



**NOTICE OF REGULAR MEETING
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, OCTOBER 19, 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:
 - October 5, 2021 (Regular)
7. Presentation by the Austin County Game Warden.
8. **PUBLIC HEARING:** The City Council will hold a public hearing to receive comments concerning voluntary annexation proceedings to enlarge and extend the boundary limits of the City to include approximately 156.66 acres, or less, owned by D.R. Horton-Texas, Ltd. and located near FM 3013 and Harrison Road which is not already in the City limits.
9. Discussion and possible action to adopt an Ordinance for the voluntary annexation of approximately 156.66 acres, or less, owned by D.R. Horton-Texas, Ltd. and located near FM 3013 and Harrison Road which is not already in the City limits. *(This is the first of two readings.)*
10. Discussion and possible action approve an agreement between The City of Sealy and Gordon Memorial Library.

11. Discussion and possible action to approve First Amended Development Agreements between the City and the following Property Owners to extend the non-annexation agreement for an additional term:
 - Robert and Grace Sklar (for 5 additional years);
 - David D. Cryan (for 5 additional years);
 - Allan and Dorothy Abel (for 5 additional years);
 - Texas Agribusiness Co. (for 5 additional years);
 - Port City Stockyards (for 5 additional years); and
 - Major Investments, L.P. (for 20 additional years)
12. Discussion and possible action to approve a Resolution of the City Council of the City of Sealy, Texas, granting a Request for Tax Abatement Relief and approving a Chapter 312 Tax Abatement Agreement between the City of Sealy, Texas; Hendrix Interests, LLC as Owner/Lessor of the Real Property; and Hendrix Industries, Inc. for the Property located within the “Sealy Hendrix Tax Abatement Reinvestment Zone #1.” As may be amended, and authorizing the Mayor to execute the Tax Abatement Agreement for said Tax Abatement; Providing for Severability; and Providing for an Effective date.
13. Discussion and possible action to approve an Interlocal agreement with law enforcement with Austin County.
14. Discussion and possible action to approve, disapprove, or approve with conditions a variance requesting the minimum lot depth be 110 feet instead of the required 120 feet at a property located approximately north of FM-3013, east of Wal-Mart Distribution Center, and west of Harrison Road.
15. Discussion and possible action to approve, disapprove, or approve with conditions, or grant an extension for a partial final replat of the amending plat for Dove Landing Section 1 located approximately on the southeast corner of FM-3013 and FM-3538.
16. Discussion and possible action to make a recommendation to City Council to approve, disapprove, or approve with conditions to change the existing historical color chart palette in Chapter 29 Section 29- 10(e)(1).
17. Discussion and possible action to adopt a Resolution amending the Fee Schedule for coin operated machines (aka amusement redemption machines).
18. Discussion and possible action to approve an Ordinance amending Chapter 42 regarding coin operated machines (aka amusement redemption machines) . *(This is the first of two readings.)*
19. Discussion and possible action to appoint a Director to the Board of Directors of the Austin County Appraisal District.
20. Public Works report and possible discussion:
 - a) Update on projects
21. City Manager’s report and possible discussion:
 - a) Update on Development Moratorium
 - b) Update on Scranton Park
 - c) Update on TML

- d) Update on drainage
- e) Update on City staffing

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

23. **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.
 - Mobile/manufactured homes.
- b) **Texas Government Code, Section 551.074, PERSONNEL MATTERS:** (to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee)
 - City manager evaluation.

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

25. Adjournment

CERTIFICATION

I certify that a copy of the October 19, 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 October 15, 2021.

Mercedes Bencomo, Deputy City Secretary