



**NOTICE OF REGULAR MEETING  
SEALY CITY COUNCIL  
W.E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
TUESDAY, MARCH 15, 2022  
6:00 P.M.**

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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
  - Memorial Resolution honoring Peggy Spradley
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. Discussion and possible action regarding approval of minutes for the meeting held:
  - March 1, 2022
7. Discussion and possible action to receive and accept petition from Ranch Country of Texas, Inc. and request from Austin County Judge Tim Lapham for voluntary (consent) annexation of portions of Harrison Road.
8. Discussion and possible action to approve a Resolution calling two public hearings regarding annexation of two portions of Harrison Road adjacent land, to be held Tuesday, April 5, 2022 and Tuesday April 19, 2022 at 6:00 p.m. at the City's meeting place at W. E. Hill Community Center, 1000 Main Street, Sealy, Texas 77474; ordering the preparation of a written service plan agreement ; ordering the preparation of a digital map; authorizing publication in the newspaper and posting on the City website on March 24, 2022 of the notice of public hearings; and authorizing the City Secretary to provide notification by certified mail of the public hearings to Sealy ISD, BNSF Railway Company and the County Judge.
9. Discussion and possible action to approve, disapprove, approve with conditions, or grant an extension for a final plat for Westward Pointe Sec. 1, located approximately at FM 3013 and Harrison Road.

10. Discussion and possible action to approve, disapprove, approve with conditions, or grant an extension for a minor plat for AutoZone, located approximately at the corner of Meyer Street, Engelking Street, and Atchison Street.
11. Discussion and possible action to approve or disapprove a sign variance from Prasek's Family Smokehouse located at 2949 SW I-10 Frontage Road.
12. Discussion and possible action to approve or disapprove a variance from Sec 28-70 (a) front street building line for a property located approximately at 1004 N. Circle Drive, known as the Sealy Medical Annex.
13. Discussion and possible action to approve or disapprove a variance from Sec 28-71 (g) off-street parking and loading areas for a property located approximately at 1004 N. Circle Drive, known as the Sealy Medical Annex.
14. Discussion and possible action to approve, disapprove, approve with conditions, or grant an extension for a preliminary plat for Cane Crossing Estates, located approximately south of Eagle Lake Road on FM-3538.
15. Discussion and possible action to award a contract for the Downtown Well and Raw Water Main project, contingent upon pending TCEQ approval, and authorize Mayor to execute the contract documents.
16. Discussion and possible action to adopt a Resolution to authorize the Houston-Galveston Area Council to apply for a local Hazard Mitigation Plan Program Grant to write the Hazard Mitigation Plan and submit it to FEMA for approval.
17. Discussion and possible action to adopt an Ordinance declaring unopposed candidates and canceling the General Election.
18. Discussion and possible action to approve a contract between the City of Sealy and Strand Associates for engineering services for American Rescue Plan Act grant.
19. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**
  - a) **Texas Government Code, Section 551.074, PERSONNEL MATTERS:** (to deliberate the appointment, employment, evaluation, reassignment, or duties of a public officer or employee)
    - Interim City Manager
  - b) **Texas Government Code, Section 551.072. DELIBERATION REGARDING REAL PROPERTY;** The city council will conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property as deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person.
  - c) **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;
    - Bullinger Creek Development

- Gas Utility

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

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

22. Adjournment

CERTIFICATION

*I, Mercedes Bencomo, City Secretary of the City of Sealy, do hereby certify that a copy of the March 15, 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.*

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Mercedes Bencomo, City Secretary