



NOTICE OF REGULAR MEETING
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, FEBRUARY 4, 2025
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)

None

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.)

- January 22, 2025, Regular City Council Minutes

H. Presentation(s)

- Introduction of Assistant City Secretary/HR
- Recognizing Employees
- Heritage Park Senior Living – Southeast Texas Housing
- Bluebonnet Water Conservation District – Zach Holland
- Update on Current Residential and Commercial Development – Mike Barrow, Assistant City Manager

- I. PUBLIC HEARING: Notice of a Public Hearing on Budget Amendment.** The City Council for the City of Sealy, Texas, will hold a Public Hearing on amending the 2024-2025 Fiscal Year Budget – Fund 29 Economic Development Sales Tax Fund of the City of Sealy, Texas, to be held on the 4th day of February 2025, at 6:00 p.m. in the City Hall at 415 Main Street. All interested persons shall be given an opportunity to be heard for or against any item or the amount of any item contained in the proposed Budget Amendment.

J. Business

1. Discussion and Possible Action to Approve a Resolution to Support Southeast Texas Housing's Proposed Development.
2. Discussion and Possible Action regarding a Contract for Election Services with Austin County.
3. Discussion and Possible Action regarding a Joint Election Agreement with Austin County.
4. Discussion and Possible Action regarding a request from Austin County to allow Voting at the W. E. Hill Community Center for Uniform Election on Saturday, May 3, 2025, with Set up: Friday, May 2, 2025; Pick up Monday, May 5, 2025; and Constitutional Amendment Election on Tuesday, November 4, 2025, with Set up: Monday, November 3, 2025; and Pick up on Wednesday, November 5, 2025
5. Discussion and Possible Action regarding an Ordinance of which the caption reads:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS, CALLING AND ORDERING A GENERAL ELECTION TO BE HELD ON MAY 3, 2025, FOR THE PURPOSE OF ELECTING TWO (2) COUNCILMEMBERS; DESIGNATING THE POLLING PLACE FOR SUCH ELECTION; PROVIDING THE FORM OF THE BALLOT FOR SUCH ELECTIONS; DIRECTING THE GIVING OF NOTICE OF SUCH ELECTIONS; AND PROVIDING DETAILS RELATING TO THE HOLDING OF SUCH ELECTIONS.
(According to the City of Sealy Home Rule Charter, Section 3.12(3) – Procedures to Enact Legislation, only one reading is required for final passage of this ordinance)
6. Discussion and Possible Action regarding Approving Amendment No. 1 to Task Order 23-04 – 2024 Chapman/B&PW Park Retention Pond Expansion and Storm Sewer Improvements.
7. Discussion and Possible Action regarding Approving Authorizing Capital Improvement Projects to be funded by 2022 Series Certificate of Obligation.
8. Discussion and Possible Action regarding Approving the use of the 2022 Series Certificate of Obligation for Emergency Repair of Sewer Lines.
9. Discussion and Possible Action regarding the Financial Report for the Month Ending November 30, 2024:
 - General Ledger vs Actuals
 - Fund Balance
 - Sales Tax Report
 - Check Register
10. Discussion and Possible Action to Approve a Resolution to Appoint a new Alternate Judge.

11. Discussion and Possible Action to Approve a Telecommunications License Agreement between the City of Sealy, Texas, and AirCanopy Internet Services, Inc. d/b/a Rise Broadband.
12. Discussion and Possible Action regarding Approving a Contract between the City of Sealy and Unified Communications, Inc. d/b/a Zochnet for the use of city facilities.
13. Discussion and Possible Action to Approve an Ordinance to Amend the Budget for Sealy Economic Development Corporation (SEDC) Fiscal Year 2024-2025 to fund the W. E. Hill Community Center and Downtown Parking Projects.
14. Discussion and Possible Action regarding Waiving the Maintenance Bond provision of a 2019 Amended Economic Development Performance Agreement between the Sealy Economic Development (SEDC) and DPK Land Development, LLC and David P. Kelley II (Dove Landing) and to institute forgiveness of the loan in the amount of \$300,000.
15. Discussion and Possible Action regarding Amending the Ordinance of the Master Fee Schedule for:
(First of two readings)
 - Commercial Building Permit Fee
 - Safety Inspection Fee
 - Culvert Installation
 - Electrical Permit Fees
 - Plumbing Permit Fees
 - Commercial Fire Suppression System Inspections
 - Commercial and Multifamily Fire Code Plan Review
 - Water & Sanitary Sewer Rates
 - Water & Sanitary Sewer Tap Fees
 - Natural Gas Tap Fees
 - Natural Gas Rates
 - Solid Waste Rates

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.

- Town Park Center, LLC vs City of Sealy et al, Cause No. 2019V-0062
- Personnel Policy – Section 4.1 – Vacation
- Convention and Visitors Bureau (CVB)
- HighTen Capital Utility Agreement Amendment

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

17. Discussion and Possible Action regarding Approving an Amended and Restated Utility Agreement with HighTen Capital.

18. Discussion and Possible Action regarding Amendment of Section 4.1 - Vacation, of the City of Sealy Personnel Policies and Procedures Manual.

19. Reports or Requests from the City Manager and Discussion.

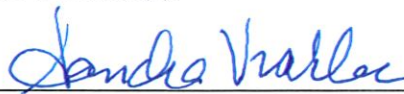
- City Council Priorities Worksheets

20. Reports, Announcements, or Requests from Councilmembers.

L. 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