



**NOTICE OF SPECIAL MEETING
SEALY CITY COUNCIL
W. E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
MONDAY, AUGUST 24, 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. 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 August 4, 2026, Regular Minutes

b) Acceptance of a \$5,000 Donation from the Abe and Irene Levine Trust for Improvements to the Levine Park Gazebo

TAXPAYER IMPACT STATEMENT

Pursuant to Texas Government Code 551.043 (c), a taxpayer impact statement is required for meetings at which the City Council discusses or adopts the proposed budget, must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

Description	FY 2025-2026 Adopted Tax Rate	FY 2026-2027 Proposed Tax Rate	FY 2026-2027 No- New-Revenue Rate
Tax Rate per \$100 of valuation	\$0.37731	\$0.37856	\$0.35290
Median Homestead Taxable Value	\$238,272	\$256,677	\$256,667
Estimated Annual Tax Bill	\$899	\$972	\$906
Difference from Current Fiscal Year	N/A	\$73	\$7

G. PUBLIC HEARING: The City Council will hold a Public Hearing to receive comments concerning the Proposed City of Sealy 2026 Tax Rate of \$0.37856

H. Business

1. Discussion and Possible Action regarding an Ordinance Adopting the City of Sealy, Texas Budget for the Fiscal Year 2026-2027 (Per the City of Sealy Home Rule Charter, Section 3.12 (1) Procedure to Enact Legislation, Section 7.02 E. Adoption)
(Only one reading is required for Final passage of this Ordinance)
(A record vote will be taken)
2. Discussion and Possible Action to Ratify the Proposed Property Tax Increase reflected in the Budget.
(A record vote will be taken)
3. Discussion and Possible Action to Approve the Interest and Sinking (I&S), or Debt Service, component of the 2026 Property Tax Rate.
(A record vote will be taken)
4. Discussion and Possible Action to Approve the Maintenance and Operations (M&O) component of the 2026 Property Tax Rate.
(A record vote will be taken)
5. Discussion and Possible Action to Approve an Ordinance providing for the Assessment, Levy, and Collection of Ad Valorem Tax of the City of Sealy, Texas, for the Year 2026.
(Per the City of Sealy Home Rule Charter, Section 3.12 (1) Procedure to enact Legislation, and Section 7.02 E. Adoption)
(A record vote will be taken)

I. WORKSHOP:

Workshop Items – Purpose Statement

Items presented during this workshop are intended to facilitate discussion among the City Council and provide staff with general direction regarding the future growth and development of the City of Sealy. Workshop discussions are preliminary in nature and are intended to identify priorities, policy considerations, opportunities, and concerns that may guide future planning, policy development, and staff analysis.

Unless specifically posted for action in accordance with applicable law, no final action will be taken on workshop items. Any matter requiring formal City Council consideration or action will be brought forward at a future properly posted meeting.

- a) Presentation by Strand Associates regarding Infrastructure Capacity, Existing Conditions, and Future Development considerations, including:
 - 1. Updated Drainage Map
 - 2. Water and Wastewater System Capacity and Water Pressure
 - 3. Remaining Undeveloped Land within the City Limits, including available Infrastructure Capacity to serve future development
- b) Discussion regarding the remaining Undeveloped land within the City Limits and the Allocation or Reservation of Utility.
- c) Discussion regarding Request for Annexation and Fiscal and Service-Delivery Impacts associated with Annexation.
- d) Review and Discussion of the Interlocal Agreement between the City of Sealy and Austin County regarding the Regulation and Development of Land within the City's Extraterritorial Jurisdiction (ETJ).
- e) Review and Discussion of Proposed Amendments to Chapter 28, Development Rules, Regulations, and Standards, of the City of Sealy Code of Ordinances
- f) Review and Discussion of Proposed Amendments to Chapter 87, Subdivision of Land and Plats, of the City of Sealy Code of Ordinances
- g) Discussion regarding the Exploration of Zoning as a Potential Land-Use and Development Tool for the City of Sealy
- 9. 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 (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 Vrablec, City Secretary