



MINUTES
SEALY CITY COUNCIL, PLANNING COMMISSION, & PARKS BOARD
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, DECEMBER 14, 2021
7:00 P.M.

1. **Call to Order, Roll Call, and Certification of a Quorum– *City Council***

Mayor Bilski called the meeting to order at 7:05 p.m.

Present:

Carolyn Bilski	Mayor
Dee Anne Lerma	Councilmember, Place 1/Mayor Pro Tem
Edward Zapalac	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

Absent:

Chris Noack	Councilmember, Place 2
Bradley Miller	Councilmember, Place 3
Yvonne Johnson	Councilmember, Place 4

A quorum was declared present.

2. **Call to Order, Roll Call, and Certification of a Quorum – *Planning Commission***

Vice-Chairperson Ellen Remmert called the meeting to order at 7:05 p.m.

Present:

Roxanna Saldana
Robert Goddard
Ellen Remmert
Clayton Schavrda
Clint Stockdick

Absent:

Dwayne Virnau
Denyce Treybig

A quorum was declared present.

3. **Call to Order, Roll Call, and Certification of a Quorum – *Parks Board***

Chairperson Williamson called the meeting to order at 7:05 p.m.

Present:

Renee Kofman
Sterling Schiller

John Williamson

Absent:

Jim Turnbull
Anthony Branch

A quorum was declared present.

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

None

5. **Presentation from Developer (Cane Belt, LLC) regarding the project known as Cane Crossing Estates.**

Lawrence Turner gave a presentation regarding the Cane Crossing Estates project.

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

- a) **Texas Government Code, Section 551.072. DELIBERATION REGARDING REAL PROPERTY;** The city council, planning commission, and parks board 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 in negotiations with a third person.
- 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; Utilities Functions Agreement and Development Agreement - Cane Crossing Estates

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

13. **Adjournment – Parks Board**

At 8:28 p.m., John Williamson moved that the Parks Board stand adjourned until the next scheduled meeting. Sterling Schiller seconded the motion. John Williamson called for the vote:

AYES: Williamson, Schiller, Kofman
NOES: None

The motion carried.

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

The City Council reconvened into open session at 9:44 p.m.

7. **Discussion and possible action to approve, disapprove, approve with conditions, or grant an extension for a preliminary plat for Cane Crossing Estates, located approximately south of Eagle Lake Road on FM-3538.**

Robert Goddard moved to approve a preliminary plat for Cane Crossing Estates, located approximately south of Eagle Lake Road on FM-3538 with conditions as follows: No variance for open ditch, curb and gutter and sidewalks would be required. Street construction would be concrete versus asphalt, a 70-foot right-of-way on Rexville Road and improvements to the road to run the length of the property, and subject to engineering and draining approval to confirm that the drainage provided in the plat is acceptable. Clint Stockdick seconded the motion. Ellen Remmert called for the vote:

AYES: Saldana, Goddard, Remmert, Schavrda, Stockdick
NOES: None

The motion carried.

8. **Discussion and possible action to approve a Comprehensive Annexation, Development and Utilities Functions Agreement for Cane Crossing Estates.**

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

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

The motion carried.

9. **Discussion and possible action to approve a consent Ordinance consenting to the creation of "Austin County Municipal Utility District No. 2" and establishing conditions applicable to the creation of the district (For reference, see agenda item #6, exhibit C to comprehensive annexation, development and utilities functions agreement for Crane Crossing Estates.) (This is a first reading.)**

Councilwoman Lerma moved to approve a consent Ordinance consenting to the creation of "Austin County Municipal Utility District No. 2" and establishing conditions applicable to the creation of the district. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

10. **Discussion and possible action to approve an Ordinance annexing an approximate 98.507-acre tract of land into the City of Sealy, Austin County, Texas. And extending the boundary limits of said city so as to include said hereinafter described property within said city limits, and granting to all inhabitants of said property all rights and privileges of other citizens of the City of Sealy, and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of said city. (This is a first reading.)**

Councilwoman Lerma moved to approve an Ordinance annexing an approximate 98.507-acre tract of land into the City of Sealy, Austin County, Texas. And extending the boundary limits of said city so as to include said hereinafter described property within said city limits, and granting to all inhabitants of said property all rights and privileges of other citizens of the City of Sealy, and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of said city. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

11. Adjournment – City Council

At 9:49 p.m., Councilwoman Lerma moved that the City Council stand adjourned until the next scheduled meeting. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

12. Adjournment – Planning Commission

At 9:49 p.m., Clint Stockdick moved that the Planning Commission stand adjourned until the next scheduled meeting. Clayton Schavrda seconded the motion. Ellen Remmert called for the vote:

AYES: Saldana, Goddard, Remmert, Schavrda, Stockdick
NOES: None

The motion carried.

PASSED AND APPROVED this 4th day of January 2022.



Carolyn Bilski, Mayor

ATTEST:



Mercedes Bencomo, Deputy City Secretary