



**NOTICE OF REGULAR MEETING
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY JANUARY 4, 2022
6:00 P.M.**

Notice is hereby given of a regular meeting of the City Council of Sealy to be held on the abovementioned date and time at the W.E Hill Community Center located at 1000 Main Street in Sealy, Texas, 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.

In the interest of maintaining the decorum of the meeting, and in accordance with Sections 2-35 and 2-36 of the Code of Ordinances, only those individuals who have registered to speak may speak on any agenda item. Individuals may register prior to the start of the meeting on the form at the entrance of the council chamber or by contacting the City Secretary. Comments may not be addressed to or at individuals and are limited to five 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.

1. Call to Order
2. Invocation and Pledges of Allegiance
3. Roll Call and Certification of a Quorum
4. Proclamations and Special Recognitions
5. Petition(s) and/or Request(s) from the Public. (Public Comment)
(Comments made under this agenda item are limited to five minutes per person; however, if a large quantity of individuals has registered to speak, the time may be reduced. In accordance with the Texas Open Meetings Act and Section 2-36(5) k.7 of the Code of Ordinances, the city council will not discuss or consider any item addressed during this agenda item. However, the mayor and the city manager may make statements of fact, for example, identifying the procedure for reporting an issue or referring the speaker to the cognizant agency or individual.)
6. **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) Discussion and possible action regarding approval of minutes for the meeting held:
 - December 7, 2021
 - December 14, 2021
7. Discussion and possible action to approve a request from Austin County to allow early voting and election day voting at the W.E. Hill Community Center for the 2022 Election year.
8. Discussion and possible action to approve a Perpetual Utility Easement Agreement from Evlyn Properties, LLC.
9. Discussion and possible action to adopt a Resolution amending and adopting expanded impact fee service areas to include the entire City and extraterritorial jurisdiction.

10. Discussion and possible action to approve an Addendum to Gas Supply Contract with WTG Gas Marketing and BP Energy Company.
11. Discussion and possible action to approve an Interlocal Agreement for street maintenance between Austin County (Precinct 3) and City of Sealy.
12. Discussion and possible action to approve an Interlocal Agreement for street maintenance between Austin County (Precinct 4) and City of Sealy.
13. Discussion and possible action to approve a Performance Agreement between the Sealy EDC and the Wolf Pack Bar & Grill, LLC, which includes SEDC funding for proposed incentives and the expenditure of funds for the Wolf Pack Project, located at 211 W. Front Street, to promote new and expanded business development in an amount not to exceed \$30,000.00.
14. Discussion and possible action to adopt a resolution to approve the Sealy EDC's expenditure of funds to the Wolf Pack Bar & Grill, LLC (Wolf Pack Project) to promote new and expanded business development in an amount not to exceed \$30,000.00. *(This is the first of two readings.)*
15. Discussion and possible action to adopt an Ordinance to close, vacate, and abandon a portion of Daniels Street right-of-way and convey same to the Sealy Area Historical Society. *(This is the second of two readings)*
16. Discussion and possible action to approve an agreement with the Sealy Area Historical Society for dedication of real property.
17. Discussion and possible action to accept a utility easement from the Sealy Area Historical Society.
18. Discussion and possible action to accept a sanitary control easement from the Sealy Area Historical Society.
19. Discussion and possible action to accept a deed without warranty from the Sealy Area Historical Society.
20. Public Works Director's report and possible discussion:
 - a) Project financial update
21. Finance Director's report and possible discussion:
 - a) Financial update
22. City Manager's report and possible discussion:
 - a) Transition update
23. **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;

- ETJ release with San Felipe
- b) **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)
- Interim EDC Executive Director
 - Main Street Manager

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

25. Requests for future agenda items, comments, and announcements.

26. Adjournment

CERTIFICATION

I, Mercedes Bencomo, Deputy City Secretary of the City of Sealy, do hereby certify that a copy of the January 4, 2022 City Council Agenda was posted at City Hall and on the City's website, in compliance with Chapter 551 of the Texas Government Code.

Mercedes Bencomo, Deputy City Secretary