



MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, MARCH 1, 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
Dee Anne Lerma
Chris Noack
Bradley Miller
Yvonne Johnson
Edward Zapalac
Adam Burttschell

Mayor
Councilmember, Place 1/Mayor Pro Tem
Councilmember, Place 2
Councilmember, Place 3
Councilmember, Place 4
Councilmember, Place 5
Councilmember, Place 6

Absent:

None

A quorum was declared present.

Staff Attending:

Kimbra Hill, Interim City Manager
Mercedes Bencomo, City Secretary
Jay Reeves, Police Chief
Joseph Schmidt, Fire Marshall
Scott Riske, Police Captain
Chris Hudson, Police Captain
Tim Kirwin, City Attorney
Chris Nichols, Special Counsel
Chrissy McGee, Community Development Director
Rudy Flores, Public Works Director
Chelsea Humes, Interim EDC Director/Main Street Manager
Katherine Ellis, Executive Assistant
Sandra Vrablec, City Planner

4. **Proclamations and Special Recognitions**

None

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:

• February 15, 2022

Councilman Zapalac moved to approve the minutes for the meeting listed above. 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. Introduction and discussion by M & M Disposal regarding waste and recycling services.

No presentation given.

8. Introduction and discussion by Frontier regarding waste and recycling services.

Bill Killian with Frontier Waste Solutions gave a presentation regarding their services and what they could offer the city.

9. Presentation and discussion regarding the Animal Control Facility.

Chief Reeves gave a presentation showing the new Animal Control Facility and signage. He suggested to name the building, "Gary Kollatschny Memorial Animal Control Facility".

Councilwoman Johnson moved to approve "Gary Kollatschny Memorial Animal Control Facility" as the name for the new Animal Control Facility. Councilwoman Lerma seconded the request. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

10. Officially receive the Racial Profiling Report from the Sealy Police Department.

Councilwoman Lerma moved to accept the Racial Profiling Report from the Sealy Police Department. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

11. Discussion and possible action to accept or reject Westview Drainage bid(s).

Councilman Zapalac moved to accept a bid for the Westview Drainage project from LC Paving and Construction LLC for the amount of \$62,193.00 and 30 calendar days. Councilman Burttschell 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 adopt an Ordinance amending Chapter 28 regarding off-street parking for multi-family. (*This is the second of two readings*)

Councilwoman Lerma moved to adopt an Ordinance amending Chapter 28 regarding off-street parking for multi-family. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

13. Discussion and possible action to approve a W.E. Hill Center Parking project funded by the Sealy Economic Development Corporation to provide design work for a parking area located at 1000 Main Street in an amount not to exceed \$9,000.00.

Councilwoman Lerma moved to approve a W.E. Hill Center Parking project funded by the Sealy Economic Development Corporation to provide design work for a parking area located at 1000 Main Street in an amount not to exceed \$9,000.00. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

14. Discussion and possible action to approve Amendment No. 1 to a Sealy Economic Development Corporation performance agreement between the Sealy EDC and All Mini Storage, LLC.

Councilwoman Lerma moved to approve Amendment No. 1 to a Sealy Economic Development Corporation performance agreement between the Sealy EDC and All Mini Storage, LLC. Councilman Miller seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

15. Discussion and possible action to approve a performance agreement between the Sealy Economic Development Corporation and BROOKE & CO LLC., which includes proposed incentives and the expenditure of funds for the Wings Project, located at approximately 119 Main Street, in an amount not to exceed \$4,500.00.

Councilwoman Lerma moved to approve a performance agreement between the Sealy Economic Development Corporation and BROOKE & CO LLC., which includes proposed incentives and the expenditure of funds for the Wings Project, located at approximately 119 Main Street, in an amount not to exceed \$4,500.00. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

16. Fire marshal report and possible discussion:

a) Update on AED's

Joseph Schmidt provided an update regarding the purchase of automated external defibrillator's for City owned buildings.

17. 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, or duties of a public officer or employee)

- City Secretary
- EDC Deputy Executive Director/Secretary
- City Manager's Executive Assistant/Deputy City Secretary
- Senior Building Official

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;

- Bullinger Creek Development
- TEVA Opioid Settlements
- Coin Operated Machines (game rooms, 8-liners, amusement redemption machines)
- Gas Utility system

The City Council recessed open session at 6:47 p.m.

(Councilwoman Lerma recused herself from the discussion regarding the Bullinger Creek Development.)

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

The City Council reconvened into open session at 9:59 p.m.

Councilman Noack moved to appoint Mercedes Bencomo as the City Secretary and authorize the City Manager to discuss the salary. 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 Miller moved to approve the EDC Deputy Executive Director/Secretary position as discussed. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

Councilman Miller moved to authorize the EDC Deputy Executive Director/Secretary to assist with City of Sealy administrative responsibilities as needed. Councilwoman Lerma 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 accept the TEVA Opioid settlement provided it has the ability to be rolled over into a future year. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

19. Discussion and possible action regarding organizational chart revisions.

Councilwoman Lerma moved to approve the revised organizational chart. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

20. Discussion and possible action regarding pay scale chart updates.

Councilwoman Lerma moved to approve the updates to the pay scale chart. Councilman Miller seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

21. Discussion and possible action to approve a proposed lease for the Sealy Economic Development Corporation to lease Suite 8 in the Professional Building located at 330 Main Street.

Councilwoman Johnson moved to approve a proposed lease for the Sealy Economic Development Corporation to lease Suite 8 in the Professional Building located at 330 Main Street. Councilman Miller seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

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

Noack

- He requested to have agenda item at the next meeting to discuss the position of Interim City Manager.

Lerma

- She requested that the minutes from this meeting reflect that she recused herself from the Bullinger Creek item in executive session.

Bilski

- She requested to have a memorial resolution done for Peggy Spradley at the next meeting.
- She requested to have a discussion regarding feral cats.

23. Adjournment

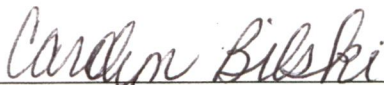
At 10:10 p.m., Councilwoman Lerma moved that the City Council stand adjourned until the next scheduled meeting. Councilman Miller seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

PASSED AND APPROVED this 15th day of March 2022.





Carolyn Bilski, Mayor

ATTEST:



Mercedes Bencomo, City Secretary