



**NOTICE OF REGULAR MEETING
SEALY CITY COUNCIL
W. E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, SEPTEMBER 15, 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)

- **35 Years of Service for Youth and Family Services**

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.)

- Accept \$800 Donation from the Barrera Family for Sealy Police Department for Movie in the Park
- Accept \$200 Donation from Sullivan Machine for the Sealy Police Department for Movie in the Park
- Accept \$250 Donation from Brazos Valley Schools Credit Union (BVSCU) for the Sealy Police Department for Movie in the Park
- Ratification of Strand Change Order No. 2 for the Rexville Road Water Plant
- Approve a Resolution for Salvage Property from the Sealy Police Department
- Ratification of Strand Change Order No. 2 for Seventh Street Water Line and Roadway Improvement Project, eliminating the need for One Bid Item as a Deductive Change and Increasing the Asphalt Paving Costs.

- g) Approve Consent to Encroach to the City of Sealy, Texas, to install a 24" diameter storm sewer pipe across CenterPoint Energy Houston Electric, LLC's R.O.W East Bernard to Peters, TMap: A115, Job No. 212303, TR#250698 regarding the City of Sealy's Chapman B&PW Pond Expansion Project
- h) Approve Financial Report for the Month Ending July 2026
- i) Approving the City-Wide Event for the Movie in the Park to be held at the Abe and Irene Levine Park on Saturday, November 14th at 6:00 p.m.
- j) Approving the City-Wide Event for Boo Bash to be held Downtown Sealy on Saturday, October 31st at 5:00 p.m.
- k) Approving the City-Wide Event for the 21st Annual Jingle Bell Fun Run to be held at the W. E. Hill Community Center on Saturday, December 5th at 9:00 a.m.
- l) Approve Amending the Master Fee Schedule Ordinance
(Second of two readings)
 - Solid Waste Rates (effective October 1, 2026)
- m) Personal Time-Off Status Report
- n) Approving the Sealy Economic Development Corporation Board Fiscal Year 2026-2029 Strategic Plan Update
- o) Approving a Contract between SEDC and Kendig Keast for Town Hall meetings regarding Zoning Exploration
- p) Approving a Contract with West Texas Gas (WTG) Marketing, LLC for the Purchase and Sale of Natural Gas
 - Gas Gate 1 & 2
 - Gas Gate 3
- q) Approving a Resolution to Adopt the Policy and Procedures for Procurement Card (P-Card)
- r) Approve the Convention and Visitors Bureau Tourism Quarter 1 Report for April, May, and June
- s) Approve a Resolution Authorization to Apply for the U.S. Department of Justice FY 2026 Bridging Immigration-Related Deficits Experienced Nationwide (BIDEN) Program

H. Presentation(s)

- **Wayfinding Sign Program by MERJE**

I. Public Hearing: Notice of a Public Hearing and Meeting on Designating an Area as the Sealy Hardman Signs Tax Abatement Reinvestment Zone No. 3 an approximately 12.07-acre tract of land located on or about 2465 Outlet Center Drive, Sealy, Texas, 77474, to be held on Tuesday, September 15, 2026, at 6:00 p.m. at 1000 Main Street, Sealy, Texas 77474. All interested persons shall be given an opportunity to be heard for or against.

J. Business

1. Presentation, Discussion, and Possible Action regarding Annual Collection Report by Perdue Brandon FielderCollins&Mott.
2. Discussion and Possible Action regarding Approving a Wayfinding Signage Program.
3. Discussion and Possible Action regarding Approving an Ordinance to Designate an Area as The Sealy Hardman Signs Tax Abatement Reinvestment Zone No. 3, Pursuant to Texas Tax Code, Chapter 312.
(First of two readings)
4. Discussion and Possible Action regarding an Ordinance Amending Chapter 98 regarding the intersection of Second Street and Main Street.
(First of two readings)
5. Discussion and Possible Action regarding an Ordinance Amending Chapter 34 regarding Vacant Buildings.
6. Discussion and Possible Action regarding Approving a City of Sealy Police Department Automated License Plate Recognition (ALPR) Surveillance Technology Policy governing the Authorized Use, Access, Retention, Security, and Disclosure of ALPR Data.
7. Discussion and Possible Action regarding a Third Amendment to Interlocal Agreement with Austin County regarding Development in the City's ETJ.
8. Presentation, Discussion and Possible Action regarding Addition of Staggering Lease and/or Purchase and the Minimum Efficiency Requirements for City Vehicles to the Procurement Policy.
9. Discussion and Possible Action regarding Update on the Implementation of NEOGOV Human Resources Software.
10. Discussion and Possible Action regarding Amendments to the City of Sealy Personnel Policies and Procedures Manual regarding Reporting Requirements, Potential Staffing Shortages, Updating Public Information Officer's Roles, and Language regarding Annual Health Insurance Benefits Contributions.
11. Discussion and Possible Action regarding Approving and Authorizing Application for and Participation in the U. S. Immigration and Customs Enforcement 287(g) Task Force Model Program.
12. Discussion and Possible Action regarding to Approve, Disapprove, or Approve with Conditions a Development Plat for Natclay Division, being a Final Plat of a 12.069-acre Subdivision located in the San Felipe de Austin Town Tract Survey, Abstract 5, Austin County, Texas.

13. Discussion and Possible Action to Approve, Disapprove, or Approve with Conditions a Land Plan for Hunters Crossing Sections 3 through 8, a 207.631-acre tract of land being comprised of all of that certain called 11.221-acre tract of land described as Parcel 1, all of that certain called 73.564-acre tract of land conveyed to BSR Land Holdings, LLC, in a deed recorded under Austin County Clerk's File No. 252399, all of that certain called 81.590-acre tract of land conveyed to BSR Properties II, LLC, in a deed recorded under Austin County Clerk's File No. 252400, and all of that certain called 41.270-acre tract of land conveyed to BSR Properties II, LLC, in a deed recorded under Austin County Clerk's File No. 252972, situated in the C. C. Allen Survey, Abstract Number 337, in the City of Sealy, Austin County, Texas.

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.**

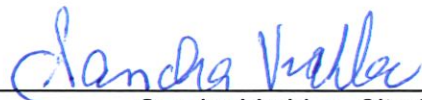
- **Interlocal Agreement, Utility Billing, and Lease with Austin County Emergency Service District No. 2**

14. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.
15. 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