



MINUTES
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, APRIL 19, 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**

Yvonne Johnson 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
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**

None

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

Ronnie Smith spoke on behalf of residents on Acres Lane as to why they do not want the City to approve and/or fund if previously approved, opening the North side dead end of Acres Lane to thru traffic.

Christina Luffman spoke on behalf of the Main Street Advisory Board. She requested that members of council consider giving opening speeches at the BOTA event, and to contact the EDC or info@botasealy.com to sign up to speak. She also thanked Council for their support and reminded everybody that the event is in 10 days.

**6. Discussion and possible action regarding approval of minutes for the meeting held:
• April 5, 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. Discussion and possible action to accept the fiscal year 2021 annual comprehensive financial report. (Presentation by a representative of Brooks Watson & Co.)

Mike Brooks presented the City's annual comprehensive financial report.

Councilman Zapalac moved to accept the fiscal year 2021 annual comprehensive financial report. Councilman Miller seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

8. Presentation and discussion by Bond Counsel and City Financial Advisor regarding Certificates of Obligations.

Marcus Deitz presented the financial plan and schedule of events in regards to the Certificates of Obligations.

9. Discussion and possible action regarding the need to make Notice of Intent to Issue Certificates of Obligations.

No action taken.

10. Discussion and possible action to approve a Resolution authorizing Publication of Intention to Issue Certificates of Obligation, in an aggregate principal amount not to exceed \$18,000,000.00 for the design, acquisition, construction and improvement of certain public works, and authorizing certain other matters related thereto.

Councilwoman Lerma moved to approve a Resolution authorizing Publication of Intention to Issue Certificates of Obligation, in an aggregate principal amount not to exceed \$18,000,000.00 for the design, acquisition, construction and improvement of certain public works, and authorizing

certain other matters related thereto. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

11. Presentation and discussion by a Texas Municipal Retirement System (TMRS) representative regarding the annual update of the employee pension program.

Anthony Mills gave the annual update regarding the City's employee pension program.

Councilwoman Lerma made a motion to move agenda item No. 22 after agenda item No. 11. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

22. Discussion and possible action to allow Saddleback Saloon permission to sell beer, wine, and liquor on city property located in front of 207 Main Street for the 2022 Mudbugs on Main event.

Councilwoman Lerma moved to allow Saddleback Saloon permission to sell beer, wine, and liquor on the City property located in front of 207 Main Street for the 2022 Mudbugs on Main Event contingent upon TABC approval. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

Councilwoman Lerma made a motion to move agenda item No. 21 after agenda item No. 22. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

21. Discussion and possible action to approve street closure for the 2022 Mudbugs on Main event.

Councilwoman Lerma moved to approve street closure for the 2022 Mudbugs on Main Event. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

12. Presentation and discussion by Eric Geisler with Economic Incentive Services regarding the Texas Enterprise Zone Program.

Eric Geisler gave a presentation regarding the Texas Enterprise Zone.

13. 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. *(This is the second of two public hearings)*

Mayor Bilski opened the public hearing at 8:08 p.m.

There were no public comments.

Mayor Bilski closed the public hearing at 8:09 p.m.

14. 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 first of two readings)*

Councilwoman Lerma moved 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. 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 and possible action to appoint Lora Lenzsch as Presiding Municipal Court Judge for a term ending May 2023.

Councilwoman Lerma moved to appoint Lora Lenzsch as Presiding Municipal Court Judge for a term ending May 2023. 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 to approve a Judicial Services Contract with Lora Lenzsch Law Firm.

Councilman Burttschell moved to approve a Judicial Services Contract with Lora Lenzsch Law Firm. 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 to authorize the Mayor to execute an agreement by and between City of Sealy and Pitney Bowes.

Councilman Burttschell moved to authorize the Mayor to execute an agreement by and between City of Sealy and Pitney Bowes. Councilman Zapalac 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 a contract for lifeguard staffing services.

Councilman Noack made a motion to move forward with staff's recommendation regarding the swimming pool. 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. 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 Road.

Councilman Zapalac 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.

20. Discussion and possible action to approve or disapprove the expansion of the mural located at The Donut Palace, 130 Main Street.

Councilwoman Lerma moved to approve the expansion of the mural located at The Donut Palace, 130 Main Street. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

23. Discussion and possible action to approve a Resolution adopting a revised financial management policy.

Councilwoman Johnson moved to approve option B with the addition of HR Administrator. Councilman Burttschell seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

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

Zapalac

- He requested an agenda item regarding the status of Acres Lane and BVS driveway application.

Bilski

- She also requested an agenda item regarding the status of Acres Lane and BVS driveway application.

25. City Manager's report and possible discussion:

- a) Westview Drainage project**
- b) City Facilities**
- c) HOT Funds**

Kimbra Hill gave an update regarding the topics listed above.

26. Adjournment

At 8:51 p.m., Councilman Burttschell moved that the City Council stand adjourned until the next scheduled meeting. Councilwoman Johnson 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 3rd day of May 2022.





Carolyn Bilski, Mayor

ATTEST:



Mercedes Bencomo, City Secretary