



**MINUTES (SPECIAL)
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
WEDNESDAY, DECEMBER 15, 2021
6:00 P.M.**

1. Call to Order

Mayor Bilski called the meeting to order at 6:00 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	Mayor
Dee Anne Lerma	Councilmember, Place 1/Mayor Pro Tem
Bradley Miller	Councilmember, Place 3
Yvonne Johnson	Councilmember, Place 4
Edward Zapalac	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

Absent:

Chris Noack	Councilmember, Place 2
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A quorum was declared present.

Staff Attending:

Warren Escovy, City Manager
Mercedes Bencomo, Deputy City Secretary
Jay Reeves, Police Chief
Joey Schmidt, Fire Marshal
Tim Kirwin, City Attorney
Kimbra Hill, SEDC Director
Chrissy McGee, Senior Building Official
Rudy Flores, Public Works Director
Chelsea Humes, Main Street Manager
Sandra Vrablec, City Planner
Jennifer Matura, Administrative Services Manager
Joshua Brothers, GIS Technician

4. Proclamations and Special Recognitions

None

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

None

6. CONSENT AGENDA

None

7. Discussion and possible action to adopt an Ordinance to extend a development moratorium.

Councilwoman Lerma moved to adopt an Ordinance to extend a development moratorium. Councilman Miller seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

(This Ordinance is enrolled as Ordinance No. 2021-26)

8. Discussion and possible action to accept the City of Sealy, Texas Charter Review Commission Final Report regarding proposed charter amendments.

Councilwoman Lerma moved to accept the City of Sealy, Texas Charter Review Commission Final Report regarding proposed charter amendments. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

9. Discussion and possible action to approve the new city website template.

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

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

NOES: None

The motion carried.

10. Presentation by Main Street manager regarding new Main Street streetscape.

Main Street Manager, Chelsea Humes, presented a new streetscape for Main Street.

11. Discussion and possible action to adopt an Ordinance for the SEDC's Fiscal Year 2021-2022 Budget Amendments.

Councilwoman Lerma moved to adopt an Ordinance for the SEDC's Fiscal Year 2021-2022 Budget Amendments. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

(This Ordinance is enrolled as Ordinance No. 2021-27)

12. Discussion and possible action to adopt a Resolution to approve Sealy EDC's expenditure of funds to the Sealy Area Historical Society (Sealy Historical Park project) in an amount not to exceed \$11,426.22. (This is the second of two readings.)

Councilman Zapalac moved to adopt a Resolution to approve Sealy EDC's expenditure of funds to the Sealy Area Historical Society (Sealy Historical Park project) in an amount not to exceed \$11,426.22. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

(This Resolution is enrolled as Resolution No. 2021-38)

13. Discussion and possible action to adopt an ordinance establishing and providing rates for services for natural gas system of the City of Sealy. (This is the second of two readings.)

Councilman Miller moved to adopt an ordinance establishing and providing rates for services for natural gas system of the City of Sealy. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

(This Ordinance is enrolled as Ordinance No. 2021-28)

14. 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;**

- Opioid Settlement
- Town Park Center, LLC v. City of Sealy, Texas; Janice Whitehead, Mayor; Lloyd Merrell, City Manager; and Warren Escovy, Assistant City Manager
- Real property purchase

b) **Texas Government Code, Section 551.072. DELIBERATION REGARDING REAL PROPERTY; The city council 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.

c) Texas Government Code, Section 551.074, PERSONNEL MATTERS: (to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee)

- Administrative Services Manager
- GIS Technician
- City Manager
- Interim City Manager

The City Council recessed open session at 6:30 p.m.

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

The City Council reconvened into open session at 8:26 p.m.

Councilman Miller moved to refer the Town Park Center Litigation claims back to the trial court. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

16. Discussion and possible action to adopt a resolution authorizing participation in the national opioid settlement agreements secured by the office of the attorney general and authorizing the mayor or City Manager to execute certain settlement participation documents.

Councilwoman Lerma moved to adopt a resolution authorizing participation in the national opioid settlement agreements secured by the office of the attorney general and authorizing the mayor or City Manager to execute certain settlement participation documents. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

(This Resolution is enrolled as Resolution No. 2021-39)

17. Discussion and possible action regarding the city organizational chart.

Councilwoman Lerma moved to update the city organizational chart with the change for Assistant Finance Director and GIS and Technology Coordinator and also update the pay scale for the GIS Technology Coordinator and also appoint Kimbra Hill as the Acting City Manager effective December 20th, 2021 and Interim City Manager effective January 7th, 2022 which will be reflected on the organizational chart. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

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

Lerma

- She commented to make sure that the minutes for this meeting show items 12 and 13 as second readings.

19. Adjournment

At 8:30 p.m., Councilman Miller 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, Miller, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

PASSED AND APPROVED this 18th day of January 2022.





Carolyn Bilski, Mayor

ATTEST:



Mercedes Bencomo, Deputy City Secretary