



**NOTICE OF REGULAR MEETING
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, DECEMBER 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:
 - November 10, 2021
 - November 16, 2021 (Joint w/ Charter Review Commission)
 - November 16, 2021
7. Presentation by the Emergency Management Coordinator, Roy Mercer and discussion by City Council. *(Requested by: Mayor)*
8. **PUBLIC HEARING:** A public hearing will be held regarding a development moratorium imposed on property development affecting only residential and commercial property which is specifically related to a shortage of essential public facilities being water capacity.
9. Discussion and possible action to adopt an Ordinance to extend a development moratorium.
10. Discussion and possible action to adopt an Ordinance for fiscal year 2020-2021 Budget Amendments.

11. Discussion and possible action to award a bid or reject bids for the 2021 Walmart DC Sanitary Sewer Improvements.
12. Discussion and possible action to approve an engineering services agreement by and between The City of Sealy and Strand Associates, Inc.
13. Discussion and possible action to approve a performance agreement between Sealy EDC and Steve and Lisa Wilson, which includes the expenditure of funds for the Wilson Fowlkes Façade project in an amount not to exceed \$9,128.75.
14. Discussion and possible action to approve an SEDC expenditure of funds to reimburse the City of Sealy for a playground improvement at Joe Scranton Jr. Park in an amount not to exceed \$35,000.00.
15. Discussion and possible action to adopt an Ordinance for the SEDC's Fiscal Year 2021-2022 Budget Amendments.
16. Discussion and possible action to approve a mural for Downtown Sealy.
17. Discussion and possible action to approve the new city website template.
18. Discussion and possible action to adopt a mass gathering Ordinance.
19. Discussion and possible action to adopt an Ordinance to close, vacate, and abandon a portion of Daniels Street right-of-way and convey same.
20. Discussion and possible action to adopt an ordinance establishing and providing rates for services for natural gas system of the City of Sealy.
21. Discussion and possible action to approve Amendment No. 1 to the City Manager Contract.
22. City Manager's report and possible discussion:
 - a) Update on Cryan Park
 - b) Drainage update on Cryan Park Pond and Allen's Creek
 - c) Fund Balance
 - d) Staffing update regarding new hires and promotions
 - e) Update regarding new city website template
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;
 - Opioid Settlement
 - Town Park Center, LLC v. City of Sealy, Texas; Janice Whitehead, Mayor; Lloyd Merrell, City Manager; and Warren Escovy, Assistant City Manager
 - Real property purchase approval

- Personnel matters for Senior Building Official, Public Works Director, and City Manager
 - b) **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 in negotiations with a third person.
 - c) **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)
 - Senior Building Official
 - Public Works Director
 - City Manager
24. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.
25. Requests for future agenda items, comments, and announcements.
26. Adjournment

CERTIFICATION

I, Mercedes Bencomo, Deputy City Secretary of the City of Sealy, do hereby certify that a copy of the December 7, 2021 City Council Agenda was posted at City Hall and on the City's website, in compliance with Chapter 551 of the Texas Government Code.

Mercedes Bencomo, Deputy City Secretary