



**NOTICE OF SPECIAL MEETING
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
WEDNESDAY, MAY 12, 2021
6:00 P.M.**

Notice is hereby given of a special 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
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:
 - March 30, 2021 (Joint Meeting with Planning Commission)
 - March 30, 2021 (Special/Priorities Meeting)
 - April 6, 2021 (Regular Meeting)
 - April 12, 2021 (Special Meeting)
7. Official Canvass of the General City of Sealy Election conducted on Saturday, May 1, 2021.
8. Discussion and possible action to approve a Resolution and Order canvassing the returns and declaring the results of the General City of Sealy Election conducted on Saturday, May 1, 2021.
9. Comments from current and outgoing councilmembers.

10. Administer Statement of Officer Oath and Oath of Office to newly elected officers.
11. Discussion and possible action to approve a Resolution to issue an application and requests for proposals (RFP) for administrative services, related to the Home Rehabilitation Assistance/HOME program administered by the Texas Department of Housing and Community Affairs (TDHCA).
12. Discussion and possible action to approve an Interlocal Agreement with TML MultiState Intergovernmental Employee Benefits Pool (d.b.a TML Health Benefits).
13. Discussion and possible action regarding date change(s) for Mudbugs on Main event.
14. Discussion and possible action regarding proposed fiscal year 2020-2021 budget amendments.
15. Discussion and possible action to approve the Sealy EDC bylaw revisions.
16. Discussion and possible action to approve a Performance Agreement between the Sealy EDC and Jeff Trevino (The Texas Project), which includes SEDC funding for proposed incentives and the expenditure of funds for the Texas Project, located at 223 Main Street, to promote new and expanded business for a Historic District Improvement Grant in an amount not to exceed \$15,000.00.
17. Discussion and possible action to adopt a resolution to approve Sealy EDC's expenditure of funds using a Historic District Improvement grant to Jeff Trevino (The Texas Project) to promote new business development in an amount not to exceed \$15,000.00. *(This is the first of two readings.)*
18. Discussion and possible action to approve a Second Amendment to the Performance Agreement with Hendrix Industries, Inc. and Hank Vu.
19. **PUBLIC HEARING** regarding adoption of tax abatement guidelines and criteria.
20. Discussion and possible action to adopt tax abatement guidelines and criteria.
21. Discussion and possible action to approve a contract with All Star Aquatics, Inc. for pool operating and management.
22. Discussion and possible action to consider purchase, lease or other alternative options for mini excavator and budget related to same.
23. City Manager Update and Possible Discussion:
 - a) COVID-19 Vaccinations at B&PW Park Pavilion-May 26, 27, and 28
 - b) City Manager's Meeting with Newly Elected Officials
24. Requests for future agenda items, comments, and announcements.
25. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**
 - a) **Texas Government Code, Section 551.072. DELIBERATION REGARDING REAL PROPERTY;** The city council will conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property as deliberation in an open

meeting would have a detrimental effect on the position of the city council in negotiations with a third person

b) **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; –

- State of Texas Vs. Quion Investors, Inc. Cause No. 21CV-6196; and
- WTG gas utility penalty payment
- 380 Economic Development Program for Businesses Impacted by COVID-19 Epidemic
- Sex offender ordinance
- Lease, purchase, exchange or value of real property

26. Discussion and possible action to approve an amendment to the 380 Economic Development Program for Businesses Impacted by COVID-19 Epidemic.

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

28. Adjournment

CERTIFICATION

I certify that a copy of the May 12, 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 May 7, 2021.

Brooke Knoll, City Secretary