



**MINUTES
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, JUNE 1, 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

Councilwoman Johnson gave the Invocation and Mayor Bilski led the Pledges of Allegiance.

3. Roll Call and Certification of a Quorum

Present:

Carolyn Bilski
Dee Anne Lerma
Chris Noack
Sandra Vrablec
Yvonne Johnson
Edward Zapalac
Adam Burttschell

Mayor
Councilmember, Place 1
Councilmember, Place 2
Councilmember, Place 3/Mayor Pro tem
Councilmember, Place 4
Councilmember, Place 5
Councilmember, Place 6

Absent:

None

A quorum was declared present.

Staff Attending:

Warren Escovy, City Manager
Brooke Knoll, City Secretary
Tim Kirwin, City Attorney
Scott Riske, Police Captain
Chris Hudson, Police Captain
Lawrence Siska, Director of Streets, Parks, Drainage
Kimbra Hill, SEDC Director
Kim Kaiser, HR Administrator
Joey Schmidt, Fire Marshal/IT
Rudy Flores, Asst. Public Works Director
Chelsea Humes, Main Street Manager
Mercedes Bencomo, Deputy City Secretary
Claribel Barrera, Administrative Assistant
Chrissy McGee, Interim Senior Building Official
Jennifer Matura, Administrative Services Manager
Andrea Campbell, Code Enforcement Officer
Patrick Parsons, Public Utilities Superintendent
Perry Strauss, Water Department Foreman

Chad Matura, Sealy Police Department
Jason Maines, Sealy Police Department
Russell Grimes, Sealy Police Department
John Fullen, Sealy Police Department
Fred Palmer, Sealy Police Department
Ivan Tapia, Sealy Police Department
Maribel Tapia, Administrative Assistant
James Long, Sealy Police Department
Brandon Drake, Sealy Police Department
Eren Maldonado, Administrative Assistant
Fawn Mackey, Municipal Court Administrator

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 meeting held:

- **May 12, 2021 (Special Meeting)**
- **May 18, 2021 (Joint Workshop Meeting with Planning Commission)**
- **May 18, 2021 (Regular Meeting)**

Councilwoman Lerma moved to approve the consent agenda. Councilwoman Vrabec seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrabec, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

7. Presentation, discussion and possible action regarding Sealybration.

Melanie Willingham with the Sealy Community Foundation gave a brief overview of plans for this year's Sealybration and requested that council extend park hours Thursday-Monday for the event. She answered questions from councilmembers.

Councilwoman Vrabec moved to extend the park hours for Sealybration starting July 9th -12th. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrabec, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

8. Presentation and discussion by TMRS representative regarding employee pension program.

Colin Davidson with Texas Municipal Retirement System (TMRS) provided a basic overview of how the program works and specifically shed light on the City of Sealy's benefits. He answered questions from councilmembers.

9. Discussion and possible action to appoint individuals to serve on the Main Street Advisory Board.

Councilwoman Johnson moved to appoint Charlie Wade to the Main Street Advisory Board. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrabec, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

10. Discussion and possible action to appoint individuals to serve on the Parks Board.

Councilwoman Johnson moved to re-appoint Anthony Branch and John Williamson to the Parks Board. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrabec, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

11. Discussion and possible action to appoint individuals to serve on the Planning Commission.

Councilwoman Vrabec moved to re-appoint Ellen Remmert, Clint Stockdick, Dwayne Virnau and Robert Goddard to the Planning Commission. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrabec, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

12. Presentation, discussion and possible action regarding Boo Bash 2021.

Main Street Manager Chelsea Humes and Sealy News Publisher Karen Lopez said the set up for Boo Bash 2021 will be very similar to previous years. They requested permission to host the event with street closures from 4:30 p.m. to 8:30 p.m. on Sunday, October 31st. They answered questions from councilmembers.

Councilwoman Lerma moved to shut down the street for Boo Bash between 4:30 p.m. and 8:30 p.m. on Halloween. Councilwoman Vrabec seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrabec, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

13. Presentation, discussion and possible action regarding a new Spring Festival of 2022.

Main Street Manager Chelsea Humes requested permission to host a three-day festival which will be geared towards helping artists get exposure to their passions of film, music, culinary arts, dance, and band. This will be an annual event that will be held the last weekend of April. Concrete details are not solidified at this time; however, approval from council is required to initiate the preliminary planning stages. She answered questions from councilmembers.

Councilwoman Lerma Moved to approve street closures, allow alcohol to be served, and allow city employees to serve alcohol for the Spring Festival of 2022. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrabec, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

14. Discussion and possible action to approve a phone system contract for City Hall.

Fire Marshal/IT Joseph Schmidt said the current phone system at City Hall went end-of-life on December 31, 2020. Staff is no longer able to access some of the functions in the system because Adobe has discontinued Flash Player. He knew about this last year, so he budgeted for a cloud-based phone system, and the funds are in the FY 2020-2021 budget. He included two proposals from Mitel MiCloud Connect Service and Avaya Cloud Office for consideration; he mentioned that a contract will need to be approved before July 31, 2021. He answered questions from councilmembers.

Mayor Bilski moved to postpone this agenda item until next week. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrabec, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

15. Discussion and possible action regarding commercial building fees.

Interim Senior Building Official Chrissy McGee gave a proposal for updated commercial building fees and answered questions from councilmembers.

Councilman Burttschell moved to postpone this agenda item. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrabec, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

16. Discussion and possible action to adopt an Ordinance regarding residency restrictions for registered sex offenders and restrictions on park entrance. (*This is the second of two readings.*)

Councilwoman Lerma moved to adopt an Ordinance regarding residency restrictions for registered sex offenders and restrictions on park entrance. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrabec, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

(This ordinance is enrolled as Ordinance No. 2021-09.)

17. Discussion and possible action to approve an Ordinance adopting a new Chapter 27 regarding drainage rules and regulations. (*This is the second of two readings.*)

Councilwoman Vrabec moved to adopt an Ordinance adopting a new Chapter 27 regarding drainage rules and regulations. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrabec, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

(This ordinance is enrolled as Ordinance No. 2021-10.)

18. Discussion and possible action to adopt a Resolution to repeal Resolution 2018-21 adopting the City of Sealy Drainage Manual.

Councilwoman Vrabec moved to adopt a Resolution to repeal Resolution 2018-21 adopting the City of Sealy Drainage Manual. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrabec, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

(This resolution is enrolled as Resolution No. 2021-18.)

19. Discussion and possible action to approve a contract with Lonnie Lischka Company for the GLO CDBG-DR Front Street and Alleyway Drainage Improvements Project.

Councilwoman Johnson moved to approve a contract with Lonnie Lischka Company for the GLO CDBG-DR Front Street and Alleyway Drainage Improvements Project. Councilwoman Vrabec seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrabec, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

20. City Manager's report and possible discussion:

- a) **Update on City Planner Job Posting**
- b) **Update on Evelyn Court Condominiums**
- c) **Update on Harvest Moon Apartments**
- d) **Update on Splash Pad**
- e) **Topics for Priorities Meeting**

Warren Escovy briefly updated council on the topics listed above.

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

Councilwoman Lerma

- None

Councilman Noack

- None

Councilwoman Vrabec

- None

Councilwoman Johnson

- She requested that staff look into providing electricity at the food truck park.

Councilman Zapalac

- He requested a future agenda item to review Section 28-52.

Councilman Burttschell

- He inquired about whether staff has received any additional update from GrantWorks on the CARES Act. Warren Escovy said not at this time.

Mayor Bilski

- None

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.**
 - **WTG gas utility penalty payment**
- b) **Personnel Matters under Texas Government Code, Section 551.074 (to deliberate the evaluation and duties of a public officer or employee) – City Manager**

The city council recessed open session at 7:49 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.

Councilman Noack moved to authorize the city attorney to settle the penalty payment dispute with West Texas Gas (WTG). Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Vrabec, Johnson, Zapalac, Burttschell
NOES: None

The motion carried.

24. Adjournment

At 9:50 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, Johnson, Zapalac, Burttschell
NOES: None

The motion carried.

PASSED AND APPROVED this 15th day of June 2021.



Carolyn Bilski
Carolyn Bilski, Mayor

ATTEST:

Brooke Knoll
Brooke Knoll, City Secretary