



**NOTICE OF REGULAR MEETING
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, NOVEMBER 16, 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.)
7. **PUBLIC HEARING:** The City Council will conduct a public hearing on the closing, vacating, and abandoning of a portion of the Daniels Street right-of-way approximately 80 feet in width, from East Main Street to Jose Martinez property, in Austin County, Texas. Any person may speak, comment, and be heard on such subject.
8. Discussion and possible action to adopt an Ordinance to close, vacate, and abandon a portion of Daniels Street right-of-way and convey same.
9. Discussion and possible action regarding the route for the Fantasy of Lights parade.
10. Discussion and possible action to approve First Amended Development Agreements between the City and the following Property Owners to extend the non-annexation agreement for an additional term:
 - Abel Family Living Trust;

- Gekabi, Ltd.
- Jason Yoo and Okju Yoo
- Major Investments, L.P.

11. Discussion and possible action to approve, disapprove, or approve with conditions a variance requesting the minimum lot depth be less than 120 feet for certain lots at a property located approximately north of FM-3013, east of Wal-Mart Distribution Center, and west of Harrison Road known as Westward Pointe Subdivision.
12. Discussion and possible action to approve a Resolution designating an engineering service provider to complete project implementation for the American Rescue Plan Act (ARP Act) funding administered by the U.S. Department of Treasury, other federal or state agency.
13. Discussion and possible action to approve a Resolution authorizing the submission of a Hazard Mitigation Assistance Grant applications for DR-4572, DR-4586, and DR-4485, appointing the Mayor as the Chief Executive Officer and Authorized Representative to act in all matters in connection with the FEMA Mitigation Grant and committing the City to provide local matching funds to secure and complete the FEMA Mitigation Grant.
14. Discussion and possible action regarding adopting a mass gathering Ordinance.
15. Discussion and possible action to appoint an individual to serve on the Main Street Advisory Board.
16. Finance Director's report and possible discussion:
 - a) Financial report
17. City Manager's report and possible discussion:
 - a) Vendor Blender event road closure
 - b) Drainage review process
 - c) Development Moratorium
 - d) TxDot update
18. **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; Utilities Functions Agreement and Development Agreement - Cane Belt
19. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.
20. Discussion and possible action to approve an Ordinance annexing an approximate 98.507-acre tract of land into the City of Sealy, Austin County, Texas. And extending the boundary limits of said city so as to include said hereinafter described property within said city limits, and granting to all inhabitants of said property all rights and privileges of other citizens of the City of Sealy, and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of said city.

21. Discussion and possible action to approve a Comprehensive Annexation, Development and Utilities Functions Agreement for Cane Belt Estates.
22. Discussion and possible action to approve a consent Ordinance consenting to the creation of "Austin County Municipal Utility District No. 2" and establishing conditions applicable to the creation of the district (For reference, see agenda item #21, exhibit C to comprehensive annexation, development and utilities functions agreement for Cane Belt Estates.)
23. Requests for future agenda items, comments, and announcements.
24. Adjournment

CERTIFICATION

I certify that a copy of the November 16, 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 November 12, 2021.

Mercedes Bencomo, Deputy City Secretary