



MINUTES  
SEALY CITY COUNCIL  
1000 MAIN STREET  
SEALY, TX 77474  
TUESDAY, APRIL 20, 2021  
6:00 P.M.

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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
Sandra Vrablec	Councilmember, Place 3/Mayor Pro tem
Jennifer Sullivan	Councilmember, Place 4
Larry Koy	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

Absent:

Chris Noack	Councilmember, Place 2
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A quorum was declared present.

Staff attending:

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

4. **Proclamations and Special Recognitions**

- a) **Child Abuse Prevention Month Proclamation**
- b) **Volunteer Appreciation Month Proclamation**

Mayor Bilski declared April 2021 as Child Abuse Prevention Month and Volunteer Appreciation Month.

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

Clint Stockdick said a neighboring city passed an ordinance to prevent convicted sex offenders of minors from living within 2,500 feet from a school, nurse or park. He encouraged council to adopt a similar ordinance.

Austin County Judge Tim Lapham said he was astonished by the number of people who reached out and asked him to speak with the council. He disputed the manner in which the amending plat for Aguado Subdivision was approved.

**6. CONSENT AGENDA**

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

- **March 30, 2021 (Joint Meeting with Planning Commission)**
- **March 30, 2021 (Special/Priorities Meeting)**
- **April 6, 2021 (Regular Meeting)**
- **March 12, 2021 (Special Meeting)**

Mayor Bilski requested to table this agenda item. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

**7. Discussion and possible action regarding update on Cryan Park Pond and Allen's Creek drainage.**

Warren Escovy said he and Lawrence Siska met with Engineer Tommy Kuykendall earlier today. CivilCorp is going to put pins/flags in Cryan Park Pond within the next week or two; staff with then begin to dig it out.

Mr. Escovy said resolving drainage issues at Allen's Creek will be a longer process. The City will need to hire a soil engineer to review the area to ensure marsh land is not being touched; the City will also need to have a survey filed of the easements. There will be two possible funding sources. He said the Atlas 14 version of the review will be presented to council on June 1.

No action was taken.

**8. Discussion and possible action to approve a generator contract with Austin Welder & Generator Service for Well 7.**

Councilwoman Sullivan moved to approve a generator contract with Austin Welder & Generator Service for Well 7. Councilwoman Vrabec seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

**9. Discussion and possible action to award a bid for replacement lighting at B&PW Park.**

Councilwoman Sullivan moved to award a bid for replacement lighting at B&PW Park to Starbrite Electric Inc. in the amount of \$19,601.00, to be paid out of the Parkland Dedication Fund. Councilwoman Vrablec seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

**10. Discussion and possible action regarding review of the Enterprise Fleet Management Program.**

Warren Escovy explained the agreement for the Enterprise Fleet Management Program was approved by council in 2017 in an effort to reduce the cost of replacing an aging vehicle fleet. Each preceding year, council has been funding the budget to purchase additional vehicles without re-approving the agreement.

Mayor Bilski and Councilman Koy would like staff to present council with monetary figures for review at a later time.

No action was taken.

**11. Presentation, discussion and possible action by staff regarding proposed budget amendments for fiscal year 2020-2021.**

Warren Escovy presented council with proposed budget amendments for fiscal year 2020-2021.

Councilwoman Sullivan and Councilwoman Lerma directed Warren Escovy to meet with each department head to review his/her individual budget(s) and identify if/where additional cuts can be made.

Councilwoman Lerma moved to postpone action on this agenda item. Councilwoman Vrablec seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Vrablec, 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 BROOKE & CO LLC (The Salon Project) to promote new business development in an amount not to exceed \$15,000.00. (This is the second 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 BROOKE & CO LLC (The Salon Project) to promote new business development in an amount not to exceed \$15,000.00. Councilwoman Sullivan seconded the motion. Mayor Bilski called for the vote:

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

NOES: None



The motion carried.

*(This resolution is enrolled as Resolution No. 2021-09.)*

13. **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 second 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 Sullivan seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

*(This resolution is enrolled as Resolution No. 2021-10.)*

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 Facade Project) to promote new business development in an amount not to exceed \$15,000.00. (This is the second 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 Fowlkes Facade Project) to promote new business development in an amount not to exceed \$15,000.00. Councilwoman Sullivan seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

*(This resolution is enrolled as Resolution No. 2021-11.)*

15. **Discussion and possible action to approve a Performance Agreement between the Sealy EDC and Patricia Walters & Vivian Wittenburg (The Wittenburg Project), which includes SEDC funding for proposed incentives and the expenditure of funds for the Wittenburg Project, located at or about 210 Meyer 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 Patricia Walters & Vivian Wittenburg (The Wittenburg Project), which includes SEDC funding for proposed incentives and the expenditure of funds for the Wittenburg Project, located at or about 210 Meyer 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, Vrabec, Sullivan, Koy, Burttschell  
NOES: None

The motion carried.

16. **Discussion and possible action to adopt a resolution to approve Sealy EDC's expenditure of funds using a Historic District Improvement grant to Patricia Walters & Vivian Wittenburg (The Wittenburg 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 Patricia Walters & Vivian Wittenburg (The Wittenburg Project) to promote new business development in an amount not to exceed \$15,000.00. Councilwoman Sullivan seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

17. **Discussion and possible action to adopt a Citizen Participation Plan for the Texas Community Development Block Grant Program for the City of Sealy.**

Representatives with Grant Works were present to answer questions from councilmembers.

Councilwoman Sullivan moved to adopt a Citizen Participation Plan for the Texas Community Development Block Grant Program for the City of Sealy. Councilwoman Vrabec seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

18. **Discussion and possible action to adopt a Resolution authorizing submission of the 2021-22 Texas Community Development Block Grant Program Application to the Texas Department of Agriculture for Community Development funds.**

Representatives with Grant Works were present to answer questions from councilmembers.

Councilwoman Sullivan moved to adopt a Resolution authorizing submission of the 2021-22 Texas Community Development Block Grant Program Application to the Texas Department of Agriculture for Community Development funds. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

*(This resolution is enrolled as Resolution No. 2021-12.)*

19. **City Manager's report and possible discussion:**



- a) **Update on Early Voting**
- b) **Update on 2021-2022 Budget Process**

Warren Escovy gave brief updates on the topics listed above.

**20. Requests for future agenda items, comments, and announcements.**

Councilwoman Lerma

- She requested that council receive the meeting packets on Thursdays prior to the meeting date.

Councilwoman Vrabec

- She requested that EDC bylaw revisions be placed on a future agenda.
- She requested to cancel the May 4 council meeting and postpone it to a later date.
- She inquired if council needs to request an agenda item for the comments Judge Lapham made.

Mayor Bilski

- She proposed a change to the EDC meeting date.
- She said she spoke with Kimbra Hill about figuring out a better parking situation at the Hill Community Center.
- She said the food truck ordinance needs to be reviewed.
- She wants to discuss flag banners at a future meeting.

Councilwoman Sullivan

- She told council she enjoyed working with everyone and is proud of the work that has been accomplished. Staff has done an outstanding job as well. She said she will truly miss everyone.

Councilman Koy

- He said the City needs to push forward with resolving drainage issues.

Councilman Burttschell

- He requested open dialogue with a TxDOT representative regarding major infrastructure projects.
- He would like to see training and wages cut prior to furloughs.

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

- a) **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**
- b) **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; –**
  - **State of Texas Vs. Quion Investors, Inc. Cause No. 21CV-6196; and**
  - **Possible amendments to the gas utility ordinance and termination of service to gas utility customers; and**

- Gas Franchise Agreement; and
- Hendrix tax abatement or 380 Agreement

c) **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) ; Hendrix tax abatement or 380 Agreement

The city council recessed open session at 7:13 p.m.

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

The city council reconvened into open session at 8:15 p.m.

**23. Discussion and possible action to authorize the Mayor to execute and the City Secretary attest to a Compensation Agreement between the City of Sealy and Warren Escovy.**

Councilwoman Sullivan moved to authorize the Mayor to execute and the City Secretary attest to a Compensation Agreement between the City of Sealy and Warren Escovy. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

**24. Adjournment**

At 8:16 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, Vrabec, Sullivan, Koy, Burttschell  
NOES: None

The motion carried.

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**PASSED AND APPROVED** this 18<sup>th</sup> day of May 2021.



Carolyn Bilski  
Carolyn Bilski, Mayor

ATTEST:

Mercedes Bencomo

Mercedes Bencomo, Deputy City Secretary