



**MINUTES OF
CITY COUNCIL MEETING
SEALY CITY COUNCIL CHAMBER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, DECEMBER 06, 2022
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for December 06, 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 6:01 p.m.

B. Invocation and Pledges of Allegiance

Mayor Bilski led the Pledges of Allegiance and gave the Invocation.

C. 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
Edward Zapalac	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

Absent:

Yvonne Johnson	Councilmember, Place 4
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A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager
Sandra Vrabec, City Secretary
Tim Kirwin, City Attorney
Krystal Sodolak, Finance Director
Jay Reeves, Police Chief
Russell Grimes, Police Detective
Patrick Parsons, Interim Public Works Director
Joshua Brothers, City Planner
Chandler Marks, EDC Director
Michelle Winney, Admin Assistant for Parks
Steve Bozich, Interim Director of Parks, Streets, Drainage, and Building Services
Brandon Lewis, Project Manager of Public Works
Hunter Kmiec, Superintendent of Gas

D. Public Comments and Petition(s)

Kimbra Hill introduced Chandler Marks the new EDC Director

Melanie Willingham would like to thank staff and the police on helping with Fantasy of Lights Parade; and have staff to look at fees for non-profits on Event Form.

E. Business

1. Discussion and possible action regarding the City of Sealy Gas System's Public Awareness program.

Motion was made by Councilman Miller to accept the City's Gas Systems Public Awareness program.

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

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

NOES: None

The motion carried.

2. Discussion and possible action regarding revisions to the Child Area Map.

No action was taken.

3. Discussion and possible action regarding Drainage Credits.

No action was taken.

4. Discussion and possible action regarding Resolution Amending Authorized Representative for TexPool.

Motion was made by Councilwoman Lerma to amend Authorized Representative for TexPool, to include Krystal Sodolak, Director of Finance, Jennifer Matura, Administrative Services Manager, Kimbra Hill, City Manager, and Sandra Vrablec, City Secretary.

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

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

NOES: None

The motion carried.

5. Discussion and possible action regarding Resolution Amending Authorized Representative of TexSTAR.

Motion was made by Councilman Zapalac to amend Authorized Representative of TexSTAR, to include Krystal Sodolak, Director of Finance, Jennifer Matura, Administrative Services Manager, Kimbra Hill, City Manager, and Sandra Vrablec, City Secretary.

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

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

NOES: None

The motion carried.

6. Discussion and possible action regarding Resolution Amending Investment Policy.

Motion was made by Councilwoman Lerma to amend Investment Policy. The change was to change title from Assistant Finance Director to Administrator Service Manager.

Councilman Noack seconded the motion. Mayor Bilski called for the vote.

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

NOES: None

The motion carried.

7. Discussion and possible action regarding Ordinance Amending Fiscal Year 2022-2023 Budget. (This is the first of two readings)

Per Tim Kirwin, City Attorney only one reading is needed.

Motion was made by Councilwoman Lerma to amend Fiscal Year 2022-2023 Budget to allocate funds for Financial Consultant.

Councilman Noack seconded the motion. Mayor Bilski called for the vote.

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

NOES: None

The motion carried

8. Discussion and possible action regarding an Ordinance to extend the development moratorium. (This is the second of two readings)

Motion was made by Councilwoman Lerma to approve the Ordinance and to extend the moratorium; this is the second of two readings. The moratorium was extended for 150 days.

Councilman Burttschell seconded the motion. Mayor Bilski called for the vote.

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

NOES: None

The motion carried

9. Presentation and discussion by Paul Garza regarding development and a Development Agreement.

Jared Jackson with Paul Hayden Development spoke on the proposed Development.

No action was taken.

**10. Discussion and possible action regarding the Light Ordinance.
(This is the second of two readings)**

Motion was made by Councilwoman Lerma to approve the Lighting Ordinance. Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

NOES: None

The motion carried.

11. Discussion and possible action regarding an Interlocal Agreement for Jail Services with Austin County.

Motion was made by Councilman Zapalac to approve Interlocal Agreement for Jail Services.

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

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

NOES: None

The motion carried.

12. Discussion and possible action regarding approval of custom naming to be placed on the Joe Scranton Jr. Park benches.

Motion was made by Councilman Miller to move forward with the custom naming to be placed on the Joe Scranton Jr. Park benches.

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

AYES: Bilski, Lerma, Miller, Zapalac, Burttschell

NOES: Noack

The motion carried.

13. Discussion and possible action regarding approval for Joe Scranton Jr. Park Phase II project with an expenditure of funds by the SEDC to reimburse the City for the project in an amount not to exceed \$5,000.

Motion was made by Councilwoman Lerma to approve Joe Scranton Jr. Park Phase II project to reimburse the City for the project in an amount not to exceed \$5,000.

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

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

NOES: None

The motion carried.

14. Discussion and possible action regarding revision of Pay Scale.

Motion was made by Councilwoman Lerma to approve the revision to the Pay Scale.

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

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

NOES: None

The motion carried.

15. Discussion and possible action regarding the Sealy Little League Agreement.

Motion was made by Mayor Bilski to delete insurance; contract in effect on December 6, 2022; contract for 2 years; payment changed to January, April, July, and October; trash fee \$120.00 for tournaments; supply City with fertilizer.

Councilman Burttschell seconded on the motion. Mayor Bilski called for the vote.

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

NOES: None

The motion carried.

16. Discussion and possible action regarding an Ordinance amending the variance procedures for Chapter 28. (This is the first of two readings)

Motion was made by Councilwoman Lerma to approve amending the variance procedures for Chapter 28; this is the first of two readings.

Councilman Noack seconded the motion. Mayor Bilski called for the vote.

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

NOES: None

The motion carried.

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

- a) **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**

Councilwoman Lerma recused herself from Executive Session on Bullinger Creek

- b) **Section 551.072, DELIBERATIONS REGARDING REAL PROPERTY: A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.**
 - **North Water Plant**

Motion was made by Councilman Noack to recess into executive session.
Councilman Burttschell seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

The City Council recessed into executive session at 8:06 p.m.

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

The City Council reconvened into open session at 10:00 p.m.

Motion was made by Councilman Noack to have City Manager and City Attorney to finalize a settlement agreement and bring back to City Council no later than January 17th.
Councilman Burttschell seconded the motion. Mayor Bilski called for the vote.

Councilwoman Lerma recused herself from this agenda item.

AYES: Bilski, Noack, Miller, Zapalac, Burttschell

NOES: None

The motion carried.

18. Discussion and possible action regarding the December 20th City Council Meeting.

Motion was made by Councilwoman Lerma to cancel December 20th meeting.
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

G. Request for future agenda items, comments, and announcements.

Councilwoman Lerma	Thank staff and Community Foundation for the their work on the Fantasy of Lights. Staff to work on a Naming Rights Policy
Councilman Noack	None
Councilman Miller	Echo the Naming Rights Policy Look at Event Form for Non-Profits Thank staff and Community Foundation for great weekend System of operation for computer and screen Thank staff on the information for Little League Agreement
Mayor	Naming Rights Policy Investigate what other Cities are doing for their Parks Thank you to staff
Councilwoman Johnson	None
Councilman Zapalac	Thank staff on the Little League information Development and Planning Procedures
Councilman Burttschell	Thank you for staff hard work Police – Blue Santa

19. Adjournment

Motion was made by Councilwoman Lerma to adjourn.
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

NOES: None

The motion carried. Meeting adjourned at 10:18 p.m.

PASSED AND APPROVED this February 7, 2023.

Carolyn Bilski
Carolyn Bilski, Mayor

Sandra Vrabec
Sandra Vrabec, City Secretary

