



**MINUTES  
SEALY CITY COUNCIL  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, DECEMBER 1, 2020  
6:00 P.M.**

---

**1. Call to Order**

Mayor Bilski called the meeting to order at 6:03 p.m.

**2. Invocation and Pledges of Allegiance**

Theadra Curry gave the Invocation. Mayor Bilski led the Pledges of Allegiance.

**3. Roll Call and Certification of a Quorum**

Present:

Carolyn Bilski	Mayor
Dee Anne Lerma	Councilmember, Place 1
Chris Noack	Councilmember, Place 2
Sandra Vrablec	Councilmember, Place 3/Mayor Pro tem
Jennifer Sullivan	Councilmember, Place 4
Larry Koy	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

Absent:

None

A quorum was declared present.

Staff attending:

Lloyd Merrell, City Manager  
Warren Escovy, Assistant City Manager  
Brooke Knoll, City Secretary  
Steven Kutra, Finance Director  
Robert Worley, SEDC Executive Director  
Jay Reeves, Police Chief  
Lawrence Siska, Director of Parks/Streets/Drainage  
Kim Kaiser, HR Administrator  
Tim Kirwin, City Attorney

**4. Proclamations and Special Recognitions**

Mayor Bilski presented a proclamation in honor of Emily Preibisch, who celebrated her 103<sup>rd</sup> birthday on November 26<sup>th</sup>. Her daughter, Donna Preibisch, and friend Keith Oliver accepted it on her behalf.

**5. Petition(s) and/or Request(s) from the Public.**

Ronnie Smith spoke in opposition of a variance request at 405 Gebhardt Road.

John Sodolak was told that the City is charging \$40/hour for the youth to use lights at the baseball field. He would like council to consider a reduced rate for Sealy residents/local teams. He believes a rate of \$10/hour would be a reasonable charge. Mayor Bilski informed Mr. Sodolak that no fees have been established at this time.

Rosy Bonaccorso said there is a speeding issue on Shadowlake Drive. She would like to see a speed bump installed on this street.

Cynthia Grigar spoke in opposition of a variance request at 405 Gebhardt Road.

Councilman Burttschell made a motion to move agenda item 19b above agenda item 6. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrablec, Sullivan, Koy, Burttschell

NOES: None

The motion carried.

**19. City Manager's report and possible discussion:**

**b) Update on D&H Apartment Project Located at 405 Gebhardt Road**

Assistant City Manager/Planning Director Warren Escovy explained that even though the plat has been approved, plans have not been submitted. Staff is still waiting to see how the developer decides to proceed. He will notify neighbors with any updates.

**6. CONSENT AGENDA**

**a) Discussion and possible action regarding approval of minutes for the meetings held:**

**• November 17, 2020- Regular Meeting**

Councilwoman Lerma moved to approve the consent agenda as presented. Councilman Koy seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrablec, Sullivan, Koy, Burttschell

NOES: None

The motion carried.

**7. PUBLIC HEARING: The City Council will hold a public hearing to receive comments concerning amendments to City of Sealy Code of Ordinances, Chapter 87 (Subdivision of Land and Plats)- regarding the approval processes and procedures for amending and minor plats.**

Mayor Bilski opened the public hearing at 6:24 p.m.

Edward Zapalac spoke in favor of council assuming the responsibility of minor plat review. He believes this is something elected officials should be looking at, as opposed to this occurring behind closed doors at City Hall. He said being transparent is important.



Roxanna Saldana thanked council for asking all of the right questions; she encouraged them to keep doing that. She wants to avoid future problems and referenced the recent issue at Evelyn Court. She believes council approval of minor plats will create more transparency and thinks only good can come out of this.

Diane Wuthrich reiterated what Mr. Zapalac and Mrs. Saldana previously stated. She appreciates council asking questions. She thanked the councilmembers and mayor for the time, effort and dedication that has been given to the City.

Felicitia Fernandez asked why the ordinance needs to be changed and finds that there is no explanation for this change. She also proposed the installation of a speed bump on Schmidt Road.

Mayor Bilski closed the public hearing at 6:34 p.m.

8. **PUBLIC HEARING: The City Council will hold a public hearing to receive comments concerning amendments to City of Sealy Code of Ordinances, Chapter 87 (Subdivision of Land and Plats)- regarding dedication of land for neighborhood parks; reservation of land for public utilities (park land dedication and fees).**

Mayor Bilski opened the public hearing at 6:35 p.m.

Edward Zapalac believes this ordinance needs to be reviewed on an annual basis since the price of land is constantly changing. He also said there needs to be a minimum standard established if the homeowner's association is going to manage the park.

Mayor Bilski closed the public hearing at 6:37 p.m.

9. **Discussion and possible action to amend Sec. 87-52 of the parkland dedication ordinance. (*This is the first of two readings.*)**

Councilwoman Lerma moved to amend Sec. 87-52 of the parkland dedication ordinance. Councilwoman Vrablec seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrablec, Sullivan, Koy, Burttschell  
NOES: None

The motion carried.

10. **Discussion and possible action to adopt an ordinance amending the FY 2019-2020 budget. (*Per the City of Sealy Home Rule Charter, Section 3.12. (1) Procedure to Enact Legislation, only one reading is required for final passage of this ordinance.*)**

Councilwoman Sullivan moved to adopt an ordinance amending the FY 2019-2020 budget. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrablec, Sullivan, Koy, Burttschell  
NOES: None

The motion carried.

*(This ordinance is enrolled as Ordinance No. 2020-22.)*

**11. Discussion and possible action regarding the current FY 2020-2021 budget.**

**Councilwoman Sullivan provided council with a spreadsheet outlining her proposed budget amendments and read a statement.**

Councilwoman Sullivan moved to prepare an ordinance with the budget amendment changes that she recommended, excluding the EDC fund, reducing travel and training for councilmembers to \$6,000, adding back in the second police officer position so there would be a total of two police officer positions in the current budget, changing city council consultant services from the current budgeted amount of \$110,000 to \$0, and disregarding her suggestion for the planning department consultant services reduction by \$50,000. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrablec, Sullivan, Koy, Burttschell

NOES: None

The motion carried.

**12. Discussion and possible action to approve, approve with conditions, disapprove, or grant an extension for a Final Plat for Bullinger Creek Section 1, a subdivision located on Sens Road in Sealy's extraterritorial jurisdiction (ETJ).**

*Councilwoman Lerma exited the meeting at 7:25 p.m.*

Councilwoman Sullivan moved to grant a 30-day extension for a Final Plat for Bullinger Creek Section 1, a subdivision located on Sens Road in Sealy's extraterritorial jurisdiction (ETJ). Councilman Koy seconded the motion.

Mayor Bilski called for the vote:

AYES: Bilski, Noack, Vrablec, Sullivan, Koy, Burttschell

NOES: None

The motion carried.

**13. Discussion and possible action to approve an agreement with Accurate Meter & Supply for setup and services for water meter reading system(s), in an amount not to exceed \$7,000.00.**

*Councilwoman Lerma re-entered the meeting at 7:45 p.m.*

Sarah Burson, representative of Accurate Meter & Supply/Badger Meter, Inc., was present to answer any questions that councilmembers had.

Councilwoman Lerma moved to approve an agreement with Accurate Meter & Supply for setup and services for water meter reading system(s), in an amount not to exceed \$7,000.00. Councilwoman Vrablec seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrablec, Sullivan, Koy, Burttschell

NOES: None

The motion carried.



**14. Discussion and possible action to approve a contract with Badger Meter, Inc.**

Sarah Burson, representative of Accurate Meter & Supply/Badger Meter, Inc., was present to answer any questions that councilmembers had.

Councilwoman Lerma moved to approve a contract with Badger Meter, Inc. Councilwoman Sullivan seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrabec, Sullivan, Koy, Burttschell

NOES: None

The motion carried.

**15. Discussion and possible action to approve a contract with Blue Cross Blue Shield for employee medical coverage.**

Councilwoman Vrabec moved to approve a contract with Blue Cross Blue Shield for employee medical coverage. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrabec, Sullivan, Koy, Burttschell

NOES: None

The motion carried.

**16. Discussion and possible action to approve an amendment to Hendrix Performance Agreement.**

Councilwoman Sullivan moved to approve an amendment to Hendrix Performance Agreement. Councilman Koy seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrabec, Sullivan, Koy, Burttschell

NOES: None

The motion carried.

**17. Discussion and possible action to terminate and rescind all prior performance agreements, guaranty agreements, and amendments between the Sealy EDC and Maass Flanges Corporation, and Alex Maass.**

Councilman Burttschell moved to terminate and rescind all prior performance agreements, guaranty agreements, and amendments between the Sealy EDC and Maass Flanges Corporation, and Alex Maass. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrabec, Sullivan, Koy, Burttschell

NOES: None

The motion carried.

**18. Discussion and possible action to approve a performance agreement for the Maass Flanges project between the Sealy EDC and 1190 Highway 90, LLC, for an expansion project, which includes performance-based incentives. The total of all cash incentives for the project is not to exceed \$205,000.00.**

Councilwoman Lerma moved to approve a performance agreement for the Maass Flanges project between the Sealy EDC and 1190 Highway 90, LLC, for an expansion project, which includes performance-based incentives, in an amount not to exceed \$200,000.00. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrablec, Sullivan, Koy, Burttschell  
NOES: None

The motion carried.

**19. City Manager's report and possible discussion:**

- a) Update on City of Sealy Christmas Party**
- b) Update on D&H Apartment Project Located at 405 Gebhardt Road**
- c) Update on Tree Limb Height Requirement Notices**
- d) Update on Hwy 36 Easements**

Lloyd Merrell briefly updated council on the topics listed above.

**20. Requests for future agenda items, comments, and announcements.**

Councilwoman Lerma

- She inquired about whether or not there will be alcohol at the Christmas party. Staff said there will be no alcohol.
- She wants the City website to be updated with approved minutes from October and November.
- She wants the recorded videos from council meetings to be posted on the website in a timely manner.
- She would like to make ZOOM participation accessible for in-person meetings.

Councilman Noack

- He inquired if the \$0.89 for new meters is already included in the budget and said this charge will need to be updated in impact fees.
- He wants an update from Lawrence Siska regarding whether or not trees have been meeting regulations for the upcoming parade.

Councilwoman Vrablec

- She would like staff to send out a Blackboard notification to individuals that reside on the new parade route.
- She would like staff to send a sign-up notification for Blackboard in the utility bills.
- She asked about the bill for the Christmas party and mentioned that council has given donations for parties in the past.

Mayor Bilski

- She would also like staff to send a sign-up notification for Blackboard in the utility bills.
- She would like a special meeting on December 14<sup>th</sup>.
- She thanked everyone for their hard work.

Councilwoman Sullivan

- She asked who council needs to submit their city manager goals to. Lloyd Merrell said to send them to the city secretary.
- She wants the signs on Schmidt Road to be replaced.



- She thanked staff for sending out an insert regarding the utility rate increase.

Councilman Koy

- He wants an agenda item on January 5<sup>th</sup> regarding water, sewer, gas and garbage services for the EMS and Fire Department. He said the City is currently paying the bill for these services.
- He would like a representative from Emergency Services District No. 2 to give a presentation to council.
- He asked if the city manager has spoken with the county judge about a topic that had previously been discussed in closed session.
- He wants an update on the Harvest Moon Apartments.
- He wants all councilmembers to review the comprehensive plan. He thinks a modification to the current comprehensive plan will decrease the price drastically.

Councilman Burttschell

- He wants a speed limit sign to be installed on Schmidt Road.
- He thinks staff should have an annual or bi-annual meeting with the county judge and superintendent of the school district to see where everyone is at on a more frequent basis.

**21. 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).

The city council recessed open session at 8:34 p.m.

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

The city council reconvened into open session at 9:19 p.m.

**23. Adjournment**

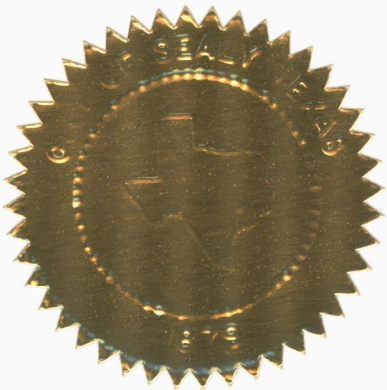
At 9:19 p.m., Councilman Burttschell moved that the city council stand adjourned until the next scheduled meeting. Councilwoman Vrabec seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrabec, Sullivan, Koy, Burttschell

NOES: None

The motion carried.

**PASSED AND APPROVED** this 15<sup>th</sup> day of December 2020.



*Carolyn Bilski*

Carolyn Bilski, Mayor

ATTEST:

*Brooke Knoll*

Brooke Knoll, City Secretary