



**MINUTES
SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, JANUARY 03, 2023
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for January 03, 2023, 6:00 p.m., 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

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

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 entered meeting at 6:10 p.m.
Councilmember, Place 4
Councilmember, Place 5
Councilmember, Place 6

Absent:

Chris Noack
Adam Burttschell

Councilmember, Place 2
Councilmember, Place 6

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
Chrissy McGee, Community Development Director
Joshua Brothers, City Planner
Patrick Parson, Public Works Director
Chandler Marks, EDC Director

D. Public Comments and Petitions(s)

Lenel Brandiburg spoke about need for more city work on the Eastside
Pastor Davis spoke also about need for more city work on the Eastside

Rose Wigfall spoke about how bad her street is on the Eastside.

Mayor would like to move item G before the Presentation.

Motion was made by Councilwoman Lerma to move item G.
Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

E. Presentation

1. **City Planner's presentation regarding creation off Standard of Operation Procedure for Digital Presentations.**
2. **Update regarding Capital Improvement Advisory Committee comments for 2022-01 and 2022-02.**

F. Business

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

Motion was made by Councilman Zapalac approve the Ordinance amending the variance procedures for Chapter 28; this is the second of two readings.
Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

2. **Discussion and possible action regarding ratifying change order #1 for the Downtown Well.**

Motion was made by Councilwoman Johnson to ratify the change order #1 for the Downtown Well.
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

3. Discussion and possible action regarding ratifying change order #2 for Downtown Well.

Motion was made by Councilman Zapalac to ratify change order #2 for the Downtown Well.

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

AYES: Bilski, Lerma, Johnson, Zapalac

NOES: None

The motion carried.

4. Discussion and possible action regarding using 2018 Certificates of Obligation funds for:

a) Pump at Ward Bend Lift Station not to exceed \$25,000.

b) New valve(s) at water main located at West Street/Tiger Lane and 8th Street.

a) Motion was made by Councilwoman Johnson to approve the funding for pump out of the 2018 Certificates of Obligation not to exceed \$25,000.

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

AYES: Bilski, Lerma, Johnson, Zapalac

NOES: None

The motion carried.

b) Motion was made by Councilwoman Johnson to approve the funding for new valve(s) for water main out of the 2018 Certificates of Obligation not to exceed \$11,000.

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

AYES: Bilski, Lerma, Johnson, Zapalac

NOES: None

The motion carried.

5. Discussion and possible action regarding Natural Gas Rate and Deposit Agreement with Hendrix.

Motion was made by Councilman Zapalac to table action.

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

AYES: Bilski, Lerma, Johnson, Zapalac

NOES: None

The motion carried.

G. EXECUTIVE SESSION: A closed meeting will be held concerning the following item(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 Settlement/Development Agreement**

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

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

The motion carried.

Councilwoman Lerma recused herself from executive session on Bullinger Creek.

The City Council recessed into executive session at 6:17 p.m.

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

The City Council reconvened into open session at 7:34 p.m.

Councilman Miller left the City Council meeting at 7:36 p.m.

No action was taken.

H. Future agenda items, comments and announcements.

Councilwoman Lerma

Thank you to Sealy Police Dept. on the Blue Santa Program
Status of Eastside projects
Variance request letters – in Sealy News instead
Variance request fee
Deposit for commercial gas from other cities

Mayor

Thank you Chrissy for Code Enforcement
Budget worksheet on street improvements
Thank you staff on water emergency pair
Patio Homes

Councilwoman Johnson

Thank to staff and Kimbra for their work
Eastside has been set aside
Glad letter came in today for grant

Councilman Zapalac

**Glad citizens came down to speak
Talked about fees
Raise variance fee
Ultra high water use fee
Parkland requirements**

7. Adjournment

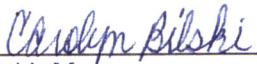
Motion was made by Councilman Zapalac to adjourn.
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried. Meeting adjourned at 8:22 p.m.

PASSED AND APPROVED this 7th day of February 2023.





Carolyn Bilski, Mayor

ATTEST:


Sandra Vrabec, City Secretary