



**MINUTES
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, APRIL 5, 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

Mayor Bilski 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 (Arrived at 6:04 p.m.)
Councilmember, Place 5
Councilmember, Place 6

Absent:

None

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager
Mercedes Bencomo, City Secretary
Jay Reeves, Police Chief
Steven Kutra, Finance Director
Tim Kirwin, City Attorney
Chrissy McGee, Community Development Director
Fawn Mackey, Court Administrator
Katherine Ellis, Assistant EDC Director
Sandra Vrabec, City Planner
Joshua Brothers, GIS and Technology Coordinator
Ashley Erb, Assistant Finance Director

4. Proclamations and Special Recognitions

- **Fair Housing Proclamation**
- **Child Abuse Prevention Month Proclamation**

Mayor Bilski presented the Fair Housing Proclamation and the Child Abuse Prevention Month Proclamation.

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

Rick Fraumann with Texas Disposal Systems presented the company and expressed his desire to stay in contract with the City.

**6. Discussion and possible action regarding approval of minutes for the meeting held:
• March 15, 2022**

Councilwoman Lerma moved to approve the minutes for the meeting listed above. Councilman Zapalac 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 and discussion with City Attorney, Tim Kirwin and Chairperson for the Charter Review Commission, Jennifer Sullivan regarding the proposed amendments to the City Charter.

Jennifer Sullivan presented the proposed charter amendments that are to be voted on in this year's special election held on May 7, 2022.

8. PUBLIC HEARING: The City of Sealy proposes to institute voluntary (consent) annexation to enlarge and extend the boundary limits of the City of Sealy, Texas to incorporate portions of Harrison Road situated in Austin County.

Mayor Bilski opened the public hearing at 6:17 p.m.

There were no public comments.

Mayor Bilski closed the public hearing at 6:18 p.m.

9. Presentation by and discussion with the Austin County EMS Director.

Walter Morrow with Austin County EMS provided council with an update regarding EMS-related activities.

10. Presentation by and discussion with TxDot representative(s) regarding the current I-10 project and any future projects.

Clay Harris with Texas Department of Transportation provided updates on current and proposed TxDot projects in the Sealy Area.

11. Presentation by and discussion with the GIS Coordinator regarding spatial analysis extension for ArcGIS Pro to create a tool for new development.

Joshua Brothers gave a presentation regarding the purchase of a spatial analysis extension for ArcGIS Pro.

12. Finance Director's report and possible discussion:

a) Financial report

Steven Kutra presented an updated financial report for council.

13. Discussion and possible action to appoint Lora Lenzsch as Preceding Judge for the City of Sealy Municipal Court.

Mayor Bilski moved to table this item. Councilwoman Lerma 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 a mural for Downtown for the East wall of the building located at 119 Main Street.

Councilwoman Lerma moved to approve a mural for Downtown for the East wall of the building located at 119 Main Street. Councilman Miller seconded the motion. Mayor Bilski called for the vote:

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

NOES: Zapalac

The motion carried.

15. Discussion regarding the City of Sealy Public Community Survey results presented by Chelsea Humes, Interim EDC Director/Main Street Manager.

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

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

NOES: None

The motion carried.

16. Discussion and possible action regarding the review of solid waste contract provisions.

Councilwoman Lerma moved to direct staff to pursue the TDS contract. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

17. Discussion and possible action regarding the rental calendar and fee structure for the City's rental facilities.

Kimbra Hill presented a chart that reflects the rentals for city facilities and made a recommendation to monitor the current rentals and review it when the fiscal year comes to an end.

No action taken.

18. Discussion and possible action to adopt an Ordinance declaring unopposed candidates and canceling the General Election. (*Second of two readings*)

Councilwoman Lerma moved to adopt an Ordinance declaring unopposed candidates and canceling the General Election. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

**19. Community and Development Director's report and possible discussion:
a) Platting process and procedures**

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

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

The motion carried.

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

- a) **Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.** The City will meet in closed session to (1) discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision;
 - Remitite
- 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

The City Council recessed open session at 8:05 p.m.

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

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

The City Council reconvened into open session at 8:52 p.m.

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

Noack

- Requested to have an agenda item regarding the procedures for variance requests.
- Requested to have an agenda item regarding the Hill Community Center.

Lerma

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

Miller

- Thanked staff for providing a clicker to presenters.

23. City Manager's report and possible discussion.

Kimbra Hill gave an update regarding the Westview Drainage project.

24. Adjournment

At 8:55 p.m., Councilwoman Johnson 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, Noack, Miller, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

PASSED AND APPROVED this 19th day of April 2022.



Carolyn Bilski

Carolyn Bilski, Mayor

ATTEST:

Mercedes Bencomo

Mercedes Bencomo, City Secretary