



**NOTICE OF REGULAR MEETING  
SEALY CITY COUNCIL  
CITY COUNCIL CHAMBERS  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, SEPTEMBER 17, 2024  
6:00 P.M.**

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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**

*Individuals shall have three (3) minutes to speak.*

**E. Discussion and Possible Action to Approve the agenda order or reorder**

**F. Proclamation(s) and Special Recognition(s)**

**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.)

- **August 20, 2024 Regular City Council Minutes**
- **August 25, 2024 Special City Council Minutes**
- **August 26, 2024 Special City Council Minutes**
- **September 4, 2024 Regular City Council Minutes**

**H. Presentation(s)**

- **Hotel Occupancy Tax Fund Program**

**I. Business**

1. Discussion and Possible Action regarding the HOT Funds Award.
  - Chamber of Commerce DBA Sealy Convention & Visitor Bureau
  - Sealy Area Historical Society
  - City of Sealy – Way Finding Signs
  - City of Sealy – Liedertafel Hall Renovation
  - City of Sealy – Ad in the Convention and Visitors Bureau Annual Publication
  - Diamond Back Events – Sealy Gun and Knife Show
2. Discussion and Possible Action regarding Hotel Occupancy Tax (HOT) Services Agreement between the City of Sealy and the Sealy Chamber of Commerce acting in the capacity as the Sealy Convention and Visitors Bureau to change the first of two payments from November to October.
3. Discussion and Possible Action regarding CVB 3<sup>rd</sup> Quarter Report.
4. Discussion and Possible Action to Approve, Disapprove, or Approve with Conditions a Variance Application for Two Variances for 604 N Meyer Street to change the use of the lot from Single-Family Residential to Commercial.
  - a) Section 28-70 (a) The front building line shall not be less than 25 feet, except that where a lot faces an arterial street, the front building line shall not be less than 35 feet. The Front of the existing building is 16.9 feet from the right-of-way line of Highway 36 (Meyer Street).
  - b) Section 28-70 (g) No commercial building line shall be less than 25 feet on a side that abuts an existing single-family residential lot which does not have an existing place of business located on such single-family residential lot. The side of the existing building is 16.6 feet from the property line of the abutting single-family residential lot.
5. Discussion and Possible Action regarding Interlocal between the City of Sealy and Austin County for the purpose of Drainage Easement Improvements.
6. Discussion and Possible Action regarding Revision to Personnel Policies and Procedures Manual, Section 4.0, C. Holidays.
7. Discussion and Possible Action regarding Contract for Gas Department Regulatory Compliance Support by Enserv Solutions.
8. Discussion and Possible Action regarding the West Texas Gas (WTG) Marketing, LLC Contracts.
  - Exhibit A – Gas Gate 1 & 2
  - Exhibit A-1 – Gas Gate 3

9. Discussion and Possible Action to Approve the Funding not to exceed \$24,000 to Remove Limbs and Trees as part of Public Assistance Recovery from Hurricane Beryl.
10. Discussion and Possible Action regarding Non-Residential Natural Gas Service Fees.
11. Discussion and Possible Action regarding Monthly Financial Report:
  - General Ledger vs Actuals for Budget
  - Fund Balance through July 31, 2024
  - Sales Taxes Report through July 31, 2024
  - Investment Report for Quarter Ended June 30, 2024
12. Discussion and Possible Action regarding the City of Sealy Holiday 2025 Schedule.
13. Discussion and Possible Action to Accept or Reject Bid(s) for the FEMA Generators and Authorize the Mayor to execute a Contract for same.
14. Discussion and Possible Action to Authorize the Mayor to Execute the Contract between the City of Sealy and The Roof Co. Waco, LLC for Roof Replacement at City Hall and Planning Building contingent on the City Attorney's approval.

**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.

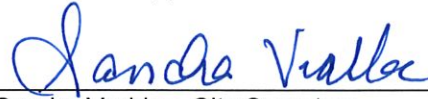
- **Splash Pad Bids**

15. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.
16. Discussion and Possible Action to Accept or Reject Bids for Splash Pad.
17. Reports or Requests from the City Manager and Discussion on:
  - Status Finance Department Operations
  - Status of Paid Time Off Workshop and Policy Creation
  - Update on Fantasy of Lights Event
18. Reports, Announcements, or Requests from Councilmembers.

**K. Adjourn**

CERTIFICATION

*I, Sandra Vrablec, 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).*



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Sandra Vrablec, City Secretary