



**NOTICE OF REGULAR MEETING
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, JUNE 15, 2021
6:00 P.M.**

Notice is hereby given of a regular 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:
 - June 1, 2021 (Regular Meeting)
7. **PUBLIC HEARING** to hear public comments regarding an ordinance designating a new reinvestment zone in the City of Sealy, Texas in conjunction with a commercial tax abatement application received from Hendrix Industries, Inc. for the property located at the corner of FM 3538 and FM 3013.
8. Discussion and possible action to approve an Ordinance designating a new reinvestment zone, Sealy Hendrix Tax Abatement Reinvestment Zone #1, and making the following findings of fact:

The City Council finds that the improvements sought within the designated reinvestment zone are feasible and practical and would be a benefit to the land to be included in the zone and to the municipality after the expiration of a tax abatement agreement pursuant to Tex. Tax Code Sec. 312.201(d); and

The City Council finds that the designation of the reinvestment zone is reasonably likely to contribute to the retention or expansion of primary employment or to attract major investment in such reinvestment zone that will be a benefit to the property and will contribute to the economic development of the City of Sealy pursuant to Tex. Tax Code Section 312.202(a)(6).

(This is the first of two readings.)

9. Discussion and possible action to approve, disapprove, or approve with conditions a variance to allow a front fence to encroach in the 25' building line for a property located approximately at 631 Ward Street.
10. Discussion and possible action to approve, disapprove, approve with conditions, or grant an extension for a preliminary plat for Westward Pointe Sec. 2, located approximately north of FM 3013, east of the Wal-Mart Distribution Center, and west of Harrison Road.
11. Discussion regarding Section 80-9 – Prohibited Signs.
12. Discussion and possible action to approve a contract with R.W. Harden & Associates, Inc. for a groundwater hydrologist study, in an amount not to exceed \$19,500.00.
13. Presentation by finance director on fund balance.
14. Discussion and possible action to appoint individuals to serve on the Sealy Economic Development Corporation Board.
15. Discussion and possible action to appoint individuals to serve on the Main Street Advisory Board.
16. Discussion and possible action to approve the Sealy Main Street Program to place Little Libraries in the B&PW Park and Scranton Park.
17. Discussion and possible action to approve mural for Donut Palace.
18. Discussion and possible action regarding commercial building fees.
19. Discussion and possible action to approve a phone system contract for City Hall.
20. Discussion and possible action to approve a Resolution declaring certain property as salvage/surplus property and ordering its disposition.
21. Discussion and possible action to approve a Resolution adding and naming bank signatories.
22. Discussion and possible action to approve a Resolution adopting a revised Financial Management Policy.
23. City Manager's report and possible discussion:
 - a) Update on Fiscal Year 2021-2022 Budget Planning
 - b) Update on Drainage
 - c) Update on American Rescue Plan
24. Requests for future agenda items, comments, and announcements.

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

- a) **Texas Government Code, Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.** The City Council will meet in closed session to (1) discuss or deliberate regarding commercial or financial information that the body has received from a business prospect that the body seeks to have locate, stay, or expand in or near the territory of the body and with which the 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.
- Amendment to performance agreement – Hendrix Interests LLC and Hendrix Industries INC. and Hank Vu
- b) **Texas Government Code, Section 551.071 CONSULTATION WITH ATTORNEY;** The City Council will meet in closed session to seek the advice of its attorney on a matter in which the duty of the attorney to the body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.
- Amendment to performance agreement – Hendrix Interests LLC and Hendrix Industries INC. and Hank Vu
- c) **Personnel Matters under Texas Government Code, Section 551.074** (to deliberate the evaluation and duties of a public officer or employee) – City Manager

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

27. Discussion and possible action to approve the second amendment to the performance agreement for Hendrix Interests, LLC and Hendrix Industries, INC, and Hank Vu.

28. Adjournment

CERTIFICATION

I certify that a copy of the June 15, 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 6:00 p.m. on June 11, 2021.

Brooke Knoll, City Secretary