



MINUTES
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, MAY 3, 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**

Eagle Scouts led the Pledges of Allegiance and Councilwoman Johnson gave the Invocation.

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, City Manager
Sandra Vrablec, Deputy City Secretary
Jay Reeves, Police Chief
Steven Kutra, Finance Director
Tim Kirwin, City Attorney
Chrissy McGee, Community Development Director
Katherine Ellis, Assistant EDC Director
Joshua Brothers, City Planner
Ashley Erb, Assistant Finance Director
Rudy Flores, Public Works Director

4. **Proclamations and Special Recognitions**

- **Judge Campos**
- **Eagle Scouts**

Mayor Bilski presented each Eagle Scouts with Proclamation for achieving Eagle rank status.

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

James Casassa spoke on his band performing at Levine Park on June 11, 2022 and would like to have Food Truck there.

Larry Koy spoke on items #8, #9, and #12 in regards to Drainage and no lights at Cryan Park, Westview Terrace drainage, having a meeting between Parks Board and City Council, and having a Master Parks Plan.

**6. Discussion and possible action regarding approval of minutes for the meeting held:
• April 19, 2022**

Councilwoman Lerma moved to approve the minutes for the meeting listed above. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

7. Presentation, discussion, and possible action regarding an Eagle Scout project to make improvements to the B&PW basketball court.

Chelsea Humes spoke for Tanner Ellis about his Eagle Scout project for the B&PW basketball court. The court will be buffed and smoothed at no cost to the city, and a the Eagle Scout may add a logo to the sidelines. She does not have a start-up date.

Councilwoman Johnson moved to approve the Eagle Scout project for the B&PW basketball court.

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

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

The motion carried.

8. Discussion and possible action to approve, disapprove, approve with conditions, or grant an extension for a final plat for Westward Pointe Sec. 2, located approximately north of FM-3013, east of the Wal-Mart Distribution Center, and west of Harrison Rd.

Josh Brothers spoke about the plat for Westward Pointe Sec 2, and that it meets all requirements. Civil plans for Westward Pointe Sec 2 and Recreation Center have been approved.

Councilwoman Lerma moved to approve Westward Pointe Sec 2.

Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

9. **Discussion and possible action to approve an Ordinance annexing an approximate 2.894-acre tract of land into the City of Sealy, Austin County, Texas, (portions of Harrison Road) and extending the boundary limits of said city so as to include said hereinafter described property within said city limits, and granting to all inhabitants of said property all rights and privileges of other citizens of the City of Sealy, and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of said city. (This is the second of two readings.)**

The city attorney advised council to table this agenda item for more clarification.

Councilwoman Lerma moved to table this agenda 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.

10. **Discussion and possible action regarding organizational chart revisions.**

City Manager Kimbra Hill updated council on the changes to the organizational chart.

Councilman Zapalac moved to approve the organizational chart with changes.

Councilwoman Lerma 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 approve a contract with All Star Aquatics, Inc for lifeguard staff.**

City Manager Kimbra Hill spoke on the contract with All Star Aquatics, Inc., and hours/days the pool will be open.

Councilwoman Lerma moved to approve the contract for All Star Aquatics, Inc.

Councilman Zapalac 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 or disapprove the location of a Disc Golf Course at Cryan Park on behalf of Austin County Rotary's grant submission.**

Russ Rainwater, past president and Chelsea Humes, president of the Rotary Club spoke on the Disc Golf Course proposed for Cryan Park. The Rotary has received a grant to pay for the construction. It will not cost the City.

Councilwoman Lerma moved to approve having the Disc Golf Course at Cryan Park.

Councilman Burttschell 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 or disapprove food trucks at Levine Park during the performance of The Texas Humdingers Band, Saturday June 11, 2022 from 6-10 p.m.

James Casassa spoke that his band The Texas Humdingers with be playing at Levine Park on June 11, 2022. He would like permission to have Food Trucks there also.

Councilman Burttschell moved to approve allowing food trucks at Levine Park on June 11, 2022 between the hours of 6-10 p.m.

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 allow SlussShack permission to sell beer, wine, and liquor on city property located in front of 207 Main Street for the 2022 Mudbugs on Main event.

Brenton Slusser spoke on the SlussShack selling beer and wine, liquor would not be sold.

Councilwoman Lerma moved to approve SlussShack to sell beer and wine.

Councilwoman Johnson 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 an SEDC expenditure of funds to reimburse the City of Sealy for its Fiscal Year 2021-2022 payments made to SIKa and Prasek's (Chapter 380) in an amount not to exceed \$93,193.03

Chelsea Humes spoke that SEDC is happy to reimburse the city.

Councilman Zapalac moved to approve the reimbursement for \$93,193.03.

Councilman Burttschell 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 to approve an Ordinance amending the SEDC budget to move funds from the SEDC fund balance to the Contributions to Primary Government line item in an amount not to exceed \$93,193.03

Councilman Zapalac moved to approve moving the funds in an amount not to exceed \$93,193.03.

Councilman Miller 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 20 or 25 year maturity schedule for upcoming issuance of Certificates of Obligation, Series 2022.

City Manager Kimbra Hill spoke on the different cost of 20 or 25 year maturity schedule.

Councilman Zapalac moved to approve the 25 year maturity schedule.

Councilman Miller seconded the motion. Mayor Bilski called for the vote:

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

NOES:None

The motion carried.

18. Discussion and possible action to approve or disapprove the revised Hotel Occupancy Tax Funds Policy and Procedures.

Councilman Zapalac moved to approve with changes on page 2 and check on insurance.

Councilman Miller seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

19. Community Development Director's update and possible discussion:

a) **Platting process and procedures**

b) **Procedures for variance requests**

Chrissy McGee, Community Development Director explained to council the process that is used in the Planning Department.

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;

• BSR

- 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;

• BSR

Councilwoman Lerma moved to recess into executive session.

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

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

NOES: None

The City Council recessed executive session at 7:55 p.m.

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

The City Council reconvened into open session at 9:02 p.m.

Councilwoman Lerma made a motion to authorize City Staff and City Attorney to move forward with a Development Proposal with BSR.

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.

Mayor

- None

Lerma

- Thank you to BOTA. It was great
- City to advertise pool opening date

Noack

- Thank you to BOTA.
- Asked when the Splashpad would open
- Staff to check in to outside audit of hotels

Miller

- Thank you to BOTA

Johnson

- None

Zapalac

- Staff to look into drainage on Harrison Road

Burttschell

- Staff to check on insurance for HOT Funds

23. Adjournment

At 9:06 p.m., Councilwoman Lerma 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 17th day of May 2022.



Carolyn Bilski, Mayor

ATTEST:



Sandra Vrabec, Deputy City Secretary

