



**NOTICE OF REGULAR MEETING
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, DECEMBER 17, 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

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)

- **Sealy Fantasy of Lights**

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.)

- **November 19, 2024, Regular City Council Minutes**

H. Presentation(s)

- **Convention and Visitors Bureau (CVB) Q4**
- **Fantasy of Lights Report by Public Works Director**

I. Business

1. Discussion and Possible Action regarding Status of 2018 Certificate of Obligation (CO) Fund.
2. Discussion and Possible Action regarding a Resolution Declaring Intention to Finance Expenditures to be Incurred for Purchase, Construction, Installation, and Renovation of Citywide Power Generation Facilities for Critical Infrastructure and purchase, construction, installation and renovation of Parks and Recreation Facilities not to exceed \$1.5 million.
3. Consideration and Possible Action to Approve a Resolution Authorizing Publication of Intention to Issue Certificate of Obligation, in an Aggregate Principal amount not to exceed \$20,000,000.00 for the Design, Acquisition, Construction and Improvement of Certain Public Works, and Authorizing Certain other Matters Relating Thereto.

4. Discussion and Possible Action regarding the Convention and Visitors Bureau Q4 Report findings and Fiscal Year End Audit Report.
5. 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 (CVB).
6. Discussion and Possible Action regarding Financial Reports for Month Ending October 31, 2024:
 - **General Ledger vs Actuals**
 - **Fund Balance**
 - **Sales Tax Report**
 - **Check Register**
7. Discussion and Possible Action regarding Stop Sign Placement on Main Street (East and West) at Hardeman, and East and West at Loeschler Street.
8. Discussion and Possible Action regarding Strand Task Order No. 24-04-2025 On-Call Engineering Support.
9. Discussion and Possible Action regarding Strand Task Order for Pavement Asset Assessment.
10. Discussion and Possible Action to Approve Amendment No. 1 to the Hazard Mitigation Services Contract Between the City of Sealy and GrantWorks, Inc. to include necessary federal provisions into its terms and conditions.
11. Discussion and Possible Action regarding Copier Contract Supplement with UBEO Business Services.
12. Discussion and Possible Action regarding Resolution for Flock Cameras (License Plate Readers) to be funded by the Sealy Economic Development Corporation (SEDC).
(First of two readings)
13. Discussion and Possible Action to Approve a Resolution regarding Acceptance of Improvements and Maintenance Bonds for Westward Pointe Section 1 and 2.
14. Discussion and Possible Action regarding Amending Ordinance Chapter 29 regarding City of Sealy Downtown District Mural Policy.
(First of two readings)

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.

- **Personnel Policy - Bailiff Pay
Sick Leave**
- **Bullinger Creek**
- **Dove Landing**
- **License Agreement for Broadband**

- 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).

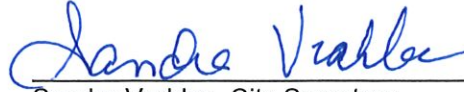
- **Juvo Energy – Data Center Development**

15. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.
16. Discussion and Possible Action regarding Contracting for Court Security Services with Off Duty Services, Inc. DBA Protos Off Duty Services.
17. Discussion and Possible Action regarding Payout of Holiday Time.
18. Discussion and Possible Action to Approve a Resolution regarding Acceptance of Improvements and a Letter of Credit for Dove Landing Sections 1, 2, and 3.
19. Discussion and Possible Action regarding Approving a License Agreement with Rise Broadband.
20. Reports or Requests from the City Manager and Discussion.
21. Reports, Announcements, or Requests from Councilmembers.

22. **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