



**MINUTES
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, JANUARY 4, 2022
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
Chris Noack
Bradley Miller
Yvonne Johnson
Edward Zapalac

Mayor
Councilmember, Place 2
Councilmember, Place 3
Councilmember, Place 4
Councilmember, Place 5

Absent:

Dee Anne Lerma
Adam Burttschell

Councilmember, Place 1/Mayor Pro Tem
Councilmember, Place 6

A quorum was declared present.

Staff Attending:

Warren Escovy, City Manager
Mercedes Bencomo, Deputy City Secretary
Jay Reeves, Police Chief
Joey Schmidt, Fire Marshal
Steven Kutra, Finance Director
Tim Kirwin, City Attorney
Kimbra Hill, Acting City Manager
Chrissy McGee, Senior Building Official
Rudy Flores, Public Works Director
Chelsea Humes, Main Street Manager
Sandra Vrablec, City Planner

4. Proclamations and Special Recognitions

None

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

Frederick Sunderman introduced himself and the engineering company he works for(S&B Infrastructure, LTD).

Steve Hogan introduced himself and presented his ideas for a new senior housing community in Sealy.

6. CONSENT AGENDA

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

- December 7, 2021
- December 14, 2021

Councilwoman Johnson moved to approve the minutes for the meetings listed above. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

7. Discussion and possible action to approve a request from Austin County to allow early voting and election day voting at the W.E. Hill Community Center for the 2022 Election year.

Councilman Noack moved to approve a request from Austin County to allow early voting and election day voting at the W.E. Hill Community Center for the 2022 Election year. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

8. Discussion and possible action to approve a Perpetual Utility Easement Agreement from Evlyn Properties, LLC.

Councilman Zapalac moved to approve a Perpetual Utility Easement Agreement from Evlyn Properties, LLC. Councilman Miller seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

9. Discussion and possible action to adopt a Resolution amending and adopting expanded impact fee service areas to include the entire City and extraterritorial jurisdiction.

Councilman Zapalac moved to adopt a Resolution amending and adopting expanded impact fee service areas to include the entire City and extraterritorial jurisdiction. Councilman Miller seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Miller, Johnson, Zapalac

NOES: None

The motion carried.

(This Resolution is enrolled as Resolution No. 2022-01)

10. Discussion and possible action to approve an Addendum to Gas Supply Contract with WTG Gas Marketing and BP Energy Company.

Councilwoman Johnson moved to approve an Addendum to Gas Supply Contract with WTG Gas Marketing and BP Energy Company. Councilman Zapalac seconded this motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Miller, Johnson, Zapalac

NOES: None

The motion carried.

11. Discussion and possible action to approve an Interlocal Agreement for street maintenance between Austin County (Precinct 3) and City of Sealy.

Councilman Noack moved to approve an interlocal agreement for street maintenance between Austin County (Precinct 3) and City of Sealy. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Miller, Johnson, Zapalac

NOES: None

The motion carried.

12. Discussion and possible action to approve an Interlocal Agreement for street maintenance between Austin County (Precinct 4) and City of Sealy.

Councilman Noack moved to approve an interlocal agreement for street maintenance between Austin County (Precinct 4) and City of Sealy. Councilman Miller seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Miller, Johnson, Zapalac

NOES: None

The motion carried.

13. Discussion and possible action to approve a Performance Agreement between the Sealy EDC and the Wolf Pack Bar & Grill, LLC, which includes SEDC funding for proposed incentives and the expenditure of funds for the Wolf Pack Project, located at 211 W. Front Street, to promote new and expanded business development in an amount not to exceed \$30,000.00.

Councilman Noack moved to approve a Performance Agreement between the Sealy EDC and the Wolf Pack Bar & Grill, LLC, which includes SEDC funding for proposed incentives and the expenditure of funds for the Wolf Pack Project, located at 211 W. Front Street, to promote new

and expanded business development in an amount not to exceed \$30,000.00. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Miller, Johnson, Zapalac

NOES: None

The motion carried.

14. **Discussion and possible action to adopt a resolution to approve the Sealy EDC's expenditure of funds to the Wolf Pack Bar & Grill, LLC (Wolf Pack Project) to promote new and expanded business development in an amount not to exceed \$30,000.00. (*This is the first of two readings.*)**

Councilman Zapalac moved to adopt a resolution to approve the Sealy EDC's expenditure of funds to the Wolf Pack Bar & Grill, LLC (Wolf Pack Project) to promote new and expanded business development in an amount not to exceed \$30,000.00. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Miller, Johnson, Zapalac

NOES: None

The motion carried.

15. **Discussion and possible action to adopt an Ordinance to close, vacate, and abandon a portion of Daniels Street right-of-way and convey same to the Sealy Area Historical Society. (*This is the second of two readings*)**

Councilman Zapalac moved to adopt an Ordinance to close, vacate, and abandon a portion of Daniels Street right-of-way and convey same to the Sealy Area Historical Society with the date change of 2022 as noted by the City Attorney. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Miller, Johnson, Zapalac

NOES: None

The motion carried.

(This Ordinance is enrolled as Ordinance No. 2022-01)

16. **Discussion and possible action to approve an agreement with the Sealy Area Historical Society for dedication of real property.**

Councilman Miller moved to approve an agreement with the Sealy Area Historical Society for dedication of real property with the date change of 2022 as noted by the City Attorney. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Miller, Johnson, Zapalac

NOES: None

The motion carried.

17. Discussion and possible action to accept a utility easement from the Sealy Area Historical Society.

Councilwoman Johnson moved to accept a utility easement from the Sealy Area Historical Society with the date change of 2022 as noted by the City Attorney. Councilman Miller seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Miller, Johnson, Zapalac

NOES: None

The motion carried.

18. Discussion and possible action to accept a sanitary control easement from the Sealy Area Historical Society.

Councilman Zapalac made a motion to accept a sanitary control easement from the Sealy Area Historical Society with the date change of 2022 as noted by the City Attorney. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Miller, Johnson, Zapalac

NOES: None

The motion carried.

19. Discussion and possible action to accept a deed without warranty from the Sealy Area Historical Society.

Councilman Zapalac moved to accept a deed without warranty from the Sealy Area Historical Society with the date change of 2022 as noted by the City Attorney. Councilman Miller seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Miller, Johnson, Zapala

NOES: None

The motion carried.

20. Public Works Director's report and possible discussion:

a) Project financial update

Rudy Flores gave a brief updated regarding the topic listed above.

21. Finance Director's report and possible discussion:

a) Financial update

Kimbra Hill gave a brief update regarding the topic listed above on behalf of the Finance Director.

22. City Manager's report and possible discussion:

a) Transition update

Kimbra Hill gave a brief update regarding the topic listed above.

23. **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;
 - ETJ release with San Felipe
 - b) **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)**
 - Interim EDC Executive Director
 - Main Street Manager

The City Council recessed open session at 7:09 p.m.

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

The City Council reconvened into open session at 8:00 p.m.

Councilman Zapalac made a motion to authorize staff, city attorney, and the mayor to work with San Felipe and developers on ETJ release. Councilman Miller seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Miller, Johnson, Zapalac

NOES: None

The motion carried.

Councilwoman Johnson made a motion to make Chelsea Humes Interim EDC Executive Director/Main Street Manager with a 10% increase. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

AYES: Bilski, Noack, Miller, Johnson, Zapalac

NOES: None

The motion carried.

25. **Requests for future agenda items, comments, and announcements.**

Zapalac

- He made a comment to keep an eye out on their chromebooks because they will be expiring in June with no update so they will need to be replaced.
- He requested an executive session item to set goals for the Interim City Manager.

Bilski

- She wished the best for Warren Escovy and his family as he transitions to his new position in Blanco, Texas.
- She requested an agenda item regarding multi-family residential parking.

Miller

- He thanked Warren Escovy and wished him the best of luck.

- He requested an agenda item to discuss downtown parking.

26. Adjournment

At 8:03 p.m., Councilman Zapalac 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, Noack, Miller, Johnson, Zapalac

NOES: None

The motion carried.

PASSED AND APPROVED this 18th day of January 2022.





Carolyn Bilski, Mayor

ATTEST:



Mercedes Bencomo, Deputy City Secretary