



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

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

A. Call to Order

B. Invocation and Pledges of Allegiance

C. Roll Call and Certification of a Quorum

D. Petition(s) and Public Comments

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

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

F. Consent Agenda

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

- **September 3, 2025, Regular Agenda Minutes**
- **Financial Report for July 31, 2025**
- **Purdue Pharma and Sackler Family Opioid Settlement**
- **Approve a Resolution to Amend the Personnel and Procedures Policy Section 3.0 – Compensation Plan regarding Annual Reporting of the City's PTO Policy**
- **Approve Annual Renewal of the West Texas Gas (WTG) Marketing, LLC Contract**
 - **Exhibit A – Gas Gate 1 & 2**
 - **Exhibit A-1 – Gas Gate 3**
- **Approve Ratification for the Replacement of Booster Pump on Well #7**
- **City of Sealy's 2026 Holiday Calendar**

- Amended and Restated the Administrative Services Agreement with Sealy Economic Development Corporation (SEDC).
- Amending the following Job Descriptions:
 - EDC/CVB Executive Director
 - EDC/CVB Deputy Executive Director/Secretary
 - Tourism Manager

G. Presentation(s)

- **2025 Fantasy of Lights Event by Convention and Visitors' Bureau**

H. Business

1. Presentation, Discussion, and Possible Action regarding Annual Collection Report by Perdue Brandon FielderCollins&Mott.
2. Discussion and Possible Action regarding the City-Wide Event for Boo Bash being held Downtown Sealy on October 31, 2025, from 5:00 p.m. to 8:00 p.m. Hosted by The Sealy News.
3. Discussion and Possible Action regarding Approving, Disapproving, or Approving with Conditions a Variance Application for 627 Travis Street, Sealy, Texas, allowing a Variance to the requirements of Section 28-11 – Lot Requirements.
 - a) Section 28-11(a) Minimum width. The minimum width of lots for single-family detached dwellings shall be 60 feet. Variance is for 55 feet in width.
 - b) Section 28-11(b) Minimum depth. No single-family residential detached dwelling shall be constructed on a lot that is less than 120 feet in depth. Variance is for 106 feet in depth.
 - c) Section 28-11(c) Minimum area. No single-family residential detached dwelling shall be constructed on a lot that is less than 7,200 square feet in area. Variance is for 5,830 square feet in area.
4. Discussion and Possible Action regarding Approving, Disapproving, or Approving with Conditions a Variance Application for 777 Main Street, Sealy, Texas, allowing a Variance to the requirements of Section 28-1 – Definitions.
 - a) Building Line – regarding "no fence shall be authorized beyond a front building line or placed in a manner that would enclose any City Services.
5. Discussion and Possible Action regarding Awarding or Rejecting Bid(s) for Texas Department of Transportation (TxDOT) Facility Utility Service Extensions.
6. Presentation, Discussion, and Possible Action regarding Approving the Classic Choice Project and a Performance Agreement providing the Sealy Economic Development Corporation (SEDC) Business Incentive Expenditure not to exceed \$1,500.

7. Discussion and Possible Action regarding a Resolution to Elect to Participate in Tax Abatement Pursuant to Texas Tax Code, Chapter 312.
8. Discussion and Possible Action regarding Approving Task Order No. 2 with Scott Maddux of Studio M6 regarding Architectural Design, ADA Improvements, Phasing, and Scope of Work for the W. E. Hill Community Center.
9. Discussion and Possible Action regarding Amending the Master Fee Schedule Ordinance.
(Second of two readings)
 - Solid Waste Rates
10. Discussion and Possible Action regarding Amending Ordinance Chapter 70 Park Rules.
(First of two readings)
- I. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**
 - a) **Texas Government Code, Section 551.071, Consultation with Attorney: A governmental body may conduct a private consultation with its attorney when the governmental body seeks the advice of its attorney about pending or contemplated litigation; or a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code.**
 - b) **Texas Government Code, Section 551.087, Deliberation regarding Economic Development Negotiations; Closed Meeting. This chapter does not require a governmental body to conduct an open meeting: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).**
 - **Faircroft Development, LLC Development Agreement**
 - **Inducement Agreement with Wal-Mart Stores East, LP (Utility services and infrastructure)**
11. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.
12. Discussion and Possible Action regarding Approving Ratification for the Wal-Mart Water Tower Booster Pump Replacement.

- 13. Reports or Requests from the City Manager and Discussion:
- 14. Reports, Announcements, or Requests from Councilmembers.

J. Adjourn

CERTIFICATION

I, Sandra Vrablec, City Secretary of the City of Sealy, do hereby certify that the above notice of the City of Sealy, Texas, City Council, was posted in a place convenient to the general public in compliance with Chapter 551, of the Texas Government Code, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting as well as on required website(s).



Sandra Vrablec, City Secretary