



**NOTICE OF REGULAR MEETING
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, SEPTEMBER 7, 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:
 - August 16, 2021 (Special Meeting)
 - August 17, 2021 (Regular Meeting)
 - August 19, 2021 (Special Meeting)
 - August 23, 2021 (Special Meeting)
7. Discussion and possible action to correct the approved minutes of the regular meeting held on August 3, 2021.
8. **PUBLIC HEARING:** To hear public comments regarding the institution of voluntary (consent) annexation proceedings to enlarge and extend the boundary limits of the City to include 98.507 acres, a portion of the Cane Belt Development LLC 99.973-acre tract.

9. Discussion and possible action to direct staff on the request for annexation of approximately 225 acres, located at the southwest corner of Harrison Road and Rexville Road and to prepare a service plan.
10. Discussion and possible to approve a legal services agreement with Messer, Fort & McDonald, PLLC ("MFM").
11. Discussion and possible action to consider a request by the Austin County Rotary Club to sell alcoholic beverages at Liedertafel Hall.
12. Discussion and possible action to appoint an individual to serve on the Tax Increment Reinvestment Zone (TIRZ) No. 2 Board.
13. Discussion and possible action to approve, disapprove, approve with conditions, or grant an extension for a final plat for Dove Landing Sec. 3, located approximately at the southeast corner of FM-3013 and Ricefield Road.
14. Discussion and possible action to approve the revisions of the Historic District Improvement Grant Application and Historic District Improvement Grant Policies and Guidelines.
15. Discussion and possible action to approve a performance agreement between the Sealy EDC and Krampitz & Nelson Enterprises, LLC, which includes funding for proposed incentives and the expenditure of funds for a sign improvement project in an amount not to exceed \$1,300.00.
16. Discussion and possible action to ratify authorization regarding issuance of Proposals for Administrative Services and Requests for Qualifications for engineering services related to all Hazard Mitigation Assistance (HMA) Grant Programs administered by the Texas Division of Emergency Management and/or the Texas Water Development Board.
17. Discussion and possible action to approve a Perpetual Easement Agreement for gas utility from Hendrix Interests, LLC.
18. Discussion and possible action to adopt a Quarantine Leave Policy.
19. Discussion and possible action to approve changes to the organizational chart.
20. Discussion and possible action regarding rates for services of the waterworks and sanitary sewer systems of the City of Sealy.
21. Discussion and possible action regarding rates for services of solid waste of the City of Sealy.
22. Discussion and possible action regarding rates for services for natural gas system of the City of Sealy.
23. Discussion and possible action to approve a Resolution establishing a Schedule of Fees for culvert installation and drainage review.
24. Discussion and possible action regarding employee merit increases.
25. Discussion and possible action regarding revisions to the proposed Fiscal Year 2021-2022 budget.

26. Discussion and possible action to approve a contract with GrantWorks, Inc. for American Rescue Plan Act services.

27. City Manager's report and possible discussion:

- a) Update regarding swimming pool
- b) Update regarding park improvements
- c) Update regarding the Planning Department
- d) Update regarding residential projects

28. Requests for future agenda items, comments, and announcements.

29. **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.
 - Second Amendment to Annexation and Development Agreement- Bullinger Creek

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

31. Discussion and possible action to approve the Second Amendment to Annexation and Development Agreement for Bullinger Creek.

32. Adjournment

CERTIFICATION

I certify that a copy of the September 7, 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 September 3, 2021.

Mercedes Bencomo, Deputy City Secretary