



**NOTICE OF REGULAR MEETING  
SEALY CITY COUNCIL  
W.E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
TUESDAY, DECEMBER 15, 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. The City Council may reorder the items on the agenda.

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 meetings held:
    - November 25, 2020 – Special Meeting
    - November 30, 2020 – Special Meeting
    - December 1, 2020 – Regular Meeting
7. Presentation, discussion, and possible action by Austin County Emergency Services District No.2 representative.
8. Discussion and possible action to amend Sec. 87-52 of the parkland dedication ordinance. *(This is the second of two readings.)*
9. Discussion and possible action to adopt an ordinance amending the Fiscal Year 2020-2021 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.)*

10. Discussion and possible action to adopt an ordinance amending the Fiscal Year 2020-2021 budget regarding Sealy Economic Development Corporation funds. *(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 to adopt an ordinance amending the building and technical codes and standards (with amendments) contained in City of Sealy Code of Ordinances, Chapter 14. *(This is the first of two readings.)*
12. Discussion and possible action to adopt an ordinance regarding variance notifications. *(This is the first of two readings.)*
13. Discussion and possible action to adopt an ordinance amending the City of Sealy Code of Ordinances, Chapter 87 (Subdivision of Land and Plats)- regarding the approval processes and procedures for amending and minor plats. *(This is the first of two readings.)*
14. Discussion and possible action to approve a sidewalk project which includes ADA compliance.
15. Presentation, discussion, and possible action by city attorney on tax abatement guidelines.
16. Discussion and possible action to approve a resolution for submission of an application to the Texas General Land Office (GLO) related to Hurricane Harvey disaster recovery efforts.
17. Discussion and possible action to approve the Sealy Main Street Advisory Board Strategic plan.
18. Discussion and possible action to approve a recommendation regarding filling the position of Executive Director for the Sealy Economic Development Corporation.
19. Discussion and possible action regarding rental and rental agreements for City facilities and fees related to same.
20. IMPACT FEES SEMI-ANNUAL / ANNUAL REPORTS – Consider, and if deemed appropriate, approve and adopt Comment 2020-02 and Comment 2020-03 from the Capital Improvement Advisory Committee recommending no changes in the City's impact fees for water and wastewater improvements.
21. Discussion and possible action regarding improvements to the sound system at the Hill Community Center.
22. Discussion and possible action on department and staff reports:
  - a) Finance Director:
    - Monthly Report
  - b) Code Enforcement:
    - Health Inspections
    - Restaurant Ratings
  - c) Building Official:
    - Inspections Report
  - d) Municipal Court:
    - Monthly Report

23. City Manager's report and possible discussion:

- a) Update on Harvest Moon Apartments
- b) Update on COVID-19 Relief Funding
- c) City Holiday Schedule

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

25. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**

- a) **Sec. 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).
- b) **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- Bullinger Creek Final Plat and Development Agreement with TerraMark Ventures.
- c) **PERSONNEL MATTERS UNDER TEXAS GOVERNMENT CODE, Sec. 551.074** (to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee) – Prospective EDC Executive Director position.

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

27. Adjournment

#### CERTIFICATION

*I certify that a copy of the December 15, 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, December 11, 2020.*

---

Brooke Knoll, City Secretary