



**NOTICE OF REGULAR MEETING
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, SEPTEMBER 21, 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:
 - September 7, 2021 (Regular)
7. Presentation, discussion and possible action of Collection Report to the City of Sealy by Perdue Brandon Fielder Collins & Mott.
8. Presentation, discussion and possible action regarding impact fees.
9. Discussion and possible action to approve a resolution adopting the City's investment policy.
10. Discussion and possible action to authorize a utility infrastructure study.
11. Discussion and possible action regarding PTO for employee birthdays.

12. Discussion and possible action to add Ward Bend Street to the No Thru Truck Ordinance.
13. Discussion and possible action to adopt an ordinance amending the City of Sealy Code of Ordinances, Section 98-7-regarding No Thru Truck signs. *(This is the first of two readings.)*
14. Discussion and possible action to adopt an ordinance establishing and providing rates for services of the waterworks and sanitary sewer systems of the City of Sealy. *(This is the first of two readings.)*
15. Discussion and possible action to adopt an ordinance establishing and providing rates for services for natural gas system of the City of Sealy. *(This is the first of two readings.)*
16. Discussion and possible action to adopt an ordinance establishing and providing rates for services of solid waste of the City of Sealy. *(This is the first of two readings.)*
17. Discussion and possible action to adopt an ordinance canceling the City of Sealy's Special Election scheduled for November 2, 2021. *(This is the first of two readings.)*
18. Discussion and possible action regarding amendments to non-annexation agreements.
19. Discussion and possible action to approve a petition for voluntary annexation submitted by D.R. Horton.
20. City Manager's report and possible discussion:
 - a) Update on Tropical Storm Nicholas
 - b) Update on Drainage Projects
 - c) Update on Issues from Winter Storm Uri
21. Requests for future agenda items, comments, and announcements.
22. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**
 - a) **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; Utilities Functions Agreement and Development Agreement - Cane Belt
 - b) **Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.** The City will meet in closed session to (1) discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1) ; Hendrix tax abatement
23. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.
24. Discussion and possible action to approve a Utilities Functions Agreement for Cane Belt.

25. Discussion and possible action to approve a Development Agreement for Cane Belt.

26. Adjournment

CERTIFICATION

I certify that a copy of the September 21, 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 17, 2021.

Brooke Knoll, City Secretary