



**MINUTES OF
REGULAR CITY COUNCIL MEETING
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, JUNE 21, 2022
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for June 21, 2022, 6:00 PM, at 1000 Main Street, Sealy Texas, 77474.

1. Call to Order

Mayor Bilski called the meeting to order at 6:00 p.m.

2. Invocation and Pledges of Allegiance

Mayor Bilski 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 - Joined at 6:06
Yvonne Johnson	Councilmember, Place 4
Edward Zapalac	Councilmember, Place 5

Absent:

Adam Burttschell	Councilmember, Place 6
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A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager
Kimberly Dickey, City Secretary
Sandra Vrablec, Deputy City Secretary
Tim Kirwin, City Attorney
Chrissy McGee, Community Development Director
Joshua Brothers, City Planner
Steven Kutra, Finance Director
Ashley Erb, Assistant Finance Director
Rudy Flores, Public Works Director
Joey Schmidt, Fire Marshal/IT
Scott Riske, Police Captain
Russell Grimes, Detective
Chelsea Humes, Interim EDC Director/Main Street Manager
Michelle Winney, Administrative Assistant/Public Works

4. Proclamations and Special Recognitions
 - a) Proclamation for Brown Sugar Band with Poem read by Lloyd Mayes of Brenham

Mayor Bilski presented Proclamation

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

- a) Larry Koy

- To ask the city to use the majority of the Certificates of Obligation for water, sewer, and drainage improvements in the city.
- The Historical Society's request for a variance on the Ordinance for a gravel road instead of concrete or pavement.
- Drainage could make progress by cleaning Cryan Pond out, using the bulldozer operators that are on city staff.
- Consideration in taking a longer look at the EDC's priorities.

6. Discussion and possible action regarding approval of minutes for the meeting held:

- a) June 7, 2022 Minutes

Councilmember Lerma moved to approve the minutes from the June 7th meeting with correction to item 21. Councilmember Zapalac seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

7. Consideration and approval of an Ordinance Authorizing and Ordering the Issuance of City of Sealy, Texas Combination Tax and Revenue Certificates of Obligation, Series 2022; Awarding the Sale Thereof; and Containing Matters Incident Thereto.

(This is the first of one reading Ordinance.)

- John Robuck – City's Financial Advisor with BOK Financial Securities. They entered the market this morning, to sell Certificates of Obligation Bonds and we now have investor feedback and are very pleased with the results. The bond sale resulted in \$16,790,000 principal amount with a 4.653% "All Cost" interest rate with the average life of 17.766 for the 2022 series for infrastructure projects only. Closing is scheduled for July 19, 2022, funding for the projects will be made shortly after close.

Mayor Bilski:

ORDINANCE AUTHORIZING AND ORDERING THE ISSUANCE OF CITY OF SEALY, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2022; AWARDING THE SALE THEREOF; AND CONTAINING MATTERS INCIDENT THERETO.

Also, I have pulled the caption on page 14 that states "Further, the City Council hereby ratifies, authorizes, and approves the actions of the Mayor, the City's Financial Advisor, and other consultants in seeking ratings on the Certificates from Standard and Poor's Rating Group and such actions are hereby ratified and confirmed."

Councilmember Lerma moved to approve. Councilmember Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

8. Discussion and possible action regarding extending park hours for Sealybration.
 - a) Melanie Willingham – stated they will not be having a carnival this year instead they have opted to do a foam party at no charge to the public. She is still currently looking for volunteers.

Councilmember Lerma moved to approve the extension of Park hours for Friday until midnight and Sunday until 1:00 AM. Councilmember Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

9. Discussion and possible action regarding selling of alcohol on city owned property for July 8-10 for Sealybration.

Councilmember Lerma moved to approve selling of alcohol on city owned property. Councilmember Johnson seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

10. Discussion and possible action regarding a Non-Exclusive Perpetual Utility Easement Agreement between H. E. & D.H. Krampitz Partnership and the City of Sealy.

- a) Rudy Flores, Public Works Director - addressed the Council with information for utilities on property owned by the Krampitz Partnership where the city needs access.

Councilmember Zapalac moved to approve a Non-Exclusive Perpetual Utility Easement Agreement between H. E. & D.H. Krampitz Partnership. Councilmember Miller seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

11. Discussion and possible action to appoint individual to serve on the Planning Commission.

Councilmember Lerma moved to appoint Denyce Treybig to serve on the Planning Commission. Councilmember Miller seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

Motion for a Recess by Councilmember Zapalac. Motion seconded by Councilmember Johnson.

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

NOES: None

The motion carried.

6:35 PM Recess

6:42 PM Back in Regular Open Session

12. Discussion and possible action regarding a mural located at approximately 201 W. Front St. facing the alley between Fowlkes and Front Street.

Councilmember Lerma moved to approve mural located at approximately 201 W. Front St. facing the alley between Fowlkes and Front Street. Councilmember Johnson seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

13. Discussion and possible action regarding a printer lease contract between UBEO and the City of Sealy.

Councilmember Noack moved to approve a printer lease contract between UBEO and the City of Sealy. Councilmember Lerma seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

14. Discussion and possible action regarding the use of Mantis Innovation's Reverse Auction to obtain bids for electricity.
 - a) Ashley Erb, Assistant Finance Director – Addressed the Council with information from Mantis Innovation's Reverse Auction.

No Motion was taken

15. Discussion and possible action regarding a variance application from the Sealy Area Historical Society to install a gravel driveway at 211 East Main Street, Sealy, Texas.

a) Joshua Brothers, City Planner addressed Council with recommendations from Planning Commission.

Councilmember Lerma moved to approve a variance application from the Sealy Area Historical Society to install an 8-foot concrete apron with gravel driveway at 211 East Main Street, Sealy, Texas. Councilmember Noack seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

16. Discussion and possible action regarding a variance application from the Sealy Area Historical Society to have a 5-foot radius approach instead of a 10-foot radius approach at 211 East Main Street, Sealy, Texas.

a) Joshua Brothers, City Planner addressed Council with recommendations from Planning Commission.

Councilmember Lerma moved to approve a variance application from the Sealy Area Historical Society to have a 5-foot radius approach instead of a 10-foot radius approach at 211 East Main Street, Sealy, Texas. Councilmember Miller seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

17. Discussion and possible action regarding Orientation and Application Policy for Boards and Commissions.

a) Kimbra Hill, City Manager - presentation Orientation and Application Policy for Boards and Commissions.

Councilmember Lerma moved to approve Orientation and Application Policy for Boards and Commissions. Councilmember Johnson seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The Motion carried.

18. Review annual Comprehensive Financial Report 2021.

a) Ashley Erb, Assistant Finance Director – Addressed the Council with information on the annual Comprehensive Financial Report.

19. Presentation and discussion regarding Sealy Economic Development Corporation projects and priorities.

- a) Chelsea Humes, Interim EDC Director/Main Street Manager - Addressed the Council with information on Sealy Economic Development Corporation projects and priorities.

20. Discussion and possible action regarding Resolution to declare outdated water meters as salvage.

Councilmember Zapalac moved to approve a Resolution to declare outdated water meters as salvage. Councilmember Johnson seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

21. Discussion and possible action regarding Texas Disposal Systems, Inc. (TDS) contract.

Councilmember Noack moved to approve Texas Disposal Systems, Inc. (TDS) contract with Attorney comments. Councilmember Zapalac seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The Motion carried.

22. Finance Director's Report and possible discussion:

- a) Steven Kutra Financial Director Report

23. Discussion and possible action regarding Chapter 29 Ordinance regarding murals.
(This is the second of two readings)

Councilmember Lerma moved to approve Chapter 29 Ordinance regarding murals. Councilmember Miller seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The Motion carried.

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

- 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.

- Sparklight Contract

- Section 551.076, DELIBERATION REGARDING SECURITY DEVICES OR SECURITY AUDITS: The governmental body will meet in closed, executive session to deliberate the deployment, or specific occasions for implementation, of security personnel or devices; or security audit.
 - Cyber Security

Councilmember Johnson moved to recess into Executive Session. Councilmember Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The Motion carried.

The City Council recessed Open Session at 8:15 PM
The City Council reconvened Open Session at 8:38 PM

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

Councilmember Miller moved to approve staff recommendations on Cybersecurity. Councilmember Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The Motion carried.

26. Discussion and possible action regarding internet service contract with Sparklight.

Councilmember Lerma moved to approve internet service contract with Sparklight. Councilmember Johnson seconded the motion. Mayor Bilski called for the vote:

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

The Motion carried.

27. Requests for future agenda items, comments, and announcements.
- a) Noack - Returning City Council Meetings to City Hall
 - b) Bilski – Workshops for budgets
 - c) Zapalac – Pool pass week update

28. Adjournment

Councilmember Lerma moved to adjourn. Councilmember Johnson seconded the motion.
Mayor Bilski called for the vote:

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

The Motion carried.

Meeting Adjourned at 8:48 PM

PASSED AND APPROVED this July 19, 2022.

Carolyn Bilski, Mayor

Kimberly A. Dickey, City Secretary