



**NOTICE OF REGULAR MEETING  
SEALY CITY COUNCIL  
CITY COUNCIL CHAMBERS  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, APRIL 16, 2024  
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**

*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. Discussion and possible action to approve the agenda order or reorder**

**F. Proclamations and Special Recognitions**

- **National Volunteer Week of April 21<sup>st</sup> – 27<sup>th</sup>**
- **National Day of Prayer May 2<sup>nd</sup>**

**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 2, 2024, Regular Meeting Minutes
- Discussion and Possible Action regarding an Ordinance Repealing Section 2-102, Main Street Advisory Board (2<sup>nd</sup> of two readings)

**H. Presentation(s)**

- BrooksWatson and Co., PLLC – Audit
- Streets/Drainage Maintenance, Parks/Recreation, and Building Services Scope of Work Schedule by Public Works

**I. Business**

1. Discussion and Possible Action regarding the City-Wide Event for All for One Festival to be held at the Abe and Irene Levine Park on June 29, 2024.
2. Discussion and Possible Action regarding a Variance for Lots 7 & 8 of the O. A. Krampitz Subdivision regarding Lot Depth.
3. Discussion and Possible Action regarding a Variance for Lots 7 & 8 of the O. A. Krampitz Subdivision regarding Lot Area.
4. Discussion and Possible Action regarding a Replat (Resubdivision) of Lots 7 & 8 of the O. A. Krampitz Subdivision recorded in Volume 255, Pages 541-547 D.R.A.C.T. located in the City of Sealy, Texas, C. C. Allen Survey, A-337, H & T. C. Railroad Company Survey, Section 146, Austin County, Texas. The area to be Replatted is at the intersection of Dorothy Lane and Irene Lane.
5. Discussion and Possible Action regarding Placement of Stop Signs, Yield Sign, and Speed Limits:
  - Main Street and Hardeman Street (4-way stop)
  - Main Street and Loescher Street (3-way stop) including
  - Replacing Yield Sign with Stop Signs on Loescher Street at Main Street
  - Reducing Speed Limit to 25 miles per hour (Transportation Code 545.356 b (1))
6. Discussion and Possible Action amending Task Order 23-02 for On-Call Engineering Services with Strand Associates.
7. Discussion and Possible Action regarding Resolution for Salvage Property.
8. Discussion and Possible Action regarding City-Wide Event Notification Form, City-Wide Planning Guide, and Risk Factor Table.
9. Discussion and Possible Action regarding Amending Ordinance No. 2024-09 for the Master Fee Schedule for:  
(First of two readings)
  - New Construction/Addition Residential Permit Fees
  - Building Permit Fees
  - Commercial Building Permit Fees
  - Health Permit Fees
  - Mobile Home Park Fees
  - Drainage Review Fees
  - Utilities Development Review Fees
  - Subdivision Plat Review Fees
  - Civil and Engineering Plan Review Fees
  - Development Deposits, Inspections, and Additional Reviews and Meetings for Engineering and Legal Fees and Costs
  - Electrical Permit Fees
  - Plumbing Permit Fees

- Mechanical Permit Fees
- Commercial Fire Alarm System Fees
- Commercial Fire Suppression System Inspection Fees
- Commercial and Multifamily Fire Code Plan Review Fees
- Commercial Fuel Tank Fees
- Stormwater Detention Facility

10. Discussion and Possible Action regarding Approval of New or Updated Fee Collection Forms:

- Construction Inspection – City Engineering/Legal Review and Meeting Request Form (new)
- Utilities Development and Traffic Review Application (new)
- Construction Plan Review Application (new)
- Drainage Review Application (updated)
- Land Plan and Plat Application (updated)

11. Discussion and Possible Action regarding Engagement Letter with Herrera Law and Associates, PLLC.

12. Discussion and Possible Action regarding Engagement Letter with TFS Energy Solutions, LLC, d/b/a/ Tradition Energy.

13. Discussion and Possible Action regarding Water Conservation Plan.

14. Discussion and Possible Action regarding a Resolution Authorizing the City Manager and Finance Director to take the following TexSTAR account actions: (A) Close Inactive TexSTAR accounts; (B) Open new accounts for the 2022 Certificate of Obligation (CO) Fund; (C) Update the name on the 2010 CO I&S account to the 2020 General Obligation Refunding Bond; and (D) Update the name on the 2011 CO I&S account to the 2021 General Obligation Refunding Bond account.

15. Discussion and Possible Action regarding Financial Report for the period ending February 29, 2024.

**J. 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.

- Employee Reclassification
- Professional Services Agreement
- Gulf Coast Coalition of Cities (GCCC)

**b) Section 551.072, DELIBERATIONS REGARDING REAL PROPERTY:** A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value

of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

16. Reconvene into Regular Session and consider action, if any, on items discussed in Executive Session.
17. Discussion and Possible Action regarding a Resolution for continued participation or termination of membership with the Gulf Coast Coalition of Cities.
18. Discussion and Possible Action regarding a Resolution Suspending the April 10, 2024, effective date of CenterPoint Energy Houston Electric, LLC's Requested Rate Change.
19. Reports or Requests from the City Manager and Discussion on:
  - Spring Clean-Up – Friday, April 19<sup>th</sup> and Saturday, April 20<sup>th</sup>
  - HR Policy Update
    - TikTok Policy
    - First Responders Leave
    - Social Media
    - Pregnancy Laws
    - Leave Policy
    - Other Legislative Policy changes
  - TML Insurance Rates and Budget Consideration
  - Public Works Applications and Future Tap Fee Update regarding Master Fee Schedule
  - Downtown Parking Project Lease with BNSF Railroad
  - Compliance with GASB 101
  - Highway 36 Sewer Expansion Project
  - City Hall and Plans Building Roof Replacement Project
  - Splash Pad Project
  - Rexville Road Water Plant
  - ARPA Lift Station Project
  - Allens Creek Trunk Sewer Replacement Phase 1
  - Chapman B&PW Retention Pond Expansion and Storm Sewer Project
  - FEMA Water Plant and Lift Station Generators
  - Parks Board Meeting and Parks Maintenance

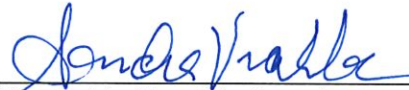
- Boards and Commission Vacancies Applications due by May 3 at 5:00 p.m.
  - Economic Development Corporation
  - Planning Commission
  - Parks Board
  - TIRZ #2

20. 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 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 as well as on required website(s).*



\_\_\_\_\_  
Sandra Vrabec, City Secretary