



**NOTICE OF REGULAR MEETING  
SEALY CITY COUNCIL  
CITY COUNCIL CHAMBERS  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, DECEMBER 16, 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.)

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

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

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

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

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

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

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

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

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

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

**I. Presentation(s)**

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

**J. Business**

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

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

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

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

- **Faircroft Development Agreement (BSR)**

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

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

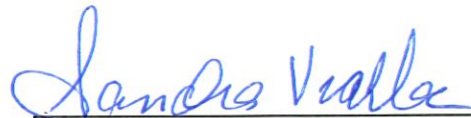
- W. E. Hill Community Center Maintenance and Use Committee
- 2025 Fantasy of Lights Event
- Application fee Updates
- Legal Priority Updates
- Statue of Resolutions regarding Development Workflow and Developer Deposit Policy

11. Reports, Announcements, or Requests from Councilmembers.

**L. Adjourn**

CERTIFICATION

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



Sandra Vrabec, City Secretary