



**NOTICE OF JOINT MEETING BETWEEN
SEALY CITY COUNCIL, PLANNING COMMISSION, & PARKS BOARD
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, DECEMBER 14, 2021
7:00 P.M.**

Notice is hereby given of a special joint meeting of the City Council, Planning Commission, and Parks Board 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 and Planning Commission reserve 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 W.E. Hill Community Center 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/charter review commission members or attendees.

1. Call to Order, Roll Call, and Certification of a Quorum– **City Council**
2. Call to Order, Roll Call, and Certification of a Quorum – **Planning Commission**
3. Call to Order, Roll Call, and Certification of a Quorum – **Parks Board**
4. 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.)
5. Presentation from Developer (Cane Belt, LLC) regarding the project known as Cane Crossing Estates.

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, planning commission, and parks board 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.
 - 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; Utilities Functions Agreement and Development Agreement - Cane Crossing Estates
6. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.

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7. Discussion and possible action to approve, disapprove, approve with conditions, or grant an extension for a preliminary plat for Cane Crossing Estates, located approximately south of Eagle Lake Road on FM-3538.
 8. Discussion and possible action to approve a Comprehensive Annexation, Development and Utilities Functions Agreement for Cane Crossing Estates.
 9. Discussion and possible action to approve a consent Ordinance consenting to the creation of "Austin County Municipal Utility District No. 2" and establishing conditions applicable to the creation of the district (For reference, see agenda item #6, exhibit C to comprehensive annexation, development and utilities functions agreement for Crane Crossing Estates.) (*This is a first reading.*)
 10. Discussion and possible action to approve an Ordinance annexing an approximate 98.507-acre tract of land into the City of Sealy, Austin County, Texas. And extending the boundary limits of said city so as to include said hereinafter described property within said city limits, and granting to all inhabitants of said property all rights and privileges of other citizens of the City of Sealy, and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of said city. (*This is a first reading.*)
 11. Adjournment – **City Council**
 12. Adjournment – **Planning Commission**
 13. Adjournment – **Parks Board**

CERTIFICATION

I, Mercedes Bencomo, Deputy City Secretary of the City of Sealy, do hereby certify that a copy of the December 14, 2021 joint City Council, Planning Commission, and Parks Board 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