



**NOTICE OF SPECIAL MEETING
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
WEDNESDAY, FEBRUARY 24, 2021
5:00 P.M.**

Notice is hereby given of a special 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:
 - February, 16 2021 (Regular Meeting)
7. Discussion and possible action to approve First Amendment to Annexation and Development Agreement with TerraMark Ventures, LLC for Bullinger Creek Development.
8. Discussion and possible action to approve Service Area Contract and CCN Release with Austin County Water Supply Corporation for Bullinger Creek Development.
9. Discussion and possible action to approve, disapprove, or approve with conditions a preliminary plat for a property located on FM-1458, known as Spring Oaks Estates.
10. Discussion and possible action to adopt an Ordinance amending Chapter 10 of the Code of Ordinances regarding animals. *(This is the first of two readings.)*

11. Discussion and possible action to adopt an Ordinance amending Section 30-50 of the Code of Ordinances regarding nuisance abatement timeframes in reference to tree trimming violations. *(This is the first of two readings.)*
12. Discussion and possible action to approve a revision to the demolition scope of work associated with the Rooms 4 Rent project at 207 N. Meyer.
13. Discussion and possible action regarding tax abatement guidelines and setting a prospective date for public hearing.
14. City Manager's report and possible discussion:
 - a) Comprehensive Plan
 - b) Update on Cold Weather Operations
15. Requests for future agenda items, comments, and announcements.
16. **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; tax abatements and 380 agreements; service area contract between the City of Sealy and Austin County Water Service Corp; first amendment to annexation and development agreement (Bullinger Creek).
 - b) **Personnel Matters under Texas Government Code, Section 551.074** (to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee) – City Manager and Assistant Public Works Director positions.
17. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.

18. Adjournment

CERTIFICATION

I certify that a copy of the February 24, 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 5:00 p.m. on Sunday, February 21, 2021.

Brooke Knoll, City Secretary