



**NOTICE OF REGULAR MEETING  
SEALY CITY COUNCIL  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, OCTOBER 15, 2019  
6:00 P.M.**

---

Notice is hereby given of a meeting of the City Council of Sealy to be held on the abovementioned date and time at the City Hall Council Chamber 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
  - a. National German American Day
  - b. National Fire Prevention Week
5. Petition(s) and/or Request(s) from the Public.

*(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 September 25, 2019 and October 1, 2019.
7. Introduction of Larry Penn, new Main Street Manager.
8. Discussion and possible action to approve a resolution to appoint a new associate judge.
9. Presentation and discussion regarding House Bill 866.

10. Discussion and possible action to classify the positions of Administrative Services Manager and Inspector on the City of Sealy Pay Scale.
11. Discussion and possible action authorizing the mayor to execute an audit engagement letter with Belt Harris Pechacek, LLLP, to perform the annual independent audit for the city for the fiscal year 2018-2019.
12. Discussion and possible action to approve an amendment to a performance agreement between the Sealy EDC and DPK Land Development, LLC and David P. Kelly for Dove Landing subdivision for approved incentives.
13. Discussion and possible action regarding the upcoming SEDC China trip.
14. Presentation, discussion, and possible action regarding annexation laws, changes in the law, and processes and procedures on same.
15. Presentation, discussion, and possible action regarding LGI Homes annexation petition.
16. Discussion and possible action to approve the purchase and placement of the Mark A. Chapman dedication plaque at B&PW Park.
17. Discussion and possible action to amend the Chapter 38 Floods Ordinance and provide for the adoption of revised flood insurance rate maps.
18. Discussion and possible action to appoint new members to serve on the Main Street Advisory Board.
19. Discussion and possible action to approve a resolution creating an economic development program and authorizing the Mayor and the President of the Sealy Economic Development Corporation to execute a Chapter 380 Economic Development and Performance Agreement between the City of Sealy, Texas, the Sealy Economic Development Corporation and Hailiang Copper Texas, Inc. for economic development incentives.
20. City Manager's report and possible discussion:
  - Amendments to FY 2018-2019 City of Sealy and SEDC budgets
  - Interlocal agreement between the City and Sealy ISD
  - Highway 36 water line project
  - New WWTP dedication
  - GLO project
21. Request(s) for future agenda items and comment(s).
22. EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):
  - a. Personnel Matters under Texas Government Code, Section 551.074 (to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee) – City Secretary position.
  - b. Consultation with City Attorney. A governmental body may conduct a private consultation with its attorney 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 this chapter, namely legal issues associated

with 380 Development Agreements – Prasek’s. *{This item is authorized by the Texas Government Code, Section 551.071.}*

- 23. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.
- 24. Adjournment.

**CERTIFICATION**

*I certify that a copy of the October 15, 2019, agenda of items to be considered by the Sealy City Council was posted on the City Hall bulletin board and on the city website on or before 6:00 p.m., Friday, October 11, 2019.*

---

Brooke Christoferson, Deputy City Secretary

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETING:** The Sealy City Hall and Council Chambers is wheelchair accessible. Access to the building and special parking are available at the primary entrance to the building facing Main Street. Persons with disabilities who plan to attend this meeting and who might need auxiliary aids or services, such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary’s office at 979-885-3511 or E-mail at [dcooksey@ci.sealy.tx.us](mailto:dcooksey@ci.sealy.tx.us).