



**NOTICE OF REGULAR MEETING  
SEALY CITY COUNCIL  
W. E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
TUESDAY APRIL 4, 2023  
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. Public Comments and Petition(s)**

*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.*

*(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.)*

**E. Proclamation**

- Autism Awareness Month
- Child Abuse Prevention Month
- Public Safety Telecommunicator the week of April 9<sup>th</sup> – 15<sup>th</sup>

**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.)

- March 21, 2023 Regular Meeting minutes

**G. Presentation**

- Representative of Texas Department of Transportation
- BrooksWatson and Co., PLLC – Audit

**H. Business**

1. Discussion and possible action regarding authorizing the City Manager to send letter of request to Texas Department of Transportation (TxDOT) for consideration of road or traffic improvement and safety projects in the City of Sealy.

2. Discussion and possible action regarding Event Notification for Mud Bugs on Main to be held on May 6, 2023.
  3. Discussion and possible action regarding Event Notification for Life Line Screening to be held at the Hill Community Center on August 5, 2023.
  4. Discussion and possible action regarding approval of Performance Agreement with Economic Development Corporation – Hackbarth Project.
  5. Discussion and possible action regarding amending Ordinance – Variance Procedures for:
    - a) Chapter 14 – Landscape Requirements for Residential, Commercial, Institutional, and Industrial Development
    - b) Chapter 28 – Development Rules, Regulations and Standards
    - c) Chapter 29 - Downtown Preservation District
    - d) Chapter 80 - Signs(Second of two readings)
  6. Discussion and possible action regarding Cost of Living (COL) increase.
  7. Discussion and possible action regarding a Letter of Engagement and Retention Agreement for Assistant City Attorney Services with the Law Offices of Ryan Henry.
  8. Discussion and possible action regarding City Council Governance Policy, Section 2-36 of the Code of Ordinances.
- I. **EXECUTIVE SESSION: A closed meeting will be held concerning the following items(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.
    - **Crescent Pointe Municipal Utility District**
    - **Bullinger Creek Development Agreements**
  - b) **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).
    - **Crescent Pointe Municipal Utility District**

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

**J. Future agenda items, comments, and announcements.**

10. Discussion and possible action regarding future agenda item requests.

11. Adjournment

CERTIFICATION

*I, Sandra Vrablec, City Secretary of the City of Sealy, do hereby certify that the above notice of meeting of the City of Sealy, Texas, City Council was posted in a place convenient to the general public in compliance with Chapter 551, of the Texas Government Code, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.*



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Sandra Vrablec, City Secretary