



**NOTICE OF REGULAR MEETING  
SEALY CITY COUNCIL  
CITY COUNCIL CHAMBERS  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, FEBRUARY 15, 2022  
6:00 P.M.**

Notice is hereby given of a regular meeting of the City Council of Sealy to be held on the abovementioned date and time at the City Council Chambers located at 415 Main Street in Sealy, Texas, 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.

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.

1. Call to Order
2. Invocation and Pledges of Allegiance
3. Roll Call and Certification of a Quorum
4. Proclamations and Special Recognitions
5. Petition(s) and/or Request(s) from the Public. (Public Comment)  
*(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.)*
6. **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.)*
  - a) Discussion and possible action regarding approval of minutes for the meeting held:
    - February 1, 2022
7. Introduction and discussion by Brannon Industrial Group regarding waste and recycling services.
8. Presentation and discussion of quarterly report by Gordon Memorial Library representative.
9. **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;
    - Development Moratorium waiver request from BSR Properties (Hunters Crossing)
    - Bullinger Creek Development Agreement
    - Mobile/manufactured-home ordinance

10. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.
11. Discussion and possible action to consider approval of a development moratorium waiver from BSR Properties (Hunter's Crossing).
12. Discussion and possible action to approve a contract for election services with Austin County.
13. Discussion and possible action to approve a joint election agreement with Austin County.
14. Discussion and possible action to approve an ordinance of which the caption reads:  
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS, ORDERING A GENERAL ELECTION TO BE HELD ON MAY 7, 2022, FOR THE PURPOSE OF ELECTING TWO (2) COUNCILMEMBERS AND FOR THE PURPOSE OF ORDERING A SPECIAL ELECTION TO BE HELD ON MAY 7, 2022, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS, FOR ADOPTION OR REJECTION, FIVE (5) PROPOSED AMENDMENTS TO THE EXISTING HOME-RULE CHARTER OF THE CITY OF SEALY, TEXAS, AS AMENDED; PROVING FOR THE FORM OF THE BALLOT FOR SUCH ELECTION; DESIGNATING THE POLLING LOCATION FOR SUCH ELECTION; ESTABLISHING EARLY VOTING LOCATIONS AND POLLING PLACES FOR THE ELECTION; AND MAKING PROVISIONS FOR THE CONDUCT OF THE ELECTION.**  
*(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)*
15. Discussion and possible action to approve a Comprehensive Annexation, Development and Utility Functions Agreement for Cane Crossing.
16. Discussion and possible action to approve a Consent Ordinance consenting to the creation of "Austin County Municipal Utility District No. 2" and establishing conditions applicable to the creation of the district (For reference, see agenda item #15, Exhibit C to Comprehensive Annexation, Development and Utility Functions agreement for Cane Crossing.) *(This is the second of two readings)*
17. Discussion and possible action to approve an Ordinance annexing an approximate 98.507-acre tract of land into the City of Sealy, Austin County, Texas, (Cane Crossing) and extending the boundary limits of said city so as to include said hereinafter described property within said city limits, and granting to all inhabitants of said property all rights and privileges of other citizens of the City of Sealy, and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of said city. *(This is the second of two readings)*
18. Discussion and possible action to approve a purchase by Public Works for a forklift.
19. Discussion and possible action to adopt an Ordinance amending Chapter 28 regarding off-street parking for multi-family. *(This is the first of two readings)*
20. Discussion and possible action to approve the reassignment of the Sealy Economic Development Corporation position of Executive Assistant/Secretary to Deputy Executive Director/Secretary.

21. Discussion and possible action to approve a legal retention agreement with Lewis Brisbois Bisgaard & Smith LLP.
22. Discussion and possible action to adopt a Resolution approving a membership with SmartBuy Membership Program.
23. Interim City Manager report and possible discussion:
  - a) Workflow project
  - b) Update on solid waste contract
  - c) Update on W. E. Hill Community center parking
  - d) Financial update
24. Requests for future agenda items, comments, and announcements.
25. Adjournment

CERTIFICATION

*I, Mercedes Bencomo, Deputy City Secretary of the City of Sealy, do hereby certify that a copy of the February 15, 2022 City Council Agenda was posted at City Hall and on the City's website, in compliance with Chapter 551 of the Texas Government Code.*

\_\_\_\_\_  
Mercedes Bencomo, Deputy City Secretary