



**NOTICE OF REGULAR MEETING  
SEALY CITY COUNCIL  
W.E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
TUESDAY, FEBRUARY 2, 2021  
4:30 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
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:
    - December 21, 2020 (Special Meeting)
    - January 19, 2021 (Regular Meeting)
7. Discussion and possible action to appoint Clint L. Stockdick to serve on the Planning Commission.
8. Discussion and possible action to appoint John Hinze to the Sealy EDC Board.
9. Discussion and possible action to approve, disapprove, approve with conditions, or grant an extension for a replat for Hunter's Crossing, Section One preliminary plat.
10. Discussion and possible action to approve, disapprove, approve with conditions, or grant an extension for a replat for Riverwood Village (West End Village amending plat). (This is a preliminary plat.)

11. Discussion and possible action regarding tax abatement guidelines and setting a prospective date for public hearing.
12. Discussion and possible action to approve an ordinance ordering and calling the City of Sealy 2021 General Election. (*According to the City of Sealy Home Rule Charter, Section 3.12(3) – Procedures to Enact Legislation, only one reading is required for final passage of this ordinance.*)
13. Discussion and possible action to approve a resolution authorizing the Mayor to execute and the City Secretary to attest an Interlocal agreement with Sealy ISD for election services.
14. Discussion and possible action to approve a Resolution for EDC funding for 1190 Highway 90, LLC (Maass Flanges project) not to exceed \$205,000.00. (*This is the second of two readings.*)
15. Discussion and possible action regarding reducing the opening bid price for surplus culverts.
16. Presentation and discussion by representative regarding Newcom Lane Housing project.
17. Discussion and possible action regarding donation policy.
18. Discussion and possible action to approve or reject proposals for the comprehensive plan.
19. Discussion and possible action to approve a resolution amending the schedule of fees for COVID-19 cleaning for city facility rentals.
20. Discussion and possible action to adopt an Ordinance amending Section 30-50 of the Code of Ordinances regarding nuisance abatement timeframes. (*This is the first of two readings.*)
21. Discussion and possible action to adopt an ordinance amending the waterworks and sanitary sewer system tap fees. (*This is the first of two readings.*)
22. **PUBLIC HEARING:** A public hearing will be held to discuss amending the Fiscal Year 2020-2021 budget. (*This agenda item will be addressed on or after 6:00 p.m.*)
23. Discussion and possible action regarding Fiscal Year 2020-2021 budget amendments.
24. City Manager's report and possible discussion:
  - a) Update on Mobile Home and RV Park Ordinance
  - b) Update from TxDOT
  - c) Update on Drainage
  - d) Update on GLO Project – Generator at Well No. 7
25. Requests for future agenda items, comments, and announcements.
26. **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).

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

28. Adjournment

CERTIFICATION

*I certify that a copy of the February 2, 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 4:30 p.m. on Friday, January 29, 2021.*

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Brooke Knoll, City Secretary