



**MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, JUNE 18, 2024
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for June 18, 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 Curry 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
Chris Noack
Theadra Curry
Edward Zapalac

Mayor
Councilmember, Place 1 Mayor Pro Tem
Councilmember, Place 2
Councilmember, Place 4
Councilmember, Place 5

Absent:

Bradley Miller
Adam Burttschell

Councilmember, Place 3
Councilmember, Place 6

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager
Sandra Vrabec, City Secretary
Tim Kirwin, City Attorney
Jay Reeves, Police Chief
Scott Riske, Police Captain
Chris Hudson, Police Captain
Patrick Parsons, Public Works Director
Mike Barrow, City Planner
Bill Atkinson, EDC Director

D. Petitions(s) and Public Comments

No one signed up to speak.

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

A motion was made by Councilman Zapalac to Approve the Agenda Order.
Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac
NOES: None

The motion carried.

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

- **Bluebonnet Master Gardeners**

G. Consent Agenda

- **May 21, 2024, Special Joint City Council Minutes with Sealy Economic Development Corporation**
- **May 21, 2024, Regular City Council Minutes**

A motion was made by Councilwoman Lerma to Approve the Consent Agenda.
Councilman Noack seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac
NOES: None

The motion carried.

H. Presentation(s)

- Economic Development Corporation Strategic Plan Projects

I. Business

1. Discussion and Possible Action to Approve CIAC Comment 2024-01 providing its Semi-Annual report to the City.

A motion was made by Councilwoman Lerma to Approve the CIAC Comment 2024-01 providing its Semi-Annual report.
Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac
NOES: None

The motion carried.

2. Discussion and Possible Action to Approve, Approve with Conditions, Disapprove, or Grant an Extension for a Variance Application for a future subdivision. The Variance Application consists of:

- a) Two Lots abutting Moore Street being 55 feet width and 120 feet depth (60 feet width and 120 feet depth required).**
- b) 7 Lots that will abut a new street off of Moore Street being 60 feet width and 110 feet depth (60 feet width and 120 feet depth required).**
- c) Request to utilize an existing alleyway on the West Boundary of the Property, Running North and South for Utilities.**

- a) A motion was made by Councilwoman Lerma to Approve a minimum lot size of 57.5 feet width and 120 feet depth.
Councilman Noack seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac
NOES: None

The motion carried.

- b) A motion was made by Councilman Noack to Approve minimum lot size of 60 feet width and 115 feet depth.
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac
NOES: None

The motion carried.

- c) A motion was made by Councilman Zapalac to Disapprove utilizing an existing alleyway on the West Boundary of the Property, Running North and South for Utilities.
Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac
NOES: None

The motion carried.

3. Discussion and Possible Action to Approve, Approve with Conditions, Disapprove, or Grant an Extension for a Preliminary Plat contingent upon the Public Works Director and all required documents for Westward Pointe Section 3, 106 Single-Family Residential Lots, 5 Blocks and 3 Reserves, being a Subdivision of 27.992 Acres located in the San Felipe de Austin Survey, Abstract Number 5, City of Sealy, Austin County, Texas.

A motion was made by Councilman Noack to Approve the Preliminary Plat contingent upon the Public Works Director and all required documents for Westward Pointe Section 3.
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

AYES: Lerma, Noack, Zapalac
NOES: Bilski, Curry

The motion carried.

4. Discussion and Possible Action regarding Approving a Resolution accepting Management's Response to Fiscal Year ending September 2023 Audit Findings.

A motion was made by Councilman Zapalac to Approve a Resolution accepting Management's Response to Fiscal Year ending September 2023 Audit Findings. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac
NOES: None

The motion carried.

5. Discussion and Possible Action regarding the Financial Report ending April 2024.

A motion was made by Councilman Zapalac to Approve the Financial Report ending April 2024. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac
NOES: None

The motion carried.

**J. Preliminary 2024-2025 Budget and Tax Rate Workshop:
Discussion and Possible Action:**

• **Salaries and Benefits**

City Manager Kimbra Hill reviewed General Fund Budget Revenues, Fund Balance, Financial Management Policy, and Audit Compliance. Chief Reeves reviewed his staff's qualifications and a request for additional compensation.

A motion was made by Councilwoman Curry to Use the Funds that are available in the Chief's Budget for the Emergency Retention One Time Payment. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac
NOES: None

The motion carried

6. Discussion and Possible Action Amending the Exempt Pay Scale to Conform with a 3% Increase Approved at the June 4, 2024 City Council meeting.

A motion was made by Councilman Zapalac to Approve Amending the Exempt Pay Scale to Conform with a 3% Increase at the June 4, 2024 City Council meeting.

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

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

The motion carried.

7. Discussion and Possible Action regarding a Resolution to Declare Salvage Property for Water Meters.

A motion was made by Councilwoman Lerma to Approve a Resolution to Declare Salvage Property for Water Meters.

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

AYES: Bilski, Lerma, Noack, Curry, Zapalac
NOES: None

The motion carried.

8. Discussion and Possible Action regarding Approving a New Cyber Liability and Data Breach Response Interlocal Agreement for Core Plus Cyber Protection with the Texas Municipal League Intergovernmental Risk Pool.

A motion was made by Councilman Zapalac to Approve a New Cyber Liability and Data Breach Response Interlocal Agreement for Core Plus Cyber Protection with the Texas Municipal League Intergovernmental Risk Pool.

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

AYES: Bilski, Lerma, Noack, Curry, Zapalac
NOES: None

The motion carried.

9. Discussion and Possible Action regarding Approving a Resolution Adopting a Revised Investment Policy.

A motion was made by Councilwoman Lerma to Approve a Resolution Adopting a Revised Investment Policy.

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

AYES: Bilski, Lerma, Noack, Curry, Zapalac
NOES: None

The motion carried.

10. Discussion and Possible Action regarding Resolution Amending Authorized Representatives for TexPool.

A motion was made by Councilwoman Lerma to Approve a Resolution Amending Authorized Representatives for TexPool.

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

AYES: Bilski, Lerma, Noack, Curry, Zapalac
NOES: None

The motion carried.

11. Discussion and Possible Action regarding Resolution Amending Authorized Representatives for TexStar.

A motion was made by Councilwoman Lerma to Approve a Resolution Amending Authorized Representatives for TexStar.
Councilman Noack seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac
NOES: None

The motion carried.

K. 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.**

- **Broadband License Agreement**

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

AYES: Bilski, Lerma, Noack, Curry, Zapalac
NOES: None

The motion carried. The City Council entered into Executive Session at 8:56 p.m.

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

The City Council reconvened into Open Session at 9:00 p.m.

A motion was made by Councilwoman Lerma to Authorize a License Agreement for Broadband License.
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Curry, Zapalac
NOES: None

The motion carried.

13. Reports or Requests from the City Manager and Discussion on:

- TCEQ Approval of Open Burn at Limb Pile
- Rexville Road Water Well
- Village Drive Drainage Project Repair
- EDC Strategic Plan Projects
- Non-Annexation Agreements Status

14. Reports, Announcements, or Requests from Council members.

Mayor Bilski	None
Councilwoman Lerma	None
Councilman Noack	None
Councilman Miller	Absent
Councilwoman Curry	None
Councilman Zapalac	Non-Annexation includes any comment that Tim has about State Law Changes and what Impact it has on our ability to execute the 211 that we passed about two years ago.
Councilman Burttschell	Absent

L. Adjourn

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

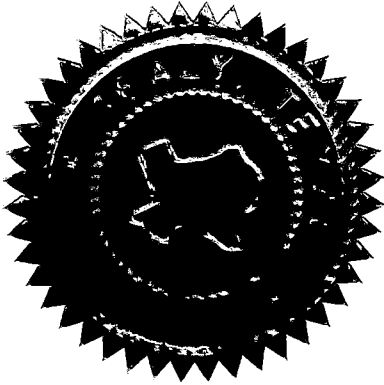
AYES: Bilski, Lerma, Noack, Curry, Zapalac
NOES: None

The motion carried. The meeting adjourned at 9:05 p.m.

PASSED AND APPROVED this 2nd day of July 2024.



Carolyn Bilski, Mayor



ATTEST:

Sandra Vrablec

Sandra Vrablec, City Secretary