



**MINUTES
SEALY CITY COUNCIL
VIA ZOOM
SEALY, TX 77474
TUESDAY, JANUARY 19, 2021
6:00 P.M.**

1. Call to Order

Mayor Bilski called the meeting to order at 6:04 p.m.

2. Invocation

Mayor Bilski gave the invocation.

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 Burtschell	Councilmember, Place 6

Absent:

None

A quorum was declared present.

Staff attending:

Warren Escovy, Assistant City Manager
Mercedes Bencomo, Deputy City Secretary
Kimbra Hill, Main Street Manager
Tim Kirwin, City Attorney
Jay Reeves, Police Chief
Joey Schmidt, Fire Marshall
Kim Kaiser, HR Administrator
Steven Kutra, Finance Director

4. Proclamations and Special Recognitions

None

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

None

6. CONSENT AGENDA

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

- **December 14, 2020 - Special Meeting**
- **December 15, 2020 - Regular Meeting**
- **December 21, 2020 – Special Meeting**
- **January 5, 2021 – Regular Meeting**

Councilwoman Lerma moved to approve the December 14, 2020 minutes with minor revisions. Councilwoman Vrablec seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

Councilwoman Lerma moved to approve the December 15, 2020 minutes with minor revisions. Councilwoman Vrablec seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

Councilwoman Lerma moved to postpone the approval of the December 21, 2020 minutes until the next scheduled meeting. Councilwoman Vrablec seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

Councilwoman Lerma moved to approve the January 5, 2021 minutes with minor revisions. Councilwoman Vrablec seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

7. Discussion and possible action to adopt an ordinance amending the building and technical codes and standards (with amendments) contained in City of Sealy Code of Ordinances, Chapter 14. (This is the second of two readings.)

Councilwoman Lerma moved to adopt an ordinance amending the building and technical codes and standards (with amendments) contained in City of Sealy Code of Ordinances, Chapter 14. Councilwoman Vrablec 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. 2021-01.)

8. Discussion and possible action to adopt an ordinance regarding variance notifications. (This is the second of two readings.)

Councilwoman Sullivan moved to adopt an ordinance regarding variance notifications with the changes that the City Attorney read. Councilwoman Lerma 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. 2021-02.)

9. Discussion and possible action to adopt an ordinance amending the City of Sealy Code of Ordinances, Chapter 87 (Subdivision of Land and Plats)- regarding the approval processes and procedures for amending and minor plats. (This is the second of two readings.)

Councilwoman Lerma moved to adopt an ordinance amending the City of Sealy Code of Ordinances, Chapter 87 (Subdivision of Land and Plats)- regarding the approval processes and procedures for amending and minor plats. Councilman Burttschell 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. 2021-03.)

10. Discussion and possible action regarding animal ordinance and nuisances related to same.

Councilwoman Lerma suggested adding information to the city website regarding the maximum number of animals that each citizen may have in his/her household, rabies vaccination requirements, and annual license requirements. Councilwoman Sullivan would like to see proposed wording added to the animal ordinance at the next meeting.

Councilwoman Lerma moved to postpone this item until the next scheduled meeting. Councilwoman Vrablec seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

11. Discussion and possible action regarding organizational chart review.

Warren Escovy spoke about the organizational chart. Councilwoman Lerma suggested adding unfunded positions to the chart.

Councilman Koy moved to table this agenda item. 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. Presentation, discussion, and possible action by Finance Director regarding 2018 certificates of obligation and potential projects.

Finance Director Steven Kutra gave a presentation regarding 2018 certificates of obligation and potential projects. Councilwoman Lerma suggested having a master list for reference.

No action taken.

13. Discussion and possible action to approve a Resolution for EDC funding for 1190 Highway 90, LLC (Maass Flanges project) not to exceed \$205,000.00. (This is the first of two readings.)

Councilwoman Lerma moved to approve a Resolution for EDC funding for 1190 Highway 90, LLC (Maass Flanges project) not to exceed \$205,000.00 with the amended language. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

14. City Manager's report and possible discussion:

- a) **Update on Downtown Railings**
- b) **Update on Evlyn Court**
- c) **Update on Hill Center Sound System**
- d) **Update on CARES Act Reimbursement**

Warren Escovy briefly updated council on the topics listed above.

15. Requests for future agenda items, comments, and announcements.

Councilwoman Lerma

- She would like to continue with ZOOM meetings and does not want in-person meetings.
- She requested an update on the completion date for the new sound system at the Hill Center. She suggested having hybrid council meetings.
- She requested an update on the Evlyn Court project.
- She wants unfunded positions to be added to the organizational chart.
- She wants staff to distribute a master list for C.O. projects.
- She wants to discuss the mobile home and RV park ordinance.

Councilman Noack

- He thanked Warren and staff for reports and for staying late during meetings.

Councilwoman Vrablec

- She wants to get with Joey to clear up storage on her computer.
- She expressed that she does not want to have in-person meetings.
- She will not be able to attend the February 2nd regularly scheduled meeting.
- She is not in favor of councilmembers filling out W-9's.

Councilwoman Sullivan

- She suggested conducting council meetings at the Hill Center, but not allowing public access inside the building. Instead, she wants the public to have access to meetings via ZOOM.
- She would like to discuss the proposed budget amendments at the next meeting.
- She would like to review the retainage fees with Barclays.

Councilman Koy

- He would like pay scale comparisons from other cities with a population of 5,000-10,000.
- He would like to know why the City paid for utilities at Rooms for Rent.
- He wanted to know why the City paid for utilities at Dove Landing.
- He will be able to attend February 2nd meeting.
- He would like an agenda item to discuss drainage.

Councilman Burttschell

- He would like to see precautions implemented for in-person meetings.

Mayor Bilski

- She said the February 2nd meeting will start at 4:30 p.m. rather than 6:00 p.m.

16. Adjournment

At 8:11 p.m., Councilwoman Vrablec moved that the city council stand adjourned until the next scheduled meeting. Councilman Koy seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

PASSED AND APPROVED this 2nd day of February 2021.

Carolyn Bilski, Mayor

ATTEST:

Brooke Knoll, City Secretary