



**NOTICE OF REGULAR MEETING
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, DECEMBER 1, 2020
6:00 P.M.**

Notice is hereby given of a 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
 - a) Emily Preibisch's 103rd birthday
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 meetings held:
 - November 17, 2020 – Regular Meeting
7. **PUBLIC HEARING:** The City Council will hold a public hearing to receive comments concerning amendments to City of Sealy Code of Ordinances, Chapter 87 (Subdivision of Land and Plats)-regarding the approval processes and procedures for amending and minor plats.
8. **PUBLIC HEARING:** The City Council will hold a public hearing to receive comments concerning amendments to City of Sealy Code of Ordinances, Chapter 87 (Subdivision of Land and Plats)-regarding dedication of land for neighborhood parks; reservation of land for public utilities (park land dedication and fees).
9. Discussion and possible action to amend Sec. 87-52 of the parkland dedication ordinance. *(This is the first of two readings.)*

10. Discussion and possible action to adopt an ordinance amending the FY 2019-2020 budget. *(Per the City of Sealy Home Rule Charter, Section 3.12. (1) Procedure to Enact Legislation, only one reading is required for final passage of this ordinance.)*
11. Discussion and possible action regarding the current FY 2020-2021 budget.
12. Discussion and possible action to approve, approve with conditions, disapprove, or grant an extension for a Final Plat for Bullinger Creek Section 1, a subdivision located on Sens Road in Sealy's extraterritorial jurisdiction (ETJ).
13. Discussion and possible action to approve an agreement with Accurate Meter & Supply for setup and services for water meter reading system(s), in an amount not to exceed \$7,000.00.
14. Discussion and possible action to approve a contract with Badger Meter, Inc.
15. Discussion and possible action to approve a contract with Blue Cross Blue Shield for employee medical coverage.
16. Discussion and possible action to approve an amendment to Hendrix Performance Agreement.
17. Discussion and possible action to terminate and rescind all prior performance agreements, guaranty agreements, and amendments between the Sealy EDC and Maass Flanges Corporation, and Alex Maass.
18. Discussion and possible action to approve a performance agreement for the Maass Flanges project between the Sealy EDC and 1190 Highway 90, LLC, for an expansion project, which includes performance-based incentives. The total of all cash incentives for the project is not to exceed \$205,000.00.
19. City Manager's report and possible discussion:
 - a) Update on City of Sealy Christmas Party
 - b) Update on D&H Apartment Project Located at 405 Gebhardt Road
 - c) Update on Tree Limb Height Requirement Notices
 - d) Update on Hwy 36 Easements
20. Requests for future agenda items, comments, and announcements.
21. EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):
 - a. **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) and Sec. 551.071 CONSULTATION WITH ATTORNEY; The City will meet in closed session to seek the advice of its attorney 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 this chapter - Westward Pointe (DR. Horton).

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

23. Adjournment

CERTIFICATION

I certify that a copy of the December 1, 2020, 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 Friday, November 27, 2020.

Brooke Knoll, City Secretary