



**NOTICE OF REGULAR MEETING
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, JULY 20, 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
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:
 - July 6, 2021 (Regular Meeting)
 - July 12, 2021 (Special Meeting)
7. Presentation and discussion by Chief Appraiser with Austin County Appraisal District.
8. Presentation and discussion by TxDOT representative regarding I-10 widening and related issues.
9. Presentation and discussion by Enterprise Fleet Management representative regarding lease program.
10. Presentation and discussion regarding updates on Evelyn Court.
11. Presentation and discussion regarding San Felipe de Austin State Historic Site.

12. **PUBLIC HEARING:** Regarding TxCDBG Sewer Improvements Grant (Contract #7219409) regarding Contract Performance Statement Revisions and citizens' views, questions and comments.
13. Discussion and possible action regarding impact fees for City water and wastewater (sewer) services.
14. Discussion and possible action to appoint individuals to serve on the Tax Increment Reinvestment Zone (TIRZ) Board No. 2.
15. Discussion and possible action regarding City website.
16. Discussion and possible action to adopt a Resolution approving a proposed tax abatement agreement between the City of Sealy and Hendrix Interests, LLC and Hendrix Industries, Inc. within the Sealy Hendrix Tax Abatement Reinvestment Zone #1.
17. Discussion and possible action to approve a Resolution adopting a Revised Financial Management Policy.
18. Discussion and possible action to approve an Ordinance amending Chapter 28-Rules and Regulations for Development. *(This is the second of two readings.)*
19. City Manager's report and possible discussion.
20. Requests for future agenda items, comments, and announcements.
21. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**
 - **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.
22. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.
23. Adjournment

CERTIFICATION

I certify that a copy of the July 20, 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 July 16, 2021.

Brooke Knoll, City Secretary