



**NOTICE OF REGULAR MEETING  
SEALY CITY COUNCIL  
W.E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
TUESDAY, AUGUST 3, 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

a) Eagle Scout 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 20, 2021 (Regular Meeting)

7. Discussion and possible action to approve an Ordinance Authorizing and Ordering the Issuance of the City of Sealy, Texas General Obligation Refunding Bonds, Series 2021; Authorizing a Pricing Officer to Approve the Amount, the Interest Rates, Price, Redemption Provisions and Terms Thereof and Certain Other Procedures and Provisions Related Thereto; and Containing Other Matters Related Thereto. *(Only one reading is required for final passage of this ordinance.)*
8. Discussion and possible action regarding drainage, road, water, and wastewater impact fees.

9. Discussion and possible action to accept or reject a petition for voluntary annexation submitted by Cane Belt Development, LLC to annex 98.507 acres out of the San Felipe De Austin Town Tract, Abstract No. 5, Austin County, Texas, and to direct the Director of Public Works to prepare a Service Plan Agreement providing for the extension of municipal services to the property.
10. Discussion and possible action to approve a Resolution calling one public hearing regarding annexation of 98.507 acres out of the San Felipe De Austin Town Tract, Abstract No. 5, Austin County, Texas, to be held at the City's regular meeting place at W. E. Hill Community Center, 1000 Main, Sealy, Texas 77474; authorizing publication in the newspaper and posting on the City website of the notice of public hearing; and authorizing the City Secretary to provide notification by certified mail of the public hearing to Sealy ISD, BNSF Railway Company; Austin County; and Austin County Emergency Services District No. 2.
11. Discussion and possible action to adopt a Resolution designating an administration/project delivery service provider to complete project implementation for the American Rescue Plan Act (ARP Act) funding administered by the US Department of the Treasury, or other Federal or State agencies.
12. Discussion and possible action regarding drainage improvements in Westview Subdivision.
13. Discussion and possible action to appoint individuals to serve on the Main Street Advisory Board.
14. Discussion and possible action to select a chairperson for Tax Increment Reinvestment Zone (TIRZ) No. 2 Board.
15. Discussion and possible action to approve a Resolution declaring certain property as salvage/surplus property and ordering its disposition.
16. Discussion and possible action to approve the rehabilitation of the gazebo located at Levine Park.
17. Discussion and possible action to approve turf project at Mark A. Chapman B&PW Park.
18. Discussion and possible action regarding traffic impact analysis.
19. City Manager's report and possible discussion:
  - a) Budget update
  - b) Public Works update
  - c) City Planner update
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 551.071, 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.
    - Gas Utility System

- Development Moratorium

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 August 3, 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 30, 2021.*

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Mercedes Bencomo, Deputy City Secretary