



**MINUTES
SEALY CITY COUNCIL
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, FEBRUARY 2, 2021
4:30 P.M.**

1. Call to Order

Mayor Bilski called the meeting to order at 4:30 p.m.

2. Invocation and Pledges of Allegiance

Mayor Bilski gave the Invocation and 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
Jennifer Sullivan	Councilmember, Place 4
Larry Koy	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

Absent:

Sandra Vrablec	Councilmember, Place 3/Mayor Pro tem
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A quorum was declared present.

Staff attending:

Warren Escovy, Interim City Manager
Brooke Knoll, City Secretary
Steven Kutra, Finance Director
Mark Pulos, Public Works Director
Chris Hudson, Police Captain
Lawrence Siska, Director of Parks/Streets/Drainage
Kimbra Hill, SEDC Executive Director
Joey Schmidt, Fire Marshal/IT
Tim Kirwin, City Attorney

4. Proclamations and Special Recognitions

None

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

Ellen Remmert spoke in reference to item 7. She spoke in favor of appointing Clint Stockdick to the Planning Commission.

Felicitia Fernandez spoke in opposition of item 15. She feels as though the City should not be selling the surplus culverts.

6. CONSENT AGENDA

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

- **December 21, 2020 (Special Meeting)**
- **January 19, 2021 (Regular Meeting)**

Councilwoman Lerma moved to approve the December 21, 2020 minutes. Councilman Burttschell seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

Mayor Bilski moved to approve the January 19, 2021 minutes with minor revisions. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

7. Discussion and possible action to appoint Clint L. Stockdick to serve on the Planning Commission.

Councilman Koy moved to appoint Click L. Stockdick to serve on the Planning Commission. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

8. Discussion and possible action to appoint John Hinze to the Sealy EDC Board.

Councilman Koy moved to appoint John Hinze to the Sealy EDC Board. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

9. Discussion and possible action to approve, disapprove, approve with conditions, or grant an extension for a replat for Hunter's Crossing, Section One preliminary plat.

Engineer Steve Wilson with Wilson Engineering was present to brief councilmembers on this development project and answered any questions that they had.

Councilwoman Lerma moved to approve a replat for Hunter's Crossing, Section One preliminary plat. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

10. Discussion and possible action to approve, disapprove, approve with conditions, or grant an extension for a replat for Riverwood Village (West End Village amending plat). (This is a preliminary plat.)

Engineer Steve Wilson with Wilson Engineering was present to brief councilmembers on this development project and answered any questions that they had

Councilwoman Sullivan moved to approve a replat for Riverwood Village, with the requirement that a traffic impact analysis be conducted and to include the conditions the planning commission proposed, which are minor corrections as shown on the marked copy, add 1' reserves and note, and show a utility layout. Councilman Burttschell seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

11. Discussion and possible action regarding tax abatement guidelines and setting a prospective date for public hearing.

In order to provide tax abatement incentives to new or expanding businesses, the City must adopt tax abatement guidelines. Council reviewed examples of potential tax abatements. Council directed staff to run numbers and obtain comparable information from other cities.

Councilwoman Lerma moved to table this item. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

12. Discussion and possible action to approve an ordinance ordering and calling the City of Sealy 2021 General Election. (According to the City of Sealy Home Rule Charter, Section 3.12(3) – Procedures to Enact Legislation, only one reading is required for final passage of this ordinance.)

Councilwoman Sullivan moved to approve an ordinance ordering and calling the City of Sealy 2021 General Election. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

(This ordinance is enrolled as Ordinance No. 2021-04.)

13. Discussion and possible action to approve a resolution authorizing the Mayor to execute and the City Secretary to attest an Interlocal agreement with Sealy ISD for election services.

Councilwoman Lerma moved to approve a resolution authorizing the Mayor to execute and the City Secretary to attest an Interlocal agreement with Sealy ISD for election services.
Councilman Koy seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

(This resolution is enrolled as Resolution No. 2021-01.)

14. 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 second 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. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

(This resolution is enrolled as Resolution No. 2021-02.)

15. Discussion and possible action regarding reducing the opening bid price for surplus culverts.

Lawrence Siska reported that 44 surplus culverts are currently listed on govdeals.com for a starting bid of \$999 each. No bids have been placed. He suggested reducing the price to \$750 each.

Councilwoman Lerma moved to reduce the opening bid price for surplus culverts to \$750 each. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

16. Presentation and discussion by representative regarding Newcom Lane Housing project.

Wade Bienski with Newcom Lane Housing, LTD gave a presentation in regards to a notification of the developer submitting an application to the Texas Department of Housing and Community Affairs for Tax Credits with the request for the City to issue a letter of support. He answered any questions that councilmembers had.

17. Discussion and possible action regarding donation policy.

Councilwoman Lerma moved to table this item. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Sullivan, Burttschell

NOES: Koy

The motion carried.

18. Discussion and possible action to approve or reject proposals for the comprehensive plan.

Councilwoman Lerma moved to reject proposals for the comprehensive plan. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

19. Discussion and possible action to approve a resolution amending the schedule of fees for COVID-19 cleaning for city facility rentals.

Councilwoman Lerma moved to approve a resolution amending the schedule of fees for COVID-19 cleaning for city facility rentals, with a fee of \$350 for Liedertafel Hall and \$50 for the B&PW Pavilion. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

(This resolution is enrolled as Resolution No. 2021-03.)

20. Discussion and possible action to adopt an Ordinance amending Section 30-50 of the Code of Ordinances regarding nuisance abatement timeframes. *(This is the first of two readings.)*

No action taken.

This ordinance will be revised and presented again at the next scheduled meeting.

21. Discussion and possible action to adopt an ordinance amending the waterworks and sanitary sewer system tap fees. *(This is the first of two readings.)*

Councilwoman Sullivan moved to adopt an ordinance amending the waterworks and sanitary sewer system tap fees. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

22. PUBLIC HEARING: A public hearing will be held to discuss amending the Fiscal Year 2020-2021 budget. (*This agenda item will be addressed on or after 6:00 p.m.*)

Mayor Bilski opened the public hearing at 7:00 p.m.

There were no public comments

Mayor Bilski closed the public hearing at 7:00 p.m.

23. Discussion and possible action regarding Fiscal Year 2020-2021 budget amendments.

Councilwoman Sullivan moved to make budget amendments as proposed. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

Staff will prepare a budget amendment ordinance, and it will be presented at the February 16, 2021 meeting.

24. City Manager's report and possible discussion:

- a) Update on Mobile Home and RV Park Ordinance**
- b) Update from TxDOT**
- c) Update on Drainage**
- d) Update on GLO Project – Generator at Well No. 7**

Warren Escovy briefly updated the council on the topics listed above.

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

Councilman Burttschell

- None

Councilman Koy

- He would like to have a drainage meeting with Tommy Kuykendall, the City Engineer. He would like to see if County Commissioner Chip Reid would be receptive to attending the meeting as well.
- He said there was a productive meeting with TxDOT regarding drainage issues.
- He would like to see a fair amount of remaining funds from the 2018 certificates of obligation go towards drainage. He said that is his ultimate goal between now and the next three months before the election.

- He said Washington County has an efficient method for administering COVID-19 vaccination shots and encouraged everyone to get the vaccination.

Councilwoman Sullivan

- She requested an executive session to discuss the City Manager position.
- She thanked Warren Escovy, Mark Pulos and Steven Kutra for the productive budget meetings.
- She said the communication and details that Warren has been providing are wonderful.

Mayor Bilski

- None

Councilwoman Lerma

- She would like to discuss requirements to fence around detention ponds.
- She said council may need to look into tightening the definition of a patio home.
- She requested that staff and council review the comprehensive plan in sections and update it.
- She would like council to establish an annual date to review fees.

Councilman Noack

- He requested an agenda item to modify the financial policy to include zero based budgeting and mandatory descriptions.
- He inquired if an agenda item is needed to allow facilities to be rented again. Tim Kirwin said that decision is still in control of the mayor. Mayor Bilski informed everyone that B&PW Pavilion and Liedertafel Hall are being rented again.

26. 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 7:47 p.m.

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

The city council reconvened into open session at 8:12 p.m.

No action was taken.

28. Adjournment

At 8:12 p.m., Councilwoman Lerma moved that the city council stand adjourned until the next scheduled meeting. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

PASSED AND APPROVED this 16th day of February 2021.



Carolyn Bilski

Carolyn Bilski, Mayor

ATTEST:

Brooke Knoll

Brooke Knoll, City Secretary