



**MINUTES
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, OCTOBER 5, 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 and 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 (Arrived at 6:23 p.m.)

Absent:

None

A quorum was declared present.

Staff Attending:

Warren Escovy, City Manager
Mercedes Bencomo, Deputy City Secretary
Tim Kirwin, City Attorney
Kimbra Hill, SEDC Director
Chrissy McGee, Interim Senior Building Official
Joey Schmidt, Fire Marshal
Jay Reeves, Police Chief
Chelsea Humes, Main Street manager
Fawn Mackey, Court Administrator
Rudy Flores, Interim Public Works Director

4. Proclamations and Special Recognitions

None

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

Melanie Willingham expressed the importance of getting HOT (Hotel Occupancy Tax) funds to be able to put on Sealybration and other events.

6. CONSENT AGENDA

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

- **September 21, 2021 (Regular Meeting)**
- **September 22, 2021 (Special Meeting)**
- **September 23, 2021 (Special Meeting)**

Councilwoman Johnson moved to approve the minutes for September 21, 2021. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

Councilwoman Lerma moved to approve the minutes for September 22, 2021. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

Councilwoman Lerma moved to approve the minutes for September 23, 2021. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

7. PUBLIC HEARING: The City Council will hold a public hearing to receive comments concerning a variance request regarding the front building line at a property located approximately at 521 4th Street.

Mayor Bilski opened the public hearing at 6:08 p.m.

Ron Bryant with A Survey explained the reasoning for the variance request.

Mayor Bilski closed the public hearing at 6:10 p.m.

8. Discussion and possible action to approve or disapprove a variance request regarding the front building line for a property located approximately at 521 4th Street.

Councilman Noack moved to approve a variance request regarding the front building line for a property located approximately at 521 4th Street. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried.

9. **Discussion and possible action to approve, disapprove, approve with conditions, or grant an extension for a replat for a property located approximately at 521 4th Street.**

Councilwoman Johnson moved to approve a replat for a property located approximately at 521 4th Street. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried.

10. **Discussion and possible action to approve, disapprove, approve with conditions, or grant an extension for a final replat for the Sealy Christian Food Pantry located approximately at the corner of Old San Felipe Road and Depriest Street.**

Councilwoman Johnson moved to approve a final replat for the Sealy Christian Food Pantry located approximately at the corner of Old San Felipe Road and Depriest Street. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried.

11. **Discussion and possible action to approve a tax abatement agreement with Hendrix Industries, Inc. and Hendrix Interests, LLC.**

No action taken.

12. **Discussion and possible action to approve a Resolution designating a management service provider for the Texas Hazard Mitigation Assistance program application and project implementation.**

Councilwoman Lerma moved to approve a Resolution designating GrantWorks, Inc. for the Texas Hazard Mitigation Assistance program application and project implementation. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

13. **Discussion and possible action to approve a Resolution designating a professional engineering service provider for the Texas Hazard Mitigation Assistance program application and project implementation.**

Councilwoman Johnson moved to approve a Resolution designating Strand Associates for the Texas Hazard Mitigation Assistance program application and project implementation. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

14. Discussion and possible action regarding Hotel Occupancy Tax fund applications for FY 2021/2022.

Councilwoman Lerma moved to postpone this item until further review. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

15. Discussion and possible action to ratify a settlement agreement with WTG Gas Marketing.

Councilwoman Lerma moved to ratify a settlement agreement with WTG Gas Marketing. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

16. Discussion and possible action regarding the organizational chart.

Councilwoman Lerma moved to approve the revised organizational chart. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

17. Presentation by Main Street Manager Chelsea Humes to introduce the new logo, mission, and vision statement for Sealy Main Street.

Main Street Manager Chelsea Humes presented the new logo, mission, and vision statement for Sealy Main Street.

18. Presentation and discussion of Sealy EDC Grant Announcement, Community Survey Promotion, and Business Networking Luncheon.

SEDC Director Kimbra Hill presented to city council the Sealy EDC Grant Announcement, Community Survey Promotion, and Business Networking Luncheon.

19. Discussion and possible action to approve Amendment No. 3 to the performance agreement with Hendrix Industries, INC and Hendrix Interests, LLC, and Hank Vu, individually.

Councilman Noack moved to approve Amendment No. 3 to the performance agreement with Hendrix Industries, INC and Hendrix Interests, LLC, and Hank Vu, individually. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

20. Discussion and possible action to approve Amendment No. 1 to the performance agreement with Jeff Trevino at 222 Fowlkes Street.

Councilwoman Lerma moved to approve Amendment No. 1 to the performance agreement with Jeff Trevino at 222 Fowlkes Street. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

21. Discussion and possible action to approve Amendment No. 1 to the performance agreement with Jeff Trevino at 223 Main Street.

Councilwoman Lerma moved to approve Amendment No. 1 to the performance agreement with Jeff Trevino at 223 Main Street. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

22. Discussion and possible action to approve Amendment No. 1 to the performance agreement with Jeff Trevino at 224 Fowlkes Street.

Councilwoman Lerma moved to approve Amendment No. 1 to the performance agreement with Jeff Trevino at 224 Fowlkes Street. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

23. Discussion and possible action to approve a Resolution to adopt the Sealy Economic Development Corporation's Investment Policy.

Councilwoman Lerma moved to approve a Resolution to adopt the Sealy Economic Development Corporation's Investment Policy. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

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

Councilwoman Johnson moved to approve a Resolution declaring certain property as salvage/surplus property and ordering its disposition. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

25. Discussion and possible action to approve procurement policies and procedures.

Councilwoman Lerma moved to approve procurement policies and procedures. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

26. City Manager's report and possible discussion:

- a) Parking study at Hill Center**
- b) Traffic study at Ward Bend and Quail Hollow Streets**
- c) TML Conference**

City Manager Warren Escovy gave a brief update regarding the topics listed above.

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

Lerma

- Reminder for hot funds for 10/19 meeting

Mayor

- She requested an update on the Westview drainage project.

Zapalac

- He requested traffic impact analysis information for 10/19 meeting.

Burttschell

- He requested to include paperless billing for utilities as an option for customers.

32. Adjournment

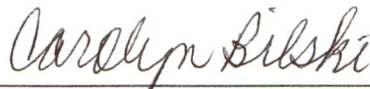
At 8:04 p.m., Councilwoman Lerma moved that the City Council stand adjourned until the next scheduled meeting. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

NOES: None


The motion carried.

PASSED AND APPROVED this 19th day of October 2021.



Carolyn Bilski, Mayor

ATTEST:



Mercedes Bencomo, Deputy City Secretary