



MINUTES (SPECIAL)
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
WEDNESDAY, NOVEMBER 10, 2021
6:00 P.M.

1. **Call to Order**

Mayor Bilski called the meeting to order at 6:06 p.m.

2. **Invocation and Pledges of Allegiance**

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

3. **Roll Call and Certification of a Quorum**

Present:

Carolyn Bilski	Mayor
Chris Noack	Councilmember, Place 2
Bradley Miller	Councilmember, Place 3
Edward Zapalac	Councilmember, Place 5

Absent:

Dee Anne Lerma	Councilmember, Place 1/Mayor Pro Tem
Yvonne Johnson	Councilmember, Place 4
Adam Burttschell	Councilmember, Place 6

A quorum was declared present.

Staff Attending:

Warren Escovy, City Manager
Mercedes Bencomo, Deputy City Secretary
Joseph Schmidt, Fire Marshal
Steven Kutra, Finance Director
Scott Riske, Police Captain
Rudy Flores, Interim Public Works Director
Sandra Vrablec, City Planner
Chrissy McGee, Interim Senior Building Official

4. **Proclamations and Special Recognitions**

a) **Stephen F. Austin Month Proclamation**

Brian McCauley was present to accept the Proclamation.

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

None

6. CONSENT AGENDA

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

- **October 19, 2021**
- **October 26, 2021**
- **November 2, 2021**

Councilman Zapalac moved to approve the consent agenda as presented. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Zapalac
NOES: None
ABSTAIN: Miller

The motion carried.

7. Administer Oath of Office to Bradley Miller.

Prior to this meeting, Bradley Miller took the official Oath of office and Statement of Appointed Officer for his respective position on City Council. A ceremonial Oath was taken place at tonight's meeting.

8. Discussion and possible action to approve trustees to the Levine Trust.

Councilman Noack moved to approve trustees to the Levine Trust (Exhibit "A" attached). Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Miller, Zapalac
NOES: None

The motion carried.

9. Discussion and possible action to approve the expenditure of Sealy Economic Development Corporation funds for Alley #1 and Alley #2 project in an amount not to exceed \$7,290.00.

Councilman Noack moved to approve the expenditure of Sealy Economic Development Corporation funds for Alley #1 and Alley #2 project in an amount not to exceed \$7,290.00. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Miller, Zapalac
NOES: None

The motion carried.

10. Discussion and possible action to approve the extension of the Sealy Main Street District to include territory from Joe Scranton Jr. Park to Liedertafel Hall.

Councilman Noack moved to approve the extension of the Sealy Main Street District to include territory from Joe Scranton Jr. Park to Liedertafel Hall. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Miller, Zapalac

NOES: None

The motion carried.

11. Discussion and possible action to approve the cost increase for the Downtown Well and Raw Water Main to Silliman Street Water Plant.

Mayor Bilski moved to approve the well for \$2,480,000.00. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Miller, Zapalac

NOES: None

The motion carried.

12. City Manager's report and possible discussion:

- a) Westview Drainage
- b) Water taps and moratorium
- c) New council member
- d) New HR Administrator

City Manager Warren Escovy gave a brief updated on the topics listed.

13. 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; Utilities Functions Agreement and Development Agreement - Cane Belt**

The city council recessed open session at 6:43 p.m.

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

The city council reconvened into open session at 7:44 p.m.

15. Discussion and possible action regarding Comprehensive Annexation, Development and Utilities Functions Agreement for Cane Belt Estates.

No action taken.

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

Zapalac

- He requested to have sewer capacity details added to the moratorium topic at the next meeting.

17. Adjournment

At 7:46 p.m., Councilman Zapalac moved that the City Council stand adjourned until the next scheduled meeting. Councilman Miller seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Miller, Zapalac

NOES: None

The motion carried.

PASSED AND APPROVED this 7th day of December 2021.



Carolyn Bilski

Carolyn Bilski, Mayor

ATTEST:

Mercedes Bencomo

Mercedes Bencomo, Deputy City Secretary

"Exhibit A"

October 9, 2021

To The City Council of Sealy, Texas

Ladies and Gentlemen:

Melvyn Levine recently passed away creating an opening on the board of the Abe and Irene Levine Trust. Mrs. Irene Levine when establishing the trust named Hubert Odom and Leroy Zapalac to serve as co-trustees and they did for approximately twenty years. Hubert Odom resigned, and Melvyn Levine was appointed trustee as his replacement. The only remaining member of the original list is Sidney Levine, and he has declined to serve at this time, but he asks that he remain on the list which I have completed below. Subject to your approval, I ask that Ryan Svoboda be appointed to serve with Leroy Zapalac. Mr. George Paul Chew is also on the list for substitute trustees, and he is unable to serve as he lives in a retirement facility in central Texas and is approaching 90 years of age. All the others are deceased except for Sidney Levine.

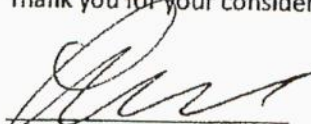
Mrs. Levine when creating the trust deemed it necessary that the City of Sealy approve all future trustees when the original list of candidates was exhausted.


Accordingly, I ask that you approve the following candidates in this order to serve in the future:

Ryan Svoboda
Sidney Levine
Susan "Betsy" Zapalac, (Only if Leroy Zapalac is no longer serving)
Gary Pless

I was the executor of Mrs. Levine's estate and have served as a co-trustee for many years managing both the grants and investments of the trust. To date, the trust has given more than \$2,500,000 in grants and scholarships for the benefit of the citizens of Sealy, Texas and the surrounding area. Attached is all the current financial information and copy of the will.

Thank you for your consideration.


Leroy Zapalac


Sidney Levine

