



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

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

A. Call to Order

B. Invocation and Pledges of Allegiance

C. Roll Call and Certification of a Quorum

D. Petition(s) and Public Comments

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

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

F. Consent Agenda

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

- **October 21, 2025, Regular Meeting Minutes**
- **November 4, 2025, Regular Meeting Minutes**
- **Approving an Ordinance Amending Chapter 98, providing for Westview Terrace Drive to be Designated a One-Way Street, when the current drainage construction is completed on Westview Terrace Drive up to the intersection of Eagle Lake Road, or no later than March 1, 2026 (Second of two readings)**
- **Financial Report: September 30, 2025**
- **Q4 Investment Report FY 24/25**
- **Approval of a Resolution correcting the Funding Source for the City's local contribution to the Texas Community Development Block Grant – Disaster Recovery Project (Contract No. 19-076-038-B691) (Resolution 2018-28 and 2020-21).**
- **Approval to Amend Pay Scale to Remove Assistant Chief of Police**

- **Approval of Ratification - Public Awareness Update by Paradigm in the amount of \$4,200 for Consultant Services regarding Railroad Commission Compliance (for Gas System).**
- **Approval of a Resolution to Approve the City of Sealy Public Awareness Update for Gas Infrastructure and Emergency Plan and Preparedness**
- **Approval of a Resolution to Amend Minimum Construction Standards**
- **Approval of Resolution Appointing New Capital Improvement Advisory Committee Board Members, Providing for Procedures, and Providing for Duties**
- **Approval of Ratification for Well #5, a New Motor not to exceed \$8,000**
- **Approval of a Resolution Authorizing Participation in and Application to the Bullet-Resistant Components for Law Enforcement Vehicles Grant Program.**

G. Presentation(s)

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

H. Business

1. Discussion and Possible Action regarding City-Wide Event for the Sealy Area Historical Society Event being held on Saturday, December 13, 2025, at the Sealy Historical Park from Noon till 8:00 p.m.
2. Presentation, Discussion, and Possible Action regarding Fowlkes Street and 2nd Street Stop Signs, and Front Street and 2nd Street Stop Signs.
3. Presentation, Discussion, and Possible Action regarding Proposed Water/Sewer/Gas Rates.
4. Discussion and Possible Action regarding the Amended and Restated Agreement for Park Entry, Maintenance, Use, and Improvements between the City of Sealy and Greater Sealy Little League, Inc., regarding Chapman B&PW Park.
5. Discussion and Possible Action regarding Amending Section 74-32 of Division I of Article II of Chapter 74 of the Code of Ordinances, providing Rules and Regulations for Peddlers and Solicitors.
(First of two readings)
6. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 14: Building Regulations – Section 14-418. Planning Commission and City Council Action.
(First of two readings)

7. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 28: Development Rules and Regulations – Article XIII – Variances and Appeals, Section 28-110 and Article XIV – Outdoor Lighting, Section 28-129.
(First of two readings)
8. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 29: Downtown Preservation District – Section 29-15. Planning Commission.
(First of two readings)
9. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 58: Manufactured Homes and Trailers Section 58-112. Provisions applicable to Non-Conforming Mobile Homes and Mobile Home Parks.
(First of two readings)
10. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 78: Planning – Adding Section 78-36. Variances.
(First of two readings)
11. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 80: Signs – Section 80-30. Variances and Appeals.
(First of two readings)
12. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 87: Subdivision of Land and Plats – Section 87-3. Special Provisions.
(First of two readings)
13. Discussion and Possible Action regarding Approval of a 12-month agreement with Flock Safety for subscription access to Flock Safety's Investigative Software Products and Subscriptions Bundle.

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

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

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

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

negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

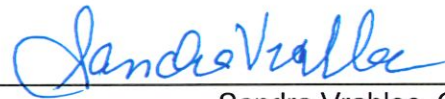
- **Faircroft Development Agreement (BSR)**

14. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.
15. Discussion and Possible Action regarding Approval of an Interlocal Agreement between The City of Sealy and Emergency Service District #2.
16. Reports or Requests from the City Manager and Discussion:
17. Reports, Announcements, or Requests from Councilmembers.

J. Adjourn

CERTIFICATION

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



Sandra Vrabec, City Secretary