



MINUTES OF
REGULAR CITY COUNCIL MEETING
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, AUGUST 16, 2022
6:00 P.M.

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for August 16, 2022, 6:00 PM, at the W. E. Hill Community Center located at 1000 Main Street, Sealy Texas, 77474.

A. Call to Order

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

B. Invocation and Pledges of Allegiance

Councilmember Johnson gave the Invocation.
Mayor Bilski led the Pledges of Allegiance.

C. Roll Call and Certification of a Quorum

Present:

Carolyn Bilski
Dee Anne Lerma
Bradley Miller
Yvonne Johnson
Edward Zapalac
Adam Burttschell

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

Absent:

Chris Noack

Councilmember, Place 2

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager
Kimberly Dickey, City Secretary
Tim Kirwin, City Attorney
Jay Reeves, Police Chief
Scott Riske, Police Captain
Russell Grimes, Police Detective
Steven Kutra, Finance Director
Chrissy McGee, Senior Building Official
Rudy Flores, Public Works Director
Fawn Mackey, Court Administrator
Sandra Vrabec, Assistant to the City Manager
Ashley Erb, Assistant Finance Director
Joshua Brothers, City Planner

1. **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, or duties of a public officer or employee)
 - City Manager

The City Council adjourned Open Session to begin Executive Session at 6:06 p.m.

The City Council reconvened to Open Session at 6:25 p.m.

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

Councilmember Zapalac made a motion to express support and confidence in our City Manager Kimbra Hill, especially with regards to her efforts to achieve financial fiscal responsibility for our city and in her efforts to execute policy and procedures of the city.

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

The motion carried.

D. Proclamations and Special Recognitions

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

- Alejandro Gutierrez – on hardship permit

F. Consent Agenda

This agenda consists of non-controversial, or “housekeeping” items required by law. Items may be removed from the Consent Agenda by any Council Member making such a request prior to a motion and vote on the Consent Agenda

- Approving and adopting the 2022 certified appraisal roll.

Councilmember Lerma made a motion accept the 2022 certified appraisal roll.
Motion seconded by Councilmember Miller.

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

The motion carried.

G. Regular Agenda

- 3. Discussion and possible action regarding Agreement for park entry, maintenance, use and improvements with Greater Sealy Little League, Inc.

Motion by Councilmember Johnson made a motion to approve Agreement for park entry, maintenance, use and improvements with Greater Sealy Little League, Inc. for a time period of 2 years. Motion seconded by Councilmember Burttschell.

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

NOES: None

The motion carried.

4. Discussion and possible action regarding Hardship Permit under Section 58-30 for recreational vehicle located on homestead at 496 Schmidt.

Councilmember Lerma made a motion to approve this item for 6 months for the recreational vehicle located on homestead at 496 Schmidt. Motion seconded by Councilmember Miller.

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

The motion carried.

5. Discussion and possible action regarding employee time clock systems.

Councilmember Lerma made a motion to approve the use of only the Sundial System and employees are to use the required forms as needed. Motion seconded by Councilmember Johnson.

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

The motion carried.

6. Discussion and possible action regarding the proposed Fiscal Year 2022-2023 Budget.

Councilmember Lerma made a motion to approve proposed Fiscal Year 2022-2023 Budget with a transfer of \$968,428.65 out of Enterprise Fund. Motion seconded by Councilmember Miller.

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

The motion carried.

7. Discussion and possible action to schedule a public hearing for the Fiscal Year 2022-2023 Budget.

Councilmember Lerma made a motion to schedule a public hearing for the Fiscal Year 2022-2023 Budget for Wednesday September 21st at 6:00 pm. Motion seconded by Councilmember Zapalac.

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

The motion carried.

8. Discussion and possible action regarding 2022 proposed tax rate. City Council will take a record vote on the proposed tax rate.

Councilmember Lerma made a motion to approve the proposed tax rate of .352190 for 2022. Motion seconded by Councilmember Miller.

Bilski - Aye
Lerma - Aye
Miller - Aye
Johnson - Aye
Zapalac - Aye
Burttschell - Aye

NOES: None

The motion carried.

9. Discussion and possible action to schedule a public hearing on the proposed tax rate.

Councilmember Lerma made a motion to schedule a public hearing on Thursday September 22nd 2022 at the Hill Community Center at 6:00 pm on the proposed tax rate. Motion seconded by Councilmember Miller.

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

The motion carried.

- H. 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, or duties of a public officer or employee)
 - Economic Development Executive Director Position
 - Main Street Manager Position

 - 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;
 - Hailiang
 - D R Horton Development Agreement
 - Bullinger Creek Development Agreement
 - Human Resources

Councilmember Lerma recused herself from Bullinger Creek Development Agreement discussion during executive session.

The City Council adjourned Open Session to begin Executive Session at 8:05 p.m.

The City Council reconvened to Open Session at 9:53 p.m.

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

Motion by Councilmember Miller to post the position of Sealy Economic Development Executive Director. Motion seconded by Councilmember Lerma.

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

The motion carried.

Motion by Councilmember Zapalac to authorize City Attorney and Staff to negotiate with D.R. Horton. Motion seconded by Councilmember Miller.

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

The motion carried

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

11. Adjourn

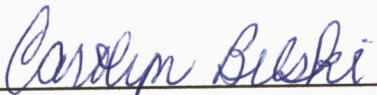
Councilmember Lerma made a motion to adjourn. Motion seconded by Councilmember Miller.

The motion carried.

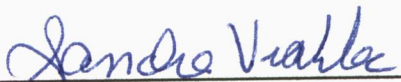
Meeting Adjourned at 10:34 PM

PASSED AND APPROVED this September 6, 2022.





Carolyn Bilski, Mayor



~~Kimberly A. Dickey~~, City Secretary
Sandra Vrabec