



**MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, APRIL 16, 2024
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for April 16, 2024, at 6:00 p.m., at the Sealy City Council Chambers located at 415 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

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

C. Roll Call and Certification of a Quorum for Sealy City Council

Present:

Carolyn Bilski
Dee Anne Lerma
Yvonne Johnson
Edward Zapalac
Adam Burttschell

Mayor
Councilmember, Place 1 Mayor Pro Tem
Councilmember, Place 4
Councilmember, Place 5
Councilmember, Place 6

Absent:

Chris Noack
Bradley Miller

Councilmember, Place 2
Councilmember, Place 3

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 Sargent Investigator
Patrick Parsons, Public Works Director
Mike Barrow, Planning Director
Bill Atkinson, EDC Director

D. Petition(s) and Public Comments

Weston Garling signed up to speak on items #2, #3, and #4.

Keith Oliver signed up to speak on Items #2, #3, and #4. He spoke on Drainage in the area of Dorothy Lane.

Daniel Bermea signed up to speak on Items #2, #3, and #4. He spoke on Lots of 7 & 8 on Dorothy Lane.

E. Discussion and possible action to approve the agenda order or reorder.

A motion was made by Councilman Zapalac to approve the agenda.
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

F. Proclamation(s) and Special Recognition(s)

- **National Volunteer Week of April 21st – 27th**
- **National Day of Prayer May 2nd**

G. Consent Agenda

- a) April 2, 2024, Regular Meeting Minutes**
- b) Discussion and Possible Action regarding an Ordinance Repealing Section 2-102, Main Street Advisory Board (2nd of two readings)**

A motion was made by Councilwoman Lerma to approve the April 2, 2024, Regular Meeting Minutes and to approve the Ordinance Repealing Section 2-102, Main Street Advisory Board, this is the 2nd of two readings.

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

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

The motion carried.

H. Presentation(s)

- **BrooksWatson and Co., PLLC – Audit**
- **Streets/Drainage Maintenance, Parks/Recreation, and Building Services Scope of Work Schedule by Public Works**

I. Business

1. Discussion and Possible Action regarding the City-Wide Event for All for One Festival to be held at the Abe and Irene Levine Park on June 29, 2024.

A motion was made by Councilwoman Lerma to table this agenda item until we get further Clarification.

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

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

2. Discussion and Possible Action regarding a Variance for Lots 7 & 8 of the O. A. Krampitz Subdivision regarding Lot Depth.

A motion was made by Councilwoman Lerma to Approve the Variance for Lots 7 & 8 of the O. A. Krampitz Subdivision regarding Lot Depth of 218 ft.

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

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

3. Discussion and Possible Action regarding a Variance for Lots 7 & 8 of the O. A. Krampitz Subdivision regarding Lot Area.

A motion was made by Councilwoman Lerma to Deny a Variance for Lots 7 & 8 of the O. A. Krampitz Subdivision on the Lot Area.

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

AYES: Bilski, Lerma, Johnson, Zapalac

NOES: Burttschell

The motion carried.

- 4. Discussion and Possible Action regarding a Replat (Resubdivision) of Lots 7 & 8 of the O. A. Krampitz Subdivision recorded in Volume 255, Pages 541-547 D.R.A.C.T. located in the City of Sealy, Texas, C. C. Allen Survey, A-337, H & T. C. Railroad Company Survey, Section 146, Austin County, Texas. The area to be Replatted is at the intersection of Dorothy Lane and Irene Lane.**

A motion was made by Councilwoman Lerma to Deny and Disapprove the Replat because it does not meet the Lot Area Requirement.

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

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

- 5. Discussion and Possible Action regarding Placement of Stop Signs, Yield Sign, and Speed Limits:**

- **Main Street and Hardeman Street (4-way stop)**
- **Main Street and Loescher Street (3-way stop)**
- **Replacing Yield Sign with Stop Signs on Loescher Street at Main Street**
- **Reducing Speed Limit to 25 miles per hour (Transportation Code 545.356 b (1))**

A motion was made by Councilwoman Lerma to Approve the following recommendation made by Kimbra Hill, City Manager, First do Radar Speed Limit Signs, Stripe the Curve by the Cemetery, and Replace Yield Sign with a Stop Sign on Loescher Street at Main Street where there's currently just a Yield Sign, and Investigate Crosswalk Laws to determine whether or not we would have to have Stop Signs to put the Crosswalk at Main and Hardeman, and form a Committee for Long Range Planning.

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

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion called.

- 6. Discussion and Possible Action amending Task Order 23-02 for On-Call Engineering Services with Strand Associates.**

A motion was made by Councilman Zapalac to Approve Amending Task Order 23-02 for On-Call Engineering Services with Strand Associates.

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

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

7. Discussion and Possible Action regarding Resolution for Salvage Property.

A motion was made by Councilwoman Lerma to Approve the Resolution for Salvage Property of Water Meters and Water Valves.

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

AYES: Bilski, Lerma, Johnson, Zapalac, Burtschell

NOES: None

The motion carried.

8. Discussion and Possible Action regarding City-Wide Event Notification Form, Planning Guide and Risk Factor Table.

A motion was made by Councilman Zapalac to Approve the City-Wide Event Notification Form, City-Wide Event Planning Guide, the Risk Factor Table, and Add the Post-Event Form to the Packet and including Blank Line for Actual Attendance Count.

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

AYES: Bilski, Lerma, Johnson, Zapalac, Burtschell

NOES: None

The motion carried.

**9. Discussion and Possible Action regarding Amending Ordinance No. 2024-09 for the Master Fee Schedule for:
(First of two readings)**

- **New Construction/Addition Residential Permit Fees**
- **Building Permit Fees**
- **Commercial Building Permit Fees**
- **Health Permit Fees**
- **Mobile Home Park Fees**
- **Drainage Review Fees**
- **Utilities Development Review Fees**
- **Subdivision Plat Review Fees**
- **Civil and Engineering Plan Review Fees**
- **Development Deposits, Inspections, and Additional Reviews and Meetings for Engineering and Legal Fees and Costs**
- **Electrical Permit Fees**
- **Plumbing Permit Fees**
- **Mechanical Permit Fees**
- **Commercial Fire Alarm System Fees**
- **Commercial Fire Suppression System Inspection Fees**
- **Commercial and Multifamily Fire Code Plan Review Fees**
- **Commercial Fuel Tank Fees**
- **Stormwater Detention Facility**

A motion was made by Councilman Zapalac to Amend Ordinance 2024-09 for the Master Fee Schedule with a Correction on page four to change the word Placement to Replacement under the Transfer or Placement of Mobile Home, Correction on page six by adding a word Application on the bottom before Application, it will become Application Processing Fee for Development Deposits, and on page seven, Striking the \$30 Hourly Rate Per City Staff. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

10. Discussion and Possible Action regarding Approval of New or Updated Fee Collection Forms:

- **Construction Inspection – City Engineering/Legal Review and Meeting Request Form (new)**
- **Utilities Development and Traffic Review Application (new)**
- **Construction Plan Review Application (new)**
- **Drainage Review Application (updated)**
- **Land Plan and Plat Application (updated)**

A motion was made by Councilman Zapalac to Approve New or Updated Fee Collection Forms with the Correction to Strike a \$30 per Hour Staff Fee, but continuing to collect the hours just for Record Keeping purposes. Councilman Burttschell seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

11. Discussion and Possible Action regarding Engagement Letter with Herrera Law and Associates, PLLC.

A motion was made by Councilwoman Lerma to Approve an Engagement Letter with Herrera Law and Associates, PLLC. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

12. Discussion and Possible Action regarding Engagement Letter with TFS Energy Solutions, LLC, d/b/a/ Tradition Energy.

A motion was made by Councilwoman Johnson to Approve the Engagement Letter with TFS Energy Solutions, LLC, d/b/a Tradition Energy.

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

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

13. Discussion and Possible Action regarding Water Conservation Plan.

A motion was made by Mayor Bilski to Approve a Resolution prepared by Tim Kirwin, City Attorney for the Water Conservation Plan including any amendments required by the Texas Water Commission Development Board.

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

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

14. Discussion and Possible Action regarding a Resolution Authorizing the City Manager and Finance Director to take the following TexSTAR account actions: (A) Close Inactive TexSTAR accounts; (B) Open new accounts for the 2022 Certificate of Obligation (CO) Fund; (C) Update the name on the 2010 CO I&S account to the 2020 General Obligation Refunding Bond; and (D) Update the name on the 2011 CO I&S account to the 2021 General Obligation Refunding Bond account.

A motion was made by Councilman Zapalac to Approve the Resolution Authorizing the City Manager and Finance Director to Close Inactive TexSTAR accounts; Open new accounts for the 2022 CO fund; Update the name on the 2010 CO I&S account to the 2020 General Obligation Refunding Bond; and Update the name on the 2011 CO I&S account to the 2021 General Obligation Refunding Bond account.

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

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

15. Discussion and Possible Action regarding Financial Report for the period ending February 29, 2024.

A motion was made by Councilwoman Lerma to Accept the Financial Report for the period ending February 29, 2024.

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

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

J. 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.

- Employee Reclassification
- Professional Services Agreement
- Gulf Coast Coalition of Cities (GCCC)

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.

A motion was made by Councilman Zapalac to recess into Executive Session. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried. The City Council entered into Executive Session at 8:51 p.m.

16. Reconvene into Regular Session and consider action, if any, on items discussed in Executive Session.

The City Council reconvened into Open Session at 9:48 p.m.

No action was taken.

17. Discussion and Possible Action regarding Resolution for continued participation or termination of membership with the Gulf Coast Coalition of Cities.

No action was taken.

18. Discussion and Possible Action regarding a Resolution Suspending the April 10, 2024, effective date of CenterPoint Energy Houston Electric, LLC's Requested Rate Change.

No action was taken.

19. Reports or Requests from the City Manager.

- Spring Clean-Up – Friday, April 19th and Saturday, April 20th
- HR Policy Update
 - TikTok Policy
 - First Responders Leave
 - Social Media
 - Pregnancy Laws
 - Leave Policy
 - Other Legislative Policy changes
- TML Insurance Rates and Budget Consideration
- Public Works Applications and Future Tap Fee Update regarding Master Fee Schedule
- Downtown Parking Project Lease with BNSF Railroad
- Compliance with GASB 101
- Highway 36 Sewer Expansion Project
- City Hall and Plans Building Roof Replacement Project
- Splash Pad Project
- Rexville Road Water Plant
- ARPA Lift Station Project
- Allens Creek Trunk Sewer Replacement Phase 1
- Chapman B&PW Retention Pond Expansion and Storm Sewer Project
- FEMA Water Plant and Lift Station Generators
- Parks Board Meeting and Parks Maintenance
- Boards and Commission Vacancies Applications due by May 3 at 5:00 p.m.
 - Economic Development Corporation
 - Planning Commission
 - Parks Board
 - TIRZ #2

20. Reports, Announcements, or Requests from Councilmembers.

Mayor Bilski	Mass Gathering Form
Councilwoman Lerma	Thank the Staff for Replacing the mulch at the Playgrounds and Painting the Splash Pad
Councilman Noack	Absent
Councilman Miller	Absent
Councilwoman Johnson	None
Councilman Zapalac	Park Occupancy Numbers established Create a One-Page Checklist for Builders/Homeowners
Councilman Burttschell	None

K. Adjourn

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

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried. The meeting adjourned at 9:59 p.m.

PASSED AND APPROVED this 9th day of May 2024.



Carolyn Bilski

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrablec

Sandra Vrablec, City Secretary