



MINUTES
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, JANUARY 18, 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	Mayor
Dee Anne Lerma	Councilmember, Place 1/Mayor Pro Tem
Chris Noack	Councilmember, Place 2
Bradley Miller	Councilmember, Place 3
Yvonne Johnson	Councilmember, Place 4
Edward Zapalac	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

Absent:

None

A quorum was declared present.

Staff Attending:

Kimbra Hill, Interim City Manager
Mercedes Bencomo, Deputy City Secretary
Jay Reeves, Police Chief
Joey Schmidt, Fire Marshal
Steven Kutra, Finance Director
Tim Kirwin, City Attorney
Chrissy McGee, Senior Building Official
Rudy Flores, Public Works Director
Chelsea Humes, Main Street Manager
Sandra Vrabec, City Planner
Fawn Mackey, Court Administrator
Joshua Brothers, GIS Analyst

4. **Proclamations and Special Recognitions**

None

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

James Griffin with Texas Disposal Systems introduced himself and presented what his company has to offer for the city.

Theresa Toledo with the Tiger Mart Convenience Store expressed her frustration about the gaming machines that were taken out of their store and would like to discuss this concern further with the city.

6. CONSENT AGENDA

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

- **December 15, 2021**
- **January 4, 2022**

Councilwoman Lerma moved to approve the minutes for the meeting held on December 15, 2021 with minor corrections. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

Councilman Zapalac moved to approve the minutes for the meeting held on January 4, 2022 with minor corrections. Councilman Miller seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

7. Presentation by Bluebonnet Groundwater Conservation.

Zach Holland with Bluebonnet Groundwater Conservation gave a presentation explaining what his district does and what they have to offer.

8. 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**
 - **Cane Crossing Estates Development Agreement**

The City Council recessed open session at 6:33 p.m.

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

The City Council reconvened into open session at 7:34 p.m.

Councilman Zapalac moved for the city to accept the proposed development agreement terms as presented by staff on their list with the following modifications:

- Exclude the sidewalk requirement
- HOA is responsible for maintenance and operations of required street lighting
- Exclude the requirement that the HOA post a private park sign
- Request the developer to obtain easement for full road width on Rexville Road entrance at the developers expense for the full length of the road to Lot 3 Block 1
- Developer shall require Block 2 Lots 28-37 and Reserve A shall be fenced with no rear access
- Parkland credits and fees to be determined after further review of Ordinances

Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

10. 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 second of two readings.)

Councilman Noack 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 this motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

(This Resolution is enrolled as Resolution No. 2022-02)

11. Discussion and possible action to approve the website template.

Councilman Miller moved to approve the website template as presented and to include the pop up message at the top of the webpage for emergency messages. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

12. Discussion and possible action to approve an engagement letter with Arbitrage Compliance Specialists, Inc. for arbitrage compliance services.

Councilman Noack moved to approve an engagement letter with Arbitrage Compliance Specialists, Inc. for arbitrage compliance services. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

13. Discussion regarding municipal solid waste collection and disposal contract.

Councilmembers and city staff discussed options for renewing the municipal solid waste collection and disposal contract.

14. Finance Director's report and possible discussion:

- a) Chapter 380 Obligations
- b) Financial Update
- c) Impact Fee Revenue Balance
- d) Audit Schedule

Steven Kutra gave a brief update regarding the topics listed above.

15. Interim City Manager's report and possible discussion:

- a) Chapter 380 Reporting
- b) Westview Drainage Project
- c) Sealy Economic Development Corporation Meeting Schedule
- d) Hazard Mitigation Grant

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

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

- a) 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 City Manager

The City Council recessed open session at 8:25 p.m.

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

The City Council reconvened into open session at 8:56 p.m.

Councilman Noack moved to allow the Interim City Manager exclusive use to the city vehicle that the prior city manager used. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

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

Burttschell

- He stressed the importance of maintaining focus on parking solutions for Downtown.

Zapalac

- He recognized staff for their thoroughness and the updates council receives.

Johnson

- She complimented Rudy Flores and his staff for their hard work and she also thanked Kimbra for all of the information she is providing to council.

Bilski

- She considered having a public city limb cleanup.
- She suggested making sure all public facilities have AED's.
- She requested an update regarding insurance for cyber security.

Miller

- He requested an update regarding BOTAs.
- He requested a list of current subdivision projects and where they are at in the process for each one.

Noack

- He requested an agenda item to have hotels audited for sales tax.

Lerma

- She thanked staff for all of their hard work and efforts and she complimented Kimbra for all of the information she has been providing council.

19. Adjournment

At 9:02 p.m., Councilwoman Lerma 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, Lerma, Noack, Miller, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

PASSED AND APPROVED this 1st day of February, 2022.



A handwritten signature in blue ink that reads "Carolyn Bilski".

Carolyn Bilski, Mayor

ATTEST:

A handwritten signature in black ink that reads "Mercedes Bencomo".

Mercedes Bencomo, Deputy City Secretary