



MINUTES
SEALY CITY COUNCIL
1000 MAIN STREET
SEALY, TX 77474
WEDNESDAY, FEBRUARY 24, 2021
5:00 P.M.

1. **Call to Order**

Mayor Bilski called the meeting to order at 5:00 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
Sandra Vrabec	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:

Warren Escovy, Interim City Manager
Brooke Knoll, City Secretary
Mark Pulos, Public Works Director
Rudy Flores, Assistant Public Works Director
Jay Reeves, Police Chief
Lawrence Siska, Director of Parks/Streets/Drainage
Kimbra Hill, SEDC Executive Director
Tim Kirwin, City Attorney

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:**

- **February 16, 2021 (Regular Meeting)**

Councilwoman Lerma moved to approve the February 16, 2021 minutes. Councilman Vrablec seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

Mayor Bilski moved to address items 7 and 8 in executive session. Councilwoman Lerma 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 approve First Amendment to Annexation and Development Agreement with TerraMark Ventures, LLC for Bullinger Creek Development.**

Per the motion made under item 6, item 7 will be addressed in executive session.

8. **Discussion and possible action to approve Service Area Contract and CCN Release with Austin County Water Supply Corporation for Bullinger Creek Development.**

Per the motion made under item 6, item 8 will be addressed in executive session.

9. **Discussion and possible action to approve, disapprove, or approve with conditions a preliminary plat for a property located on FM-1458, known as Spring Oaks Estates.**

Austin County Judge Tim Lapham had a discussion with staff and council regarding rules and regulations for plats and the subdivisions of land in the City's ETJ.

Councilman Noack moved to approve with conditions a preliminary plat for a property located on FM-1458, known as Spring Oaks Estates with minor corrections as proposed by the planning commission which include needing a reserve table, localizing the vicinity map and making minor corrections as requested on the marked copy. Councilwoman Sullivan seconded the motion. Mayor Bilski called for the vote:

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

NOES: Lerma

The motion carried.

10. **Discussion and possible action to adopt an Ordinance amending Chapter 10 of the Code of Ordinances regarding animals. (*This is the first of two readings.*)**

Mayor Bilski 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.

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

Councilwoman Lerma moved to adopt an Ordinance amending Section 30-50 of the Code of Ordinances regarding nuisance abatement timeframes in reference to tree trimming violations, with the additional corrections as noted by the city attorney; these corrections will be reflected in the second reading. Councilwoman Sullivan 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 a revision to the demolition scope of work associated with the Rooms 4 Rent project at 207 N. Meyer.

Councilwoman Sullivan moved to approve a revision to the demolition scope of work associated with the Rooms 4 Rent project at 207 N. Meyer and requested reimbursement from the owner in the amount of \$3,500. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

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

Sealy EDC Executive Director Kimbra Hill recommended that council, legal, and staff continue discussions about the tax abatement policy regarding the desired eligibility criteria, proposed considerations and final abatement rate models to ensure that this incentive is helping to achieve growth and the quality standards that are sought, to attract businesses that are most desirable, and to offer incentives to rehabilitation projects to beautify the City. Ms. Hill also noted that the City of Sealy's tax rate is lower in comparison to most cities that were analyzed for comparison purposes.

The general consensus was that the council favored the City of Kaufman's tax abatement policy.

Mayor Bilski moved to postpone this agenda item and directed the Sealy EDC director to continue to work on the policy. Councilwoman Lerma 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) Comprehensive Plan**
- b) Update on Cold Weather Operations**

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

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

Councilwoman Lerma

- She requested a redlined version of the comprehensive plan that shows the planning commission's changes.
- She expressed her appreciation for staff's efforts during the disaster. She said Warren's communication with council and the community is very much appreciated.

Councilman Noack

- He extended his gratitude to staff for their efforts during the disaster.
- He requested an agenda item for March 16th or April 6th to review goals for the city manager.
- He requested that council receive any updates regarding the subdivision on Grubbs Road.

Councilwoman Vrablec

- She extended her gratitude to staff for their efforts during the disaster.

Mayor Bilski

- She requested an agenda item for March 2nd regarding building and planning fee schedule increases.
- She said council received an email regarding the waiving of permit fees to help citizens for storm related damage.
- She thanked the Bullinger Creek representative for attending the meeting.
- She said funds for wells need to be budgeted. She suggested looking at remaining funds from the certificates of obligation.
- She requested job descriptions for all employees.
- She would like staff to work on making the City website more user-friendly.
- She wants to ensure that there is an increase in transparency and everyone is able to receive public notifications.

Councilwoman Sullivan

- She extended her gratitude to staff for their efforts during the disaster and said she is very optimistic about the direction in which the City is headed.

Councilman Koy

- He wants to meet with Tommy Kuykendall to come up with drainage plans that can be implemented.
- He said he appreciates staff's cohesive efforts during the storm.

Councilman Burttschell

- He extended his gratitude to staff and all those involved in the storm efforts. He said it was refreshing to see the community come together. Going forward, we can take notes on how to better deal with similar situations; especially from an infrastructure standpoint.

16. 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; tax abatements and 380 agreements; service area contract between the City of Sealy and Austin County Water Service Corp; first amendment to annexation and development agreement (Bullinger Creek).
- b) **Personnel Matters under Texas Government Code, Section 551.074 (to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee) – City Manager and Assistant Public Works Director positions.**

The city council recessed open session at 6:32 p.m.

Councilwoman Lerma recused herself from any discussion regarding Bullinger Creek.

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

The city council reconvened into open session at 8:39 p.m.

Councilman Noack moved to postpone agenda item 7 until the March 2, 2021 meeting. Councilwoman Vrabec seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

ABSTAIN: Lerma

The motion carried.

Councilman Noack moved to approve Service Area Contract and CCN Release with Austin County Water Supply Corporation for Bullinger Creek Development (agenda item 8). Councilwoman Vrabec seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

ABSTAIN: Lerma

The motion carried.

Councilman Noack moved to authorize the mayor, interim city manager and city attorney to negotiate a contract with the interim city manager to become the city manager. Councilman Burttschell seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

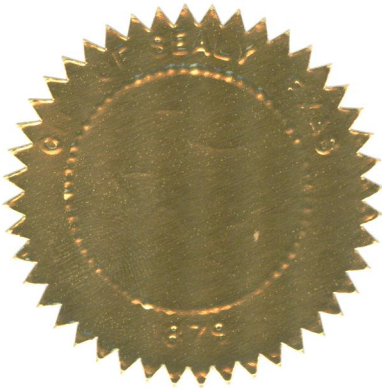
18. Adjournment

At 8:55 p.m., Councilwoman Lerma 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 2nd day of March 2021.



Carolyn Bilski
Carolyn Bilski, Mayor

ATTEST:

Brooke Knoll
Brooke Knoll, City Secretary