



**NOTICE OF REGULAR MEETING  
SEALY CITY COUNCIL  
CITY COUNCIL CHAMBERS  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, JUNE 16, 2026  
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. Proclamation(s) and Special Recognitions**

- **Recognizing Bluebonnet Master Gardeners**

**G. 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 May 19, 2026, Corrected Regular Meeting Minutes**

**b) Approve the June 2, 2026, Regular Meeting Minutes**

**c) Approve the Capital Improvement Advisory Committee (CIAC) Semi-Annual Report**

**d) Approve Financial Report for the month ending April 2026**

**e) Approve an Ordinance Amending Section 2-70 of Article III of Chapter 2 regarding the Power and Duties of the City Manager (Spending Authority) (Second of two readings)**

**f) Approve an Ordinance Deleting Section 2-101 of Article IV of Chapter 2 regarding the Accident Review Board Policy (Second of two readings)**

**g) Approve an Ordinance Amending Section 2-68 of Article III of Chapter 2 regarding the Duties of the Director of Public Works (Second of two readings)**

- h) Approve an Ordinance Amending Section 42-116 of Article IV of Chapter 42 regarding Nuisances  
(Second of two readings)**
- i) Approve a Resolution for the Disposal of Police Department Surplus Property**
- j) Approve leave for Councilman Noack per Sealy Charter Section 3.07**
- k) Approving an Amendment to Chaparral Creative, LLC's contract**

#### **H. Presentation(s)**

- **Introduce New Police Sergeant(s)**
- **Introduce New Police Officer(s)**
- **Introduce New Police Supervisors**

#### **I. Public Hearing: Notice of Public Hearing on Budget Amendments.**

**The City Council of the City of Sealy, Texas, will hold a Public Hearing to consider Amendments to the Fiscal Year 2025-2026 Budget for Fund 29. The Proposed Budget Amendments to the Sealy 4B Economic Development Corporation's Budget include Reallocating Funds from various line items to Consultant Services for Zoning Exploration Services. An Additional Sealy 4B Economic Development Corporation Budget Amendment will revise the Budget Notes for the Community Project Grants line item to allow funding for the Sealy Keep Texas Beautiful Affiliate Program, Projects, and Activities in an Amount not to exceed \$35,000.00. The Sealy EDC may reimburse the City of Sealy for Sealy Keep Texas Beautiful Affiliate Expenditures.**

#### **J. Business**

- 1. Discussion and Possible Action regarding Amending the City of Sealy Personnel Policies and Procedures Manual Chapter 3 – Compensation and Performance Evaluation and Chapter 6 – Employee Communication.**
- 2. Discussion and Possible Action regarding Personal Time Off (PTO) Liability.**
- 3. Discussion and Possible Action regarding Approval of Fiscal Year 2026-2027 Texas Health Benefits Renewal.**
- 4. Discussion and Possible Action regarding an Ordinance Amending Chapter 2, Amending Section 2-35 for Rules of Procedure.  
(First of two readings)**
- 5. Discussion and Possible Action regarding an Ordinance Amending Chapter 2, Deleting Section 2-187 City Rental Venues.  
(First of two readings)**
- 6. Discussion and Possible Action regarding Approving Authorization to Accept Donation**

of a 2019 Chevrolet Tahoe from the Wills Point Police Department.

7. Discussion and Possible Action regarding Approval to Accept Donation of K-9 "Ozi".
8. Discussion and Possible Action regarding Approving an Ordinance Amending the Fiscal Year 2025-2026 Economic Development Fund 29 Budget for Zoning and Mapping Consulting Services and Sealy Keep Texas Beautiful Affiliate Expenditures.
9. Discussion and Possible Action regarding a Resolution Approving the Sealy Keep Texas Beautiful (KTB) Affiliate Bylaws, Organizational Structure, Name, and Mission/Vision.
10. Discussion and Possible Action regarding the 40<sup>th</sup> Annual Fantasy of Lights Theme.

**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.**

- **Interlocal Agreement, Utility Billing, and Lease with Austin County Emergency Service District No. 2**
- **Hailiang Copper Texas, Inc. Application for Tax Abatement and Incentives**
- **Potential Development Agreement with Builders Development, LLC**

b) **Texas Government Code, Section 551.087, DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS. The City will meet in closed session to (1) 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.**

- **Potential Development Agreement with Builders Development, LLC**
- **Hailiang Copper Texas, Inc. Application for Tax Abatement and Incentives**

11. Reconvene into regular session and consider action, if any, on items discussed in

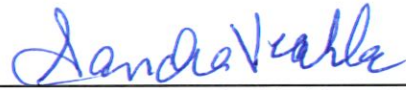
Executive Session.

12. 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.*



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Sandra Vrabec, City Secretary