



**MINUTES
SPECIAL SEALY CITY COUNCIL
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
MONDAY, JANUARY 23, 2023
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for January 23, 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 6:03 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
Dee Anne Lerma
Chris Noack
Bradley Miller
Edward Zapalac
Adam Burttschell

Mayor
Councilmember, Place 1/Mayor Pro Tem
Councilmember, Place 2
Councilmember, Place 3 enter meeting at 6:56 p.m.
Councilmember, Place 5
Councilmember, Place 6 enter meeting at 6:36 p.m.

Absent:

Yvonne Johnson

Councilmember, Place 4

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager
Sandra Vrabec, City Secretary entered at 6:45 p.m.
Fred Palmer, Police Sargent
Tim Kirwin, City Attorney
Joshua Brothers, City Planner
Patrick Parson, Public Works Director
Andrea Campbell, Acting Human Resource Manager

D. Public Comments and Petitions(s)

None

E. 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**

- b) **Texas Government Code, Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.** The City Council may meet in closed meeting:

- (1) To discuss or deliberate regarding commercial or financial information that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or
- (2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- **Bullinger Creek**

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

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

The motion carried.

Councilwoman Lerma recused herself from executive session on Bullinger Creek items and left the City Council Meeting at 7:01 p.m.

The City Council recessed into executive session at 7:01 p.m.

F. Business

Business Section was moved before Executive Session.

Motion was made by Councilman Zapalac to move Business Section before the Executive Session. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

AYE: Bilski, Lerma Noack, Zapalac
NOES: None

The motion carried.

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

The City Council reconvened into open session at 9:10 p.m.

No action was taken.

2. Discussion and possible action regarding request for a Resolution regarding Legislative Creation of a Special District (Municipal Utility District).

Motion was made by Councilman Noack to approve the Resolution regarding Legislative Creation of a Special District (Municipal Utility District).

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

AYES: Bilski, Noack, Miller, Zapalac, Burttschell

NOES: None

The motion carried.

3. Discussion and possible action regarding Ordinances:

a) Chapter 28 including but not limited to Definitions, Patio Homes, Greenspaces, and Detention; and

b) Chapter 87 including but not limited to Parkland.

Motion was made by Councilwoman Lerma to proceed with the Ordinances.

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

AYES: Bilski, Lerma, Noack, Zapalac

NOES: None

ABSTAIN: Burttschell, Miller

The motion carried.

G. Future agenda items, comments and announcements.

Mayor

- Thank you to all council for the effort to come in

4. Adjournment

Motion was made by Councilman Zapalac to adjourn.

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

AYES: Bilski, Noack, Miller, Zapalac, Burttschell

NOES: None

The motion carried. Meeting adjourned at 9:11 p.m.

PASSED AND APPROVED this 7th day of February 2023.



Carolyn Bilski
Carolyn Bilski, Mayor

ATTEST:

Sandra Vrabec
Sandra Vrabec, City Secretary