



**NOTICE OF REGULAR MEETING
SEALY CITY COUNCIL
W. E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, OCTOBER 20, 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)

- **Chamber of Commerce Week October 19- 23, 2026**

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.)

- Approve September 15, 2026, Regular Meeting Minutes
- Approve September 16, 2026, Special Meeting Minutes
- Approve September 23, 2026, Special Meeting Minutes
- Accept \$20,000 Restricted Donation from John Wilson Less-Lethal Weapons for the Police Department
- Accept \$800 Donation from Hendrix Industries for Movie in the Park Event
- Approve the Convention and Visitors Bureau Quarter 3 Report (April, May, June)
- Approve Sealy Police Department LeadsOnline NightHawk Investigative Software Subscription Agreement in an amount not to exceed \$10,986.09
- Approve a Resolution for the 218 Fowlkes Project for the SEDC Historic District and Business Improvement Grant Funding in an amount not to exceed \$11,500.00, in accordance with Texas Local Government Code 505.158
(Second of two readings)

- i) Approve a Resolution for the Align Project for Incentive Funding in an amount not to exceed \$100,000, for Hardman Signs, LLP in accordance with Texas Local Government Code 505.158.
(Second of two readings)
- j) Approve Financial Report for month ending August 2026
- k) Update Status on the Sealy Police Station
- l) Approve the Strand Associates Amendment No. 3 to Agreement for Technical Services between the City of Sealy and Strand Associates
- m) Approve the Strand Task Order No. 26-03 for FY 2027 On-Call Engineering Support
- n) Concur in the Mayor's Appointment of an Individual to serve on the Capital Improvement Advisory Commission through June 2027
- o) Approve the City-Wide Event for the Sealy Saturday Fall Sweep Litter Clean Up Event being held on Saturday, November 14, 2026
- p) Approval of a Performance Agreement for the 218 Fowlkes Project
- q) Approval of a Performance Agreement for Project Align (Hardman)
- r) Approving a Resolution Accepting the Petition for Consent to the Creation of Austin County Municipal Utility District No. 8 or the next available number from BSR Properties II, LLC and BSR Land Holdings, LLC
- s) Accepting the Petition for Annexation of Property into the Corporate Limits of the City of Sealy, Texas, from BSR Land Holdings, covering and describing approximately 76.146 acres
- t) Approving a Resolution to Amend Authorized Representatives for TexPool effective October 21, 2026
- u) Approving a Resolution to Amend Authorized Representatives for TexStar effective October 21, 2026
- v) Approve an Exclusive Perpetual Utility Easement with Sika Corporation

H. Presentation(s)

- **Office of the Governor Tourism Friendly Texas Recognition**

I. Business

1. Presentation, Discussion, and Possible Action regarding Accepting the Virgil and Josephine Gordon Memorial Library Semi-Annual Report.
2. Discussion and Possible Action regarding Accepting the Greater Sealy Little League Annual Report.

3. Discussion and Possible Action regarding Request For Proposals for Fiber.
4. Discussion regarding Austin County Emergency Services District No. 1.
5. Discussion and Possible Action on a Resolution of the City Council of the City of Sealy, Texas, Granting a Request for Tax Abatement Relief and Approving a Chapter 312 Tax Abatement Agreement Between the City of Sealy, Texas, and Hardman Signs, L.P. for Property Located within the Sealy Hardman Signs Tax Abatement Reinvestment Zone No. 3; and Authorizing the Mayor to Execute the Tax Abatement Agreement; Providing for Severability; and Providing an Effective Date.

Name of Property Owner and Applicant for Tax Abatement Agreement: Hardman Signs L.P.

Name and Location of the Reinvestment Zone in which the property is subject to the Agreement: Sealy Hardman Signs Tax Abatement Reinvestment Zone No. 3; 2465 Outlet Center Drive, Sealy, Texas 77474

A general Description of the nature of the Improvements or Repairs included in the Agreement: The estimated costs of the Improvements or Repairs: Building Construction estimated to be approximately \$20,400,000; Machinery and Equipment is estimated to be approximately \$3,850,000
(Approximate Total: \$24,250,000)

6. Discussion and Possible Action regarding Creating an Ordinance allowing for Water Wells and Septic Systems.
7. Discussion and Possible Action regarding the moving of the Sealy, Texas Monument Located at Loop 350 and Highway 36, or building a New Monument at the new location at Gebhardt Road and Highway 36.
8. Discussion and Possible Action regarding Electricity Renewal Contract authorizing the Mayor to enter into a contract based on the direction provided by City Council.
9. Discussion and Possible Action regarding Council's High Priorities for Charter Review Commission.

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

- a) **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).

- **Manufacturing Incentives**

b) 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.

- **Manufacturing Incentives**

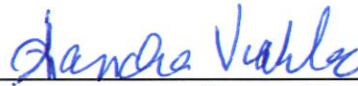
10. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.

11. 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.



Sandra Vrabec, City Secretary