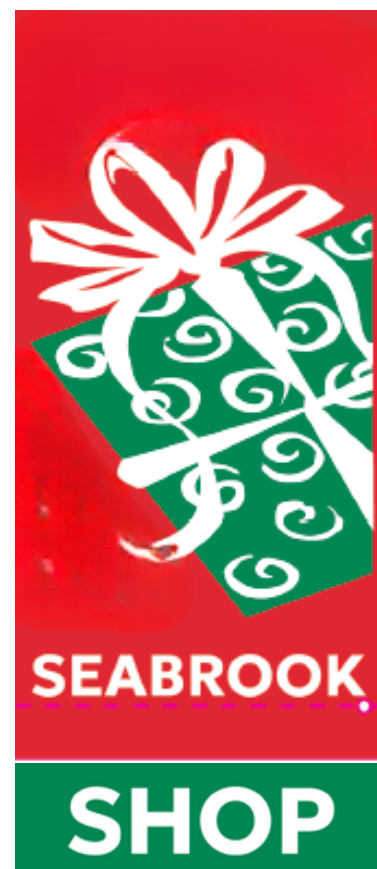
DECEMBER 2, 2025

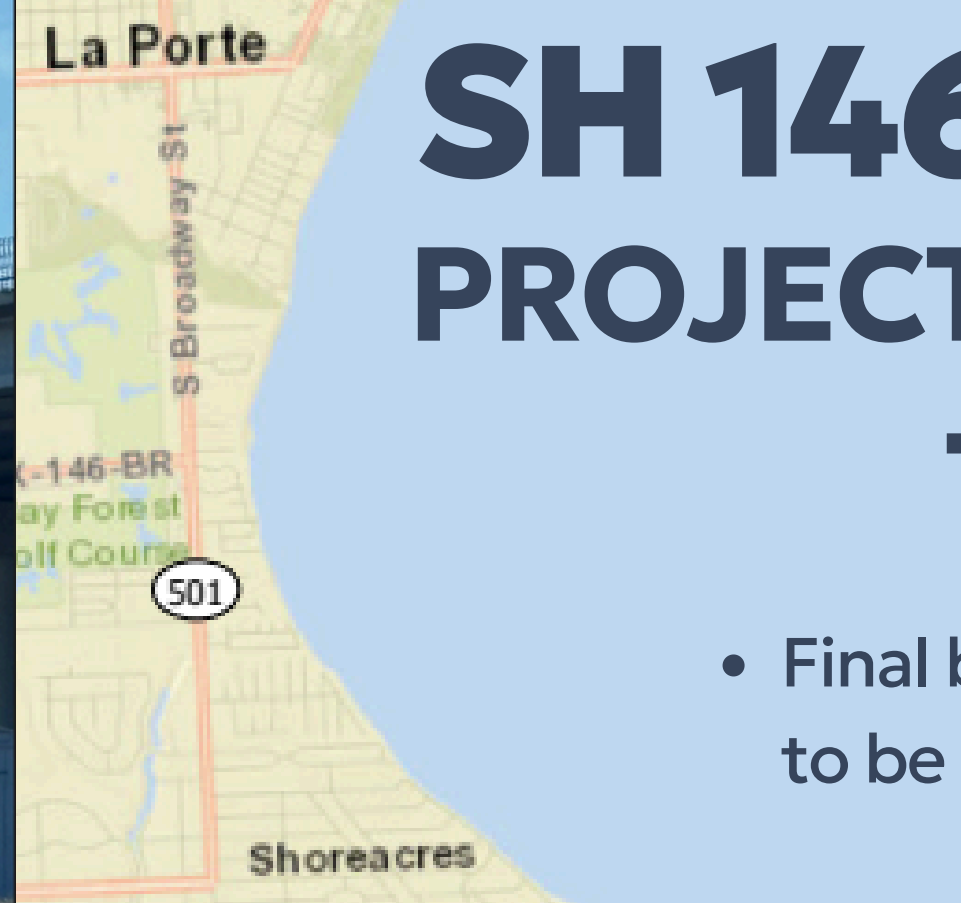




Beginning to Look Like Christmas

BANNERS COMING SOON...

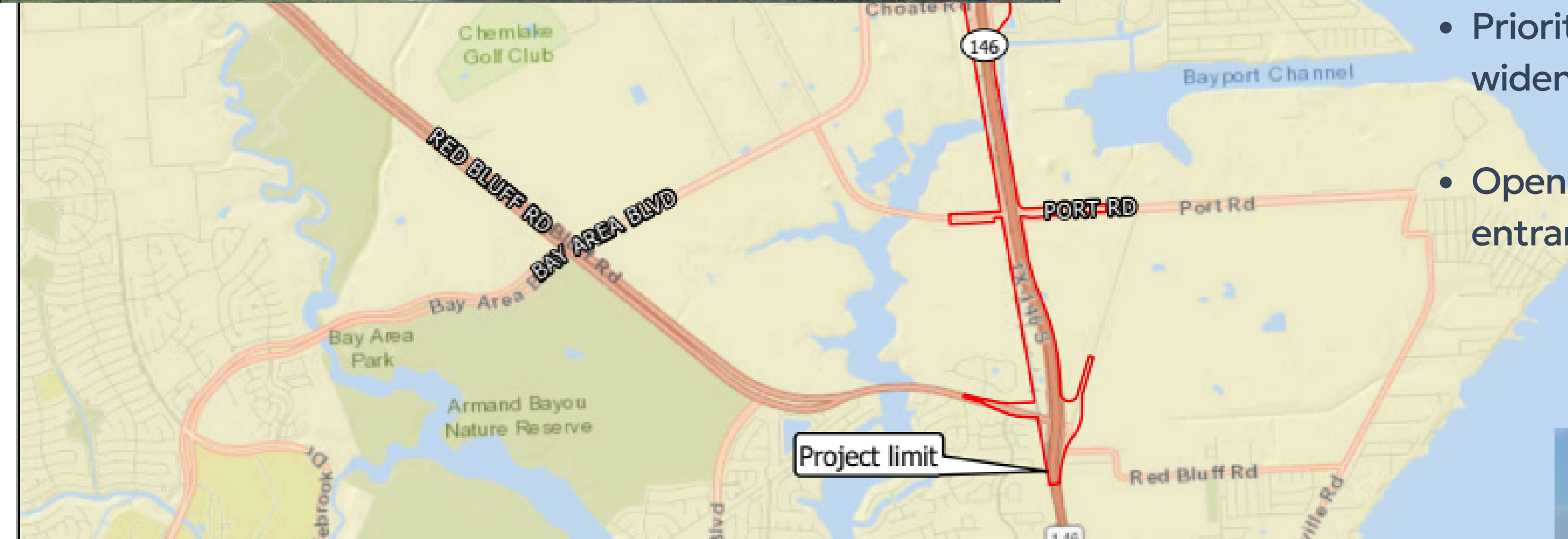




SH 146 - TxDOT PROJECT: RED BLUFF TO SPENCER

Galveston Bay

- Final beams on Red Bluff bridge to be set in next few weeks
- Priority is northbound mainlane widening
- Opening of new northbound entrance ramp in Jan -Feb 2026



Project Location Map

SH 146

From Spencer Highway to Red Bluff Road

Harris County, TX

0 0.5 1
Miles

Boards



CIP

CAPITAL IMPROVEMENT PROJECTS

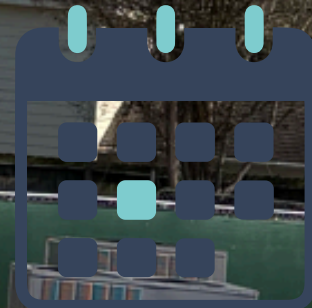
UPDATES

WASTEWATER TREATMENT PLANT ON MAIN STREET DEMOLITION

Next Steps

- Execution of final contract and supporting documents
- Mobilization early January

EMS FIRE STATION ADDITION AND RENOVATION - BOND PROJECT



Next Steps

- Building Pad Site
 - Form Slab on Grade and Steel Reinforcement
 - Gradebeam Concrete Pour

FIRE DEPARTMENT TRAINING TOWER

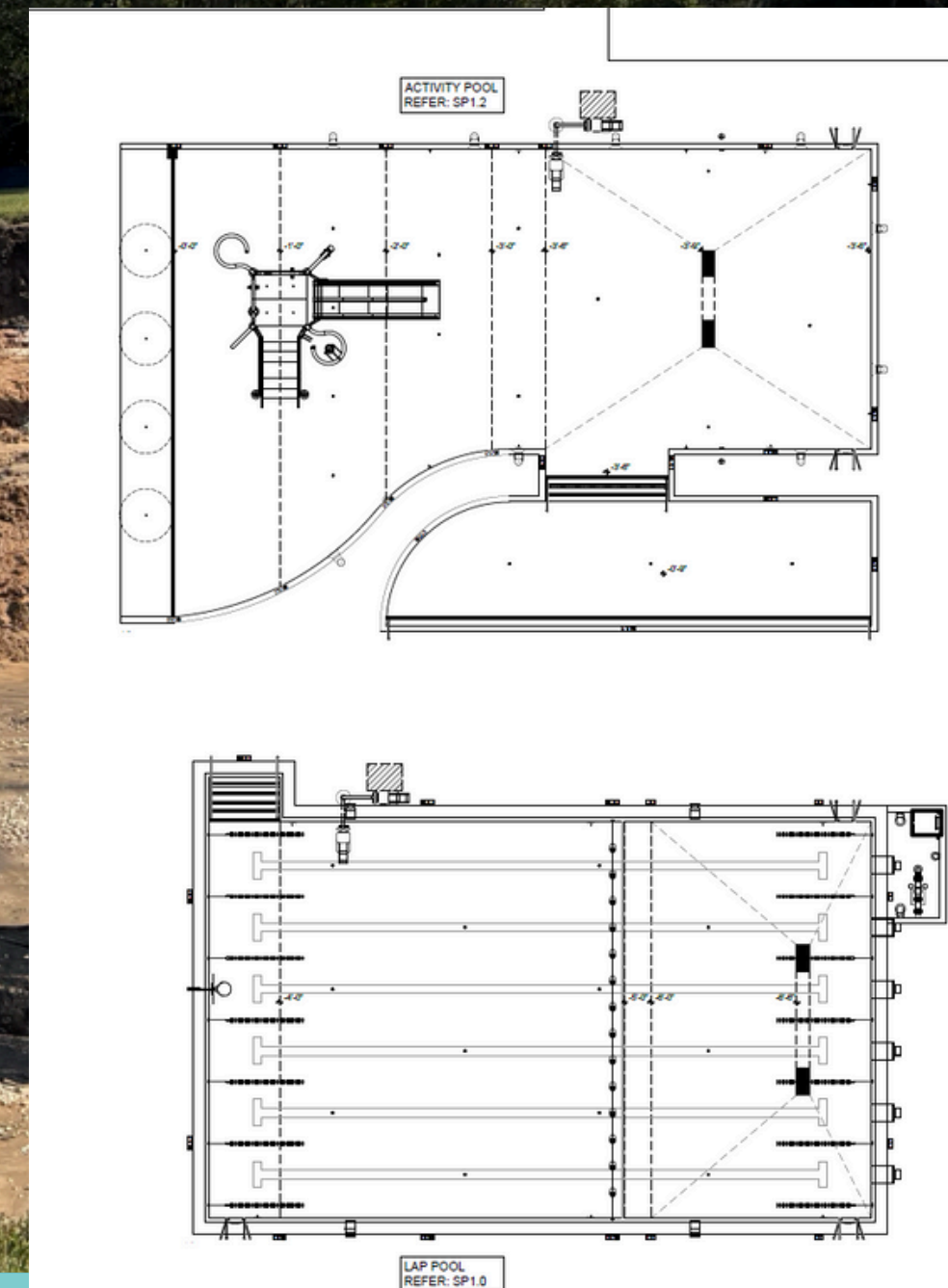
- Prefabricated Tower is on order
- Concrete Slab will be bid and poured in a project
- Future considerations planned with an overall Site Plan



Fire Training Grounds

PELICAN BAY POOL BOND PROJECT

- Forming and casting of the pools



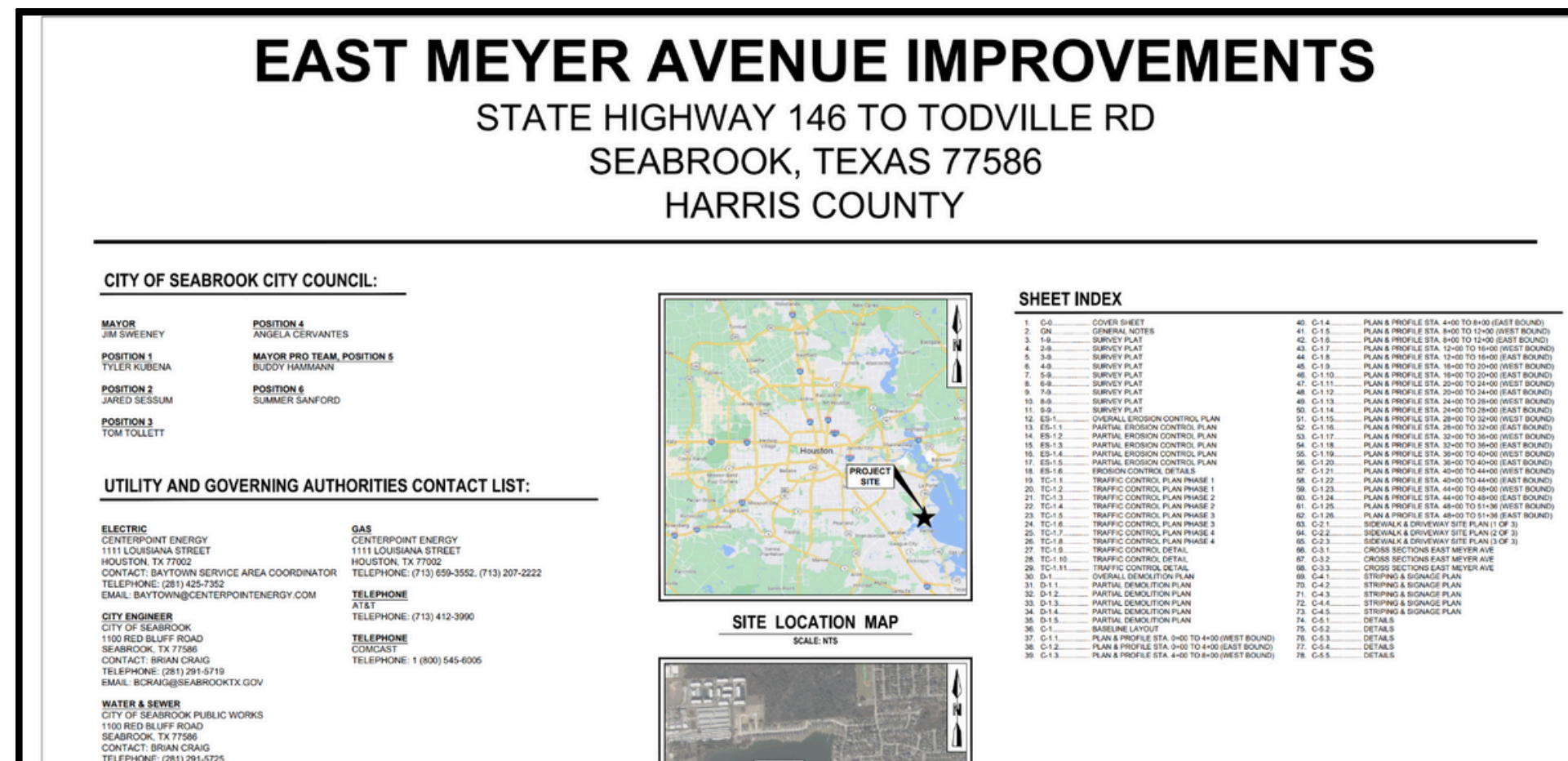
CITY STREET PROJECTS

S26 - EAST MEYER

- Project to publish for bid in December
- Open in January 2026
- Timeline to be confirmed at Bid Opening

S27 - NORTH MEYER

- Taking this to a city design project
- Proposal will come before City Council





Thank You



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City of Seabrook, Texas

Preliminary September Monthly Financial Report

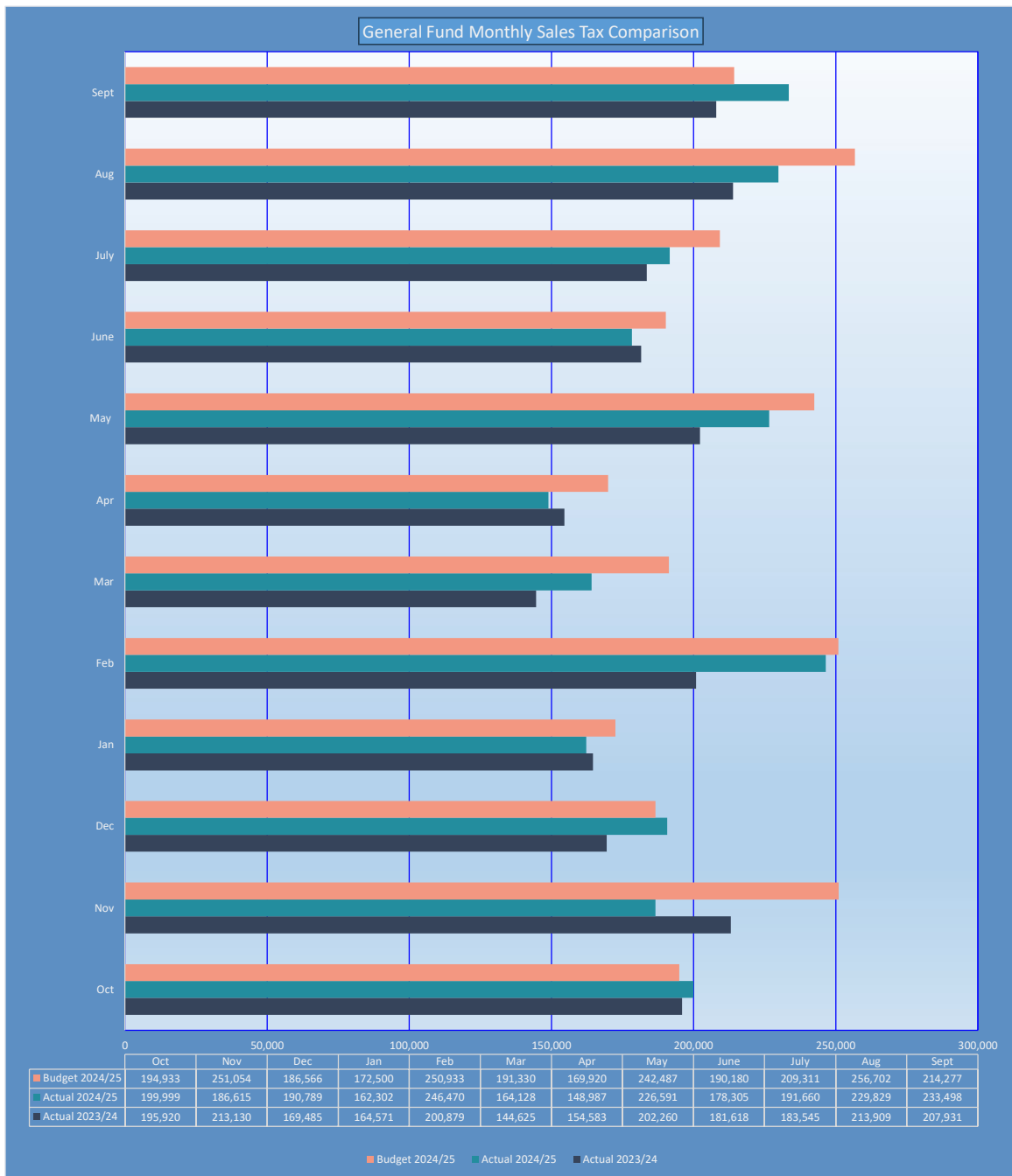
Unaudited Fiscal Year Ending September 30, 2025



"The City of Seabrook is responsive, innovative and fiscally sound in delivering services that preserve, protect and enhance quality of life."

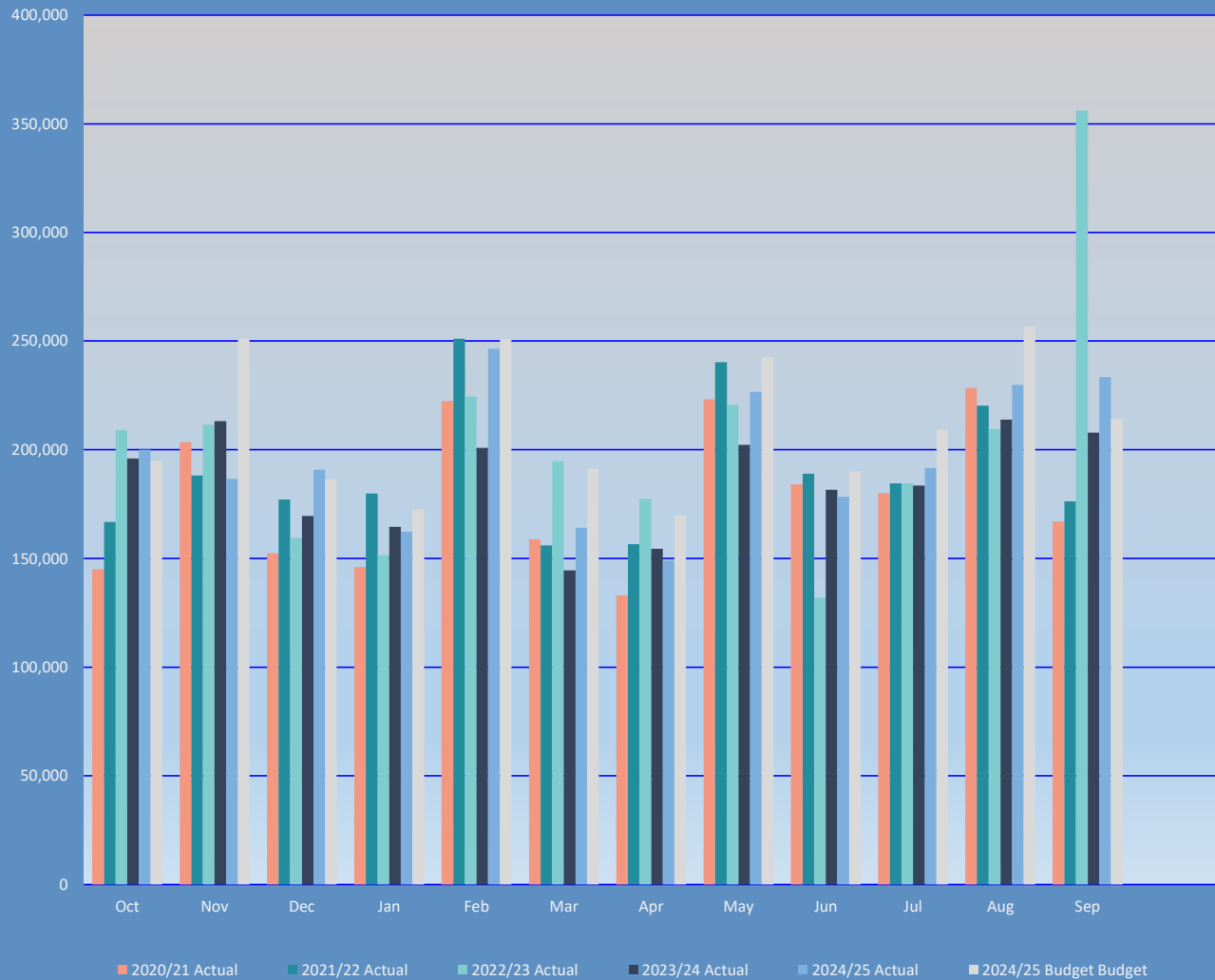
CITY OF SEABROOK
GENERAL FUND - MONTHLY REPORT
September 30, 2025

ANNUAL				FISCAL YEAR-TO-DATE		
<u>FORECAST</u>	<u>BUDGET</u>	<u>FORE VS BUD</u>	<u>GENERAL FUND</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>ACT VS BUD</u>
		<u>FAV/(UNFAV)</u>				<u>FAV/(UNFAV)</u>
		<u>VARIANCE</u>				<u>VARIANCE</u>
REVENUES						
6,587,765	7,032,067	(444,302)	AD Valorem Taxes	6,587,765	7,032,067	(444,302)
2,492,321	2,680,692	(188,371)	Sales Tax	2,492,321	2,680,692	(188,371)
717,955	730,013	(12,058)	Franchise Tax	717,955	730,013	(12,058)
815,380	892,651	(77,271)	Intergovernmental	815,380	892,651	(77,271)
293,764	500,000	(206,237)	Licenses & Permits	293,764	500,000	(206,237)
521,127	398,917	122,210	Charges for Services	521,127	398,917	122,210
465,516	450,998	14,518	Fines & Forfeitures	465,516	450,998	14,518
400,223	470,500	(70,277)	Interest Revenue	400,223	470,500	(70,277)
157,892	118,000	39,892	Industrial District Payment	157,892	118,000	39,892
475,067	478,210	(3,143)	Other Revenue	475,067	478,210	(3,143)
2,848,006	2,848,007	(1)	Transfers In	2,848,006	2,848,007	(1)
15,775,013	16,600,054	(825,042)	Total Revenues	15,775,013	16,600,055	(825,042)
EXPENDITURES*						
10,154,492	11,041,073	886,580	Personnel Services	10,154,496	11,041,077	886,580
311,472	435,174	123,703	Materials & Supplies	311,472	434,420	122,949
3,350,246	4,179,158	828,912	Services	3,350,247	4,184,152	833,905
357,215	499,748	142,533	Capital Outlay	357,215	499,748	142,533
443,296	443,296	0	Transfers Out	443,296	443,296	0
14,616,722	16,598,447	1,981,729	Total Expenditures	14,616,726	16,602,694	1,985,968
FUND BALANCE						
9,184,336	9,568,206	(383,870)	Beginning Balance Estimate	9,568,206	9,568,206	0
808,291	1,607	806,684	Change in Fund Balance	1,158,287	(2,639)	1,160,926
9,992,628	9,569,814	422,814	Ending Balance	10,726,494	9,565,568	1,160,926



	Sales Tax			Actual to Prior Year	% Actual to Prior Year	Current Year Actual to Budget	% Current Year to Budget
	2023/24	2024/25	2024/25				
	Actual	Actual	Budget				
October	195,920	199,999	194,933	4,079	2.08%	5,065	2.60%
November	213,130	186,615	251,054	(26,516)	-12.44%	(64,439)	-25.67%
December	169,485	190,789	186,566	21,304	12.57%	4,223	2.26%
January	164,571	159,043	172,500	(5,528)	-3.36%	(13,457)	-7.80%
February	200,879	246,470	250,933	45,591	22.70%	(4,463)	-1.78%
March	144,625	164,128	191,330	19,503	13.49%	(27,202)	-14.22%
April	154,583	148,987	169,920	(5,597)	-3.62%	(20,933)	-12.32%
May	202,260	226,591	242,487	24,330	12.03%	(15,896)	-6.56%
June	181,618	178,305	190,180	(3,313)	-1.82%	(11,875)	-6.24%
July	183,545	191,660	209,311	8,115	4.42%	(17,650)	-8.43%
August	213,909	229,829	256,702	15,920	7.44%	(26,873)	-10.47%
September	207,931	233,498	214,277	25,567	12.30%	19,221	8.97%
Totals	2,232,458	2,355,914	2,530,192	123,456	5.53%	(174,279)	-6.89%

General Fund Annual Sales Tax Total

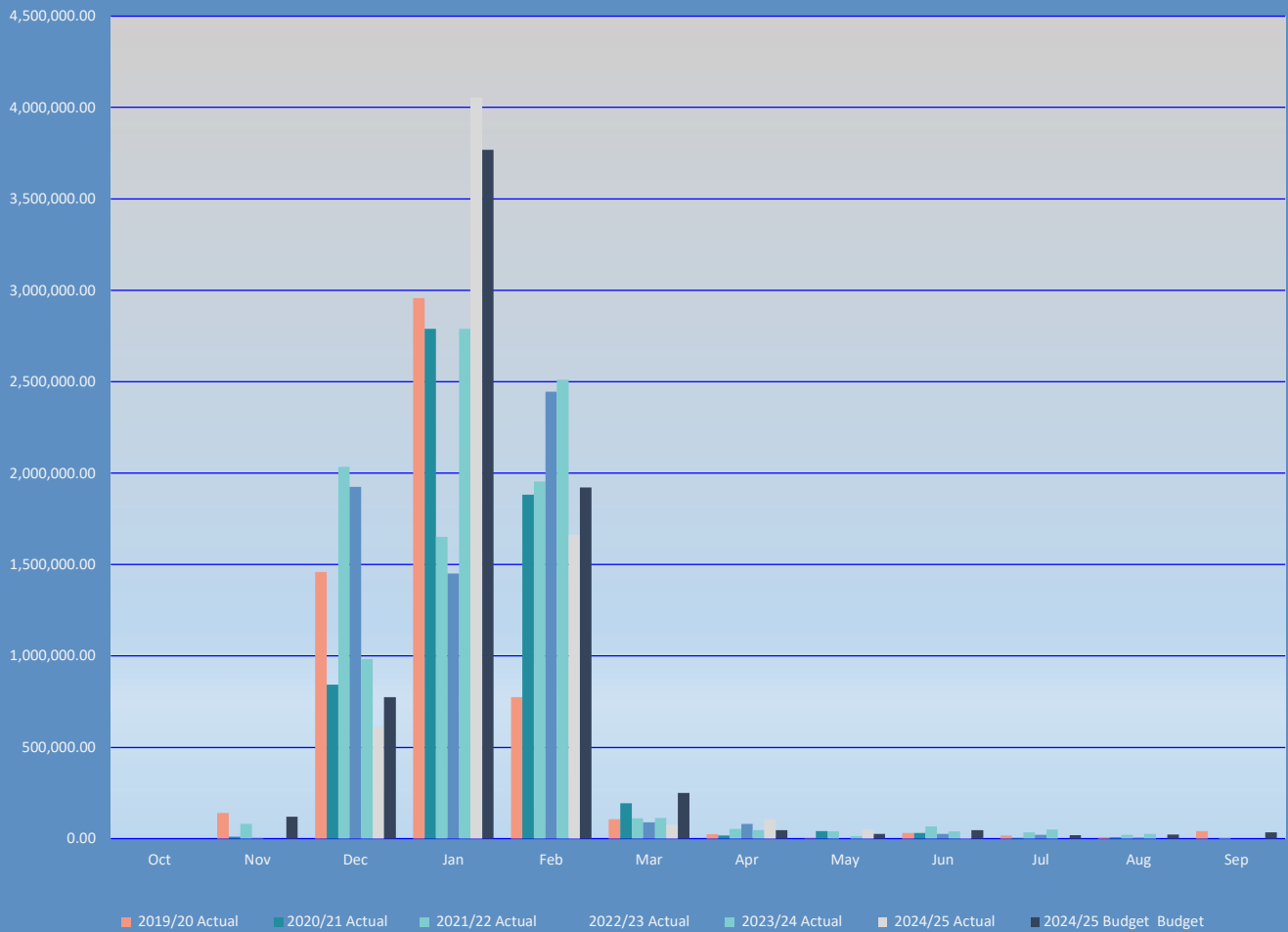


Annual Sales Tax Comparison					
	2020/21	2021/22	2022/23	2023/24	2024/25
	Actual	Actual	Actual	Actual	Actual
October	145,108	166,770	208,979	195,920	199,999
November	203,552	188,209	211,466	213,130	186,615
December	152,368	177,351	159,457	169,485	190,789
January	146,031	179,869	151,510	164,571	159,043
February	222,449	251,364	224,575	200,879	246,470
March	158,810	155,958	194,773	144,625	164,128
April	133,014	156,548	177,359	154,583	148,987
May	223,227	240,286	220,807	202,260	226,591
June	184,071	189,052	132,011	181,618	178,305
July	179,978	184,494	184,482	183,545	191,660
August	228,456	220,228	209,582	213,909	229,829
September	167,046	176,273	356,025	207,931	233,498
Totals	2,144,110	2,286,402	2,431,025	2,232,458	2,355,914

Property Tax

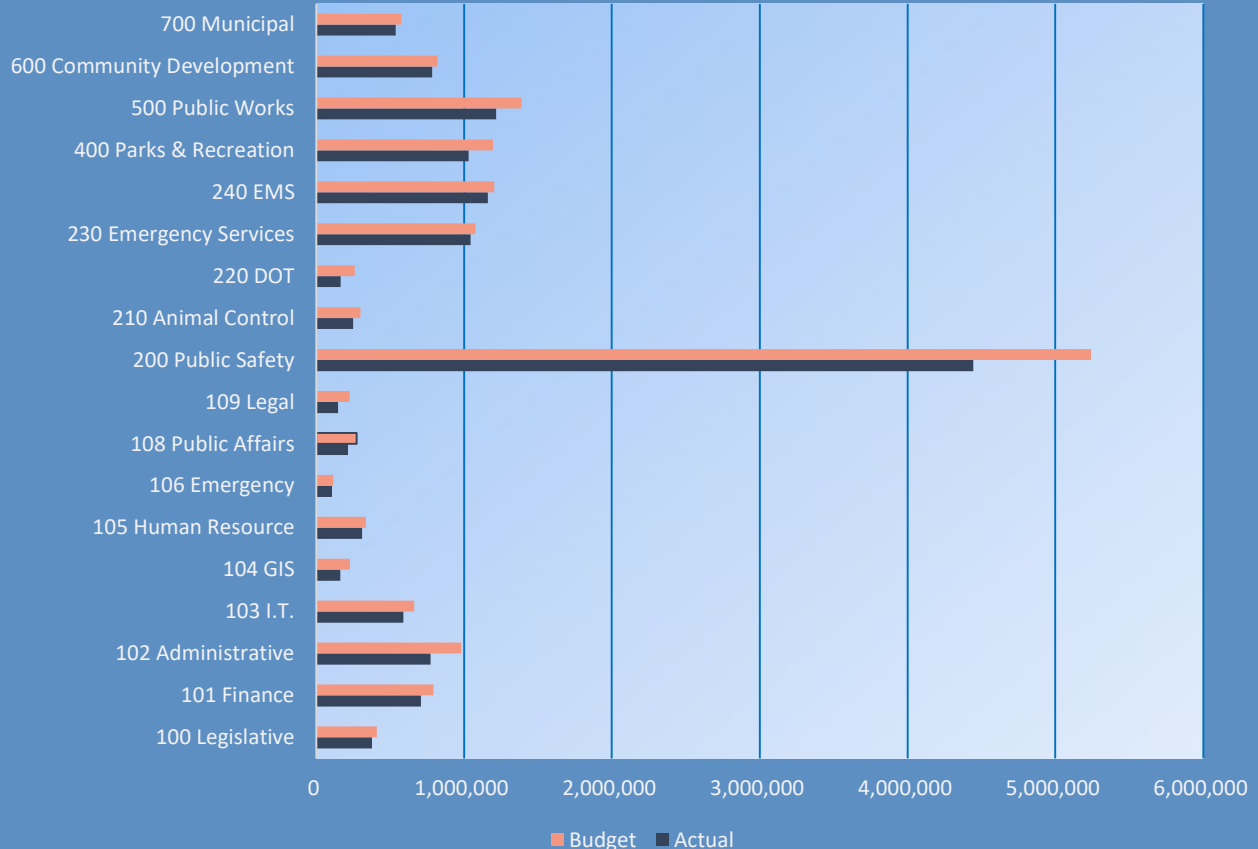
	2024/25 Budget	2024/25 Actual	YTD Actual to Budget	YTD % Actual to Budget	2023/24 Actual	Actual to Prior Year	% Actual to Actual
October	1,553	97	(1,456)	-93.76%	-	97	0.00%
November	120,441	9	(120,432)	-99.99%	8	0	5.69%
December	788,846	611,122	(177,725)	-22.53%	983,949	(372,827)	-37.89%
January	2,940,150	4,046,347	1,106,197	37.62%	2,788,445	1,257,902	45.11%
February	2,723,878	2,153,104	(570,774)	-20.95%	2,509,975	(356,871)	-14.22%
March	239,217	77,983	(161,234)	-67.40%	113,678	(35,695)	-31.40%
April	47,351	107,726	60,375	127.51%	47,666	60,060	126.00%
May	26,846	51,201	24,355	90.72%	13,526	37,675	278.53%
June	36,389	7,259	(29,130)	-80.05%	39,703	(32,445)	-81.72%
July	19,792	133	(19,659)	-99.33%	50,673	(50,540)	-99.74%
August	21,739	153	(21,587)	-99.30%	26,247	(26,094)	-99.42%
September	33,636	-	-	0.00%	-	-	0.00%
Totals	6,966,202	7,055,133	88,930	1.28%	6,573,871	481,262	7.32%

General Fund Annual Property Tax Total



EXPENDITURES*	Actual	Budget	Variance	
100 Legislative	379,228	410,530	31,302	7.62%
101 Finance	708,766	792,966	84,199	10.62%
102 Administrative	773,876	981,099	207,224	21.12%
103 I.T.	591,099	663,221	72,122	10.87%
104 GIS	162,103	227,847	65,744	28.85%
105 Human Resource	310,247	335,570	25,323	7.55%
106 Emergency	107,548	116,837	9,289	7.95%
108 Public Affairs	214,365	273,870	59,505	21.73%
109 Legal	148,402	225,656	77,254	34.24%
200 Public Safety	4,445,388	5,239,902	794,514	15.16%
210 Animal Control	251,124	298,790	47,666	15.95%
220 DOT	163,656	260,493	96,837	37.17%
230 Emergency Services	1,043,818	1,076,414	32,596	3.03%
240 EMS	1,161,767	1,203,273	41,506	3.45%
400 Parks & Recreation	1,031,789	1,194,451	162,662	13.62%
500 Public Works	1,218,850	1,388,133	169,283	12.19%
600 Community Development	782,945	821,397	38,452	4.68%
700 Municipal	537,494	576,169	38,675	6.71%
900 Disaster	140,966	72,781	(68,185)	-93.68%
Total	14,173,432	16,159,400	1,985,968	12.29%

General Fund Year to Date Actual to Budget Comparison



CITY OF SEABROOK
GENERAL FUND - MONTHLY REPORT
September 30, 2025

ANNUAL				FISCAL YEAR-TO-DATE		
<u>FORECAST</u>	<u>BUDGET</u>	FORE VS BUD	<u>GENERAL FUND</u>	<u>ACTUAL</u>	<u>BUDGET</u>	ACT VS BUD
		FAV/(UNFAV)				FAV/(UNFAV)
		<u>VARIANCE</u>				<u>VARIANCE</u>
PERSONNEL SERVICES						
240,639	261,749	21,110	100 Legislative	240,639	261,749	21,110
462,614	491,907	29,293	101 Finance	462,614	491,907	29,293
346,144	405,927	59,783	102 Administrative	346,144	405,927	59,783
359,114	374,289	15,175	103 I.T.	359,114	374,289	15,175
131,217	168,219	37,002	104 GIS	131,217	168,219	37,002
277,648	299,707	22,059	105 Human Resource	277,648	299,707	22,059
75,469	77,997	2,528	106 Emergency	75,469	77,997	2,528
0	0	0	107 Non-Departmental	0	0	0
103,009	124,056	21,047	108 Public Affairs	103,009	124,056	21,047
42,038	47,656	5,618	109 Legal	42,038	47,656	5,618
3,930,702	4,302,403	371,701	200 Public Safety	3,930,702	4,302,403	371,701
207,677	243,066	35,389	210 Animal Control	207,677	243,066	35,389
159,257	241,043	81,786	220 DOT	159,257	241,043	81,786
75,467	89,622	14,155	230 Emergency Services	75,467	89,622	14,155
957,625	967,848	10,223	240 EMS	957,625	967,848	10,223
748,293	803,233	54,940	400 Parks & Recreation	748,293	803,233	54,940
817,044	856,247	39,203	500 Public Works	817,044	856,247	39,203
676,807	711,220	34,413	600 Community Development	676,807	711,220	34,413
502,023	544,776	42,753	700 Municipal	502,023	544,776	42,753
41,709	30,111	(11,598)	900 Hurricane	41,709	30,111	(11,598)
10,154,492	11,041,073	886,580	Total Expenditures	10,154,496	11,041,077	886,580

CITY OF SEABROOK
GENERAL FUND - MONTHLY REPORT
September 30, 2025

ANNUAL				FISCAL YEAR-TO-DATE		
		FORE VS BUD FAV/(UNFAV)				ACT VS BUD FAV/(UNFAV)
<u>FORECAST</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>GENERAL FUND</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>
MATERIALS & SUPPLIES						
945	2,100	1,155	100 Legislative	945	2,100	1,155
18,374	28,739	10,365	101 Finance	18,374	28,739	10,365
3,303	1,709	(1,594)	102 Administrative	3,303	1,709	(1,594)
40	3,000	2,960	103 I.T.	40	3,000	2,960
2,946	13,100	10,154	104 GIS	2,946	13,100	10,154
955	1,650	695	105 Human Resource	955	1,650	695
5,686	8,730	3,044	106 Emergency	5,686	8,730	3,044
0	0	0	107 Non-Departmental	0	0	0
3,704	4,458	754	108 Public Affairs	3,704	3,704	0
0	0	0	109 Legal	0	0	0
122,147	154,955	32,808	200 Public Safety	122,147	154,955	32,808
2,793	8,610	5,817	210 Animal Control	2,793	8,610	5,817
1,503	10,000	8,497	220 DOT	1,503	10,000	8,497
5,607	8,814	3,207	230 Emergency Services	5,607	8,814	3,207
31,432	37,828	6,396	240 EMS	40,949	52,494	11,545
54,284	69,678	15,394	400 Parks & Recreation	54,284	69,678	15,394
3,767	3,600	(167)	500 Public Works	31,404	47,234	15,830
10,946	12,600	1,654	600 Community Development	10,946	12,600	1,654
5,682	7,100	1,418	700 Municipal	5,682	7,100	1,418
0	204	204	900 Hurricane	204	204	0
274,114	376,874	102,761	Total Expenditures	311,472	434,420	122,949

CITY OF SEABROOK
GENERAL FUND - MONTHLY REPORT
September 30, 2025

ANNUAL				FISCAL YEAR-TO-DATE		
<u>FORECAST</u>	<u>BUDGET</u>	FORE VS BUD	<u>GENERAL FUND</u>	<u>ACTUAL</u>	<u>BUDGET</u>	ACT VS BUD
		FAV/(UNFAV)				FAV/(UNFAV)
		<u>VARIANCE</u>				<u>VARIANCE</u>
SERVICES						
137,645	146,681	9,036	100 Legislative	137,645	146,681	9,036
227,778	272,320	44,541	101 Finance	227,778	272,320	44,541
334,527	420,463	85,936	102 Administrative	334,527	420,463	85,936
231,945	285,932	53,987	103 I.T.	231,945	285,932	53,987
24,669	43,345	18,676	104 GIS	24,669	43,345	18,676
31,643	34,213	2,570	105 Human Resource	31,643	34,213	2,570
26,393	30,110	3,717	106 Emergency	26,393	30,110	3,717
0	0	0	107 Non-Departmental	0	0	0
107,652	146,111	38,458	108 Public Affairs	107,652	146,111	38,458
106,364	178,000	71,636	109 Legal	106,364	178,000	71,636
364,312	729,531	365,219	200 Public Safety	364,312	729,531	365,219
34,221	40,682	6,461	210 Animal Control	34,221	40,682	6,461
2,897	9,450	6,553	220 DOT	2,897	9,450	6,553
878,673	876,389	(2,284)	230 Emergency Services	878,673	876,389	(2,284)
86,045	105,782	19,738	240 EMS	86,045	105,782	19,738
201,614	256,723	55,109	400 Parks & Recreation	201,614	256,723	55,109
339,661	453,911	114,250	500 Public Works	339,661	453,911	114,250
85,366	87,751	2,385	600 Community Development	85,366	87,751	2,385
29,789	24,293	(5,496)	700 Municipal	29,789	24,293	(5,496)
99,053	42,466	(56,587)	900 Hurricane	99,053	42,466	(56,587)
3,350,246	4,184,151	833,905	Total Expenditures	3,350,247	4,184,152	833,905

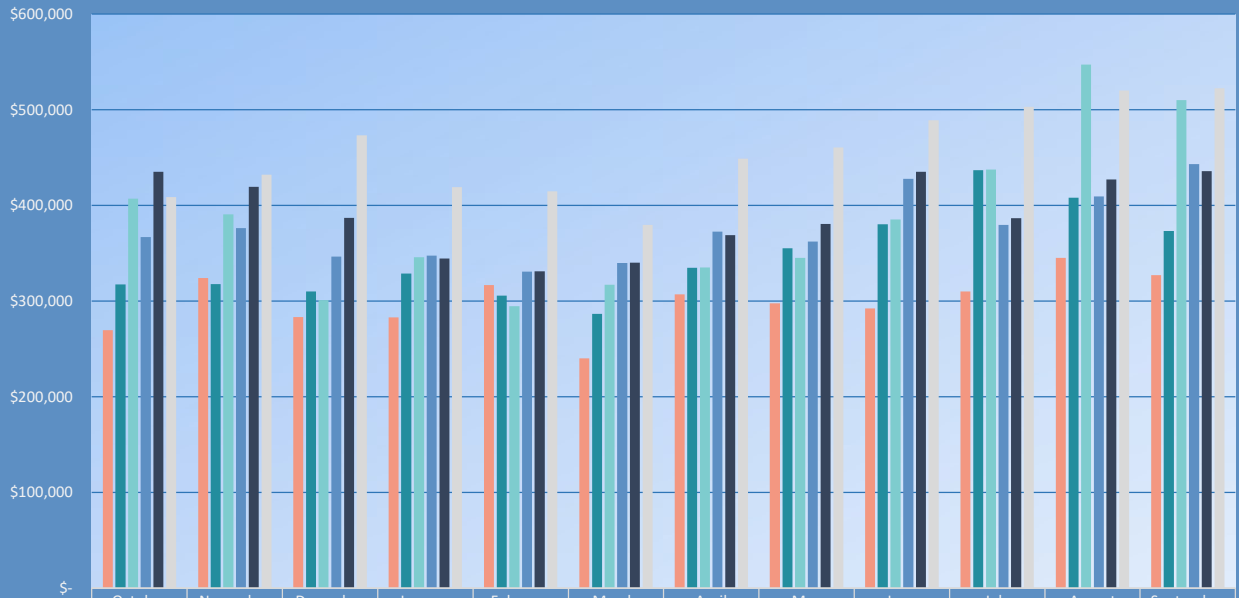
CITY OF SEABROOK
GENERAL FUND - MONTHLY REPORT
September 30, 2025

ANNUAL				FISCAL YEAR-TO-DATE		
<u>FORECAST</u>	<u>BUDGET</u>	FORE VS BUD	<u>GENERAL FUND</u>	<u>ACTUAL</u>	<u>BUDGET</u>	ACT VS BUD
		FAV/(UNFAV)				FAV/(UNFAV)
		<u>VARIANCE</u>				<u>VARIANCE</u>
CAPITAL						
0	0	0	100 Legislative	0	0	0
0	0	0	101 Finance	0	0	0
217,897	153,000	(64,897)	102 Administrative	89,902	153,000	63,098
0	0	0	103 I.T.	0	0	0
3,270	3,183	(87)	104 GIS	3,270	3,183	(87)
0	0	0	105 Human Resource	0	0	0
0	0	0	106 Emergency	0	0	0
0	0	0	107 Non-Departmental	0	0	0
0	0	0	108 Public Affairs	0	0	0
0	0	0	109 Legal	0	0	0
28,227	53,013	24,786	200 Public Safety	28,227	53,013	24,786
6,432	6,432	0	210 Animal Control	6,432	6,432	0
0	0	0	220 DOT	0	0	0
84,071	101,589	17,518	230 Emergency Services	84,071	101,589	17,518
77,149	77,149	0	240 EMS	77,149	77,149	0
27,599	64,817	37,218	400 Parks & Recreation	27,599	64,817	37,218
30,741	30,741	0	500 Public Works	30,741	30,741	0
9,826	9,826	(0)	600 Community Development	9,826	9,826	(0)
0	0	0	700 Municipal	0	0	0
0	0	0	900 Hurricane	0	0	0
485,210	499,748	14,538	Total Expenditures	357,217	499,750	142,533

CITY OF SEABROOK
ENTERPRISE FUND - MONTHLY REPORT
September 30, 2025

ANNUAL				FISCAL YEAR-TO-DATE		
		FORE VS BUD FAV/(UNFAV)				ACT VS BUD FAV/(UNFAV)
FORECAST	BUDGET	VARIANCE	ENTERPRISE FUND	ACTUAL	BUDGET	VARIANCE
REVENUES						
5,141,178	5,894,169	(752,991)	Water Sales	5,141,178	5,894,169	(752,991)
3,822,741	4,100,977	(278,236)	Sewer Service Charge	3,822,741	4,100,977	(278,236)
3,053,487	3,170,444	(116,958)	Sanitation Service Charge	3,053,487	3,170,444	(116,958)
525	6,000	(5,475)	Permits & Fees	525	6,000	(5,475)
57,213	89,678	(32,466)	Interest Income	57,213	89,678	(32,466)
260,518	273,659	(13,141)	Other Revenue	260,518	273,659	(13,141)
196,945	196,944	1	Transfers In	196,945	196,944	1
240,461	240,461	0	Prior Year Funds	240,461	240,461	0
12,773,066	13,972,332	(1,199,266)	Total Revenues	12,773,066	13,972,332	(1,199,266)
EXPENDITURES						
1,447,068	1,614,522	167,454	Personnel Services	1,467,189	1,614,522	147,333
65,871	85,705	19,834	Materials & Supplies	66,014	85,705	19,691
6,334,163	7,225,029	890,866	Services	6,334,307	7,225,029	890,722
512,427	626,936	114,509	Infrastructure Maintenance	512,427	626,936	114,509
36,508	156,509	120,001	Capital Outlay	36,508	156,509	120,001
1,554,945	1,554,948	3	Debt Payments	1,554,946	1,554,948	3
2,672,753	2,672,753	0	Transfers Out	2,672,753	2,672,753	0
82,235	0	(82,235)	Hurricane	20,408	0	(20,408)
12,705,970	13,936,403	1,230,432	Total Expenditures	12,664,552	13,936,403	1,271,851
FUND BALANCE						
2,007,839	2,007,839	0	Beginning Balance Estimate	2,007,839	2,007,839	0
67,096	35,929	31,167	Change in Fund Balance	108,515	35,929	72,585
2,074,935	2,043,768	31,167	Ending Balance	2,116,353	2,043,768	72,585

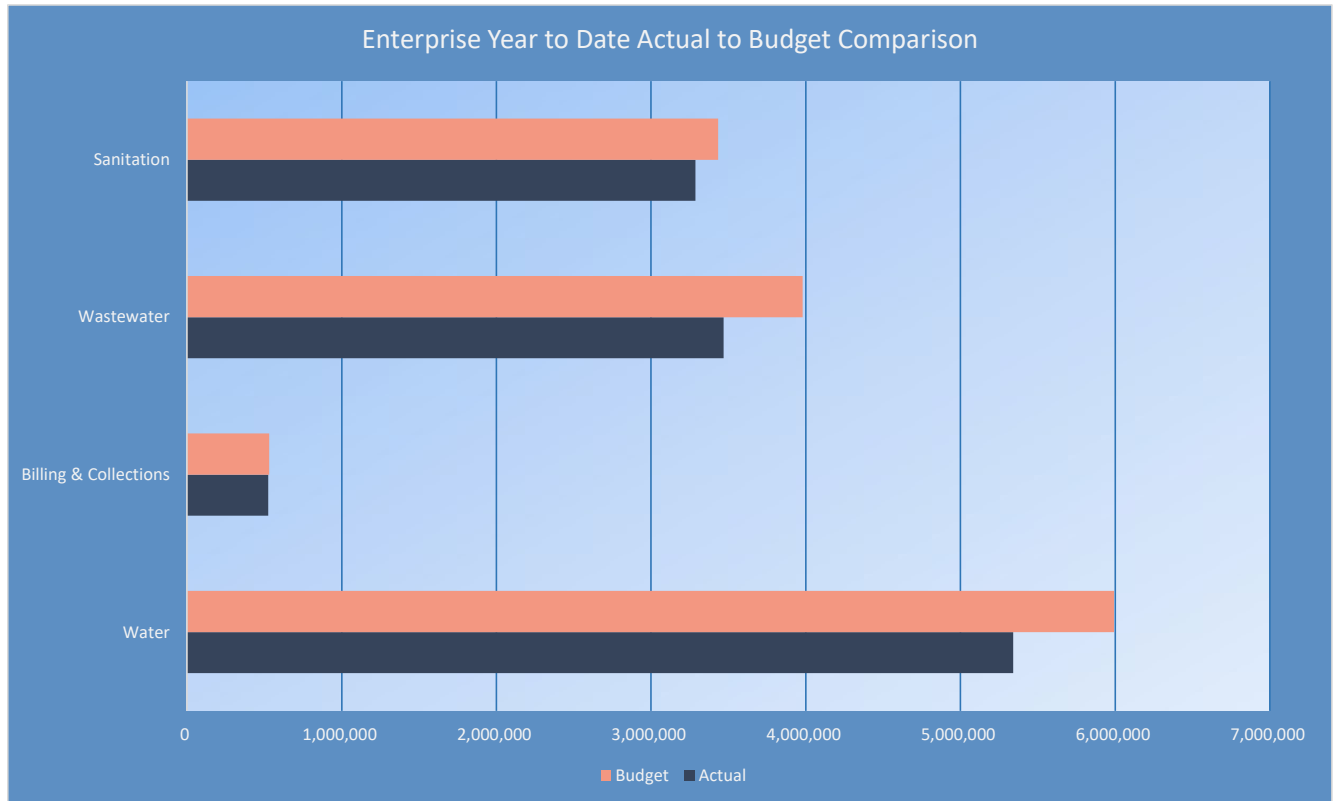
Monthly Water Billing



	October	November	December	January	February	March	April	May	June	July	August	September
2020/21 Actual	\$269,576	\$324,399	\$283,240	\$282,913	\$316,990	\$240,409	\$307,245	\$297,755	\$292,384	\$310,361	\$345,076	\$326,986
2021/22 Actual	\$317,516	\$317,858	\$310,357	\$328,841	\$305,878	\$286,653	\$334,601	\$355,190	\$380,400	\$436,735	\$408,066	\$373,415
2022/23 Actual	\$407,050	\$390,703	\$301,109	\$345,877	\$294,694	\$317,122	\$335,139	\$345,298	\$385,272	\$437,601	\$547,152	\$510,183
2023/24 Actual	\$366,908	\$376,595	\$346,792	\$347,694	\$330,790	\$339,714	\$372,790	\$362,263	\$427,609	\$379,615	\$409,550	\$443,158
2024/25 Actual	\$435,013	\$419,513	\$387,167	\$344,374	\$331,223	\$340,319	\$369,125	\$380,708	\$435,186	\$386,779	\$427,105	\$435,769
2024/25 Budget	\$408,890	\$432,243	\$473,495	\$419,181	\$414,818	\$379,668	\$448,850	\$460,445	\$489,079	\$502,976	\$520,154	\$522,224

■ 2020/21 Actual
 ■ 2021/22 Actual
 ■ 2022/23 Actual
 ■ 2023/24 Actual
 ■ 2024/25 Actual
 ■ 2024/25 Budget

EXPENDITURES*	Actual	Budget	Variance	
Water	5,340,686	5,992,455	651,769	10.88%
Billing & Collections	526,573	529,986	3,414	0.64%
Wastewater	3,470,469	3,978,929	508,460	12.78%
Sanitation	3,286,009	3,435,031	149,023	4.34%
Total	12,623,736	13,936,402	1,312,665	9.42%



Monthly Sewer Billing



CITY OF SEABROOK
ENTERPRISE FUND - MONTHLY REPORT
September 30, 2025

ANNUAL				FISCAL YEAR-TO-DATE		
<u>FORECAST</u>	<u>BUDGET</u>	FORE VS BUD	<u>ENTERPRISE FUND</u>	<u>ACTUAL</u>	<u>BUDGET</u>	ACT VS BUD
		FAV/(UNFAV)				FAV/(UNFAV)
		<u>VARIANCE</u>				<u>VARIANCE</u>
PERSONNEL SERVICES						
20,121	0	(20,121)	900 Hurricane	20,121	0	(20,121)
626,077	753,939	127,862	902 Water	626,077	753,939	127,862
261,995	267,029	5,034	905 Billing	261,995	267,029	5,034
558,996	593,554	34,558	912 Sewer	558,996	593,554	34,558
0	0	0	922 Sanitation	0	0	0
1,467,189	1,614,522	147,333	Total Expenditures	1,467,189	1,614,522	147,333

CITY OF SEABROOK
ENTERPRISE FUND - MONTHLY REPORT
September 30, 2025

ANNUAL				FISCAL YEAR-TO-DATE		
<u>FORECAST</u>	<u>BUDGET</u>	FORE VS BUD	<u>ENTERPRISE FUND</u>	<u>ACTUAL</u>	<u>BUDGET</u>	ACT VS BUD
		FAV/(UNFAV)				FAV/(UNFAV)
		<u>VARIANCE</u>				<u>VARIANCE</u>
SUPPLIES						
144	0	(144)	900 Hurricane	144	0	(144)
16,138	27,465	11,327	902 Water	16,138	27,465	11,327
33,847	35,130	1,283	905 Billing	33,847	35,130	1,283
15,886	23,110	7,224	912 Sewer	15,886	23,110	7,224
0	0	0	922 Sanitation	0	0	0
66,014	85,705	19,691	Total Expenditures	66,014	85,705	19,691

CITY OF SEABROOK
ENTERPRISE FUND - MONTHLY REPORT
September 30, 2025

ANNUAL				FISCAL YEAR-TO-DATE		
		FORE VS BUD	ENTERPRISE FUND			ACT VS BUD
FORECAST	BUDGET	FAV/(UNFAV)		ACTUAL	BUDGET	FAV/(UNFAV)
		VARIANCE				VARIANCE
SERVICES						
61,970	0	(61,970)	900 Hurricane	144	0	(144)
2,493,336	2,976,255	482,919	902 Water	2,493,336	2,976,255	482,919
230,730	227,827	(2,903)	905 Billing	230,730	227,827	(2,903)
774,307	1,036,134	261,827	912 Sewer	774,307	1,036,134	261,827
2,835,791	2,984,813	149,023	922 Sanitation	2,835,791	2,984,813	149,023
6,396,134	7,225,029	828,896	Total Expenditures	6,334,307	7,225,029	890,722

CITY OF SEABROOK
ENTERPRISE FUND - MONTHLY REPORT
September 30, 2025

ANNUAL				FISCAL YEAR-TO-DATE		
		FORE VS BUD FAV/(UNFAV)				ACT VS BUD FAV/(UNFAV)
<u>FORECAST</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>ENTERPRISE FUND</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>
INFRASTRUCTURE MAINTENANCE						
0	0	0	900 Hurricane	0	0	0
344,432	369,091	24,659	902 Water	344,432	369,091	24,659
0	0	0	905 Billing	0	0	0
167,996	257,845	89,849	912 Sewer	167,996	257,845	89,849
0	0	0	922 Sanitation	0	0	0
512,427	626,936	114,509	Total Expenditures	512,427	626,936	114,509

CITY OF SEABROOK
ENTERPRISE FUND - MONTHLY REPORT
September 30, 2025

ANNUAL				FISCAL YEAR-TO-DATE		
<u>FORECAST</u>	<u>BUDGET</u>	FORE VS BUD	<u>ENTERPRISE FUND</u>	<u>ACTUAL</u>	<u>BUDGET</u>	ACT VS BUD
		FAV/(UNFAV)				FAV/(UNFAV)
		<u>VARIANCE</u>				<u>VARIANCE</u>
CAPITAL						
0	0	0	900 Hurricane	0	0	0
16,414	21,415	5,001	902 Water	16,414	21,415	5,001
0	0	0	905 Billing	0	0	0
20,094	135,095	115,001	912 Sewer	20,094	135,095	115,001
0	0	0	922 Sanitation	0	0	0
36,508	156,509	120,001	Total Expenditures	36,508	156,509	120,001

CITY OF SEABROOK
ENTERPRISE FUND - MONTHLY REPORT
September 30, 2025

ANNUAL				FISCAL YEAR-TO-DATE			
		FORE VS BUD	ENTERPRISE FUND			ACT VS BUD	
FORECAST	BUDGET	FAV/(UNFAV)		ACTUAL	BUDGET	FAV/(UNFAV)	
		VARIANCE				VARIANCE	
DEBT PAYMENTS							
0	0	0	900 Hurricane	0	0	0	
777,473	777,474	1	902 Water	777,473	777,474	1	
0	0	0	905 Billing	0	0	0	
777,473	777,474	1	912 Sewer	777,473	777,474	1	
0	0	0	922 Sanitation	0	0	0	
1,554,945	1,554,948	2	Total Expenditures	1,554,946	1,554,948	2	

CITY OF SEABROOK
ENTERPRISE FUND - MONTHLY REPORT
September 30, 2025

ANNUAL				FISCAL YEAR-TO-DATE		
		FORE VS BUD	ENTERPRISE FUND			ACT VS BUD
FORECAST	BUDGET	FAV/(UNFAV)		ACTUAL	BUDGET	FAV/(UNFAV)
		VARIANCE				VARIANCE
TRANSFERS OUT						
0	0	0	900 Hurricane	0	0	0
1,066,817	1,066,817	0	902 Water	1,066,817	1,066,817	0
0	0	0	905 Billing	0	0	0
1,155,718	1,155,718	0	912 Sewer	1,155,718	1,155,718	0
450,218	450,218	0	922 Sanitation	450,218	450,218	0
2,672,753	2,672,753	0	Total Expenditures	2,672,753	2,672,753	0

CITY OF SEABROOK
HOTEL/MOTEL FUND - MONTHLY REPORT
September 30, 2025

ANNUAL				FISCAL YEAR-TO-DATE		
<u>FORECAST</u>	<u>BUDGET</u>	FORE VS BUD	<u>HOTEL/MOTEL FUND</u>	<u>ACTUAL</u>	<u>BUDGET</u>	ACT VS BUD
		FAV/(UNFAV)				FAV/(UNFAV)
		<u>VARIANCE</u>				<u>VARIANCE</u>
REVENUES						
610,870	566,263	44,607	Hotel Occupancy Tax	610,870	566,263	44,607
77,332	31,336	45,996	Interest Income	77,332	31,336	45,996
8	0	8	Seabrook Festival Revenue	8	0	8
3,465	8,175	(4,710)	Pelican Revenue	3,465	8,175	(4,710)
0	0	0	Other Revenue	0	0	0
0	0	0	Use of Prior Funds	0	0	0
691,674	605,774	85,900	Total Revenues	691,674	605,774	85,900
EXPENDITURES						
173,988	194,943	20,955	Personnel Services	173,988	194,943	20,955
419	1,800	1,381	Materials & Supplies	419	1,800	1,381
206,853	313,438	106,585	Services	206,853	313,438	106,585
0	0	0	Capital Outlay	0	0	0
381,260	510,181	128,921	Total Expenditures	381,260	510,181	128,921
FUND BALANCE						
1,624,213	1,624,213	0	Beginning Unreserved Fund Bal	1,624,213	1,624,213	0
1,200,000	1,200,000	0	Committed Fund Balance	1,200,000	1,200,000	0
310,414	95,593	214,821	Change in Fund Balance	310,414	95,593	214,821
734,627	519,806	214,821	Ending Unreserved Fund Bal	734,627	519,806	214,821

CITY OF SEABROOK
SEDC - MONTHLY REPORT
September 30, 2025

ANNUAL				FISCAL YEAR-TO-DATE		
		FORE VS BUD FAV/(UNFAV)				ACT VS BUD FAV/(UNFAV)
<u>FORECAST</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>SEDC</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>
REVENUES						
1,151,882	1,111,171	40,711	Sales Tax	1,151,882	1,111,171	40,711
0	0	0	Grant Proceeds	0	0	0
218,447	186,290	32,157	Interest Income	218,447	186,290	32,157
180	1,200	(1,020)	Other Revenue	180	1,200	(1,020)
0	0	0	Loan Repayment	0	0	0
1,370,509	1,298,661	71,848	Total Revenues	1,370,509	1,298,661	71,848
EXPENDITURES						
600	0	(600)	Personnel Services	600	0	(600)
536	500	(36)	Materials & Supplies	398	500	102
271,373	1,861,621	1,590,248	Services	248,664	1,450,589	1,201,925
340,690	370,690	30,000	Transfers Out	284,799	344,799	60,000
613,199	2,232,811	1,619,612	Total Expenditures	534,461	1,795,888	1,261,428
FUND BALANCE						
4,659,732	4,659,732	0	Beginning Balance Estimate	4,659,732	4,659,732	0
757,310	(934,150)	1,691,460	Change in Fund Balance	836,048	(497,227)	1,333,275
5,417,042	3,725,582	1,691,460	Ending Balance	5,495,780	4,162,505	1,333,275

CITY OF SEABROOK
MULTI-YEAR FINANCIAL OVERVIEW
EDC

EDC	FOR FISCAL YEAR ENDING SEPTEMBER 30,									
	ACTUALS		BUDGET		FORECAST	BUDGET	PROJECTED			
	2022	2023	2024	2025	2025	2026	2027	2028	2029	2030
SALES TAX	\$ 1,091,546	\$ 1,198,321	\$ 1,090,226	\$ 1,111,171	\$ 1,151,882	\$ 1,197,957	\$ 1,233,896	\$ 1,365,913	\$ 1,406,890	\$ 1,505,472
GRANT PROCEEDS	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME	22,372	156,180	218,343	186,290	218,447	243,767	197,437	132,599	107,778	149,252
OTHER INCOME	240	557	2,195	1,200	180	1,200	1,700	1,800	1,900	2,000
TRANSERS IN	0	0	0	0	0	0	0	0	0	0
TOTAL REVENUES	\$ 1,114,158	\$ 1,355,058	\$ 1,310,765	\$ 1,298,661	\$ 1,370,509	\$ 1,442,924	\$ 1,433,033	\$ 1,500,312	\$ 1,516,568	\$ 1,656,724
PERSONNEL SERVICES	0	0	0	0	600	0	0	0	0	0
MATERIALS & SUPPLIES	232	2,229	1,518	500	536	500	515	530	546	563
SERVICES	274,707	239,983	211,327	1,801,621	271,374	1,923,959	2,087,013	1,560,099	113,848	120,833
CAPITAL OUTLAY	13,868	0	0	0	0	0	0	0	0	0
TRANSFERS OUT	471,381	482,809	305,459	310,690	340,690	436,911	440,341	444,071	447,719	451,285
TOTAL EXPENSES	\$ 760,189	\$ 725,020	\$ 518,304	\$ 2,112,811	\$ 613,200	\$ 2,361,370	\$ 2,527,868	\$ 2,004,701	\$ 562,113	\$ 572,680
BEGINNING BAL-UNRESTR	2,883,264	3,237,234	3,867,271	4,659,732	4,659,732	5,417,042	4,498,595	3,403,760	2,899,371	3,853,826
CHANGE IN FUND BALANCE	353,970	630,038	792,461	(814,150)	757,309	(918,446)	(1,094,836)	(504,389)	954,455	1,084,043
ENDING BAL-UNRESTR	\$ 3,237,234	\$ 3,867,271	\$ 4,659,732	\$ 3,845,582	\$ 5,417,042	\$ 4,498,595	\$ 3,403,760	\$ 2,899,371	\$ 3,853,826	\$ 4,937,869
Emergency Reserve	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000
FUND BALANCES-RESTR.	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000
TOTAL EDC FUND BALANCE	3,417,233.67	4,047,271.4	4,839,732	4,025,582	5,597,042	4,678,595	3,583,760	3,079,371	4,033,826	5,117,869

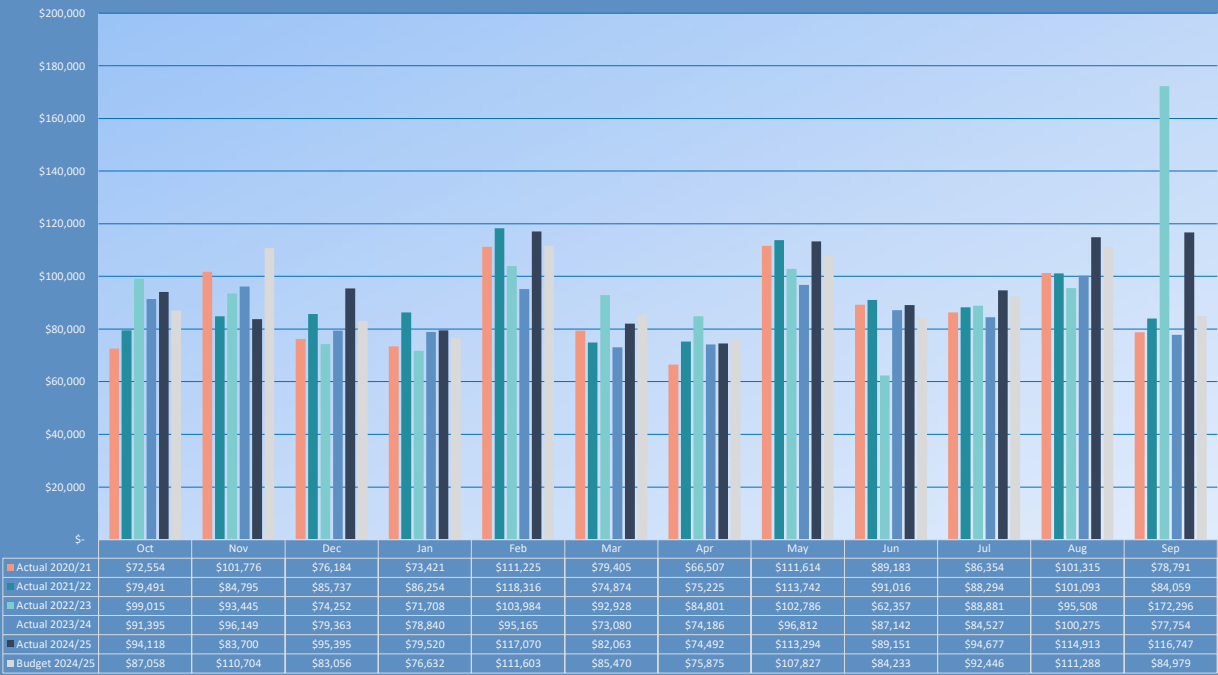
	2025	2026	2027	2028	2029	2030	**2031
Base Services	\$ 101,999	196265	105569	107099.4	110848	114173	
Debt Obligation	196945	198324	194596	195869	197035	198094	194047
Transfer Admin Service	143745	238587	245745	248202.1	250684	253191	255723
Total Transfer	340690	436911	440341	444071.1	447719	451285	449770

** Debt payment matures FY31

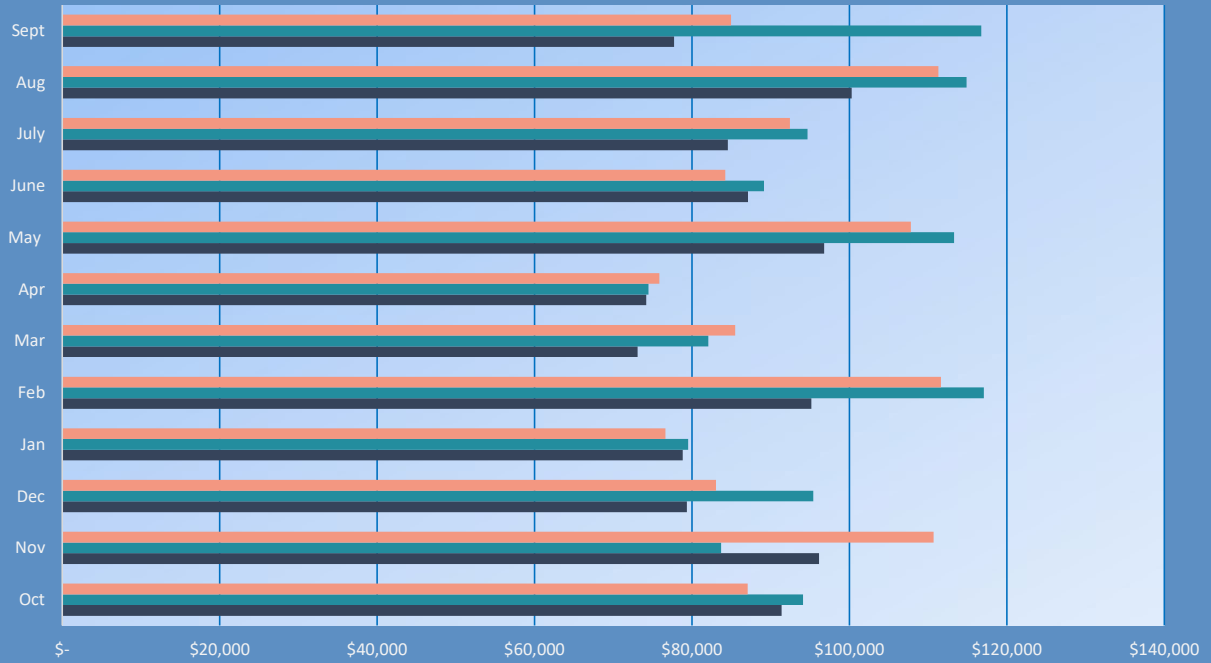
The Edge-Utility Relocate-Multi Use	397,947	2027
Merlion-EDC Sales Tax Abatement up to \$40,000 or 10yrs 5/2027	6,391	2025 *
Seabrook Plaza One-2023 Multi-Use Development (Drainage Complete)	550,000	2027
Seabrook Plaza One-2023 NASA Multi-Use (C.O. complete)	1,450,000	2028
Fay& Fay-2022 Gas Line (Substantial Completion)	8,520	2026
Miramar Shopping Center-2024 Retail Redevelopment	300,000	2026
Mjones-2024 Restaurant Build Out	200,000	2026
Seabrook Retail-2025 Retail Redevelopment	50,000	2026
Soulfreak Holdings-2025 Café Build Out New Business Development	41,400	2026
Fay& Fay-2017 70% Parking; 70% Dock; 50% Landscaping	127,371	2027
Seabrook Pals Mini Mural 2024	1,000	2026
Bayside Park Design Consultant 2024	86,500	2025
Barge295-2025 Small Business Development	50,000	2025
Barge295-2025 EDC Sales Tax Abatement up to \$30,000 or 10yrs	30,000	2026-2036
5735 Bayport Plaza LLC-2025 Retail Development	30,000	2026
Midnite Slice - 2025 Parking Lot Expansion	26,483	2025
HOLD-Gateway, Wayfinding, Directional Signage Consultant	93,000	2026



EDC Annual Sales Tax Comparison by Month



EDC Monthly Sales Tax Comparison



	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept
Budget 2023/24	\$87,058	\$110,704	\$83,056	\$76,632	\$111,603	\$85,470	\$75,875	\$107,827	\$84,233	\$92,446	\$111,288	\$84,979
Actual 2023/24	\$94,118	\$83,700	\$95,395	\$79,520	\$117,070	\$82,063	\$74,492	\$113,294	\$89,151	\$94,677	\$114,913	\$116,747
Actual 2022/23	\$91,395	\$96,149	\$79,363	\$78,840	\$95,165	\$73,080	\$74,186	\$96,812	\$87,142	\$84,527	\$100,275	\$77,754

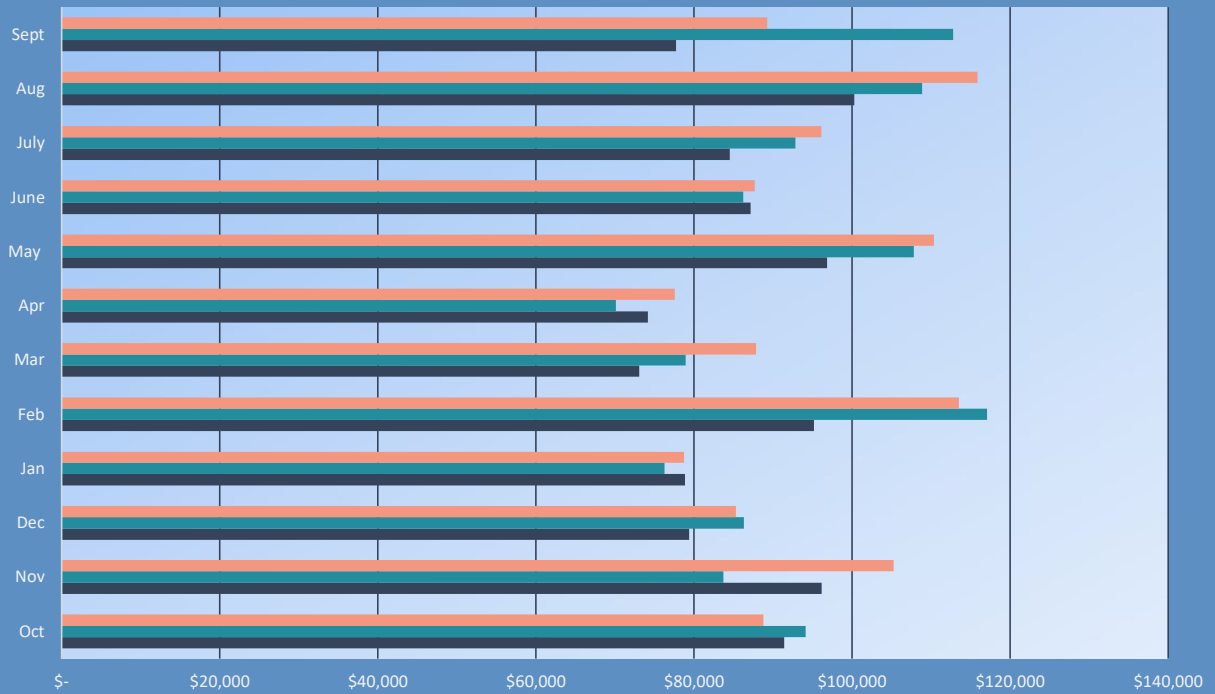
■ Budget 2023/24
 ■ Actual 2023/24
 ■ Actual 2022/23

EDC Sales Tax				Actual to Prior Year	% Actual to Prior Year	Current Year Actual to Budget	% Current Year to Budget
	2023/24 Actual	2024/25 Actual	2024/25 Budget				
October	91,395	94,118	87,058	2,723	2.98%	7,060	8.11%
November	96,149	83,700	110,704	(12,449)	-12.95%	(27,004)	-24.39%
December	79,363	95,395	83,056	16,031	20.20%	12,339	14.86%
January	78,840	79,520	76,632	679	0.86%	2,888	3.77%
February	95,165	117,070	111,603	21,905	23.02%	5,467	4.90%
March	73,080	82,063	85,470	8,983	12.29%	(3,407)	-3.99%
April	74,186	74,492	75,875	306	0.41%	(1,383)	-1.82%
May	96,812	113,294	107,827	16,481	17.02%	5,466	5.07%
June	87,142	89,151	84,233	2,009	2.31%	4,918	5.84%
July	87,142	95,253	92,446	8,111	9.31%	2,807	3.04%
August	100,275	114,913	111,288	14,637	14.60%	3,625	3.26%
September	77,754	116,747	84,979	38,993	50.15%	31,768	37.38%
Totals	1,037,304	1,155,715	1,111,171	118,412	11.42%	44,544	4.01%

CITY OF SEABROOK
CRIME DISTRICT - MONTHLY REPORT
September 30, 2025

ANNUAL				FISCAL YEAR-TO-DATE		
<u>FORECAST</u>	<u>BUDGET</u>	FORE VS BUD	<u>CRIME DISTRICT</u>	<u>ACTUAL</u>	<u>BUDGET</u>	ACT VS BUD
		FAV/(UNFAV)				FAV/(UNFAV)
		<u>VARIANCE</u>				<u>VARIANCE</u>
REVENUES						
1,115,024	1,136,199	(21,175)	Sales Tax	1,115,024	1,136,199	(21,175)
55,844	27,943	27,901	Interest Income	55,844	27,943	27,901
0	0		Other Revenue	0	0	
1,170,868	1,164,142	6,726	Total Revenues	1,170,868	1,164,142	6,726
EXPENDITURES						
569,345	719,801	150,456	Personnel Services	569,345	719,801	150,456
1,805	13,623	11,818	Materials & Supplies	1,805	13,623	11,818
103,202	161,879	58,677	Services	103,202	161,879	58,677
0	0	0	Capital	0	0	0
272,344	272,344	0	Transfers Out	272,344	272,344	0
946,696	1,167,647	220,951	Total Expenditures	946,696	1,167,647	220,951
FUND BALANCE						
1,596,767	1,596,767	0	Beginning Balance Estimate	1,596,767	1,596,767	0
224,172	(3,505)	227,677	Change in Fund Balance	224,172	(3,505)	227,677
1,820,939	1,593,262	227,677	Ending Balance	1,820,939	1,593,262	227,677

Crime District Monthly Sales Tax Comparison

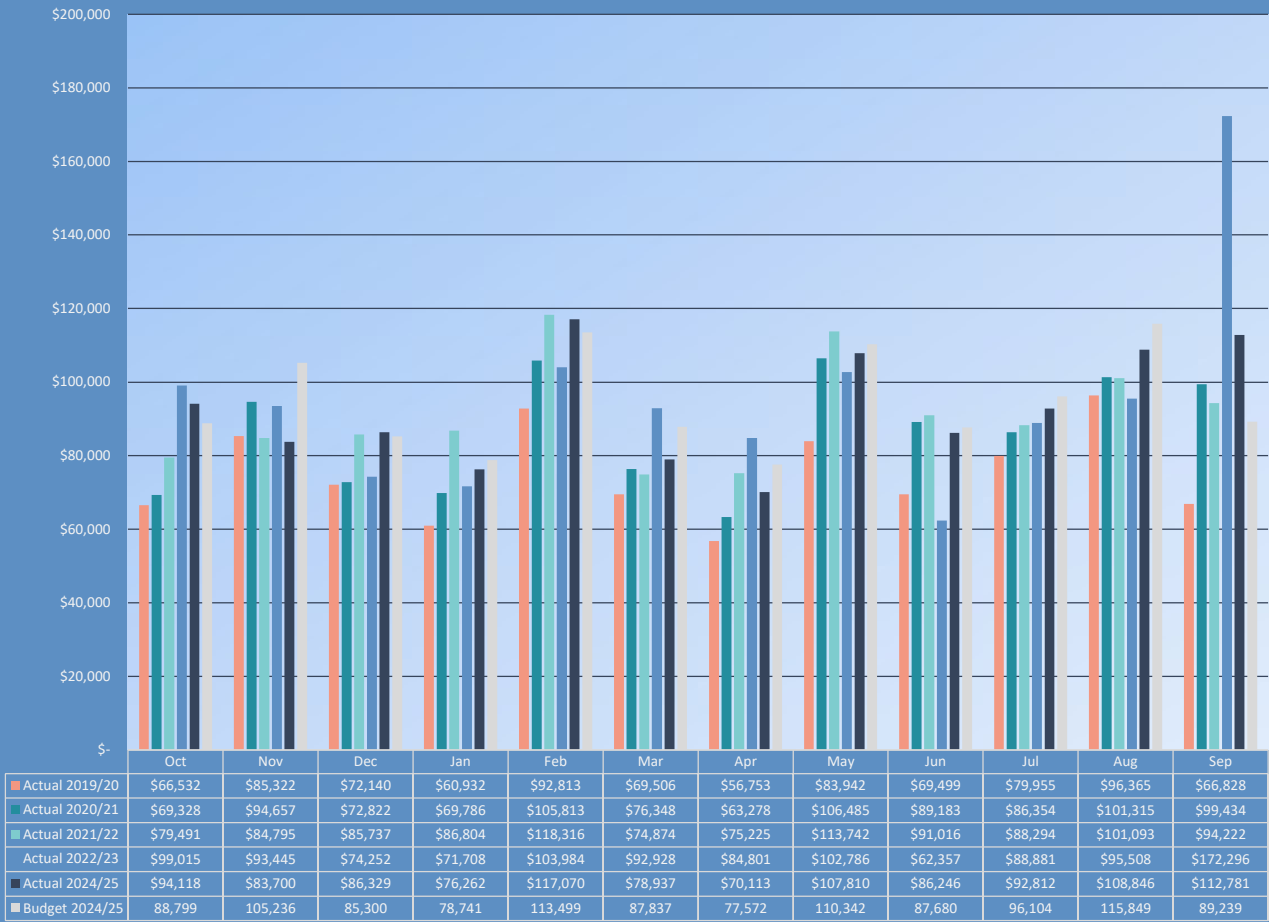


	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept
Budget 2024/25	\$88,799	\$105,236	\$85,300	\$78,741	\$113,499	\$87,837	\$77,572	\$110,342	\$87,680	\$96,104	\$115,849	\$89,239
Actual 2024/25	\$94,118	\$83,700	\$86,329	\$76,262	\$117,070	\$78,937	\$70,113	\$107,810	\$86,246	\$92,812	\$108,846	\$112,781
Actual 2023/24	\$91,395	\$96,149	\$79,363	\$78,840	\$95,165	\$73,080	\$74,186	\$96,812	\$87,142	\$84,527	\$100,275	\$77,754

■ Budget 2024/25
 ■ Actual 2024/25
 ■ Actual 2023/24

Crime District Sales Tax				Actual to Prior Year	% Actual to Prior Year	Current Year Actual to Budget	% Current Year to Budget
	2023/24 Actual	2024/25 Actual	2024/25 Budget				
October	91,395	94,118	88,799	2,723	2.98%	5,319	5.99%
November	96,149	83,700	105,236	(12,449)	-12.95%	(21,536)	-20.46%
December	79,363	86,329	85,300	6,966	8.78%	1,029	1.21%
January	78,840	76,262	78,741	(2,579)	-3.27%	(2,479)	-3.15%
February	95,165	117,070	113,499	21,905	23.02%	3,570	3.15%
March	73,080	78,937	87,837	5,857	8.02%	(8,900)	-10.13%
April	74,186	70,113	77,572	(4,073)	-5.49%	(7,459)	-9.62%
May	96,812	107,810	110,342	10,997	11.36%	(2,532)	-2.30%
June	87,142	86,246	87,680	(896)	-1.03%	(1,434)	-1.64%
July	87,142	92,812	96,104	5,670	6.51%	(3,293)	-3.43%
August	100,275	108,846	115,849	8,570	8.55%	(7,003)	-6.05%
September	77,754	112,781	89,239	35,027	45.05%	23,542	26.38%
Totals	1,037,304	1,115,024	1,136,199	77,720	7.49%	(21,175)	-1.86%

Crime District Annual Sales Tax Comparison by Month



TEXPOOL REPORT

MONTH OF SEPTEMBER 30, 2025
4.2520%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted Sept)	ENDING BALANCE	PURPOSE OF FUND
1 GENERAL FUND - UNRESTRICTED	6,656,732.13	(884,244.06)	29,368.61	5,801,856.68	Working capital
1 GENERAL FUND - RESTRICTED	1,600,000.00	0.00	incl in above	1,600,000.00	
5 SEIZURE	30,893.48	0.00	107.97	31,001.45	Solely to purchase equipment for Law Enforcement
7 CHILD SAFETY PROGRAMS	49.93	0.00	0.17	50.10	Reserved for Child Safety/School Zones
8 DEBT SERVICE FUND	1,391,606.88	0.00	4,863.36	1,396,470.24	Restricted for General fund reserves & yearly debt service
9 FEDERAL SEIZURE	6,829.79	0.00	23.87	6,853.66	Criminal Investigation - Federal Funds
12 STEP FUND	51,816.42	0.00	181.09	51,997.51	
14 PUBLIC SAFETY	142,755.36	0.00	498.90	143,254.26	Public Safety Needs
15 HOTEL/MOTEL FUND	1,827,576.13	0.00	6,386.98	1,833,963.11	Restricted for promotion of tourism
19 CAPITAL IMPACT FEES	3,625,196.05	(100,000.00)	12,657.83	3,537,853.88	Water & sewer lines extensions & expansions
20 ENTERPRISE FUND - UNRESTRICT	500,249.32	309,393.56	2,124.41	811,767.29	Working capital
20 ENTERPRISE FUND - RESTRICTED	300,000.00	0.00	incl in above	300,000.00	Customer liability
28 GENERAL CAPITAL PROJECTS	2,757,520.14	0.00	9,636.93	2,767,157.07	General Fund CIP
29 CAPITAL PROJECT BONDS	3,840,633.92	0.00	13,422.18	3,854,056.10	2016A CO WW Plant, Clarifier & Todville 2016 Sewer
30 WTR/SWR BONDS	348,525.51	0.00	1,218.02	349,743.53	Funds transferred from Bond Mkt Acct to allow liquidity
31 IT BONDS	0.00	0.00	0.00	0.00	Fiber Optics
32 PD & GF BONDS	0.00	0.00	0.00	0.00	Public Works Facility
32 PD & GF BONDS (GEN FUND Reserve)	(0.00)	0.00	0.00	(0.00)	Public Works Facility funds provided by GF Reserve
33 FIRE BONDS	4,327,125.99	(100,000.00)	15,110.92	4,242,236.91	GO Series 2024
35 STREET BONDS	10,643,881.98	0.00	37,198.05	10,681,080.03	CO Series 2024
36 DRAINAGE BONDS	960,909.28	0.00	3,358.17	964,267.45	Drainage CO Funds 50/50 Split County Projects
41 CAROTHERS	264,505.25	(20,000.00)	922.10	245,427.35	Carother Facility & Park
42 PARK FEES	8,682.47	0.00	30.34	8,712.81	Reserved for acquisition & development of park land
44 ANIMAL	8,728.32	0.00	30.50	8,758.82	Animal Shelter Needs - Donation
45 PORT FUND	2,000,236.14	0.00	6,990.39	2,007,226.53	Port Houston Authority
50 CRIME DISTRICT	1,265,500.11	(259,883.63)	4,316.18	1,009,932.66	Funds transferred from Bond Mkt Acct to allow liquidity
70 SEDC II - UNRESTRICTED	5,049,414.62	10,786.57	18,298.44	5,078,499.63	Seabrook Economic Development Corporation II
70 SEDC II - RESTRICT FOR EMERGENCY	180,000.00	0.00	incl in above	180,000.00	Emergency Reserve
77 MUNI COURT - SECURITY FUND	20,930.30	0.00	73.15	21,003.45	Funds from fines to be used for security
78 COURT - TIME PAYMENT FEES	15,658.61	0.00	54.72	15,713.33	Funds from fines to be used to improve court
79 MUNI COURT - TECHNOLOGY FUND	1,159.99	0.00	4.05	1,164.04	Fund court on technology
81 PUBLIC SAFETY VERF	603,594.30	22,695.33	2,188.75	628,478.38	Public Safety Vehicle Equipment Replacement
83 PEG Fund	61,234.53	0.00	214.00	61,448.53	Public Education and Government Access
84 GE VERF	1,221,089.73	21,252.23	4,341.72	1,246,683.68	
85 STABILIZATION FUND	794,979.70	0.00	2,778.28	797,757.98	Highway 146 Project
86 WATER RATE STABILIZATION	0.00	0.00	0.00	0.00	
TOTAL TEXPOOL FUND	50,508,016.38	(1,000,000.00)	176,400.08	\$49,684,416.46	

The investment portfolio of the City of Seabrook is in compliance with the investment strategies expressed in the City's Investment Policy and relevant provisions of Chapter 2256 of the Local Government Code.

Michael Gibbs

Finance Director

Kathryn Shannahan

Assistant Director of Finance



Monthly Newsletter: October 2025

ANNOUNCEMENTS

TexPool Columbus Day Holiday Observance 2025

In observance of **Columbus Day**, TexPool will be closed to transactions on **Monday, October 13, 2025**. No wire or ACH settlement will occur on this date. However, TexPool Participant Services will be available during normal business hours.

We welcome the following entities who joined TexPool in September 2025:

TexPool

(these entities also joined TexPool Prime)

Gainesville ISD	Sequoia Improvement District
McLennan & Hill Counties Tehuacana Water Improvement District	City of Star Harbor
TX Transportation Finance Corporation	Willacy County Housing Finance Corp
US Bank as Trustee	Dawson County Hospital District dba Medical Arts Hospital
Bosque County Hospital District	Tarrant Appraisal District

TexPool Prime

Kinney County
Tarrant County Housing Finance Corporation
Willacy County

Upcoming Events

October 14, 2025
Texas Association of County Auditors Fall Conference 2025
San Antonio, TX

October 29, 2025
2025 Texas Municipal League Annual Conference
Fort Worth, TX

TexPool Advisory Board Members

Patrick Krishock	Valarie Van Vlack
Belinda Weaver	David Landeros
Deborah Lauder milk	Dina Edgar

Overseen by the State of Texas acting
Comptroller of Public Accounts Kelly Hancock
Operated under the supervision of the Texas
Treasury Safekeeping Trust Company

Economic and Market Commentary Slow and steady

October 1, 2025

Another September rate cut and another reason to consider liquidity products.

Common sense would say that when the Federal Reserve (the Fed) lowers its benchmark fed funds target range, as it did by a quarter percentage point two weeks ago, that interest rates and yields across the board would fall in concert. But finance doesn't always operate the way it seems it should (who isn't confused when first told that a bond's price falls when its yield rises).

It is true that yields of securities in the direct market, such as government auctions, overnight trading and floating-rate securities, adjust quickly to changes in the fed funds level, now in a target range of 4.00-4.25%. But that's not the case for many financial products, such as mortgages and liquidity products. Mortgage rates key off the 10-year Treasury; money market portfolios use a "laddered strategy." In a falling-rate environment, this simply means money market portfolios hold securities of different maturities bought with the higher rates available before the Fed cut. This in turn typically causes yields of these portfolios to decline slower than those found in the direct market. That can make them attractive to investors. Other factors also impact the performance of local government investment pools, such as TexPool/TexPool Prime. Among them are the seasonality of participant deposits and withdraws for tax receipts and payroll expenses, for instance. But, as with money market vehicles, the portfolio manager seeks to keep the yield as attractive as possible.

(continued page 6)

Performance as of September 30, 2025

	TexPool	TexPool Prime
Current Invested Balance	\$33,014,136,027	\$15,377,637,148
Weighted Average Maturity**	44 Days	51 Days
Weighted Average Life**	102 Days	74 Days
Net Asset Value	1.00018	1.00022
Total Number of Participants	2,961	698
Management Fee on Invested Balance	0.0450%	0.0550%
Interest Distributed	\$113,655,002.24	\$54,943,274.90
Management Fee Collected	\$1,134,838.73	\$694,669.20
Current S&P Global Rating	AAAm	AAAm

Month Averages

Average Invested Balance	\$32,529,106,987	\$15,364,166,387
Average Monthly Rate*	4.25%	4.36%
Average Weighted Average Maturity**	41	52
Average Weighted Average Life**	100	77

*This average monthly rate for TexPool Prime for each date may reflect a waiver of some portion or all of each of the management fees.

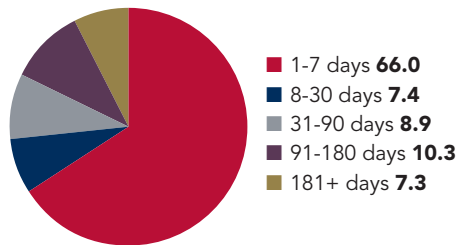
**See page 2 for definitions.

Past performance is no guarantee of future results.



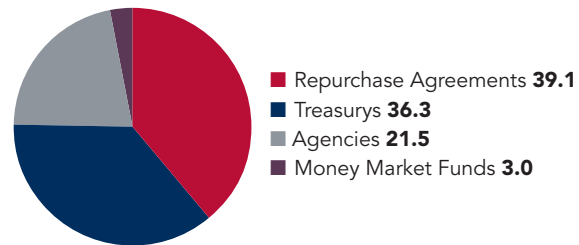
Portfolio by Maturity (%)

As of September 30, 2025



Portfolio by Type of Investment (%)

As of September 30, 2025



Portfolio Asset Summary as of September 30, 2025

	Book Value	Market Value
Uninvested Balance	\$979.70	\$979.70
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	64,750,265.02	64,750,265.02
Interest and Management Fees Payable	-113,655,728.80	-113,655,728.80
Payable for Investments Purchased	-365,295,581.09	-365,295,581.09
Accrued Expenses & Taxes	-38,702.79	-38,702.79
Repurchase Agreements	13,086,527,000.00	13,086,527,000.00
Mutual Fund Investments	1,017,085,200.00	1,017,085,200.00
Government Securities	7,183,783,877.91	7,184,679,889.45
US Treasury Bills	10,245,000,305.03	10,250,193,284.03
US Treasury Notes	1,895,978,412.30	1,895,852,319.87
Total	\$33,014,136,027.28	\$33,020,098,925.39

Market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. The portfolio is managed by Federated Investment Counseling and the assets are safe kept in a separate custodial account at State Street Bank in the name of TexPool. The only source of payment to the Participants is the assets of TexPool. There is no secondary source of payment for the pool such as insurance or State guarantee. Should you require a copy of the portfolio, please contact TexPool Participant Services.

Participant Summary

	Number of Participants	Balance
School District	640	\$9,764,232,560.96
Higher Education	60	\$1,547,926,725.38
County	205	\$3,167,233,355.12
Healthcare	99	\$1,482,299,777.84
Utility District	952	\$5,215,717,470.66
City	524	\$9,133,632,334.84
Emergency Districts	118	\$477,735,192.71
Economic Development Districts	95	\$217,133,501.00
Transit/Toll Authorities	15	\$705,956,491.12
River/Port Authorities	18	\$288,134,910.99
Other	235	\$1,014,220,368.04

**Definition of Weighted Average Maturity and Weighted Average Life

WAM is the mean average of the periods of time remaining until the securities held in the fund's portfolio (a) are scheduled to be repaid, (b) would be repaid upon a demand by the fund or (c) are scheduled to have their interest rate readjusted to reflect current market rates. For government variable rate securities, if the interest rate is readjusted no less frequently than every 397 calendar days, the security shall be deemed to have a maturity equal to the period remaining until the next readjustment of the interest rate. For non-government variable rate securities, if the security has a scheduled maturity of 397 days or less the security is treated as maturing on the earlier of the date the security is scheduled to be repaid through demand or the period remaining until the next readjustment of the interest rate. If the variable rate security has a scheduled maturity that is more than 397 days it is the later of those two dates. The mean is weighted based on the percentage of the market value of the portfolio invested in each period.

WAL is calculated in the same manner as WAM, but is based solely on the periods of time remaining until the securities held in TexPool (a) are scheduled to be repaid or (b) would be repaid upon a demand by TexPool, without reference to when interest rates of securities within TexPool.



Daily Summary

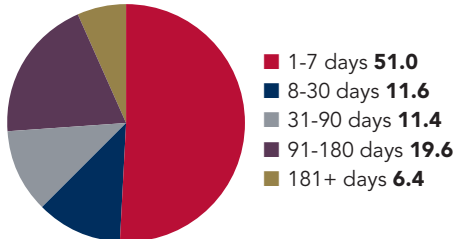
Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Invested Balance	NAV	WAM Days	WAL Days
9/1	4.3096%	0.000118071	\$32,939,665,484.99	1.00017	42	97
9/2	4.3301%	0.000118633	\$32,631,403,126.60	1.00015	41	98
9/3	4.3078%	0.000118023	\$32,656,037,502.55	1.00017	42	98
9/4	4.3111%	0.000118113	\$32,613,055,983.08	1.00017	42	97
9/5	4.3227%	0.000118429	\$32,699,252,287.07	1.00022	42	98
9/6	4.3227%	0.000118429	\$32,699,252,287.07	1.00022	42	98
9/7	4.3227%	0.000118429	\$32,699,252,287.07	1.00022	42	98
9/8	4.3234%	0.000118449	\$32,646,787,329.94	1.00025	40	97
9/9	4.3061%	0.000117974	\$32,753,747,146.62	1.00022	40	98
9/10	4.3049%	0.000117943	\$32,709,139,745.32	1.00023	40	100
9/11	4.3063%	0.000117980	\$32,554,154,902.87	1.00024	40	100
9/12	4.3160%	0.000118246	\$32,519,375,701.72	1.00020	41	100
9/13	4.3160%	0.000118246	\$32,519,375,701.72	1.00020	41	100
9/14	4.3160%	0.000118246	\$32,519,375,701.72	1.00020	41	100
9/15	4.3430%	0.000118985	\$32,480,660,700.73	1.00022	40	99
9/16	4.3267%	0.000118541	\$32,395,069,105.96	1.00024	40	99
9/17	4.2835%	0.000117357	\$32,357,205,163.00	1.00024	40	101
9/18	4.2042%	0.000115183	\$32,222,141,943.24	1.00024	40	102
9/19	4.1572%	0.000113895	\$32,082,419,708.28	1.00021	41	102
9/20	4.1572%	0.000113895	\$32,082,419,708.28	1.00021	41	102
9/21	4.1572%	0.000113895	\$32,082,419,708.28	1.00021	41	102
9/22	4.1604%	0.000113984	\$31,829,969,435.16	1.00020	40	102
9/23	4.1554%	0.000113846	\$31,783,440,168.83	1.00021	42	103
9/24	4.1600%	0.000113972	\$31,743,267,918.21	1.00020	42	104
9/25	4.1732%	0.000114334	\$32,996,729,862.70	1.00016	41	100
9/26	4.1753%	0.000114392	\$32,937,808,755.68	1.00016	42	102
9/27	4.1753%	0.000114392	\$32,937,808,755.68	1.00016	42	102
9/28	4.1753%	0.000114392	\$32,937,808,755.68	1.00016	42	102
9/29	4.1627%	0.000114047	\$32,830,028,709.96	1.00018	41	100
9/30	4.1779%	0.000114462	\$33,014,136,027.28	1.00018	44	102
Averages:	4.2520%	0.000116493	\$32,529,106,987.18	1.00020	41	100



TEXPOOL Prime

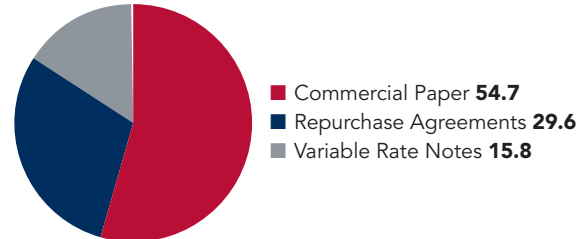
Portfolio by Maturity (%)

As of September 30, 2025



Portfolio by Type of Investment (%)

As of September 30, 2025



Portfolio Asset Summary as of September 30, 2025

	Book Value	Market Value
Uninvested Balance	\$991.36	\$991.36
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	23,223,637.36	23,223,637.36
Interest and Management Fees Payable	-54,943,272.82	-54,943,272.82
Payable for Investments Purchased	-98,003,055.56	-98,003,055.56
Accrued Expenses & Taxes	-23,171.78	-23,171.78
Repurchase Agreements	4,582,635,000.00	4,582,635,000.00
Commercial Paper	9,840,747,018.98	9,843,873,188.76
Mutual Fund Investments	0.00	0.00
Government Securities	0.00	0.00
Variable Rate Notes	1,084,000,000.00	1,084,361,068.60
Total	\$15,377,637,147.54	\$15,381,124,385.92

Market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. The portfolio is managed by Federated Investment Counseling and the assets are safe kept in a separate custodial account at State Street Bank in the name of TexPool Prime. The assets of TexPool Prime are the only source of payments to the Participants. There is no secondary source of payment for the pool such as insurance or State guarantee. Should you require a copy of the portfolio, please contact TexPool Participant Services

Participant Summary

	Number of Participants	Balance
School District	177	\$4,729,368,443.16
Higher Education	20	\$1,077,569,648.30
County	62	\$1,143,531,701.11
Healthcare	28	\$456,364,097.23
Utility District	92	\$547,116,277.75
City	137	\$3,047,902,376.11
Emergency Districts	41	\$279,050,301.30
Economic Development Districts	25	\$52,089,861.88
Transit/Toll Authorities	10	\$1,225,914,313.70
River/Port Authorities	8	\$1,040,082,027.71
Other	98	\$1,778,633,184.03



TEXPOOL Prime

Daily Summary

Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Prime Invested Balance	NAV	WAM Days	WAL Days
9/1	4.4190%	0.000121069	\$15,715,067,335.33	0.99996	45	70
9/2	4.4016%	0.000120592	\$15,797,810,033.82	1.00009	44	68
9/3	4.4136%	0.000120920	\$15,759,285,508.19	1.00010	44	69
9/4	4.4168%	0.000121008	\$15,790,526,189.72	1.00013	47	72
9/5	4.4146%	0.000120947	\$15,667,090,967.01	1.00011	53	77
9/6	4.4146%	0.000120947	\$15,667,090,967.01	1.00011	53	77
9/7	4.4146%	0.000120947	\$15,667,090,967.01	1.00011	53	77
9/8	4.4154%	0.000120971	\$15,660,799,707.72	1.00023	51	77
9/9	4.4116%	0.000120867	\$15,528,490,927.84	1.00023	52	77
9/10	4.4045%	0.000120672	\$15,533,582,686.66	1.00022	53	79
9/11	4.4046%	0.000120674	\$15,500,989,192.22	1.00026	53	79
9/12	4.4108%	0.000120843	\$15,208,513,954.71	1.00013	54	80
9/13	4.4108%	0.000120843	\$15,208,513,954.71	1.00013	54	80
9/14	4.4108%	0.000120843	\$15,208,513,954.71	1.00013	54	80
9/15	4.4258%	0.000121255	\$15,137,502,522.26	1.00025	52	78
9/16	4.4194%	0.000121080	\$15,268,360,764.65	1.00025	53	78
9/17	4.3991%	0.000120524	\$15,215,686,862.07	1.00026	52	78
9/18	4.3289%	0.000118599	\$15,164,347,700.34	1.00028	52	77
9/19	4.2901%	0.000117537	\$15,077,133,464.67	1.00012	53	78
9/20	4.2901%	0.000117537	\$15,077,133,464.67	1.00012	53	78
9/21	4.2901%	0.000117537	\$15,077,133,464.67	1.00012	53	78
9/22	4.2809%	0.000117286	\$15,050,675,833.95	1.00025	52	77
9/23	4.2766%	0.000117166	\$15,134,699,926.78	1.00024	52	77
9/24	4.2750%	0.000117123	\$15,156,163,339.41	1.00024	52	77
9/25	4.2820%	0.000117316	\$15,197,475,642.71	1.00023	53	77
9/26	4.2863%	0.000117434	\$15,247,296,593.80	1.00009	53	77
9/27	4.2863%	0.000117434	\$15,247,296,593.80	1.00009	53	77
9/28	4.2863%	0.000117434	\$15,247,296,593.80	1.00009	53	77
9/29	4.2818%	0.000117310	\$15,335,785,360.17	1.00022	51	74
9/30	4.2891%	0.000117509	\$15,377,637,147.54	1.00022	51	74
Averages:	4.3584%	0.000119407	\$15,364,166,387.40	1.00017	52	77

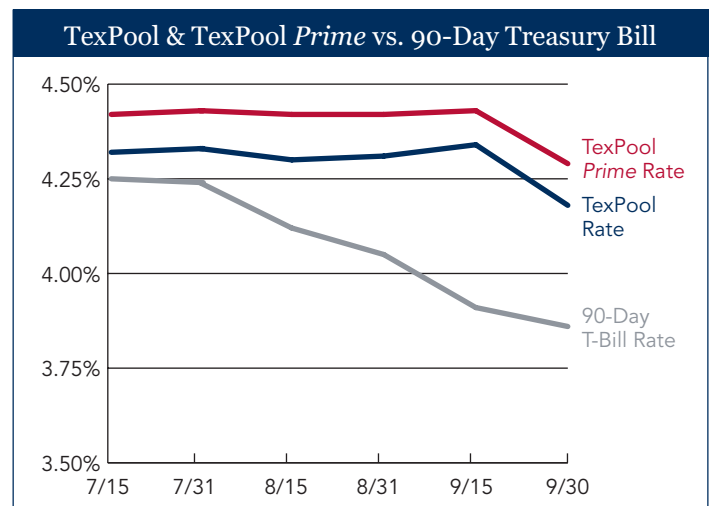


Participant Services
1001 Texas Ave. Suite 1150
Houston, TX 77002

Also important is how fast the Fed lowers rates. Its latest Summary of Economic Projections indicates decent consensus for two more 25 basis-point cuts this year, which would lower the target range to 3.50-3.75%. But if the government shutdown prevents the Bureau of Labor statistics from releasing the September jobs report, it is conceivable the Fed will hold rates steady at the October meeting. That would add further uncertainty to longer-term forecasts, specifically the predictions of the level of future rates. Called the dot plot, the projections of each member of the FOMC are indicated by black circles plotted on a graph. The section of the graph representing 2026 looks like it was hit by buckshot.

Supply and demand is another important factor in the calculation of money market yields. That's especially the case with commercial paper. The amount of issuance continues to grow, largely resulting in higher yields and wider spreads above similar maturity Treasuries. And this market is becoming more diverse, with tech and manufacturing companies issuing short-term paper in addition to the bread-and-butter financial services sector. Diversification is a key element of money funds, so this is a notable development.

At the end of the month, yields on 1-, 3-, 6- and 12-month US Treasuries were 4.11%, 3.94%, 3.84% and 3.68%, respectively.



90-Day Treasury Bill is a short-term debt instrument backed by the national government. These are used to collect immediate cash to meet outstanding obligations.

Any private investor can invest in a Treasury bill. The 90-Day Treasury Bill is a weighted average rate of the weekly auctions of 90-Day Treasury Bills.

Past performance is no guarantee of future results.

An investment in the Pool is not insured or guaranteed by any government or government agency. Although the manager of the Pool seeks to preserve principal, it is possible to lose money by depositing money in the Pool.

CITY OF SEABROOK
OCTOBER 2025 MONTHLY
FINANCIAL REPORT

General Fund Overview

- **Revenues: \$15.8M (840K under budget)**
- **Expenditures: \$14.7M (1.7M under budget)**
- **Unaudited Ending Fund Balance: \$10.1M (above budget by \$990K)**
- **Surplus 990,000 Change to fund balance**

CONTINUE

General Fund Overview

• Beginning Fund Balance	\$ 10.1 Million
• Total Revenues Collect	\$1.4 Million
• Total Expenditures	\$2.4 Million
• Change in Fund Balance	Unchanged
• Estimated Ending Fund Balance	\$10.1 Million

CONTINUE

Enterprise Fund Overview

- **Revenues: \$1.1M (13% over budget)**
- **Expenditures: \$1M (on budget)**
- **Projected Ending Fund Balance: \$100K**

CONTINUE

Hotel/Motel Fund Overview

- **Revenues: \$97K (marginal shortfall)**
- **Expenditures: \$100K (10% over targeted budget)**
- **Projected Ending Fund Balance: \$734K**

CONTINUE

SEDC Overview

- **Revenues: \$107K (within budget)**
- **Expenditures: \$376K**
- **Projected Fund Balance \$4.5M**

CONTINUE

Crime District Overview

- **Revenues: \$89K (budget on target)**
- **Expenditures: \$126K (% underbudget)**
- **Projected Fund Balance \$1.1M**

CONTINUE

City Council Meeting
December 2, 2025

**Request for Abandonment of Bay Vista Drive
and Conversion to a Gated Community**



- **Request:** The Bay Vista Property Owners Association (POA) formally requests the abandonment of Bay Vista Drive as a public roadway, facilitating its conversion into a private, gated community. The POA believes this transformation will address key concerns such as security, privacy, and traffic management while enhancing the overall quality of life for Bay Vista Property Owners.
- **Current Status:** Bay Vista Drive is currently a public roadway maintained by the City of Seabrook.
- **Benefits and POA Commitment:** The POA is fully committed to assuming responsibility for the operations and maintenance of Bay Vista Drive. This includes overseeing the installation and continuous management of a state-of-the-art gate system, ensuring access for emergency services, and maintaining the roadway and associated infrastructure to high standards. In the opinion of the POA the benefits of this initiative include enhanced security, improved privacy, reduced traffic congestion, and a stronger sense of community control and cohesion.

Proposed Changes

The POA hopes to transform the Bay Vista subdivision using the Villa Drive subdivision as a successful example of a gated community.



- **Emergency Services:** The POA will comply fully with all fire and police access requirements, incorporating emergency override systems to allow first responders immediate access when needed. This includes equipping the gates with features like siren sensors, key boxes, or pre-approved access codes, ensuring no delays in critical situations.
- **Public Services:** The POA will accommodate essential public services, such as trash collection, recycling, and utility maintenance. Entry systems will be configured to grant scheduled or pre-approved access to service providers, minimizing disruptions to their operations. The POA will establish clear communication channels with these providers to ensure their needs are met while maintaining security for residents.
- **Public Access to the Water:** There is no public access to the water in the Bay Vista subdivision. All access to Galveston Bay within the Bay Vista subdivision is through private property owned by the Bay Vista Property Owners.



CITY OF SEABROOK CHECKLIST FOR STREET/ALLEY CLOSURE/ABANDONMENT

1. **Submittal of application and associated fee of \$100.00:**
 - State the reason for the request.
 - Submit a survey drawn to scale of the Right-of-Way (ROW).
 - Provide notarized petitions from all abutting property owners.
 - Submit title verification of fee ownership.
2. **Written statements from all public utilities:**
 - Provide statements of no objection to the request for abandonment from all relevant public utilities.
3. **Appraisal Requirement:**
 - The applicant is required to provide an appraisal assessing the value of the ROW.
4. **Public Hearing:**
 - A public hearing is required.
5. **Council Consideration:**
 - The Council shall consider an Ordinance authorizing the closure/abandonment of the ROW.
 - The Council is not required to accept any bid or offer, but the sale, if approved, shall never be for less than the fair market value as determined by the appraisal, at the applicant's expense.



Questions?

FY 2026 CIP
Park & Quality of Life
Amendments

Purpose of Agenda Item

- Review currently allocated funds for Park and Quality of Life projects in the FY 2026 CIP.
- Discuss additional General Fund Surplus funds available for allocation to General Fund Reserves or potential transfer to Fund 28 for CIP projects.
- Discuss projects for which Council would like to allot funding.

Current FY 2026 CIP Park Projects

- Overview of approved FY 2026 capital projects related to the Park Projects.
- Summary of existing allocation amounts.
- Identification of any planned but unfunded or partially funded items.

Council Direction Needed

- Which specific projects should remain prioritized with new funds identified?
- Desired timeline for project initiation or amendment. (FY 2026 or move it out)
- Action: Staff will prepare updated CIP sheets based on direction received.

FY 2026 CIP

CIP #	Project #	PROJECT DESCRIPTION	Funding	PREVIOUS	FY26
PARKS PROJECTS					
P9		RED BLUFF/TAYLOR LAKE KAYAK LAUNCH	TPWG		
P12		WILDLIFE PARK TRAILHEAD IMPROVEMENTS	PORT FUND & GEN FUND	\$ -	\$ 157,747
P14		OLD REPSDORPH CONCRETE TRAIL	HARRIS COUNTY GRANT		
P19		CAROTHERS COMMUNITY GARDEN PHASE 2 ORCHARDS	POTENTIAL GRANT		
P20		CAROTHERS GARDEN EAST TRACT TRAIL SYSTEM	FUND 41	\$ -	\$ 287,913
P22		CAROTHERS LEARNING CENTER	POTENTIAL GRANT	\$ -	\$ -
P23		CAROTHERS WEST TRACT TRAIL LOOP	POTENTIAL GRANT	\$ -	\$ -
P24		PELICAN BAY MUNICIPAL POOL FACILITY	FUND 34	\$ 19,200	\$ 4,500,000
P26		ENHANCE BAYSIDE PARK	PORT FUND	\$ 83,000	\$ 2,833,969
P27	333	PINE GULLY PIER	FUND 28 TBD	\$ 188,400	\$ 2,331,890
P35		HESTER PARK PEDESTRIAN BRIDGE	PORT FUND	\$ -	\$ 168,280
P41		FRIENDSHIP PARK SHADE STRUCTURE	PORT FUND	\$ -	\$ -
P44		HESTER PARKING	FUND 28	\$ -	\$ 65,434
P45		ROBINSON PARKING	PORT FUND	\$ -	\$ 53,972
P ??		SEABROOK SKATEPARK	TBD	\$ -	

**CITY OF SEABROOK
2025-2026 BUDGET
FUND 45 - PORT FUND**

REVENUES	FISCAL YEAR ENDING SEPTEMBER 30,					
	2022	2023	2024	BUDGET 2025	FORECAST 2025	BUDGET 2026
9510 INTEREST EARNINGS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,919
9511 INTEREST EARNINGS	-	-	-	-	-	-
9512 INTEREST EARNINGS	-	-	-	-	-	-
INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,919
9520 OTHER REVENUE	-	-	-	-	2,979,220	500,000
OTHER REVENUE	-	-	-	-	2,979,220	500,000
9540 BOND PROCEEDS	-	-	-	-	-	-
BOND/LOAN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	\$ 2,979,220	\$ 654,919

**CITY OF SEABROOK
2025-2026 BUDGET
FUND 34 - PARKS PROJECTS**

[illegible]

Potential Grouped Surplus

\$477,000	PORT FUNDS
\$800,000	GF SURPLUS
\$400,000	FUND 28

\$1,677,000.00

Carother's Coastal Gardens Project Finish Out

\$100,000

**CAROTHERS COASTAL GARDENS
BUDGET ESTIMATE**

SOURCES OF FUNDING	TOTAL	COMPLETED	BUDGETED	PHASE 3	Notes
TMLIRP Insurance Proceeds	\$297,000				After House Removal
Total Income	\$297,000				
EXPENDITURES					
Park Improvements					
Property Line Fence/Gates		\$19,000			Sanchez Fence
Dead Tree Removal		\$11,800			Outside Contractor
Survey		\$4,000			High Tide Surveying
Engineering		\$11,000			Norex Engineering
Dirt work- Swales & Berms		\$135,000			Eitali Construction
Granite Trail Construction					City of Seabrook (2600 linear ft.)
Water Infrastructure			\$32,500		Outside Contractor
Electrical Infrastructure			\$5,500		Conduit- 600' with 6 risers/boxes. Weatherhead/Panel
Garden Design Consultant			\$8,000		Thomas Design
Planting area/bed material			\$22,000		Texas Native Organic Soil 1000 sq. yards
Trees and plants			\$40,000		Native Texas Nursery
Mulch			\$7,500		Texas Native Soil- 1000 sq. yards
Contingency			\$12,000		
Misc Infrastructure				\$30,000	Benches, Fountains, Statuary
East Gate				\$45,000	Gate at East entrance from Pine Gully
501(c)3 Endowment					Future upkeep
Total Expenditures		\$180,800	\$127,500	\$70,000	

**Pine Gully
Carothers
Livable Shoreline**



Pine Gully

Pier

\$2,400,000

Bayside Permanent Restroom

\$150,000 Trailer

\$300,000 ? Permanent