



**MINUTES
SEALY CITY COUNCIL
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, MARCH 2, 2021
6:00 P.M.**

1. Call to Order

Mayor Bilski called the meeting to order at 6:00 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 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:

Warren Escovy, Interim City Manager
Brooke Knoll, City Secretary
Mark Pulos, Public Works Director
Steven Kutra, Finance Director
Rudy Flores, Assistant Public Works Director
Jay Reeves, Police Chief
Lawrence Siska, Director of Parks/Streets/Drainage
Kimbra Hill, SEDC Executive Director
Chelsea Humes, Main Street Manager
Joey Schmidt, Fire Marshal/IT
Tim Kirwin, City Attorney
Chris Nichols, Special Counsel

4. Proclamations and Special Recognitions

None

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

Renee Poulter introduced herself as the new Community and Clinical Coordinator for Tri-County ER and said she looks forward to serving the community.

Felicitia Fernandez expressed frustration regarding the amount of time council spent discussing roosters at the prior council meeting. She thinks it's ridiculous to consider changing the law based on one person's complaint. She believes there are more urgent topics that need to be addressed.

6. CONSENT AGENDA

- a) **Discussion and possible action regarding approval of minutes for the meetings held:**
- **February 22, 2021 (Special Meeting)**
 - **February 24, 2021 (Special Meeting)**

Councilman Noack moved to only discuss the February 22, 2021 minutes and table the February 24, 2021 minutes until they can be further reviewed by council. Councilwoman Sullivan seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

Mayor Bilski moved to approve the February 22, 2021 minutes. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

7. Presentation, discussion and possible action by Tommy Kuykendall regarding Atlas 14 standards.

City Engineer Tommy Kuykendall gave a presentation regarding Atlas 14 standards. He briefed council on the City's role, history, Atlas 14 data, and future steps to consider. He answered any questions that councilmembers had.

Councilwoman Sullivan moved to authorize staff to bring forth a revised drainage manual for approval that includes the Atlas 14 update. Councilwoman Vrabec seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

8. Presentation by Ryan LaRue on behalf of Cane Belt Estates regarding a proposed in-city Municipal Utility District (MUD) for the financing of infrastructure improvements associated with the development, and discussion and possible action regarding same.

Ryan LaRue with SK Law gave a presentation on behalf of Cane Belt Estates regarding a proposed in-city Municipal Utility District (MUD) and answered any questions that the council had.

Warren Escovy said council will see a preliminary plat on March 16th.

Councilwoman Lerma moved to direct staff to begin working with the developer on the MUD and consent and Development Agreement. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

9. Discussion and possible action to approve First Amendment to Annexation and Development Agreement with Terramark Ventures, LLC for Bullinger Creek Development.

(Councilwoman Lerma recused herself from the meeting at 7:08 p.m.)

Special Counsel Chris Nichols was present to answer any questions councilmembers had.

Councilwoman Sullivan moved to approve the First Amendment to Annexation and Development Agreement with Terramark Ventures, LLC for Bullinger Creek Development. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

10. Discussion and possible action regarding Final Plat for Bullinger Creek, Section 1, a subdivision located on Sens Road in Sealy's extraterritorial jurisdiction (ETJ).

Mayor Bilski noted that the signature page needs to be updated to reflect the names of the current mayor and city manager.

Councilman Burttschell moved approve a Final Plat for Bullinger Creek, Section 1, a subdivision located on Sens Road in Sealy's extraterritorial jurisdiction (ETJ), subject to legal counsel's conditional approval. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

11. Discussion and possible action to terminate and rescind all agreements and guarantees with Anchor Manufacturing Inc. and Jason Lefave.

Councilwoman Sullivan moved to terminate and rescind all agreements and guarantees with Anchor Manufacturing Inc. and Jason Lefave. Councilman Koy seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

12. Discussion and possible action regarding update on financial reporting and budget review.

(Councilwoman Lerma re-entered the meeting at 7:15 p.m.)

Finance Director Steven Kutra provided an update on financial reporting and budget review. He answered any questions that councilmembers had.

Warren Escovy said more budget cuts will need to take place in the coming months.

No action was taken.

13. Discussion and presentation from new Main Street Manager, Chelsea Humes, regarding Main Street vision.

Chelsea Humes introduced herself to the council and expressed her eagerness to start fulfilling the Main Street vision.

14. Officially receive the Racial Profiling Report from the Sealy Police Department.

Councilwoman Lerma moved to accept the Racial Profiling Report from the Sealy Police Department. Councilman Koy seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

15. 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 second 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. 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. 2021-07.)

16. Discussion and possible action regarding FEMA grant application for winter storm damage.

Warren Escovy said he recently met with staff and more information is being gathered to be presented at the March 16th meeting.

No action was taken.

17. Discussion and possible action regarding rules and regulations for plats and the subdivisions of land in the City's ETJ.

Councilwoman Sullivan moved to direct staff make changes to the interlocal agreement to give county control of the platting process. Councilwoman Vrabec seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

18. Discussion and possible action regarding construction and financing of a new water well.

Public Works Director Mark Pulos presented council with different specifications and costs for the construction and financing of a new water well.

Kelly Hajek with Strand Engineering was present to answer questions that councilmembers had.

Councilman Burttschell moved to go forward with the design of the 500,000 gallon ground storage tank with a 1,500 gallon per minute well and consideration of an elevated option for the future. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

19. Discussion and possible action to amend the Schedule of Fees for planning and building fees.

Mayor Bilski moved to adopt the schedule of fees as presented, excluding the commercial fees. Councilwoman Sullivan seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

20. Discussion and possible action to approve a contract for Election Services with Austin County.

Councilwoman Sullivan moved to approve a contract or Election Services with Austin County. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

21. City Manager's report and possible discussion:

- a) Comprehensive Plan/Mobility Plan
- b) Update on TxDOT Projects
- c) Update on Cold Weather Operations/Aftermath
- d) Update on GLO Grant

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

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

Councilwoman Lerma

- She thanked staff for the material that was provided; she said it helped council make informed decisions.

Councilman Noack

- He asked if there are extra copies of the comprehensive plan.

Councilwoman Vrablec

- None

Mayor Bilski

- She said there was a scheduling conflict with the March 27th priorities meeting date. She told council to plan for a meeting on Tuesday, March 30th.
- She said the City is starting to get a lot of rental requests for adult parties at the B&PW Pavilion. She wants to look into alcohol as being a liability issue.
- She said the hall rental fees may need to be reconfigured for the hours of usage.
- She thanked Lawrence Siska for his efforts before and after each meeting.

Councilwoman Sullivan

- She requested an agenda item for the priorities meeting to discuss the disbursement of the certificates of obligation. She would like this item to include an update on the remaining balance and an estimate of the costs associated with the sewer project. Councilmembers should email their requests to Warren.

Councilman Koy

- None

Councilman Burttschell

- When considering commercial building fees, he requested that staff provide more examples to help gain a better understanding of how Sealy's rates will compare to others. He doesn't want the fees to be too high.

23. Adjournment

At 9:17 p.m., Councilwoman Lerma moved that the city council stand adjourned 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.

PASSED AND APPROVED this 16th day of March 2021.



Carolyn Bilski
Carolyn Bilski, Mayor

ATTEST:

Brooke Knoll

Brooke Knoll, City Secretary