



**NOTICE OF REGULAR MEETING  
SEALY CITY COUNCIL  
W. E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
TUESDAY MAY 16, 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. Discussion and possible action to approve the agenda**
- E. Proclamation(s) and Special Recognition(s)**

**F. 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.)*

**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.)

- April 18, 2023 Regular Meeting minutes
- May 9, 2023 Special Meeting minutes

**H. Presentation(s)**

- Blackboard Notification System (Reverse 911)
- Gordon Memorial Library Update
- Titus Carwash
- Sealy Convention and Visitors Bureau 1<sup>st</sup> Quarter of 2023 HOT Funds Report

**I. Workshop**

Ordinance Creation/Amendment

Proposed Ordinance for Consideration:

- 1) Short-Term Rentals
- 2) Offsite Detention (Chapter 27)
- 3) Detention Fencing (Chapter 27)
- 4) Neighborhood Land Plan (Chapter 28)
- 5) Solicitors, Panhandlers, and Peddlers (Chapter 74)
- 6) Parkland Dedication (Chapter 87)
- 7) Dedication of Infrastructure (Chapter 87)

**J. Business**

1. Discussion by Texas Rebuild regarding alternative funding options for city needs.
2. Discussion and possible action regarding the Standard donation agreement for the Pickleball project at Chapman B&PW Park.
3. Discussion and possible action regarding amending the No Engine Braking Ordinance.  
(Second of two readings)
4. Discussion and possible action regarding Event Notification for the All For One Festival to be held on July 1, 2023.
5. Discussion and possible action to approve a Resolution for expenditure by Sealy EDC to reimburse the City of Sealy for 380 agreement payments to SIKA in an amount not to exceed \$77,964.88.  
(Second of two readings)
6. Discussion and possible action to approve a Resolution for expenditure by Sealy EDC to reimburse the City of Sealy for 380 agreement payments to Prasek's in an amount not to exceed \$19,169.97.  
(Second of two readings)
7. Discussion and possible action to approve a Performance Agreement and expenditure of Sealy EDC funds for the C & C Sign Project in an amount not to exceed \$1,500 with the business owner of C&C Golden Insurance Agency.
8. Discussion and possible action regarding Titus Carwash Variance requests:
  - a) Property setback
  - b) Pole Sign
  - c) Signage on the side of the building
9. Discussion and possible action regarding amending Ordinance - Chapter 28 regarding Townhomes, Multifamily Developments, and Patio Homes.  
(Second of two readings)

10. Discussion and possible action regarding amending Master Fee Schedule Ordinance:

- a) Non-Profit Rate at B&PW Pavilion
- b) Variance Application Fee (Residential and Commercial)
- c) Drainage Discharge Rates
- d) Development Deposit Policy and \$75 Administrative Fee
- e) Secretary Fees and Public Information Request (PIR) Fee update
- f) Naming and Donation Policy Fees
- g) Hardship Policy Fees
- h) Wrecker Fees
- i) Impact Fee Table
- j) Civil Review Fees
- k) Fire Suppression Rate
- l) Sewer Explicit Rate
- m) Banner Hanging Fee  
(Second of two readings)

11. Discussion and possible action regarding amending Ordinance – Chapter 58 Hardship procedures.  
(Second of two readings)

12. Discussion and possible action regarding purchasing a locator for Boring Machine in an amount not to exceed \$20,000.

13. Discussion and possible action regarding appointing a Hotel Occupancy Tax Fund committee.

14. Discussion and possible action regarding Hotel Occupancy Tax Fund Policy revision.

15. Discussion and possible action regarding change order #1 for a decrease in the cost of the ARPA Lift Station Improvements.

**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.

- Crescent Pointe Development
- Bullinger Creek Development

- 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 Development
- Bullinger Creek Development

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

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

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

**M. 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