



**MINUTES
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, JULY 20, 2021
6:00 P.M.**

1. Call to Order

Mayor Bilski called the meeting to order at 6:03 p.m.

2. Invocation and Pledges of Allegiance

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

3. Roll Call and Certification of a Quorum

Present:

Carolyn Bilski	Mayor
Chris Noack	Councilmember, Place 2
Sandra Vrablec	Councilmember, Place 3/Mayor Pro Tem
Yvonne Johnson	Councilmember, Place 4
Edward Zapalac	Councilmember, Place 5

Absent:

Dee Anne Lerma	Councilmember, Place 1
Adam Burttschell	Councilmember, Place 6

A quorum was declared present.

Staff Attending:

Warren Escovy, City Manager
Brooke Knoll, City Secretary
Tim Kirwin, City Attorney
Chris Nichols, Special Counsel
Lawrence Siska, Director of Streets, Parks, Drainage
Kimbra Hill, SEDC Director
Rudy Flores, Asst. Public Works Director
Mark Pulos, Public Works Director
Joey Schmidt, Fire Marshal
Claribel Barrera, Administrative Assistant
Chrissy McGee, Interim Senior Building Official
Jay Reeves, Police Chief

4. Proclamations and Special Recognitions

None

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

James Griffin with Texas Disposal Systems formally introduced himself to the new councilmembers. He wishes to continue to serve the City of Sealy and looks forward to seeing everyone at the TML conference in October.

Larry Koy said he has multiple questions he would like answered by TxDOT representatives and the Evelyn Court developer. He also said he hopes the impact fees will impact the developers rather than the citizens.

6. CONSENT AGENDA

- a) **Discussion and possible action regarding approval of minutes for the meetings held:**
- **July 6, 2021 (Regular Meeting)**
 - **July 12, 2021 (Special Meeting)**

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

AYES: Bilski, Noack, Vrabec, Johnson, Zapalac

NOES: None

The motion carried.

7. Presentation and discussion by Chief Appraiser with Austin County Appraisal District.

Chief Appraiser Greg Cook and Tina Swonke with the Austin County Appraisal District (ACAD) gave a presentation regarding past and current appraisal statistics for the City. Mr. Cook said Sealy is currently experiencing a high volume of growth and statistics do not depict this growth coming to a stop any time soon. ACAD staff will continue to work with their taxing entities to ensure that various tax code requirements are met. They answered various questions from councilmembers.

8. Presentation and discussion by TxDOT representative regarding I-10 widening and related issues.

Engineer Clay Harris with TxDOT provided an overview of current projects and answered various questions from councilmembers.

9. Presentation and discussion by Enterprise Fleet Management representative regarding lease program.

Jay Oliver with Enterprise Fleet Management gave a presentation regarding the history of the lease program. He then highlighted the cost-saving benefits of utilizing this program. He answered various questions from councilmembers.

City Manager Warren Escovy said the City entered into an agreement with Enterprise Fleet Management in 2017. He believes this is an excellent program that continues to provide great benefits.

10. Presentation and discussion regarding updates on Evelyn Court.

Developer Barry Lynn gave brief updates regarding the current status of the Evelyn Court development and answered questions from councilmembers.

Mr. Lynn is hoping the entire project will be completed within a 12-18 month period. His funding is tied into sales, so as he sells units, he can continue with the additional phases.

11. Presentation and discussion regarding San Felipe de Austin State Historic Site.

Bryan McCauley with the San Felipe de Austin State Historic Site gave a presentation regarding the facility's history and future plans.

12. PUBLIC HEARING: Regarding TxCDBG Sewer Improvements Grant (Contract #7219409) regarding Contract Performance Statement Revisions and citizens' views, questions and comments.

Mayor Bilski opened the public hearing at 7:29 p.m.

There were no public comments.

Mayor Bilski closed the public hearing at 7:30 p.m.

13. Discussion and possible action regarding impact fees for City water and wastewater (sewer) services.

City Manager Warren Escovy provided a brief overview on how the current impact fees originated in 2018.

Sealy has recently experienced an exponential amount rapid growth. Special Counsel Chris Nichols explained that due to this growth, the current impact fees are obsolete. He believes there is a need to revisit these fees to implement an increase for any new developments.

Councilman Noack moved to direct staff to move forward with getting proposals for an impact fee study. Mayor Bilski seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Vrabec, Johnson, Zapalac

NOES: None

The motion carried.

14. Discussion and possible action to appoint individuals to serve on the Tax Increment Reinvestment Zone (TIRZ) Board No. 2.

Councilman Zapalac moved to accept the mayor's nominations for the Tax Increment Reinvestment (TIRZ) Board No. 2. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Johnson, Zapalac

NOES: None

ABSTAIN: Vrablec

The motion carried.

The appointees and respective terms are as follows:

Sandra Vrablec	2020-2022
Dorothy Milberger	2020-2022
Larry Koy	2020-2022
Gary Pless	2020-2022
Carolyn Bilski	2021-2023
Jennifer Sullivan	2021-2023
John Williamson	2021-2023

15. Discussion and possible action regarding City website.

Administrative Assistant Claribel Barrera expressed the City's need for an improved website. She feels as though the current website has its limitations. Although the initial startup cost is higher than the fee for the current website, the proposed website will be more aesthetically pleasing and user-friendly. She also proposed a domain change from ci.sealy.tx.us to cityofsealy.gov. She answered various questions from councilmembers.

Councilwoman Johnson moved to authorize staff to move forward with the process of creating a new website that is integrated with the former system and changing the domain from ci.sealy.tx.us to cityofsealy.gov. Councilwoman Vrablec seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Vrablec, Johnson, Zapalac

NOES: None

The motion carried.

16. Discussion and possible action to adopt a Resolution approving a proposed tax abatement agreement between the City of Sealy and Hendrix Interests, LLC and Hendrix Industries, Inc. within the Sealy Hendrix Tax Abatement Reinvestment Zone #1.

Councilwoman Vrablec moved to table this agenda item. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Vrablec, Johnson, Zapalac

NOES: None

The motion carried.

17. Discussion and possible action to approve a Resolution adopting a Revised Financial Management Policy.

Councilman Noack moved to approve a Resolution adopting a Revised Financial Management Policy. Councilwoman Vrablec seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Vrablec, Johnson, Zapalac

NOES: None

The motion carried.

(This resolution is enrolled as Resolution No. 2021-24.)

18. Discussion and possible action to approve an Ordinance amending Chapter 28-Rules and Regulations for Development. *(This is the second of two readings.)*

Councilman Zapalac moved to approve an Ordinance amending Chapter 28-Rules and Regulations for Development. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Vrablec, Johnson, Zapalac
NOES: None

The motion carried.

(This ordinance is enrolled as Ordinance No. 2021-12.)

19. City Manager's report and possible discussion.

Warren Escovy highlighted three topics:

- Stateside/staff have had a difficult time getting residents to sign off on easements for the Hwy 36 North project.
- Rain has put a temporary halt on Front Street drainage improvements; he is hoping this project will be finished by the end of year.
- The City will continue to work on an emergency response plan.

Mr. Escovy also said he will update council with a financial report and provide a list of companies the City has contracts with. The list will include the contracts' expiration dates.

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

Councilman Noack

- He said he will send a question to Chrissy McGee and Warren Escovy via email.

Councilwoman Vrablec

- None

Councilwoman Johnson

- None

Councilman Zapalac

- He wants staff to check if Blue Iron has any recommended solutions for cyber security; he wants to ensure this protection is properly budgeted for.
- He inquired if Allen's Creek will be included with the County's GLO grant funds.
- He requested a discussion regarding traffic impact analysis.

Mayor Bilski

- She thanked Lawrence Siska for the Facebook post regarding the Cryan Park notification.
- She told Joey Schmidt she appreciates everything he's done for the City.

- She thanked Greg Stuessel with Austin County News Online for the video recordings.

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

- **Texas Government Code, Section 551.072. DELIBERATION REGARDING REAL PROPERTY;** The city council will conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property as deliberation in an open meeting would have a detrimental effect on the position of the city council in negotiations with a third person.

The city council recessed open session at 8:28 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 9:14 p.m.

No action was taken.

23. Adjournment

At 9:14 p.m., Councilwoman Vrabec moved that the city council stand adjourned until the next scheduled meeting. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Vrabec, Johnson, Zapalac

NOES: None

The motion carried.

PASSED AND APPROVED this 3rd day of August 2021.





Carolyn Bilski, Mayor

ATTEST:



Brooke Knoll, City Secretary