



**NOTICE OF REGULAR MEETING
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, JULY 6, 2021
5:30 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 9, 2021 (Priorities Workshop)
 - June 15, 2021 (Regular Meeting)
7. Presentation, discussion and possible action regarding EMS service providers.
8. Discussion and possible action to accept a gas utility easement from BSR Properties.
9. 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 second of two readings).

10. Discussion and possible action to approve Second Amendment to the Interlocal Agreement with Austin County to grant the City exclusive jurisdiction to regulate all plans and related permits for the plat(s) of Bullinger Creek in the City's ETJ, and authorize the Mayor to execute.
11. Discussion and formal action to accept or reject a petition for voluntary annexation submitted by Austin County Judge Tim Lapham on behalf of Austin County to annex a portion of Sens Road, and to direct the Director of Public Works to prepare a Service Plan Agreement providing for the extension of full municipal services to the property.
12. Discussion and action to approve a Resolution calling two public hearings regarding annexation of a portion of Sens Road, to be held Tuesday, August 3, 2021 at 6:00 p.m. at the City's regular meeting place at W. E. Hill Community Center, 1000 Main, Sealy, Texas 77474; authorizing publication in the newspaper and posting on the City website of the notice of public hearings; and authorizing the City Secretary to provide notification by certified mail of the public hearings to Sealy ISD and BNSF Railway Company.
13. Discussion and possible action to appoint individuals to serve on the Main Street Advisory Board.
14. Discussion and possible action to approve a Resolution appointing citizens to serve on the Charter Review Commission.
15. Discussion and possible action to select a Mayor Pro Tem.
16. Discussion and possible action to approve a Resolution for commercial building fees.
17. Discussion and possible action to reimburse the Sealy Economic Development Corporation for COVID-19 relief funding, in an amount not to exceed \$95,507.50
18. City Manager's report and possible discussion:
 - a) Budget
 - b) GLO Project Update
 - c) City Manager Search Update
 - d) TxDOT Update
19. Requests for future agenda items, comments, and announcements.
20. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**
 - a) **Texas Government Code, Section 551.071, CONSULTATION WITH ATTORNEY:** A governmental body may conduct a private consultation with its attorney when the governmental body seeks the advice of its attorney about: pending or contemplated litigation; or a settlement offer; or 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 Chapter 551 of the Texas Government Code.

- Tax Abatement-Hendrix Industries
- Water Well(s) Infrastructure
- Sewer Line(s) Infrastructure
- Chapter 28 – Development Standards

21. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.
22. Discussion and formal action to accept or reject a petition for voluntary annexation submitted by Cane Belt Development, LLC to annex 98.507 acres out of the San Felipe De Austin Town Tract, Abstract No. 5, Austin County, Texas, and to direct the Director of Public Works to prepare a Service Plan Agreement providing for the extension of municipal services to the property.
23. Discussion and action to approve a Resolution calling one public hearing regarding annexation of 98.507 acres out of the San Felipe De Austin Town Tract, Abstract No. 5, Austin County, Texas, to be held Tuesday, August 3, 2021 at 6:00 p.m. at the City's regular meeting place at W. E. Hill Community Center, 1000 Main, Sealy, Texas 77474; authorizing publication in the newspaper and posting on the City website of the notice of public hearing; and authorizing the City Secretary to provide notification by certified mail of the public hearing to Sealy ISD, BNSF Railway Company; Austin County; and Austin County Emergency Services District No. 2.

24. Adjournment

CERTIFICATION

I certify that a copy of the July 6, 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 5:30 p.m. on July 2, 2021.

Brooke Knoll, City Secretary