

MINUTES SEALY CITY COUNCIL W.E. HILL COMMUNITY CENTER 1000 MAIN STREET SEALY, TX 77474 TUESDAY, MARCH 07, 2023 6:00 P.M.

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for March 07, 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 Mayor

Dee Anne Lerma Councilmember, Place 1, Mayor Pro Tem

Chris Noack Councilmember, Place 2

Bradley Miller Councilmember, Place 3 entered meeting at 6:53 p.m.

Yvonne Johnson Councilmember, Place 4
Edward Zapalac Councilmember, Place 5
Adam Burttschell Councilmember, Place 6

Absent:

None

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager Sandra Vrablec, City Secretary Tim Kirwin, City Attorney Krystal Sodolak, Finance Director Jay Reeves, Police Chief

Chrissy McGee, Community Development Director

Joshua Brothers, City Planner

Patrick Parson, Public Works Director

Stephen Bozich, Director of Parks, Streets, Drainage, and Building Services

Fawn Mackey, Court Administrator

Michelle Winney, Administrative Assistant for Parks

Chad Matura, Police Sargent

D. Public Comments and Petitions(s)

Nancy Naron to speak on item #6

E. PUBLIC HEARING: The City Council will hold a public hearing to receive comments from all interested individuals regarding proposed changes to the Subdivision ordinance (Chapter 87 of the Code of Ordinances) regarding variances.

Mayor Bilski opened the Public Hearing at 6:03 p.m.

Mayor Bilski closed the Public Hearing at 6:04 p.m.

F. Workshop

Non-Profit Facility Rental and Community Event Fees

Kimbra Hill, City Manager, and Michelle Winney, Administrative Assistant for Parks spoke.

G. Business

1. Discussion and possible action regarding Non-Profit Facility Rental and Community Event Fees.

A motion was made by Councilman Zapalac to table.

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

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

NOES: None

The motion carried.

2. Discussion and possible action regarding an Ordinance amending Chapter 87 – Variance Procedures.

(Second of two readings)

A motion was made by Councilwoman Lerma to approve the Ordinance amending Chapter 87 variance procedures. This is a second of two readings. With the changes that Josh presented.

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

AYES: Bilski, Lermra, Noack, Miller, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

 Discussion and possible action to adopt an Ordinance declaring unopposed candidates and canceling the General Election. (Only one reading is required)

A motion was made by Councilwoman Lerma to adopt an Ordinance declaring unopposed candidates and canceling the Geral Election.

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

AYES: Bilski, Lermar, Noack, Miller, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

4. Discussion and possible action regarding amending the agreement with Austin County Election Department to allow early voting and election day voting at the W. E. Hill Community Center for the 2023 Election year.

A motion was made by Councilwoman Johnson to amend the agreement with Austin County Election Department to allow voting on May 6 Election Day only Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

NOES: None

The motion carried.

5. Discussion and possible action regarding Classic Car Show on April 30, 2023.

A motion was made by Councilwoman Lerma to approve the Classic Car Show on April 30, 2023

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

The motion carried.

6. Discussion and possible action regarding Sealy Area Historical Society Spring Fest on April 8, 2023.

A motion was made by Councilman Burttschell to approve the Sealy Area Historical Society Spring Fest.

Councilwoman Johnson 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 regarding Electricity Providers and Rates.

A motion was made by Councilwoman Lerma to postpone action. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote.

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

NOES: None

The motion carried.

8. Discussion and possible action regarding the Right-of-Way for surveying with Austin County for Drainage Project.

A motion was made by Councilman Zapalac to approve this request for a temporary right of entry with Austin County for the sole purpose of surveying as it relates to the General Land Office Community Development Block Grant (GLO CDBG) Mitigation Grant. Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

NOES: None

The motion carried

9. Discussion and possible action regarding amendments to No Thru Trucks Ordinance. (First of two readings)

A motion was made by Councilwoman Lerma to accept the amendments to the No Thru Trucks Ordinance.

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

AYES: Bilski, Lerma, Noack, Miller, Johnson, Zapalac, Burttscchell

NOES: None

The motion carried.

10. Discussion and possible action regarding adopting an Ordinance amending Chapter 28 – Townhouses, Patio Homes, and Multi-Family Development. (First of two readings)

A motion was made by Councilwoman Lerma to adopt the Ordinance amending Chapter 28 – Townhouses, Patio Homes, and Multi-Family Development.

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

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

NOES: None

The motion carried.

11. Discussion and possible action regarding Sealy Economic Development Corporation Priorities.

No action was taken.

- H. EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):
 - a) Texas Government Code, Section 551.087, Deliberation regarding Economic Development Negotiations; Closed Meeting. This chapter does not require a governmental body to conduct an open meeting: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect 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).
 - Memorandum of Understanding with Highten Capital
 - Bullinger Creek Subdivision
 - b) Personnel Matters under Texas Government Code, Section 551.074 (to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee).
 - Economic Development Corporation Executive Director/Main Street Manager
 - Deputy Executive Director

A motion was made by Councilwoman Lerma to recess into executive session. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote.

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

NOES: None

The motion carried. The City Council recessed into executive session at 8:40 p.m.

Councilwoman Lerma recused herself from Bullinger Creek Subdivision

I. Future agenda items, comments, and announcements.

Mayor Financial Statement

Councilwoman Lerma Agenda Items: Employee merit increases

Signage for the Hill Center parking only

signs

Councilman Noack Agenda Items: Council Governance Policy

Merit Increases for Staff

Sent email on Park cleaning and maintenance at the Mark

Frederick Park

Councilman Miller

Agenda Items: Energy Rates

Townhomes maintenance easements

Councilwoman Johnson

None

Councilman Zapalac

None

Councilman Burttschell

None

12. Adjournment

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

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

NOES: None

The motion carried. Meeting adjourned at 10:09 p.m.

PASSED AND APPROVED this 21st day of March 2023.

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrablec, City Secretary