



**NOTICE OF REGULAR MEETING  
SEALY CITY COUNCIL  
W.E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
TUESDAY, MAY 18, 2021  
6:00 P.M.**

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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
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:
    - April 20, 2021 (Regular Meeting)
7. Discussion and possible action to approve an Ordinance adopting a new Chapter 27 regarding drainage rules and regulations. *(This is the first of two readings.)*
8. Discussion and possible action to adopt a Resolution declaring the City of Sealy's election and intent to participate in tax abatement relief.
9. Discussion and possible action to set a date and time (June 15, 2021 at 6:00 p.m.) for a public hearing to consider designating a reinvestment zone for Hendrix Industries, Inc.; to authorize publication of the Notice of Public Hearing in the City's newspaper of general circulation; and to authorize the City Secretary to send notice letters to the other taxing units in which the proposed reinvestment zone is located.

10. Discussion and possible action to authorize posting of the required 30-day notice of consideration of a proposed ordinance adopting a tax abatement agreement; and to authorize the City Secretary to send notice letters to the other taxing units in which the proposed tax abatement property is located.
11. **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 value of real property as deliberation in an open session 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.
    - Tax Abatement – Hendrix Industries
    - WTG gas utility penalty payment
    - Gas Franchise Agreement
12. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.
13. Discussion and possible action to appoint individuals to serve on the Main Street Advisory Board.
14. 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 second of two readings.)*
15. Discussion and possible action to approve, disapprove, approve with conditions, or grant an extension to the Westward Pointe General Plan which is a land plan of 160.6 acres located approximately north of FM-3013, east of the Wal-Mart Distribution Center, and west of Harrison Road.
16. Discussion and possible action to approve, disapprove, approve with conditions, or grant an extension for a preliminary plat for Westward Pointe Sec. 1, located approximately north of FM-3013, east of the Wal-Mart Distribution Center, and west of Harrison Road.
17. Discussion and possible action to approve, disapprove, approve with conditions, or grant an extension for a preliminary plat for Dove Landing Sec. 3, located approximately at the southeast corner of FM-3013 and Ricefield Road.
18. Discussion and possible action to approve, disapprove, approve with conditions, or grant an extension for a partial replat No. 1 for Dove Landing Sec. 1, located approximately at the southeast corner of FM-3013 and Ricefield Road.
19. Discussion and possible action to adopt an Ordinance regarding residency restrictions for registered sex offenders and restrictions on park entrance. *(This is the first of two readings.)*

20. Discussion and possible action to adopt an ordinance amending the fiscal year 2020-2021 budget. *(Per the City of Sealy Home Rule Charter, Section 3.12. (1) Procedure to Enact Legislation, only one reading is required for final passage of this ordinance.)*
21. Discussion and possible action to adopt a Fee Resolution regarding pool rentals.
22. Discussion and possible action to authorize the city manager to extend gas utility payments.
23. Discussion and possible action to approve a contract with All Star Aquatics, Inc. for pool operating and management.
24. Discussion and possible action regarding the organizational chart and position classifications.
25. City Manager's report and possible discussion:
  - a) Update on Front Street Drainage Project
  - b) Update on Proposed Water Well
  - c) Update on Future Drainage Projects
26. Requests for future agenda items, comments, and announcements.
27. Adjournment

CERTIFICATION

*I certify that a copy of the May 18, 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 13, 2021.*

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Brooke Knoll, City Secretary