



**NOTICE OF REGULAR MEETING  
SEALY CITY COUNCIL  
CITY COUNCIL CHAMBERS  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, APRIL 21, 2026  
6:00 P.M.**

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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. Proclamation(s)**

- **Hurricane Preparedness Week – May 3 – 9, 2026**
- **Municipal Clerks Week – May 3 – 9, 2026**
- **Mayor Pro Tem – Councilmember, Place 1 Dee Anne Lerma**

**G. Presentation(s)**

- **Fiscal Year 2024-2025 Annual Comprehensive Financial Audit Report by BrooksWatson Auditors**
- **Virgil and Josephine Gordon Memorial Library Semi-Annual Report**
- **2019 and 2020 Downtown Parking Assessments by Strand and Associates**

**H. 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) Approve the April 7, 2026, Regular Meeting Minutes**

**b) Approval of the Convention and Visitors Bureau Operations and HOT Fund Reports for 1<sup>st</sup> Quarter Fiscal Year 2025-2026**

- c) Approving 2026 Consumer Price Index (CPI) Adjustment to Municipal Telecommunications Right-of-Way Access Line Rates**
- d) Approve an Ordinance Amending Section 70-31 of Article II of Chapter 70 (Second of two readings)**
- e) Approve a Resolution to Apply for Motor Vehicle Crime Prevention Authority Grant (MVCPA) Application**
- f) Accept the Semi-Annual Report from the Virgil and Josephine Gordon Memorial Library**
- g) Approve Financial Report for Month Ending February 2026**
- h) Ratification of Approval of CenterPoint Energy's Annual Franchise Payment Calculation pursuant to the City of Sealy franchise agreement with CenterPoint Energy Houston Electric, LLC**

#### **I. Business**

1. Discussion and Possible Action regarding Accepting the Fiscal Year 2024-2025 Annual Comprehensive Financial Report Audit Report from BrooksWatson & Co., PLLC.
2. Discussion and Possible Action regarding Approving a Resolution Declaring Certain Personal Property to be Salvage Property and Ordering Disposal.
3. Discussion and Possible Action regarding Approving a Resolution to Update the City Limits and Extraterritorial Jurisdiction Map (ETJ).
4. Discussion and Possible Action regarding Acceptance and possible Ratification of 8-acre tract by Special Warranty Deed from BSR Land Holdings, LLC.
5. Discussion and Possible Action regarding Approving the Event Hall Project, located at 1310 Highway 90 West, utilizing a Sealy EDC Historic District and Business Improvement Grant and a Performance Agreement with the Sealy Columbus Club in an amount not to exceed \$8,500, in accordance with the Texas Local Government Code 505.158.
6. Discussion and Possible Action regarding Amending the Performance Agreement for a Sign Project located at approximately 419 Meyer Street with Fancy's Properties, LLC, in accordance with Texas Local Government Code 505.158.
7. Discussion and Possible Action regarding Approving Sealy EDC Funding for the Playground Project located at the Mark A. Chapman Park and the Abe and Irene Levine Family Park to replace Community Playground and Recreational Equipment in an amount not to exceed \$400,000.00, in accordance with the Texas Local Government Code 505.152.
8. Discussion and Possible Action regarding Approving a Contract with All Play, Inc., for Design of Improvements to the Mark A. Chapman Park and the Abe and Irene Levine Family Park Playground Equipment.

9. Discussion and Possible Action regarding Approving Task Order No. 26-01 Between Sealy EDC and Strand Associates, Inc., to conduct a Downtown Parking Assessment for the Downtown Area pursuant to the Texas Local Government Code 505.152, following the Approved SEDC Strategic Plan.
10. Discussion and Possible Action regarding Approving a Resolution for the Reappointments of Presiding Judge Lenzsch, Alternate Judge Gascoyne, and Magistrate Drake.
11. Discussion and Possible Action regarding Annual Review of the City of Sealy Hotel Occupancy Tax Funds Program Policy (HOT Funds).
12. Discussion and Possible Action regarding Amending the City of Sealy City-Wide Event Policy.
13. Discussion and Possible Action regarding Approving Maintenance, Painting, and Inspections of the City of Sealy Fire Hydrants.
14. Discussion and Possible Action regarding Review of Ordinance Chapter 34 Article III – Fireworks and Chapter 70-74 – Fireworks.
15. Discussion and Possible Action regarding Review of Ordinance Chapter 66 Article I – Firearms and Chapter 70-70 – Firearms.
16. Discussion and Possible Action regarding an Interlocal Agreement between the City of Sealy and Emergency Services District #2.
17. Discussion and Possible Action regarding Utility Service Account and Billings for Emergency Services District #2.
18. Discussion and Possible Action regarding Directing Staff to negotiate Contract using the Services of Kendig Keast for Zoning Exploration and Planning Services.
19. Discussion and Possible Action regarding Date of Zoning and Strategic Planning Workshop.
20. Discussion and Possible Action regarding an Ordinance Amending Chapter 2, Amending Section 2-35 for Rules of Procedure; Deleting Section 2-68 Director of Public Works and Director of Parks, Streets, Drainage, and Building Services; Deleting Section 2-187 City Rental Venues.  
(First of two readings)
21. Discussion and Possible Action regarding Cancelling the Tuesday, May 5<sup>th</sup> Regular City Council meeting and Rescheduling due to Canvassing Votes for Thursday, May 7<sup>th</sup>, at 6:30 p.m. Special City Council Meeting.

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

**a. Texas Government Code, Section 551.074, Personnel Matters: To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.**

- **City Manager Evaluation and Contract**
- **Court Administrator**
- **Court Collection Specialist**

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

23. Discussion and Possible Action regarding Approving Amending City Manager Evaluation Form.

24. Discussion and Possible Action regarding Amending City Manager's Job Description.

25. Discussion and Possible Action regarding Amending City Manager's Contract.

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

- Spring Clean Up

27. Reports, Announcements, or Requests from Councilmembers.

**K. 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.*



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Sandra Vrabec, City Secretary