



**MINUTES
SEALY CITY COUNCIL
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, APRIL 6, 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
Chris Noack	Councilmember, Place 2
Dee Anne Lerma	Councilmember, Place 1
Sandra Vrabec	Councilmember, Place 3/Mayor Pro tem
Jennifer Sullivan	Councilmember, Place 4
Larry Koy	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6 (arrived at 6:32 p.m.)

Absent:

None

A quorum was declared present.

Staff attending:

Warren Escovy, Interim City Manager
Mercedes Bencomo, Deputy City Secretary
Jay Reeves, Police Chief
Mark Pulos, Public Works Director
Rudy Flores, Assistant Public Works Director
Kimbra Hill, Executive Director SEDC
Chelsea Humes, Main Street Manager
Tim Kirwin, City Attorney
Lawrence Siska, Director of Parks/Streets/Drainage
Joey Schmidt, Fire Marshal/IT

4. Proclamations and Special Recognitions

- a) 100 Year Birthday Proclamation for Finus Odell Tyler**
- b) Fair Housing Proclamation**

Mayor Bilski presented Finus Odell Tyler with a proclamation, who celebrated his 100th birthday on April 11th.

Mayor Bilski proclaimed April as Fair Housing Month in the City of Sealy.

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

Mayor Bilski read a letter she received from State Representative Ben Leman regarding the gas bill.

Houston Matthews expressed his frustration about the price comparison of his March and April gas bill.

Felicita Fernandez made a complaint about the violation letter she received from the City regarding her flag signs; she would like to have something done to be able to keep them up instead of having to take them down.

6. CONSENT AGENDA

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

- **March 11, 2021 (Special Meeting)**
- **March 16, 2021 (Workshop with Planning Commission)**
- **March 16, 2021 (Regular Meeting)**
- **March 23, 2021 (Special Meeting)**

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

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

NOES: None

The motion carried.

Councilwoman Vrabec made a motion to move item 17 after item 7. 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. Sealy Chamber of Commerce and Visitor and Convention Center report.

Peggy Spradley with the Sealy Chamber of Commerce and Visitor and Convention Center presented the chamber report to council.

17. Discussion and possible action to award a bid for Front Street Drainage improvements.

Councilwoman Sullivan moved to award a bid for Front Street Drainage improvements to Lonnie Lischka Company for \$1,408,895.91. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

8. Discussion and possible action to approve Mudbugs on Main event for May 2021.

Chelsea Humes gave a presentation for the Mudbugs on Main event and asked for council's permission to have street closures. Mayor Bilski moved to approve the Mudbugs on Main event with street closures. 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 a Performance Agreement between the Sealy EDC and BROOKE & CO LLC, which includes SEDC funding for proposed incentives and the expenditure of funds for the Salon Project, located at 120 Main Street, to promote new and expanded business for a Historic District Improvement Grant in an amount not to exceed \$15,000.00.

Councilwoman Lerma moved to approve a Performance Agreement between the Sealy EDC and BROOKE & CO LLC, which includes SEDC funding for proposed incentives and the expenditure of funds for the Salon Project, located at 120 Main Street, to promote new and expanded business for a Historic District Improvement Grant in an amount not to exceed \$15,000.00. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

10. Discussion and possible action to adopt a resolution to approve Sealy EDC's expenditure of funds using a Historic District Improvement Grant to BROOKE & CO LLC (The Salon Project) to promote new business development in an amount not to exceed \$15,000.00. (This is the first of two readings.)

Councilman Noack moved to adopt a resolution to approve Sealy EDC's expenditure of funds using a Historic District Improvement Grant to BROOKE & CO LLC (The Salon Project) to promote new business development in an amount not to exceed \$15,000.00. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

11. Discussion and possible action to approve a Performance Agreement between the Sealy EDC and Jeff Trevino (The Multi-Business Project), which includes SEDC funding for proposed incentives and the expenditure of funds for the Multi-Business Project, located at 222 Fowlkes Street, to promote new and expanded business for a Historic District Improvement Grant in an amount not to exceed \$15,000.00.

Councilwoman Lerma moved to approve a Performance Agreement between the Sealy EDC and Jeff Trevino (The Multi-Business Project), which includes SEDC funding for proposed incentives and the expenditure of funds for the Multi-Business Project, located at 222 Fowlkes Street, to promote new and expanded business for a Historic District Improvement Grant in an amount not to exceed \$15,000.00. Councilwoman Sullivan seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

12. Discussion and possible action to adopt a resolution to approve Sealy EDC's expenditure of funds using a Historic District Improvement grant to Jeff Trevino (The Multi-Business Project) to promote new business development in an amount not to exceed \$15,000.00. (This is the first of two readings.)

Councilwoman Lerma moved to adopt a resolution to approve Sealy EDC's expenditure of funds using a Historic District Improvement grant to Jeff Trevino (The Multi-Business Project) to promote new business development in an amount not to exceed \$15,000.00. Councilwoman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

13. Discussion and possible action to approve a Performance Agreement between the Sealy EDC and Jeff Trevino (The Fowlkes Façade Project), which includes SEDC funding for proposed incentives and the expenditure of funds for the Fowlkes Façade Project, located at 224 Fowlkes Street, to promote new and expanded business for a Historic District Improvement Grant in an amount not to exceed \$15,000.00.

Councilwoman Lerma moved to approve a Performance Agreement between the Sealy EDC and Jeff Trevino (The Fowlkes Façade Project), which includes SEDC funding for proposed incentives and the expenditure of funds for the Fowlkes Façade Project, located at 224 Fowlkes Street, to promote new and expanded business for a Historic District Improvement Grant in an amount not to exceed \$15,000.00. Councilwoman Sullivan seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

14. Discussion and possible action to adopt a resolution to approve Sealy EDC's expenditure of funds using a Historic District Improvement grant to Jeff Trevino (The Fowlkes Façade Project) to promote new business development in an amount not to exceed \$15,000.00. (This is the first of two readings.)

Councilwoman Sullivan moved to adopt a resolution to approve Sealy EDC's expenditure of funds using a Historic District Improvement grant to Jeff Trevino (The Fowlkes Façade Project)

to promote new business development in an amount not to exceed \$15,000.00. Councilman Koy 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 the SEDC expenditure of funds to reimburse the City of Sealy for the Rooms 4 Rent demolition project in an amount not to exceed \$4,746.00.

Councilwoman Sullivan moved to approve the SEDC expenditure of funds to reimburse the City of Sealy for the Rooms 4 Rent demolition project in an amount not to exceed \$4,746.00. Councilman Koy 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 the Sealy Main Street Program to place a Little Library in the Levine Park.

Main Street Manager Chelsea Humes gave a presentation regarding the Little Library.

Councilwoman Lerma moved to allow the Sealy Main Street Program to place a Little Library in the Levine Park on the Main Street side. Councilwoman Vrabec 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 contract with AT&T for communication services.

Councilman Koy moved to approve a contract with AT&T for communication services. Mayor Bilski seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

19. Discussion and possible action to approve a utility agreement with BSR Properties. (Hunter's Crossing)

Councilman Noack moved to approve a utility agreement with BSR Properties with the changes from the city attorney. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

20. City Manager's report and possible discussion:

- a. Update on Strand Task Order No. 2 (Elevated Tank)
- b. Update on Winter Storm Relief Funding
- c. Update on COVID-19 Relief Funding
- d. Update on Gas Bills
- e. Update on CDBG- GrantWorks

Warren Escovy gave a brief update on the topics listed above.

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

Mayor Bilski

- She said she would like to have the council's group picture taken on April 20th before the council meeting. She would like to review the TMRS policy. She would like to have a community cleanup.

Councilwoman Lerma

- None

Councilman Noack

- He asked for a copy of the violation letter and ordinance that was sent to Mrs. Fernandez regarding her flag signs. He thanked Kimbra Hill for her detailed notes.

Councilwoman Vrabec

- None

Councilwoman Sullivan

- She requested an update on the payment plans for the gas bill.

Councilman Koy

- He would like the Cryan Park pond extension project to get started. He wants the Rexville and I-10 project to be accelerated.

Councilman Burttschell

- He would like an update on the date the city planner position will open.

22. EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):

- a) **Texas Government Code, Section 551.071 CONSULTATION WITH ATTORNEY.** A governmental body may conduct a private consultation with its attorney when the governmental body seeks the advice of its attorney about: pending or contemplated litigation; or a settlement offer; or 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 Chapter 551 of the Texas Government Code; – namely gas utility issues, gas contract and litigation related to same

-
- 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 position**

The city council recessed open session at 7:30 p.m.

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

The city council reconvened into open session at 9:50 p.m.

24. **Adjournment**

At 9:51 p.m., Councilwoman Lerma moved that the city council stand adjourned until the next scheduled meeting. Councilwoman Sullivan seconded the motion. Mayor Bilski called for the vote:

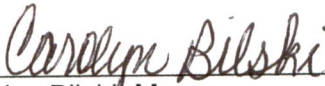
AYES: Bilski, Lerma, Noack, Vrabec, Sullivan, Koy, Burttschell

NOES: None

The motion carried.


PASSED AND APPROVED this 12th day of May 2021.





Carolyn Bilski, Mayor

ATTEST:



Mercedes Bencomo, Deputy City Secretary