



**MINUTES
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, AUGUST 3, 2021
6:00 P.M.**

1. Call to Order

Mayor Bilski called the meeting to order at 6:01 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
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
Chris Nichols, Special Counsel
Kimbra Hill, SEDC Director
Steven Kutra, Finance Director
Rudy Flores, Asst. Public Works Director
Mark Pulos, Public Works Director
Joey Schmidt, Fire Marshal
Scott Riske, Police Captain

4. Proclamations and Special Recognitions

a) Eagle Scout Recognitions

Mayor Bilski presented Zander Crawley, Ike Konvicka and Cameron Eschenburg with proclamations recognizing the completion of their Eagle Scout projects and achieving their Eagle Scout titles.

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

Gary Pless, Ken Brandon and George Gaston expressed their concerns regarding drainage issues in the Westview Subdivision.

6. **CONSENT AGENDA**

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

- **June 20, 2021 (Regular Meeting)**

Councilwoman Vrablec moved to approve the Consent Agenda. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

7. **Discussion and possible action to approve an Ordinance Authorizing and Ordering the Issuance of the City of Sealy, Texas General Obligation Refunding Bonds, Series 2021; Authorizing a Pricing Officer to Approve the Amount, the Interest Rates, Price, Redemption Provisions and Terms Thereof and Certain Other Procedures and Provisions Related Thereto; and Containing Other Matters Related Thereto. (Only one reading is required for final passage of this ordinance.)**

John Robuck with BOK Financial Securities gave a presentation regarding a bond refunding opportunity. The proposed refunding will not extend the life of the loan; it will only lower the interest rate. He answered questions from councilmembers.

Councilwoman Lerma moved to approve an Ordinance Authorizing and Ordering the Issuance of the City of Sealy, Texas General Obligation Refunding Bonds, Series 2021; Authorizing a Pricing Officer to Approve the Amount, the Interest Rates, Price, Redemption Provisions and Terms Thereof and Certain Other Procedures and Provisions Related Thereto; and Containing Other Matters Related Thereto, with the substitution of Exhibit "A". Councilwoman Vrablec seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

(This ordinance is enrolled as Ordinance No. 2021-13.)

8. **Discussion and possible action regarding drainage, road, water, and wastewater impact fees.**

Special Counsel Chris Nichols gave an update regarding impact fees. He answered questions from councilmembers.

The Planning Commission will discuss this topic at their next regularly scheduled meeting.

No action was taken.

9. **Discussion and possible action to accept or reject a petition for voluntary annexation submitted by Cane Belt Development, LLC to annex 98.507 acres out of the San Felipe De Austin Town Tract, Abstract No. 5, Austin County, Texas, and to direct the Director of Public Works to prepare a Service Plan Agreement providing for the extension of municipal services to the property.**

Mayor Bilski moved to accept a petition for voluntary annexation submitted by Cane Belt Development, LLC to annex 98.507 acres out of the San Felipe De Austin Town Tract, Abstract No. 5, Austin County, Texas, and to direct the Director of Public Works to prepare a Service Plan Agreement providing for the extension of municipal services to the property. Councilwoman Lerma 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 approve a Resolution calling one public hearing regarding annexation of 98.507 acres out of the San Felipe De Austin Town Tract, Abstract No. 5, Austin County, Texas, to be held at the City's regular meeting place at W. E. Hill Community Center, 1000 Main, Sealy, Texas 77474; authorizing publication in the newspaper and posting on the City website of the notice of public hearing; and authorizing the City Secretary to provide notification by certified mail of the public hearing to Sealy ISD, BNSF Railway Company; Austin County; and Austin County Emergency Services District No. 2.**

Councilwoman Lerma moved to approve a Resolution calling one public hearing regarding annexation of 98.507 acres out of the San Felipe De Austin Town Tract, Abstract No. 5, Austin County, Texas, to be held at the City's regular meeting place at W. E. Hill Community Center, 1000 Main, Sealy, Texas 77474; authorizing publication in the newspaper and posting on the City website of the notice of public hearing; and authorizing the City Secretary to provide notification by certified mail of the public hearing to Sealy ISD, BNSF Railway Company; Austin County; and Austin County Emergency Services District No. 2. Councilwoman Vrabec seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

The public hearing will be held on Tuesday, September 7, 2021 at 6:00 p.m.

(This resolution is enrolled as Resolution No. 2021-25.)

11. **Discussion and possible action to adopt a Resolution designating an administration/project delivery service provider to complete project implementation for the American Rescue Plan Act (ARP Act) funding administered by the US Department of the Treasury, or other Federal or State agencies.**

Councilwoman Johnson moved to adopt a Resolution designating GrantWorks, Inc. to complete project implementation for the American Rescue Plan Act (ARP Act) funding administered by the

US Department of the Treasury, or other Federal or State agencies. Councilwoman Vrablec seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

Sylvia Davila with GrantWorks, Inc. was present to answer questions from councilmembers. She said she looks forward to working with the City of Sealy on this grant.

(This resolution is enrolled as Resolution No. 2021-26.)

12. Discussion and possible action regarding drainage improvements in Westview Subdivision.

City Manager Warren Escovy said homes located on Westview Terrace Drive have experienced some levels of drainage issues since the Westview Village Subdivision was built. He noted there is no drainage easement established at either Westview Terrace Subdivision nor the Westview Village Subdivision. Engineer JJ Kazadifuta with Civil Corp made the recommendation to install inlets and storm sewer pipes and to secure drainage easements. There are two proposals associated with Mr. Kazadifuta recommendation; the associated costs of the two proposals are estimated at \$49,700 and \$62,900.

A property located at 205 Village Drive was not included in either of the two proposals; however, councilmembers would like it to be included with future improvements. Therefore, the associated cost may exceed \$62,900.

Mayor Bilski moved to direct staff to improve the drainage in the Westview Subdivision-Westview Terrace and Westview Village. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

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

Councilman Zapalac moved to appoint Ruthie Chambers to serve on the Main Street Advisory Board. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

14. Discussion and possible action to select a chairperson for Tax Increment Reinvestment Zone (TIRZ) No. 2 Board.

Councilwoman Lerma moved to select Jennifer Sullivan as chairperson for Tax Increment Reinvestment Zone (TIRZ) No. 2 Board. Councilwoman Vrablec seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

15. Discussion and possible action to approve a Resolution declaring certain property as salvage/surplus property and ordering its disposition.

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

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

The motion carried.

16. Discussion and possible action to approve the rehabilitation of the gazebo located at Levine Park.

Parks board member Rene Kofman received donations to fully fund the beautification and rehabilitation of the gazebo located at Levine Park. The railing and rotten boards will be replaced, and the entire structure will be pressure washed, sanded and repainted. The parks board recommends council approval of this rehabilitation project.

Councilwoman Johnson moved to approve the rehabilitation of the gazebo located at Levine Park. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

17. Discussion and possible action to approve turf project at Mark A. Chapman B&PW Park.

The Sealy Little League submitted a request to fully fund the installation of turf for one baseball field located at the Mark A. Chapman B&PW Park. The parks board recommends approval of this turf project.

Councilwoman Lerma moved to approve a turf project at Mark A. Chapman B&PW Park. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

18. Discussion and possible action regarding traffic impact analysis.

Mayor Bilski moved to direct staff to take further action on the traffic impact analysis and to consider any current developments that may need additional studies conducted. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

19. City Manager's report and possible discussion:

- a) **Budget update**
- b) **Public Works update**
- c) **City Planner update**

Warren Escovy briefly updated council on the topics listed above.

Mayor Bilski moved to address item #20 after item #22. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

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

- **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.**
 - **Gas Utility System**
 - **Development Moratorium**

The City Council recessed open session at 7:34 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 8:57 p.m.

Councilman Noack moved to advise legal and staff to put together the needed information to enforce a moratorium. Councilman Zapalac seconded the motion.

Councilman Noack amended his motion to proceed on implementation of a moratorium. Mayor Bilski seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Vrablec, Johnson, Zapalac
NOES: Lerma, Burttschell

The motion carried.

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

Councilwoman Lerma

- She requested a notice be placed on the Hill Center door regarding COVID precautions.
- She requested a copy of John Robuck's presentation.
- She requested a discussion regarding the Capital Improvement Advisory Committee's terms and qualifications.
- She requested a list of proposed uses for the American Rescue Plan funds.

Councilman Noack

- None

Councilwoman Vrablec

- She verbally stated her resignation as mayor pro tem. In addition, she said she is resigning from the City Council.

Mayor Bilski

- None

Councilwoman Johnson

- She announced the Sealy East Side Throwback will be held at the Levine Park from 2:00 p.m. - 8:00 p.m. on Saturday, August 7, 2021. She encouraged everyone to attend.
- She advised everyone to check out Graze and Peace.

Councilman Zapalac

- He wants a consolidated list that consists of Larry Koy's drainage concerns and Strand's drainage projects.

Councilman Burttschell

- He requested a future agenda item to discuss parking at B&PW Park.
- He requested a presentation regarding drainage associated with the GLO grant.

23. Adjournment

At 9:05 p.m., Councilwoman Lerma 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, Lerma, Noack, Vrablec, Johnson, Zapalac, Burttschell
NOES: None

The motion carried.

PASSED AND APPROVED this 17th day of August 2021.



Carolyn Bilski

Carolyn Bilski, Mayor

ATTEST:

Brooke Knoll

Brooke Knoll, City Secretary