

THE STATE OF TEXAS }
CITY OF BROOKSHIRE }
COUNTY OF WALLER }

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE BROOKSHIRE ECONOMIC DEVELOPMENT CORPORATION TO BE HELD THURSDAY, MAY 1, 2025 at 5:30 P.M., IN THE COUNCIL CHAMBERS OF THE BROOKSHIRE MUNICIPAL BUILDING, 4029 FIFTH STREET, BROOKSHIRE, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING AGENDA ITEMS:

A G E N D A

1. Call to order

2. Prayer.

3. Pledge to the U.S. Flag.

4. Roll Call

5. Public Comments.

Comments made under this agenda item are limited to five (5) minutes per person; however, if a large quantity of individuals has registered to speak, the time may be reduced at the chair's discretion. In accordance with the Texas Open Meetings Act, the Board of Directors will not discuss or consider any items addressed during this agenda item. However, the President or Economic Development Coordinator may make statements of fact, for example, identifying the procedure for reporting an issue or referring the speaker to the cognizant agency or individual.

6. Consent Agenda

- a. Approval of BEDC Meeting Minutes for April 3, 2025.
- b. April Financial Report. *(Notlyh Lyons)*
- c. Review BEDC monthly deposits. *(Notlyh Lyons)*

7. Discuss and Possible action to revisit having petty cash *(Notlyh Lyons)*

8. Discuss and possible action hiring an EDC consultant.

9. Discuss and possible action on getting tables and restrooms at the amphitheater.

10. Discuss and possible action furnishing refreshments for Stephens & Flowers Funerals & Cremations, Dedication to Mrs. Ouida Flowers Crematorium. May 31st at 1:00 p.m. and Open House at 1:30 p.m.

11. Discuss and Possible action setting date, time for next business mixer.

12. Future Agenda Items.

13. Executive Session.

The Brookshire Economic Development Corporation will meet in a closed session pursuant to Title 5, Chapter 551, of the Texas Government Code for the purpose of: Economic Development Discussions under Section 551.087; Consultation with legal counsel under Section 551.071; and Deliberations on real property under Section 551.072."

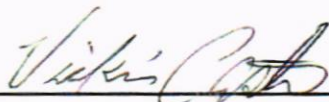
14. Discussion & Possible Action on Executive Session items if necessary.

15. Adjournment.

A quorum of the Brookshire City Council may be present, but no official action will be taken by the Council.

Note: In compliance with the American with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made at least 48 business hours prior to this meeting. Please contact the city secretary's office at 281-375-5050 for further information.

I, Vickie Casto, do hereby certify that the above Notice of Meeting and Agenda of the Brookshire Economic Development Corporation was posted in a place convenient and readily accessible at all times to the general public in compliance with Chapter 551, TEXAS GOVERNMENT CODE, April 28, 2025 at 10:30 a.m.



Administrative Assistant to the Board of Directors

Minutes of the Brookshire Economic Development Corporation Meeting
April 3, 2025

The Brookshire Economic Development Corporation held a Regular Meeting on Thursday, April 3, 2025 in the Brookshire Municipal Building located at 4029 Fifth Street, Brookshire, Texas.

Agenda Item #1: Call to order

The meeting was called to order by President, Eric Green at 5:32 p.m.

Agenda Item #2: Prayer.

Director, Lyndon Stamps

Agenda Item #3: Pledge to the U. S. Flag

Everyone

Agenda Item #4 Roll Call

Present:

President, Eric Green

Vice President, Quotatious Dunn

Secretary/Treasurer, Robert Richards

Director, Deniece Odie

Director, Lyndon Stamps

Director, Michael Kosar

Also Present:

Attorney, David Olson

BEDC Administrative Assistant, Vickie Casto

Absent:

Director, Maria Ugartechea

Agenda Item #5 Public Comments.

Mr. Ramiro Bautista introduced himself to the board, and added that he was a graduate of Parie View University in educational leadership. He wanted to give them a brief background of himself. He stated he had been with the university for 15 years and then went on to the City of Parie View as the Public Works Administrator. He spoke of the projects that he handled while there. Then he moved on to the Waller County Economic Development Partnership, where he worked a short time with Vince Yocum. Then Hempstead needed an economic development director and he went there back in January. He had an accident where he had to take a medical leave then he was released from the city of Hempstead. He then went back over all that he had done in his positions, such as permits, how he learned how to value projects, how to look at the capital investments and the creating of jobs. He spoke of different projects that he was involved in. He stated that he had watched their past meetings for several months and he was there to listen.

Agenda Item #6 Consent Agenda:

- a. Approval of BEDC board meeting minutes for March 6, 2025**
- b. March Financial Report (*Notlyh Lyons*)**

A.

Motion was made to approve the BEDC minutes for March 6, 2025.

Director, Lyndon Stamps / Director, Deniece Odie

All For

Motion carried

B.

Motion was made to approve the March Financial Report.

Director, Lyndon Stamps / Director, Deniece Odie

All For

Motion carried

Agenda Item #7 Discuss update on the EDC credit card.

Mr. Green asked Ms. Casto if she had received her credit card.

Ms. Casto stated that she had received the credit card, however it still had The City of Brookshire on it with EDC at the end.

Mr. Richards stated he knew it had the city of Brookshire on it; but the bank account they need to talk about. They did confirm with the comptroller's office that the bank account for EDC must be separate. So, they still need to look into that.

Mrs. Lyons stated that she had been working with the bank to make a separate account, like HCH capabilities for EDC. So, when they do pay the credit cards, Amazon or anything of that nature it will come directly out of EDC instead of going through the general fund like it has before and transferring over.

Mr. Richards asked if it would allow the comptrollers office to have access to the EDC bank account?

Mrs. Lyons stated she would have to look into that.

Mr. Richards asked her if she would; because he thinks they should have access to the EDC bank account. He then asked Mr. Olson if that was correct.

Mr. Olson stated they'll have access if they want to review if needed; but having a separate account will be internally through the city or actually a separate account like you're talking about doing. It sounds like it's being in the works so, hopefully by next meeting they'll have an update.

Agenda Item #8 Discuss and Possible action on the Brookshire Welcome Sign.

Mr. Richards stated the Brookshire "Welcome" sign has been an on-going thing for a long time. The sign that was there before, the Brookshire rock ... the location where it was on 359 and Waller/90. Someone hit it and there were conversations about the person having insurance, and waiting on the claim etc. So, they've decided to go ahead and try to get the sign replaced. Then there was a discussion about should they come up with a bigger sign. As he was looking at the one on his paperwork stated it looked big; but actually it's a sign that's low, that's not really visible to the public. He would like to get a bigger sign, taller.

Mr. Kosar asked if the height would be in the way of the train crossing.

Mr. Richards replied no.

Motion was made to get bids for a new Welcome to Brookshire sign, bigger than the one that was there before.

Secretary/Treasurer, Robert Richards / Director, Lyndon Stamps

All For
Motion Carried

Agenda Item # 9 Discuss and possible action on EDC Consultant Firm.

Mr. Richards stated that their previous consulting firm was no longer with them. They need to discuss what path they want to take now. He knows in the past that the City of Brookshire traditionally had a consulting firm to go out and seek potential companies that want to relocate to this area. He also knows that there are some cities in Hempstead in particular that did not have a firm that did that. They had a permanent director, an executive assistant, and he believed Olson & Olson would do the contract part.... As he asked David Olson if he was correct. He asked if he knew which attorney that they had. Mr. Olson stated that it was either Charles Williams, they've had several over the past. Mr. Richards confirmed that they would do the abatement contracts?

Mr. Olson replied absolutely.

Mr. Richards asked if they wanted to hire another firm or did, they want the attorneys have potential companies contact the EDC office and they work the attorneys to do all the agreements or do they want to advertise for another firm?

Mr. Stamps stated that he thought they should advertise for another firm, just to see what options they had out there. Although they'll advertise for them doesn't mean they'll go with that firm; but at least they'd have the opportunity to see what's out there and see what could be available to them.

Mr. Green agreed with Mr. Stamps; it could get real expensive getting the attorneys.

Mr. Olson stated the beauty of having a good firm, more individual if wanted to go inhouse is they know how to negotiate the deals. A lot of that is form based, and it does eliminate a lot of attorney time when it comes to drafting. The firms that do this on regular bases are familiar with performants agreements and insensitive agreements that are in the EDC wheelhouse.

Mr. Richards added considering the amount of growth that's coming into the area as well.

Mr. Green stated that he did get a chance to speak with one of the county officials who highly recommends Mr. Bautista. He suggests that they reach out and have a conversation with Mr. Bautista. He's done work here in the county, as he spoke of, and reach out to county officials and talk with them as well.

Mr. Richards stated he had an opportunity to visit Hempstead, when Mr. Bautista was there.

Mr. Stamps asked Mr. Bautista before he leaves could he leave his information with Ms. Casto.

Mrs. Odie asked if he was just an individual or did, he have a ...

Mr. Bautista explained more of his background and how he worked.

Mrs. Odie stated for clarification; she's not leaning on a firm. She just wanted to know if he was with a firm or any ...she is more on the side of having in-house.

Mr. Stamps stated that was definitely an option.

Mr. Olson stated it sounded like maybe a direction for staff to go out and look at firms; but would they like for them to also explore potential in-house as part of that broader scope or just consulting firms at this point?

Mr. Green said he would like that.

Mr. Olson asked if that was the consensus of the group and several replied yes.

Mr. Richards said in-house or a potential contract.

Agenda Item # 10 Discuss and possible action filling vacant potion (Robert Richards)

Mr. Richards stated he had a candidate; but it didn't work out.

Mr. Stamps stated he had reached out and spoke to Mr. Nathaniel Richardson and he stated he would definitely still be interested in a position.

Mr. Olison stated that it wouldn't be appropriate for them to make a recommendation at city council if they so choose.

Mr. Richards said that the application process is online so he would encourage him to go ahead and fill out the application.

Mr. Stamps stated that he filled one out so, does he have to do it again?

Mr. Richards stated that was previous for position seven so this is for a new position.

Agenda Item #11 EDC Coordinators Report

Mr. Green asked Ms. Casto if she had any updates for them on anything and she replied no.

Mr. Richards questioned that they had a 380 with Grundfos.

Mr. Olson stated that at this point that it looks like they're only approaching the city for incentives.

Mrs. Odie stated she had a question on the invoice for Esch. They have two different invoices. One is dated March 12th and another for March 13th. To her it looks like there are about three things that are repeated. One for \$4,375 is dated March 12th and another on for \$1,875 that's dated for March 13th.

Mr. Richards stated that there were some discrepancies. He believes today around 2:00 p.m. he sent in some corrections. He thinks they need to go back and relook at all of this now to make sure they're not making and error in payment.

Mr. Green asked Mrs. Lyons if she could give them an update on it.

Mrs. Lyons stated that she had spoken with him and she informed him he had sent in two invoices in March and he state that one was for February. She added that she had a stack of invoices that they had paid him previously and they already have a February invoice so she's not sure what the \$4,000 work is for; since he did leave in March. The one that says final invoice for \$1,000 she assumes that's what they need to pay him for leaving in March; but they've already paid him in February. She's not sure where the 4,000 March invoice ...

Mr. Kosar stated at the bottom of the statement is says, 17 ½ hours for December. Why wouldn't that have been paid in January for December?

Mrs. Lyons stated she had invoices, where they've paid him February, January, December, November, October, September. So, it's up to date on what she's investigated. So, she's not sure what the March is for.

Mr. Richards stated in his opinion they will not be able to get this resolved right now.

They may need to go back and take another look to see what's going on with the invoices and make sure they're not making any error in payment.

Mrs. Lyons stated that unfortunately they would have to go back to him for clarification. Because the invoices, and she gave an example for February 10th it does say summary of November. She then went to the board to let them view the invoice.

Mr. Richards stated that there should be a record of all the payments that Mr. Esch has received. So, they need to go back and start from the time he was hired and look at all the payments he's received to find out what they owe him.

Mr. Olson stated that in light of that issues to table this until staff can figure out what's going on.

Tabled

Agenda Item #12 Future Agenda Items.

Mr. Stamp: 1. Move forward and start the process with the EDC Consulting Firm; but he believes they are already on top of that.

Mr. Richards wanted to know if they talked about the bathrooms and the tables? They need to put that back on the agenda. The tables over at the amphitheater and also the bathrooms.

Mr. Green asked Ms. Casto if she would reach out to him about the prefab restrooms.

Agenda Item #13 Executive Session

The Brookshire Economic Development Corporation will meet in a closed session pursuant to Title 5, Chapter 551, of the Texas Government Code for the purpose of: Economic Development Discussions under Section 551.087; Consultation with legal counsel under Section 551.071; Deliberations on real property under Section 551.072; and, Deliberations on personnel under Section 551.074.

Agenda Item # 14 Discussion & possible action on Executive session items if necessary.

N/A

Agenda item #15 Adjournment.

Motion was made to adjourn.

Director, Lyndon Stamps / Secretary, Treasurer, Robert Richards

All For
Motion Carried

5:55 p.m.

President, Eric Green

Secretary/Treasurer, Robert Richards

Prepared by Vickie Casto

BROOKSHIRE
ECONOMIC DEVELOPMENT CORPORATION

Financials
April 2025

**PREPARED BY
NOTLYH LYONS**

Revenue & Expense Report

Revenue And Expense Report

As of April 30, 2025

108 - City - Brk. Economic Development								
Revenue Summary								
	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.	
-	0.00	644,156.81	1,688,891.00	1,044,734.19	61.86%	1,085,640.11	1,548,934.70	
Revenue Totals	0.00	644,156.81	1,688,891.00	1,044,734.19	61.86%	1,085,640.11	1,548,934.70	
Expense Summary								
000-Non-Departmental	11,769.83	102,954.09	1,688,891.00	(1,585,936.91)	93.90%	112,702.74	195,489.13	
Expense Totals	11,769.83	102,954.09	1,688,891.00	1,585,936.91	93.90%	112,702.74	195,489.13	
Revenues Over(Under) Expenditures	(11,769.83)	541,202.72	0.00	(541,202.72)	77.88%	972,937.37	1,353,445.57	

Revenue and Expense Report

As of April 30, 2025

108 - City - Brk. Economic Develop		Current Month	Year To Date	Current Year	Budget	Budget	% Balance	Prior Year YTD	Prior Year FY
Department Revenue		Expense/Rev	Expense/Rev	Budget	Balance	Remaining	Remaining	Balance	End Bal.
Sales Tax									
-43050 Sales Tax		0.00	644,156.81	1,088,391.00	444,234.19	40.82%	1,079,979.90	1,543,274.49	
Total Sales Tax		0.00	644,156.81	1,088,391.00	444,234.19	40.82%	1,079,979.90	1,543,274.49	
Interest									
-43640 Interest Earned		0.00	0.00	500.00	500.00	100.00%	5,660.21	5,660.21	
Total Interest		0.00	0.00	500.00	500.00	100.00%	5,660.21	5,660.21	
Reserves									
-43710 Prior Yr Unexpended Funds		0.00	0.00	600,000.00	600,000.00	100.00%	0.00	0.00	
Total Reserves		0.00	0.00	600,000.00	600,000.00	100.00%	0.00	0.00	
Total		0.00	644,156.81	1,688,891.00	1,044,734.19	61.86%	1,085,640.11	1,548,934.70	
Total Revenue		0.00	644,156.81	1,688,891.00	1,044,734.19	61.86%	1,085,640.11	1,548,934.70	

Revenue and Expense Report

As of April 30, 2025

108 - City - Brk. Economic Develop	Current Month	Year To Date	Current Year	Budget	% Balance	Prior Year YTD	Prior Year FY
Department Expense	Expense/Rev	Expense/Rev	Budget	Balance Remaining	Remaining	Balance	End Bal.
000-Non-Departmental							
Personnel							
000-51000 Salaries	5,459.00	13,647.50	75,000.00	61,352.50	81.80%	34,719.10	34,719.10
000-51130 Retirement Contributions	847.78	2,119.45	11,498.00	9,378.55	81.57%	0.00	0.00
Total Personnel	6,306.78	15,766.95	86,498.00	70,731.05	81.77%	34,719.10	34,719.10
Taxes							
000-51100 Payroll Taxes	417.62	1,044.05	7,500.00	6,455.95	86.08%	0.00	0.00
Total Taxes	417.62	1,044.05	7,500.00	6,455.95	86.08%	0.00	0.00
Insurance							
000-51140 Health Insurance	970.60	2,161.98	14,400.00	12,238.02	84.99%	0.00	0.00
Total Insurance	970.60	2,161.98	14,400.00	12,238.02	84.99%	0.00	0.00
Not Categorized							
000-51540 Health Insurance	1.34	2.68	0.00	(2.68)	0.00%	0.00	0.00
000-52000 Legal Fees	1,379.50	5,066.50	35,000.00	29,933.50	85.52%	835.00	6,552.50
000-52020 Audit & Accounting	0.00	0.00	30,000.00	30,000.00	100.00%	2,865.64	3,259.39
000-52030 Professional Services	0.00	24,305.00	48,000.00	23,695.00	49.36%	14,280.33	58,961.33
000-52031 Bedc Coordinator	0.00	0.00	70,000.00	70,000.00	100.00%	0.00	0.00
000-52032 Webmaster	0.00	0.00	2,500.00	2,500.00	100.00%	0.00	0.00
000-52033 Technology	0.00	157.65	2,500.00	2,342.35	93.69%	0.00	138.19
000-52034 Engineer Services	0.00	0.00	25,000.00	25,000.00	100.00%	0.00	0.00
000-53010 Office Supplies	0.00	12.34	6,000.00	5,987.66	99.79%	732.70	732.70
000-53020 Forms & Statements	0.00	0.00	150.00	150.00	100.00%	0.00	0.00
000-53110 Membership & Dues	0.00	0.00	2,500.00	2,500.00	100.00%	0.00	0.00
000-54000 Building Maintenance	0.00	2,599.99	27,000.00	24,400.01	90.37%	275.00	815.00

Revenue and Expense Report

As of April 30, 2025

108 - City - Brk. Economic Develop		Current Month	Year To Date	Current Year	Budget	% Balance	Prior Year YTD	Prior Year FY
Department Expense		Expense/Rev	Expense/Rev	Budget	Balance Remaining	Remaining	Balance	End Bal.
000-54010	Equipment Maintenance	293.99	293.99	1,000.00	706.01	70.60%	0.00	0.00
000-54190	Public Mowing	2,400.00	18,013.39	57,000.00	38,986.61	68.40%	17,280.00	29,280.00
000-55050	Travel & Training	0.00	926.50	10,000.00	9,073.50	90.74%	51.09	1,825.87
000-55070	Bank Charges	0.00	0.00	300.00	300.00	100.00%	44.15	44.15
000-55090	Telephone	0.00	0.00	2,500.00	2,500.00	100.00%	1,030.37	1,314.30
000-55100	Utility Expense	0.00	0.00	3,000.00	3,000.00	100.00%	0.00	0.00
000-56080	Consulting	0.00	0.00	5,000.00	5,000.00	100.00%	0.00	0.00
000-56140	Beautification	0.00	2,990.00	25,000.00	22,010.00	88.04%	15,464.36	15,464.36
000-56150	City Parks Project	0.00	8,600.00	350,000.00	341,400.00	97.54%	0.00	0.00
000-56170	Facilities/Infrastructure Proj	0.00	0.00	719,177.00	719,177.00	100.00%	24,855.00	24,855.00
000-56220	Downtown Improvements	0.00	9,590.00	100,000.00	90,410.00	90.41%	0.00	0.00
000-56250	Business Incentive	0.00	0.00	3,000.00	3,000.00	100.00%	0.00	0.00
000-57000	Technology	0.00	11,423.07	20,866.00	9,442.93	45.26%	270.00	17,381.84
000-57010	Computer & Software	0.00	0.00	35,000.00	35,000.00	100.00%	0.00	145.40
Total Not Categorized		4,074.83	83,981.11	1,580,493.00	1,496,511.89	94.69%	77,983.64	160,770.03
Total Non-Departmental		11,769.83	102,954.09	1,688,891.00	1,585,936.91	93.90%	112,702.74	195,489.13
Total Expense		11,769.83	102,954.09	1,688,891.00	1,585,936.91	93.90%	112,702.74	195,489.13

Credit Card

V. Casto



VICKIE CASTO
Account Number: XXXX XXXX XXXX 9996

Billing Questions:
800-367-7576

Website:
www.cardaccount.net

Send Billing Inquiries To:
Card Service Center, PO Box 569120, Dallas, TX 75356

NEWFIRST NATIONAL BANK Credit Card Account Statement
March 14, 2025

SUMMARY OF ACCOUNT ACTIVITY

Previous Balance	\$0.00
- Payments	\$0.00
- Other Credits	\$0.00
+ Purchases	\$0.00
+ Cash Advances	\$0.00
+ Fees Charged	\$0.00
+ Interest Charged	\$0.00
= New Balance	\$0.00
Account Number	XXXX XXXX XXXX 9996
Credit Limit	\$2,500.00
Available Credit	\$2,500.00
Statement Closing Date	March 14, 2025
Days in Billing Cycle	0

PAYMENT INFORMATION

New Balance:	\$0.00
Minimum Payment Due:	\$0.00
Payment Due Date:	April 9, 2025



MESSAGES

PROTECT YOURSELF FROM SCAMMERS!

We will never call, text, or email and ask you for your personal information. Some scammers will call and pretend to be from the Card Service Center. We will never call or text you and ask for sensitive information such as account or card number information, passwords or user names, or social security numbers. Please **DO NOT** give out that information.

If you feel pressured or concerned about a phone call, please hang up and call us at 800-367-7576 (the phone number located on the back of your credit card). Our Card Service Center team is always glad to check and can verify the information.

Please see reverse side of page 1 for important information.

5762 0001 BHH 001 7 9 250314 0

PAGE 1 of 2

15 1127 7010 VB5

01AB5762

2390

NEWFIRST NATIONAL BANK
1550 N BROWN RD 150
LAWRENCEVILLE GA 30043



Account Number:	XXXX XXXX XXXX 9996
New Balance:	\$0.00
Minimum Payment Due:	\$0.00
Payment Due Date:	April 9, 2025

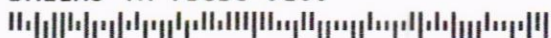
Please use enclosed envelope to remit payment.

Amount Enclosed: \$

☐ Indicate name or address change on reverse side and check here.

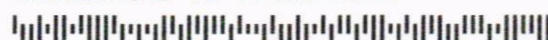
Make Check Payable to:

CARD SERVICE CENTER
PO BOX 569100
DALLAS TX 75356-9100



VICKIE CASTO
CITY BROOKSHIRE EDC
PO BOX 160
BROOKSHIRE TX 77423-0160

2390



559061701076999600000000000000009



VICKIE CASTO
Account Number: XXXX XXXX XXXX 9996

TRANSACTIONS

An amount followed by a minus sign (-) is a credit unless otherwise indicated.

Tran Date	Post Date	Reference Number	Transaction Description	Amount
03/04	03/05	75418231Z6G7B2T1D	IONOS INC. CHESTERBROOK PA	\$36.95
03/14	03/14	000000000000COMPC	TOTAL PURCHASES	\$36.95
			TOTAL	\$36.95

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account

Type of Balance	Annual Percentage Rate (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	18.49% (v)	\$0.00	0	\$0.00
Cash Advances	18.49% (v)	\$0.00	0	\$0.00

(v) - variable

To avoid additional interest charges, pay your New Balance in full on or before the Payment Due Date.

Exciting news! Go online today and check out the all-new enhancements to the Card Service Center website. E-statements, additional payment options, links to Preferred Points website, and other helpful sites. Visit us today at www.cardaccount.net to enroll your credit card account(s) on the newly enhanced website.

Thank you for the opportunity to serve your credit card needs. Should your future plans include travel, please contact us at 1-800-367-7576.

Please see reverse side of page 1 for important information.

**IONOS Inc.**

2 Logan Square, 100 N 18th St., Suite 400
Philadelphia, PA 19103
USA

2 Logan Square, 100 N 18th St. · Suite 400
Philadelphia, PA 19103 · USA

Stacey Gootee
City of Brookshire

P.O. Box 160
Brookshire, TX 77423-0160
UNITED STATES

ENTERED
3/2/25

EDC
108-000-52033

Invoice: 202054206984
Invoice Date: 03/03/2025
Customer ID: 447408986
Contract ID: 54615938

Help Center: ionos.com/help
My IONOS: my.ionos.com/invoices

Your IONOS Personal Consultant:

Tiffany Masters

📞 2673666050

Invoice

Billing period starting: 03/02/2025

Item	Service	Charges	Usage	Taxable Portion	Total
Contract: 54615938 - IONOS Premium					
1	IONOS SiteAnalytics Plus 02/12/2025-05/12/2025	\$4.99 a month	3 mo.	\$11.98	\$14.97
2	IONOS PHP 5.4 Extended Support 02/08/2025-03/08/2025	\$19.76 a month	1 mo.	\$15.81	\$19.76
Net Total					\$34.73
Net (non-taxable portion)					\$6.94
Net (taxable portion)					\$27.79
Tax					\$2.22
Total amount due					\$36.95
Please DO NOT send cash, check or money order					

The total amount due will be charged to your credit card within the next seven days, most likely in the next day or two. Thank you.

Do you have questions regarding this invoice?

Please refer to your Help Center or log in to my.ionos.com for further information.

Checking

Account Information

Balance

Previous Day Transactions (-\$0.00 / +\$0.00)	\$0.00
Current Balance	\$25,000.00
Total Float	\$0.00
Holds	\$0.00
Pending Transactions (-\$0.00 / +\$0.00)	\$0.00
Other Transfers	\$0.00
Today's Float	\$0.00
Available Balance	\$25,000.00
Line Of Credit	\$0.00
Sweep Account EDC - ICS 99794081	\$1,738,059.32
Total Funds Available	\$1,763,059.32

Activity

Last Deposit (Apr 14, 2025)	\$10,029.50
Last Check (Apr 14, 2025)	\$10,029.50
Last Overdrawn	Mar 29, 2024

Interest

Last Interest Payment	\$35.96
-----------------------	---------

Account Information

Balance

Previous Day Transactions (-\$0.00 / +\$0.00)	\$0.00
Current Balance	\$1,738,059.32
Total Float	\$0.00
Holds	\$0.00
Pending Transactions (-\$0.00 / +\$0.00)	\$0.00
Other Transfers	\$0.00
Today's Float	\$0.00
Available Balance	\$1,738,059.32
Line Of Credit	\$0.00
Total Funds Available	\$1,738,059.32

Activity

Last Deposit (Dec 19, 2024)	\$1,370.00
Last Check (Apr 14, 2025)	\$10,029.50

Interest



Current Accrued Interest	\$4,017.75
Last Interest Payment (Jan 09, 2024)	\$0.00
Interest Paid 2025	\$15,115.29
Interest Paid 2024	\$30,828.18

EDC - CHECKING - 794081

Search Transactions

Activity: Date range; Start date: Apr 01, 2025; End date: Apr 30, 2025; Type: All

Transactions

 Pending  Posted

Total debits: -10,029.50 (1) Total credits: +10,029.50 (1)

Date ▼	Description ↕	Debit ↕	Credit ↕	Balance
 Apr 14, 2025	TRANSFER FROM INTRAFI ICS ACCOUNT 99794081		10,029.50	25,000.00
 Apr 14, 2025	City of Brookshi EDC Vendor 113104796	10,029.50		14,970.50

Pay/Hold ▾	Account ▾	Amount ▾
Pay	EDC - CHECKING	10,029.50

Pay to

Total batch deposit (3 items) \$10,029.50 ⁽¹⁾

Pay/Hold ▾	Name ▾	Identification ▾	Amount ▾	Reverse ▾
Pay	Esch Development		6,250.00	No ^(A)
	Routing transit 313185515	Account number xxxxx7069	Account type Checking	
Pay	Lasker and Son Lawn		2,400.00	No ^(B)
	Routing transit 113008465	Account number xxxxx5377	Account type Checking	
Pay	Olson & Olson		1,379.50	No ^(C)
	Routing transit 113122655	Account number xxxxx3047	Account type Checking	

Approval

Name

Date

Lakethia Connor

Apr 11, 2025 3:20:38 PM

EDC Vendor payments - April 20

Description

EDC Vendor payments - April 20

Tax identification number

City of Brookshi[xxxxx3117]

Effective date

Apr 14, 2025

☐ Repeat

Status

Processed

Type

Payment (Vendor - CCD)

Total withdrawal

\$10,029.50

Total deposit

\$10,029.50

Batch

Processed

Name

1-CCD-EDC Vendor

Company

City of Brookshi[xxxxx3117]

Company description

EDC Vendor

Pay from

Total batch withdrawal (1 item) \$10,029.50

Esch Development Solutions, LLC

1650 Highway 6, Suite 470

Sugar Land, TX 77478

Phone: 713-305-9925

joe@eschcraft.com

PAID

INVOICE

INVOICE # 04032025-01

DATE: April 3, 2025

BILL TO:

City of Brookshire

Attn: Ms. Stacey Gootee, Comptroller/AP

4029 5th Street

Brookshire, TX 77423

FOR: PAST DUE INVOICES

Brookshire Economic Development Program Assistance

Detail on Past Due Invoice

Total Amount Due:

\$6,250.00

- Invoice #03122025-01 for services preformed in February 2025 \$4,375.000
- Invoice # 03132025-01 Final invoice provided with termination of agreement for services provided in March prior to termination of agreement \$1,875.00

Total Amount Due

= \$6,250.00

(A)

ENTERED

Make all checks payable to Esch Development Solutions, LLC

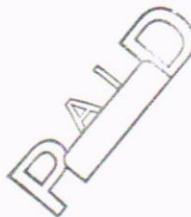
Due upon receipt

Esch Development Solutions, LLC

1650 Highway 6, Suite 470

Sugar Land, TX 77478

Phone: 713-305-9925

joe@eschcraft.com**INVOICE**

INVOICE # 03122025-01

DATE: March 12, 2025

BILL TO:

City of Brookshire

Attn: Ms. Stacey Gootee, Comptroller/AP

4029 5th Street

Brookshire, TX 77423

jjward@brookshiretx.gov**FOR:****Brookshire Economic Development Program
Assistance****Total Amount Due: \$4,375.00****Current**

The following is a summary of efforts for February:

- Preparation and attendance of BEDC Board Meeting and City Council Meeting
- Coordination with legal counsel on drafting agreements, review, and coordination with prospect companies.
- Coordination, emails, calls and meeting with economic development prospects and related parties including Tesla, Ace Hardware, Heidelberg, Grunfos and Waller County EDC on recruitment and possible expansion of prospect companies.
- Response to Waller CAD on information needs
- Conversations and communication with city administration, BEDC Board President and representatives.

Hour allocation

Brookshire EDC on work related to EDC items	17.5 hrs	X	\$250.00/hr	= \$4,375.00
Total	17.5 hrs	X		= \$ 4,375.00

Total hours incurred in December 17.5 X \$250 hr = \$4,375.00

Make all checks payable to Esch Development Solutions, LLC

Due upon receipt

Esch Development Solutions, LLC

1650 Highway 6, Suite 470

Sugar Land, TX 77478

Phone: 713-305-9925

joe@eschcraft.com**INVOICE**

INVOICE # 03132025-01

DATE: March 13, 2025

BILL TO:

City of Brookshire

Attn: Ms. Stacey Gootee, Comptroller/AP

4029 5th Street

Brookshire, TX 77423

FOR: FINAL INVOICE**Brookshire Economic Development Program
Assistance****Total Amount Due: \$1,875.00****Current**

The following is a summary of efforts for March

- Preparation and attendance of BEDC Board Meeting and City Council Meeting
- Coordination, emails, calls and meeting with economic development prospects and related parties including Tesla, Ace Hardware, Heidelberg, Grunfos, Edrigna Gee and Waller County EDC on recruitment and possible expansion of prospective companies.
- Conversations and communication with city administration, BEDC Board President and representatives.

Hour allocation

Brookshire EDC on work related to EDC items	7.5 hrs	X	\$250.00/hr	= \$1,875.00
Total	7.5 hrs	X		= \$ 1,875.00

Total hours incurred in December 7.5 X \$250 hr = \$1,875.00

Make all checks payable to Esch Development Solutions, LLC

Due upon receipt

DELIVERED VIA EMAIL

MEMORANDUM

DATE: March 13, 2025

TO: Darrell Branch, Mayor
Eric Green, Alderman and President BEDC

FROM: Joseph Esch, Esch Development Solutions, LLC

RE: Summary of current projects

Brookshire Tax Increment Reinvestment Zone #1 – Crystal Lakes TIRZ Per previous direction from former City Administrator, the following actions were taken:

- TIRZ Documents Identified and electronic copies provided to the city.
- Worked with the State of Texas Comptroller's office to
 - Create Tax Increment Reinvestment Zone #1 on state Esystem filing system
 - Create and file annual report to bring TIRZ into compliance. State requested filing reports for the years 2021, 2022 and 2023. All reports completed with best information available at the time. Have communicated to the State that should they require any changes or additions to the report that the city would be happy to make any necessary changes.
- As of last communication with State annual report filings and updates are complete. Going forward, the city should assign TIRZ administration to the appropriate staff member and ensure that all ongoing requirements for the administration and reporting for the TIRZ is completed.
- LGI homes 2023 request for payment from the TIRZ has been received by the city and is with the city's finance department for processing. Brookshire finance department currently working with the city's tax assessor collector to update TIRZ accounts and reconcile accounts before payment is made to LGI.

Projects

- **Heidleberg Materials** – Per the last update, following input and direction from the City Council, staff worked with city legal counsel to create draft incentive agreement consistent with terms discussed. Draft agreement provided to company on January 23. The company has not yet responded. Jacob Hargrove is the companies consultant contact point at the company for this project. His email is Jacob.hargrove@anderson.com.
- **Tesla** – The reinvestment zone for the Tesla Tax Abatement Agreement expires in June of 2025 and needs to be extended for another five years. Per the Waller CAD requirement and city's tax abatement guidelines any reinvestment zone with active tax abatement agreements in them will be updated prior to the expiration of their term while the tax abatement agreements are active. Additionally, I recommend the city assign a project manager/lead contact for Tesla to ensure that the project development process proceeds smoothly and that any issues may be brought to the attention of the city and resolved.

Follow up on outstanding invoices - Per conversation

From Joe Esch <Joe@eschcraft.com>

Date Thu 4/3/2025 2:02 PM

To Notlyh Lyons <nlyons@brookshiretx.gov>

Cc Eric Green <Egreen@brookshiretx.gov>; eric green <ericgreen222@yahoo.com>; David Olson <dolson@olsonllp.com>; Darrell Branch <dbranch@brookshiretx.gov>

*ask for hours per
invoice to reply*

 3 attachments (85 KB)

Brookshire invoice for outstanding amounts due sent April 3 2025.docx; Invoice 03122025-01 Brookshire Eco Dev Feb 2025 Updated to remove error Dec listed instead of Feb on total hours line.docx; Brookshire Final Invoice March 13 2025 Updated to remove Dec from Final Invoice.docx;

Good afternoon Mrs. Lyons:

Thank you for your time this afternoon to discuss my outstanding invoices. I appreciate your bringing the error on the invoices to my attention. I have reviewed them and I removed "in December" from the line on total hours on both invoices. Unfortunately, I had made a change on my agenda format for other clients to remove the redundancy of the month in that line, but did not do it for my Brookshire invoices. I am sorry for the mistake and confusion. I have corrected the invoices and attached them to this email along with an April invoice showing the amounts for the outstanding balances due.

Below is a detail on the changes I made to both in

February Invoice Sent March 12, 2025 for services provided in February

Original invoice with error showed the line below

Total hours incurred in December 17.5 X \$250 hr = \$4,375.00

Corrected invoice line shown in line below"

Total hours incurred 17.5 X \$250 hr = \$4,375.00

Final Invoice Sent March 13, 2025 with contract termination letter per agreement for services to date in March.

Original invoice with error showed the line below

Total hours incurred in December 7.5 X \$250 hr = \$1,875.00

Corrected invoice line shown in line below"

Total hours incurred 7.5 X \$250 hr = \$1,875.00

Please let me know if you have any questions or other items that prevent processing the payments.

Regards,

Joe Esch, CCIM
joe@eschcraft.com
713-305-9925

FW: Invoice for February 2025

From Vickie Casto <vcasto@brookshiretx.gov>
Date Thu 4/3/2025 1:37 PM
To Notlyh Lyons <nlyons@brookshiretx.gov>

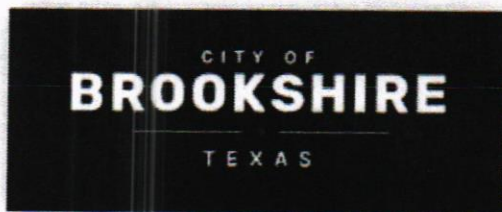
 1 attachment (63 KB)

Invoice 03122025-01 Brookshire Eco Dev Feb 2025.pdf;

From: Stacey Gootee <SGootee@brookshiretx.gov>
Sent: Monday, March 17, 2025 3:15 PM
To: Vickie Casto <vcasto@brookshiretx.gov>
Subject: FW: Invoice for February 2025

Stacey Gootee

COMPTROLLER/AP



4029 5TH STREET BROOKSHIRE, TEXAS 77423
PO BOX 160 * 281-375-5050 * EXT 5010
WWW.BROOKSHIRETX.GOV

From: Joe Esch <Joe@eschcraft.com>
Sent: Wednesday, March 12, 2025 11:46 AM
To: Stacey Gootee <SGootee@brookshiretx.gov>
Cc: Joe Esch <Joe@eschcraft.com>
Subject: Invoice for February 2025

Good morning,

Attached please find the invoice for February 2025 for services. Please let me know if you have any questions.

Joe Esch, CCIM
joe@eschcraft.com

Invoice payment reminder

Reminder: lasker and son lawn service, llc sent you an invoice.


Amount due: \$2,400.00 USD

ENTERED

Due on receipt

EDC
108-000-54190 public money

lasker and son lawn service, llc

 You don't have any payments with this seller in the last year.

Invoice details


Amount requested
\$2,400.00 USD (B)

Invoice number
1212

PAID

[View and Pay Invoice](#)

Don't recognize this invoice?

 [Report this invoice](#)

Before paying, make sure you recognize this invoice. If you don't, report it. **Learn more** about common security threats and how to spot them. For example, PayPal would never use an invoice or a money request to ask you for your account credentials.





Outlook

Fw: Reminder from lasker and son lawn service, llc (1212)

From Lakethia Connor <lconnor@brookshiretx.gov>

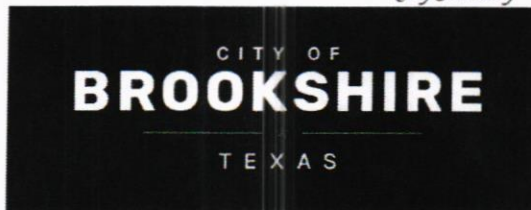
Date Mon 4/7/2025 5:42 PM

To Notlyh Lyons <nlyons@brookshiretx.gov>

FYI

Lakethia Connor

City Secretary



4029 5th Street Brookshire, Texas 77423

PO Box 160 ~ (281) 375 - 5050 ext. 5002

www.brookshiretx.gov

"Be genuine. Be remarkable. Be worth connecting with."

– Seth Godin

A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to sender. In accordance with Federal Law and US Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, and familial status.

From: service@paypal.com <service@paypal.com>

Sent: Tuesday, March 25, 2025 9:02 AM

To: Stacey Gootee <SGootee@brookshiretx.gov>

Subject: Reminder from lasker and son lawn service, llc (1212)

Hello, City Of Brookshire edc



Olson & Olson LLP

Wortham Tower, Suite 600
2727 Allen Parkway
Houston, Texas 77019-2133
Phone No.: (713) 533-3800
Fax: (713) 533-3888

April 02, 2025

Brookshire EDC
Vickie Casto, Administrative Assistant
P.O. Box 759
Brookshire, Texas 77423

Invoice No. 15999
Our File No. 1343-00000
Billing Through: 3/31/2025

Brookshire EDC

Total Legal Services	\$1,379.50
Total Reimbursable Expenses	\$0.00

Invoice Summary

Total Legal Services	\$1,379.50
Total Expenses	\$0.00
Total Charge for this Bill	\$1,379.50 (C)

PAID

ENTERED

Olson & Olson LLP

Wortham Tower, Suite 600
2727 Allen Parkway
Houston, Texas 77019-2133
Phone No.: (713) 533-3800
Statement as of: 03/31/2025
Statement No: 15999

Brookshire EDC
Vickie Casto
P.O. Box 759
Brookshire, Texas 77423

Brookshire EDC

Professional Fees	Description	Hours	Rate	Amount
03/03/2025 DO	Research personnel matter; review and suggest revisions to draft EDC agenda; e-mail correspondence with V. Casto concerning same; research general notice issue raised; follow-up e-mail correspondence with V. Casto with revised executive session language.	1.00	275 /hr	275.00
03/06/2025 DO	Preparation for, travel to, and participation in BEDC regular meeting.	2.80	275 /hr	770.00
03/12/2025 DO	Telephone conference with V. Casto concerning facebook video matter.	0.20	275 /hr	55.00
03/12/2025 DO	Review e-mail correspondence from V. Casto to group concerning availability of opportunity zone projects.	0.20	275 /hr	55.00
03/13/2025 DO	Review various emails between J. Esch and V. Casto concerning prospective development for consideration.	0.30	275 /hr	82.50
03/24/2025 JJH	Analyzing background fact and exchanging emails re status [.3].	0.30	290 /hr	87.00
03/28/2025 DO	Review draft agenda; e-mail correspondence with V. Casto concerning same.	0.20	275 /hr	55.00
	Sub-total:	5.00		1,379.50
			Sub-total Fees:	\$1,379.50

Invoice Summary

Total Current Billing:	\$1,379.50
Previous Balance Due:	\$1,045.00
Total Payments:	(\$1,045.00)
Total Now Due:	\$1,379.50

WALLIS 
CONCRETE

Vickie Casto

From: katherine@wallisconcrete.com
Sent: Tuesday, April 22, 2025 4:15 PM
To: Economic Development Corporation
Cc: office@wallisconcrete.com; rfischer@wallisconcrete.com
Subject: Brookshire Restroom Inquiry
Attachments: Travis_2202.pdf; Travis_2402P.pdf; Travis_4401.pdf; Travis_2624P.pdf

Hello Vickie,

Great speaking with you earlier!

I've attached a direct link to our building types here: http://www.walcon.com/product_series/travis

I've also included PDFs of the options I believe best align with your project needs. These models are also available for review on our website.

Let me know if we can narrow down the options. That will help streamline the quoting process. Quoting all of the buildings by Monday won't be feasible, but I'm happy to get started as soon as we identify the top candidates.

Thank You,

Katherine Scribner

Wallis Concrete

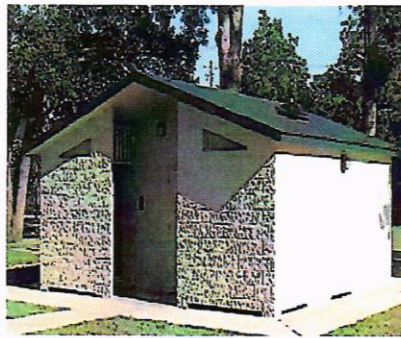
646 Wallis Concrete Rd

979-478-6734

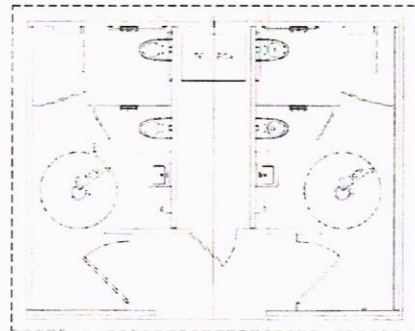
FAX: 979-478-6753

Travis 2402P

ADA-Compliant, Two-Room Restroom Building with Four Flush Toilets, Two Sinks and a Privacy Porch



Exterior split block reveal and metal roof, as shown, are optional



DESCRIPTION

A superior, concrete, ADA-compliant, two-room restroom building, with four flush toilets, two sinks, a privacy porch and including floor, walls, a central service chase and a gable roof. The **Travis 2402P** has a painted stucco exterior with a painted concrete roof. This model ships in two sections.

MATERIALS OF CONSTRUCTION

The **Travis 2402P** restroom facility is designed and manufactured to withstand average wind loads, snow loads and seismic activity for the specific geographic region in which it will be installed and in accordance with governing building codes and the stresses and shocks common to buildings.

The **Travis 2402P** is constructed of 5,000 psi concrete with steel reinforcement in the floor and walls tied together such that the floor is poured around the walls, thus providing superior strength and durability. Walls and roof are 4" thick; the floor is a minimum of 8" thick. All vertical building sections are joined with three welding surfaces, and the roof sections are welded to the walls. Doors and building vents are painted galvanized steel, with galvanized steel door frames attached in a manner that allows replacement, as necessary.

The **Travis 2402P** building is lifted as two units and positioned onto a customer-provided and engineered concrete slab or prepared surface.

DIMENSIONS

Length: 19'8", Width: 24'10",
Height: 11'4", Weight: 137,448 lbs.

BUILDING FINISH

Exterior walls and roof: The exterior concrete walls of the building have a standard 5,000 psi stucco finish. Two coats of a modified latex exterior paint, as manufactured by Benjamin Moore, are applied at the factory. Colors for the exterior concrete walls and roof are selected by owner. The exterior roof has an application of a polyamide epoxy base coat followed by a 2-part aliphatic acrylic urethane coating, as manufactured by Benjamin Moore. Optional exterior surface reveals for the walls and roof are available.

Exterior doors and frames: These surfaces are primed, followed by 2 coats of urethane alkyd enamel. Color is selected by the owner.

Interior Walls, Ceiling, and Floor:

The interior wall and ceiling surfaces of the building are steel troweled, followed by a 2-part polyamide epoxy coating, as manufactured by Benjamin Moore. The interior floor surface is steel troweled, followed with a broom finish. Because the floor is a high wear surface, a 2-part polyamide epoxy coating is available as an option. Colors for all interior surfaces are selected by the customer.

ELECTRICAL

Energy Star compliant lighting is provided in the toilet room and service chase and on the exterior of the building adjacent to the doors. Toilet room and exterior door lights are powered with separate 110 volt circuits and controlled by mechanical timers located in the rear service chase. An electric receptacle is provided in the service chase area for convenience.

APPLICABLE BUILDING CODES

- International Building Code
- International Plumbing Code
- International Mechanical Code
- International Energy Conservation Code
- National Electrical Code
- US ADA National Accessibility Standards



All WalCon products are manufactured to the most rigorous design factors presented in the International Building Code for all geographical areas within the continental United States, with the exclusion of barrier islands.



Since 1980.

WALCON. A DIVISION OF WALLIS CONCRETE, LLC.

www.walcon.com

P.O. Box 1135, Wallis, Texas 77485 1-800-852-7880 | 979-478-7314 | Fax: 979-478-6753

*WalCon is a registered trademark of Wallis Concrete, LLC. ©2010, Wallis Concrete, LLC.

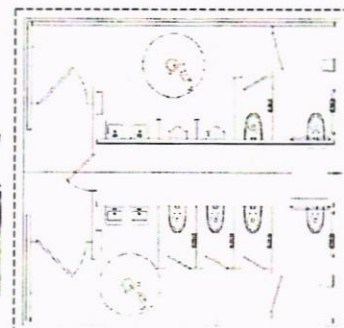
012110

Travis 2624P

ADA-Compliant, Two-Room Restroom Building with Six Flush Toilets, Two Urinals, Four Sinks and a Privacy Porch



Exterior split block reveal and metal roof, as shown, are optional



DESCRIPTION

A superior, concrete, ADA-compliant, two-room restroom building, with six flush toilets, two urinals, four sinks, a privacy porch and including floor, walls, a central service chase and a gable roof. The **Travis 2624P** has a painted stucco exterior with a painted concrete roof. This model ships in two sections.

MATERIALS OF CONSTRUCTION

The **Travis 2624P** restroom facility is designed and manufactured to withstand average wind loads, snow loads and seismic activity for the specific geographic region in which it will be installed and in accordance with governing building codes and the stresses and shocks common to buildings.

The **Travis 2624P** is constructed of 5,000 psi concrete with steel reinforcement in the floor and walls tied together such that the floor is poured around the walls, thus providing superior strength and durability. Walls and roof are 4" thick; the floor is a minimum of 8" thick. All vertical building sections are joined with three welding surfaces, and the roof sections are welded to the walls. Doors and building vents are painted galvanized steel, with galvanized steel door frames attached in a manner that allows replacement, as necessary.

The **Travis 2624P** building is lifted as two units and positioned onto a customer-provided and engineered concrete slab or prepared surface.

DIMENSIONS

Length: 25'10", Width: 24'10",
Height: 11'4", Weight: 162,473 lbs.

BUILDING FINISH

Exterior walls and roof: The exterior concrete walls of the building have a standard 5,000 psi stucco finish. Two coats of a modified latex exterior paint, as manufactured by Benjamin Moore, are applied at the factory. Colors for the exterior concrete walls and roof are selected by owner. The exterior roof has an application of a polyamide epoxy base coat followed by a 2-part aliphatic acrylic urethane coating, as manufactured by Benjamin Moore. Optional exterior surface reveals for the walls and roof are available.

Exterior doors and frames: These surfaces are primed, followed by 2 coats of urethane alkyd enamel. Color is selected by the owner.

Interior Walls, Ceiling, and Floor:

The interior wall and ceiling surfaces of the building are steel troweled, followed by a 2-part polyamide epoxy coating, as manufactured by Benjamin Moore. The interior floor surface is steel troweled, followed with a broom finish. Because the floor is a high wear surface, a 2-part polyamide epoxy coating is available as an option. Colors for all interior surfaces are selected by the customer.

ELECTRICAL

Energy Star compliant lighting is provided in the toilet room and service chase and on the exterior of the building adjacent to the doors. Toilet room and exterior door lights are powered with separate 110 volt circuits and controlled by mechanical timers located in the rear service chase. An electric receptacle is provided in the service chase area for convenience.

APPLICABLE BUILDING CODES

- International Building Code
- International Plumbing Code
- International Mechanical Code
- International Energy Conservation Code
- National Electrical Code
- US ADA National Accessibility Standards



All WalCon products are manufactured to the most rigorous design factors presented in the International Building Code for all geographical areas within the continental United States, with the exclusion of barrier islands.



Since 1980.

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P.O. Box 1135, Wallis, Texas 77485 1-800-852-7880 | 979-478-7314 | Fax: 979-478-6753

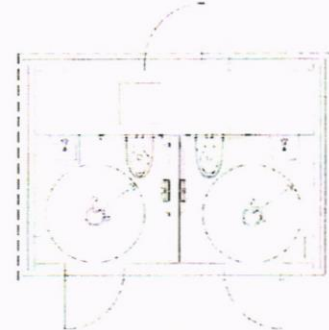
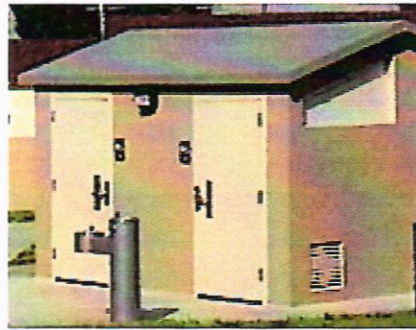
*WalCon is a registered trademark of Wallis Concrete, LLC. ©2010, Wallis Concrete, LLC.

www.walcon.com

012110

Travis 2202

ADA-Compliant, Two-Room
Restroom Building with Two
Flush Toilets and Two Sinks



DESCRIPTION

A superior, concrete, ADA-compliant, two-room restroom building, with two flush toilets and two sinks, and including floor, walls, a rear service chase and a gable roof. The **Travis 2202** has a painted stucco exterior with a painted concrete roof. This model ships in one section.

MATERIALS OF CONSTRUCTION

The **Travis 2202** restroom facility is designed and manufactured to withstand average wind loads, snow loads and seismic activity for the specific geographic region in which it will be installed and in accordance with governing building codes and the stresses and shocks common to buildings.

The **Travis 2202** is constructed of 5,000 psi concrete with steel reinforcement in the floor and walls tied together such that the floor is poured around the walls, thus providing superior strength and durability. Walls and roof are 4" thick; the floor is a minimum of 8" thick. All vertical building sections are joined with three welding surfaces, and the roof sections are welded to the walls. Doors and building vents are painted galvanized steel, with galvanized steel door frames attached in a manner that allows replacement, as necessary.

The **Travis 2202** building is lifted as a single unit and positioned onto a customer-provided and engineered concrete slab or prepared surface.

DIMENSIONS

Length: 15'3", Width: 10'10",
Height: 9'2", Weight: 50,361 lbs.

BUILDING FINISH

Exterior walls and roof: The exterior concrete walls of the building have a standard 5,000 psi stucco finish. Two coats of a modified latex exterior paint, as manufactured by Benjamin Moore, are applied at the factory. Colors for the exterior concrete walls and roof are selected by owner. The exterior roof has an application of a polyamide epoxy base coat followed by a 2-part aliphatic acrylic urethane coating, as manufactured by Benjamin Moore. Optional exterior surface reveals for the walls and roof are available.

Exterior doors and frames: These surfaces are primed, followed by 2 coats of urethane alkyd enamel. Color is selected by the owner.

Interior Walls, Ceiling, and Floor:

The interior wall and ceiling surfaces of the building are steel troweled, followed by a 2-part polyamide epoxy coating, as manufactured by Benjamin Moore. The interior floor surface is steel troweled, followed with a broom finish. Because the floor is a high wear surface, a 2-part polyamide epoxy coating is available as an option. Colors for all interior surfaces are selected by the customer.

ELECTRICAL

Energy Star compliant lighting is provided in the toilet room and service chase and on the exterior of the building adjacent to the doors. Toilet room and exterior door lights are powered with separate 110 volt circuits and controlled by mechanical timers located in the rear service chase. An electric receptacle is provided in the service chase area for convenience.

APPLICABLE BUILDING CODES

- International Building Code
- International Plumbing Code
- International Mechanical Code
- International Energy Conservation Code
- National Electrical Code
- US ADA National Accessibility Standards



All WalCon products are manufactured to the most rigorous design factors presented in the International Building Code for all geographical areas within the continental United States, with the exclusion of barrier islands.



Since 1980.

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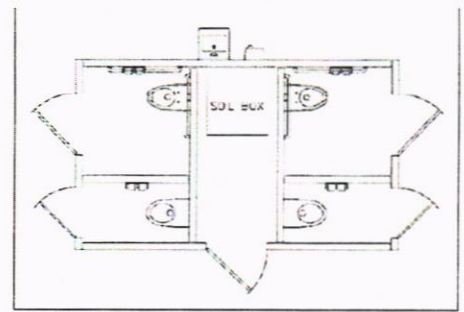
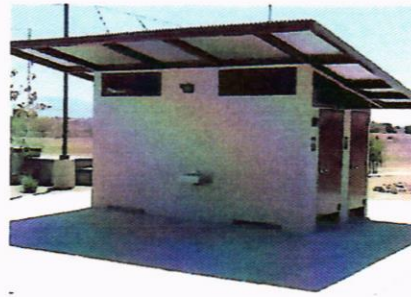
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Travis 4401

ADA-Compliant, Four-Room
Restroom Building with
Four Flush Toilets and
One External Sink



DESCRIPTION

A superior, concrete, four-room restroom building, each room containing one toilet. Two of the rooms are ADA-compliant. The building includes a single exterior sink, floor, walls, sloped roof and a central service chase. The Travis 4401 has a painted stucco exterior with a galvanized steel roof supported by a painted steel structure. This model ships in four sections, including two roof sections.

MATERIALS OF CONSTRUCTION

The **Travis 4401** restroom facility is designed and manufactured to withstand average wind loads, snow loads and seismic activity for the specific geographic region in which it will be installed and in accordance with governing building codes and the stresses and shocks common to buildings.

The **Travis 4401** is constructed of 5,000 psi concrete with steel reinforcement in the floor and walls tied together such that the floor is poured around the walls, thus providing superior strength and durability. Walls are 4" thick; the floor is a minimum of 8" thick. The roof is a painted steel frame supporting a corrugated metal panels. All vertical building sections are joined with three welding surfaces, and the roof sections are welded to the walls. Doors and building vents are painted galvanized steel, with galvanized steel door frames attached in a manner that allows replacement, as necessary.

The **Travis 4401** building is lifted in two units, followed by two roof sections, and positioned onto a customer-provided and engineered concrete slab or prepared surface.

DIMENSIONS

Length: 16'6", Width: 9'10",
Height: 10'2", Weight: 46,472 lbs.

BUILDING FINISH

Exterior walls and roof: The exterior concrete walls of the building have a standard 5,000 psi stucco finish. Two coats of a modified latex exterior paint, as manufactured by Benjamin Moore, are applied at the factory. Colors for the exterior concrete walls are selected by owner. The exterior roof supporting structure has an application of a polyamide epoxy base coat followed by a 2-part aliphatic acrylic urethane coating, as manufactured by Benjamin Moore. Roof panels are galvanized steel. Optional exterior surface reveals for the walls are available.

Exterior doors and frames: These surfaces are primed, followed by 2 coats of urethane alkyd enamel. Color is selected by the owner.

Interior Walls, Ceiling, and Floor:

The interior wall surfaces of the building are steel troweled, followed by a 2-part polyamide epoxy coating, as manufactured by Benjamin Moore. The interior floor surface is steel troweled, followed with a broom finish. Because the floor is a high wear surface, a 2-part polyamide epoxy coating is available as an option. Colors for all interior surfaces are selected by the customer.

ELECTRICAL

Energy Star compliant lighting is provided in the toilet room and service chase and on the exterior of the building adjacent to the doors. Toilet room and exterior door lights are powered with separate 110 volt circuits and controlled by mechanical timers located in the rear service chase. An electric receptacle is provided in the service chase area for convenience.

APPLICABLE BUILDING CODES

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