



**MINUTES
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, AUGUST 17, 2021
6:00 P.M.**

1. Call to Order

Mayor Bilski called the meeting to order at 6:02 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
Vacant
Yvonne Johnson
Edward Zapalac
Adam Burttschell

Mayor
Councilmember, Place 1/Mayor Pro Tem
Councilmember, Place 2
Councilmember, Place 3
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
Kimbra Hill, SEDC Director
Steven Kutra, Finance Director
Chrissy McGee, Interim Senior Building Official
Perry Strauss, Public Works Department
Claribel Barrera, Administrative Assistant
Rudy Flores, Assistant Public Works Director
Joey Schmidt, Fire Marshal
Jay Reeves, Police Chief

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 meetings held:

- **August 3, 2021 (Regular Meeting)**
- **August 11, 2021 (Special Meeting)**
- **August 12, 2021 (Special Meeting)**

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

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

NOES: None

The motion carried.

7. Discussion and possible action to authorize an updated posting of the required 30-day notice of consideration of a proposed ordinance adopting a tax abatement agreement; and to authorize the City Secretary to send notice letters to the other taxing units in which the proposed tax abatement property is located.

Councilman Noack moved to authorize an updated posting of the required 30-day notice of consideration of a proposed ordinance adopting a tax abatement agreement; and to authorize the City Secretary to send notice letters to the other taxing units in which the proposed tax abatement property is located. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

8. Discussion and possible action to adopt an Ordinance to impose a development moratorium. (*This is the first of two readings.*)

Councilman Noack moved to adopt an Ordinance to impose a development moratorium. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Johnson, Zapalac

NOES: Lerma, Burttschell

The motion carried.

9. Discussion and possible action to adopt an Ordinance amending the City of Sealy Budget (Fiscal Year 2020-2021) regarding EDC budget. (*Per the City of Sealy Home Rule Charter, Section 3.12. (1) Procedure to Enact Legislation, only one reading is required for final passage of this ordinance.*)

Councilwoman Johnson moved to adopt an Ordinance amending the City of Sealy Budget (Fiscal Year 2020-2021) regarding EDC budget. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

(This ordinance is enrolled as Ordinance No. 2021-15.)

10. Discussion and possible action to appoint a councilmember to serve on the Sealy Economic Development Corporation (SEDC) Board.

Councilwoman Lerma moved to appoint Yvonne Johnson to serve on the Sealy Economic Development Corporation Board. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

11. Discussion and possible action regarding Gordon Memorial Library funding request.

This topic will be discussed with item #15.

No action was taken.

12. Discussion and possible action regarding the proposed property tax rate.

Staff proposed a property tax rate of \$0.27133/\$100, which is an 8 percent increase.

Councilwoman Lerma moved to increase the proposed property tax rate by 8 percent, provided that additional budget cuts will be made. The motion failed for lack of a second motion.

Mayor Bilski moved to increase the proposed property tax rate by 5 percent (\$0.26575/\$100) and wants the money get put away for emergency use and as good of a fund balance that can be restricted by law based on our auditor's advice. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

13. Discussion and possible action regarding adopting culvert installation fees.

Warren Escovy recommended approval of a \$500 fee for culvert installation when a driveway is 20 feet and a \$700 fee for culvert installation when a driveway is 30 feet. The cost for materials will be an additional fee.

Councilwoman Lerma moved to adopt culvert installation fees as listed in the staff report. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Johnson, Zapalac, Burttschell

NOES: Lerma

The motion carried.

These fees will be formally adopted via resolution at a future meeting.

14. Discussion and possible action regarding engineering development fees.

Mayor Bilski moved to adopt a drainage fee with any resubmittals being subject to the hourly rate and directed staff to continue to bring forward building and civil review fees. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

These fees will be formally adopted via resolution at a future meeting.

15. Discussion and possible action regarding review of financial data and proposed Fiscal Year 2021-2022 budget.

City staff presented their prospective budgets and answered questions from councilmembers.

There is an additional budget meeting scheduled for Thursday, August 19, 2021.

16. City Manager's report and possible discussion:

- a) **Update on Charter Review Commission Meeting**
- b) **Update on Cryan Park Pond**
- c) **Update on GLO Front/Fowlkes Street Project**
- d) **Cancellation of November 2, 2021 Regular Meeting / Need to Reschedule**

Warren Escovy briefly updated councilmembers on the topics listed above.

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

Councilman Burttschell

- He thanked Sealy ISD for completing the paving of their parking lot at the football stadium.

Councilman Zapalac

- He thanked staff for their hard work on the budget.
- He requested a future agenda item regarding sewer projects; he would mainly like to discuss the long-term strategy of infrastructure priorities.

Councilwoman Johnson

- None

Mayor Bilski

- She said the governing body has to take the burden off of taxpayers who have been in Sealy for decades as new development is brought in. It is important for councilmembers and staff to view their jobs as stewards to the community.

Councilman Noack

- None

Councilwoman Lerma

- She thanked staff for working so diligently on the budget.
- She mentioned there was a utility service study conducted in 2019. Rudy Flores told her that a couple of areas in town have already been studied; she would like to see if there can be any cost savings by not evaluating those two areas since they were done so recently.
- She had a citizen contact her about a water leak on Schmidt Road. Water has been sitting in the ditches for a few months, and she would like staff to check into the issue. The address affected by the leak is 1470 Schmidt Road.

18. 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) – Director of Parks, Streets, Drainage, and Building Services.**
- 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, namely personnel matters.**

The City Council recessed open session at 9:05 p.m.

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

The City Council reconvened into open session at 10:15 p.m.

Councilman Noack moved to concur with the City Manager's employment decisions regarding the Parks, Streets, Drainage and Building Services Director. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

20. Adjournment

At 10:16 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, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

PASSED AND APPROVED this 7th day of September 2021.



Carolyn Bilski
Carolyn Bilski, Mayor

ATTEST:

Brooke Knoll
Brooke Knoll, City Secretary