



**MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, JULY 2, 2024
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for July 2, 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	Mayor
Dee Anne Lerma	Councilmember, Place 1 Mayor Pro Tem
Chris Noack	Councilmember, Place 2
Bradley Miller	Councilmember, Place 3 Entered meeting at 6:24 p.m.
Theadra Curry	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 Vrabec, City Secretary
Tim Kirwin, City Attorney
Jay Reeves, Police Chief
Russell Grimes, Police Admin Sergeant
Patrick Parsons, Public Works Director
Mike Barrow, City Planner
Bill Atkinson, EDC Director
Katherine Ellis, EDC Secretary
Dallas Bozich, Executive Assistant to the City Manager

Public Works Employees:

Hunter Kmiec, Gas Superintendent
Brooke Kaiser, Admin Assistant
Stephen Bozich, Streets, Parks, and Drainage Superintendent
Travis Cochran, Waste Water Treatment Superintendent
Nick Hagen, Water/Sewer Superintendent
Everett Ramirez, Streets and Parks Department
Trey Laughlin, Customer Service Department

Police Department:

Tony Fourrnoux
Brandon Pooser
John Fullen
Keith Drlík

D. Petitions(s) and Public Comments

Mayor Carolyn Bilski read a Letter from Senator Cornyn's Office.

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

A motion was made by Councilman Zapalac Approve the Agenda and to move Item J (a) and (b) after Item H.

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

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

NOES: None

The motion carried.

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

None

G. Consent Agenda

- **June 4, 2024, Regular City Council Minutes**
- **June 10, 2024, Special Joint City Council with Economic Development Corporation Minutes**
- **June 18, 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, Burttschell

NOES: None

The motion carried.

H. Presentation(s)

- Spotlight of Public Works Department

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.

- Town Park Center, LLC vs City of Sealy et al, Cause No. 2019V-0062
- Chapter 42 of the Code of Ordinances: 8-Liners (Coin Operated Machines, Amusement Redemption Machines) and Game Rooms
- Project M-63

- b) **Texas Government Code, Section 551.087, DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS:** The City will meet in closed session to (1) 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.

- a. Project M-63

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

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

NOES: None

The motion carried. The City Council entered into Executive Session at 6:18 p.m.

Councilman Miller entered Executive Session at 6:24 p.m.

The City Council reconvened into Open Session at 8:15 p.m.

I. Business

1. Discussion and Possible Action regarding a Professional Service Agreement with Michael Kubricht for Judicial Services and the City Manager to execute.

A motion was made by Councilman Noack to Approve a Professional Service Agreement with Michael Kubricht for Judicial Services and the City Manager to execute. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

2. Discussion and Possible Action to approve a resolution authorizing the Sealy Economic Development Corporation's expenditure of funds to the Medrano's for a Historic District and Business Improvement Grant to Fund Façade Improvements and the Installation of an ADA-Compliant Public Bathroom, in an amount not to exceed \$11,000.00.

(This is the first of two readings)

A motion was made by Councilman Zapalac to Approve a Resolution authorizing the Sealy Economic Development Corporation expenditure of funds to the Medrano's for a Historic District and Business Improvement Grant to Fund Façade Improvements and the Installation of an ADA-Compliant Public Bathroom, in an amount no to exceed \$11,000. This is the first of two readings.

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

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

The motion carried.

3. Discussion and Possible Action regarding Long-Term Planning of Tree and Vegetation Debris Disposal.

A motion was made by Councilman Zapalac to table this agenda item. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

4. Discussion and Possible Action regarding Approving Utility Easement between the City of Sealy and Hendrix.

A motion was made by Councilwoman Curry to Approve the Utility Easement between the City of Sealy and Hendrix.

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

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

NOES: None

The motion carried.

5. Discussion and Possible Action regarding the Status of Current Residential Subdivisions and the Status of Approvals and Acceptances of their Respective Improvements.

No action was taken.

6. Discussion and Possible Action regarding Councilwoman Lerma's request for Improvements from Public Works at the Abe and Irene Levine Family Park Pavilion.

A motion was made by Councilman Burttschell to table this item.

Councilman Zapalac 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 Non-Annexation Agreements.

No action was taken.

8. Discussion and Possible Action regarding Amending the Police Department Pay Scale.

A motion was made by Councilwoman Lerma to table this item.

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

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

NOES: None

The motion carried.

J. EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):

- c) **Texas Government Code, Section 551.074, PERSONNEL MATTERS: To deliberate the employment, evaluation, and duties, of a public officer or employee.**

- **City Manager**

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

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

The motion carried. The City Council entered into Executive Session at 8:55 p.m.

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

The City Council reconvened into Open Session at 9:36 p.m.

A motion was made by Councilman Noack to authorize the City Attorney and the Economic Development Corporation Director to Draft a Tax Abatement Agreement for Project M-63. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

10. Discussion and Possible Action regarding Ordinance Amending Chapter 42 regarding 8-Liners (Coin Operated Machines, Amusement Redemption Machines) and Game Rooms.

A motion was made by Councilwoman Lerma to table this item. Councilman Noack seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

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

Nothing at this time.

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

Mayor Bilski	Form to fill out for agenda items
Councilwoman Lerma	Copy of Patrick Parsons Presentation
Councilman Noack	None
Councilman Miller	None
Councilwoman Curry	All for One Event was great
Councilman Zapalac	None
Councilman Burttschell	None

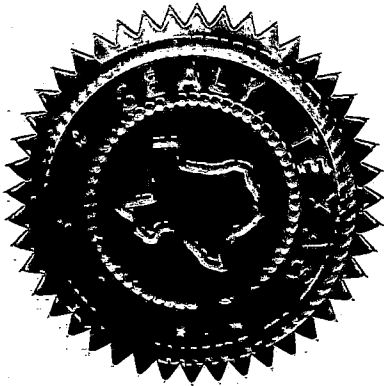
K. Adjourn

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

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

The motion carried. The meeting adjourned at 9:40 p.m.

PASSED AND APPROVED this 6th day of August 2024.



Carolyn Bilski
Carolyn Bilski, Mayor

ATTEST:
Sandra Vrabec
Sandra Vrabec, City Secretary