



**NOTICE OF REGULAR MEETING
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, MARCH 16, 2021
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 W.E Hill Community Center located at 1000 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
 - Certified Municipal Official (CMO) Designations for Councilwoman Lerma and Councilwoman Vrablec
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:
 - February 24, 2021 (Special Meeting)
 - March 2, 2021 (Regular Meeting)
7. Presentation, discussion and possible action by Tommy Kuykendall with Civil Corp regarding Allen's Creek drainage improvements and funding sources for same.
8. Discussion and possible action to direct staff to widen Cryan Park Pond as specified in the Civil Plan from Tommy Kuykendall with Civil Corp.
9. Discussion and possible action to accept the fiscal year 2020 annual comprehensive financial report. (Presentation by a representative of BrooksWatson & Co., Certified Public Accountants)

10. Discussion and possible action to approve, disapprove, or approve with conditions a preliminary plat for a property located approximately south of Eagle Lake Road on FM-3538, known as Cane Crossing Estates (formerly known as Cane Belt Estates).
11. Discussion and possible action to adopt a Resolution consenting to the creation of Austin County Municipal District No. 1 with conditions.
12. Discussion and possible action regarding adoption of a Development Agreement with David Cryan for D.R. Horton (Westward Pointe) development.
13. Discussion and possible action to approve, disapprove, or approve with conditions a replat (final plat) for a property located approximately south of FM-2187 and west of Sealy Homestead, known as Hunters Crossing Sec. 1.
14. Discussion and possible action to make a recommendation to city council to approve, disapprove, or approve with conditions a replat (final plat) for a property located approximately at 1615 Eagle Lake Road, known as Juarez Subdivision.
15. Discussion and possible action to adopt a Resolution regarding City rental facility fees.
16. Discussion and possible action to approve a Resolution amending planning and building schedule of fees.
17. Discussion and possible action regarding gas utility issues (including rates) from winter freeze.
18. City Manager's report and possible discussion:
 - Update on Evelyn Court
 - COVID-19 Reimbursement Update
 - Comprehensive Plan Update
19. Requests for future agenda items, comments, and announcements.
20. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**
 - a. **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;
– Lloyd Merrell v. City of Sealy and Mayor Carolyn Bilski
 - b. **Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.** The City will meet in closed session to (1) 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) and **Sec. 551.071 CONSULTATION WITH ATTORNEY**; The City will meet in closed session to seek the advice of 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; approval of a municipal utility district; Development Agreement with David Cryan for D.R. Horton (Westward Pointe).

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

22. Adjournment

CERTIFICATION

I certify that a copy of the March 16, 2021, 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. on March 12, 2021.

Brooke Knoll, City Secretary