MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, DECEMBER 17, 2024
6:00 P.M.

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for December 17, 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 6:04 p.m.

B. Invocation and Pledges of Allegiance

Mayor Bilski gave the Invocation and 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
Chris Noack	Councilmember, Place 2
Edward Zapalac	Councilmember, Place 5

Absent:

Bradley Miller	Councilmember, Place 3
Theadra Curry	Councilmember, Place 4
Adam Burttschell	Councilmember, Place 6

.A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager
Sandra Vrablec, City Secretary
Tim Kirwin, City Attorney
Jennifer Matura, Finance Director
Jay Reeves, Police Chief
Scott Riske, Police Captain
Mike Barrow, Assistant City Manager
Patrick Parsons, Public Works Director
Fawn Mackey, Court Administrator
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 presented except to change Business Item 16 to appear after Business Item 9.
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

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

- **Sealy Fantasy of Lights**

G. Consent Agenda

- **November 19, 2024, Regular City Council Minutes**

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

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

The motion carried.

H. Presentation(s):

- **Convention and Visitors Bureau (CVB) Q4**

- **Fantasy of Lights Report by Public Works Director**

I. Business

1. **Discussion and Possible Action regarding Status of 2018 Certificate of Obligation (CO) Fund.**

   No action was taken.

2. **Discussion and Possible Action regarding a Resolution Declaring Intention to Finance Expenditures to be Incurred for Purchase, Construction, Installation, and Renovation of Citywide Power Generation Facilities for Critical Infrastructure and purchase, construction, installation and renovation of Parks and Recreation Facilities not to exceed $1.5 million.**

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

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

The motion carried.

3. **Consideration and Possible Action to Approve a Resolution Authorizing Publication of Intention to Issue Certificate of Obligation, in an Aggregate Principal amount not to exceed $20,000.000.00 for the Design, Acquisition, Construction and Improvement of Certain Public Works, and Authorizing Certain other Matters Relating Thereto.**

   A motion was made by Councilman Noack to Approve a Resolution Authorizing Publication of Intention to Issue Certificate of Obligation in an Aggregate Principal amount not to exceed $20,000,000.
   Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

   The motion carried.

4. **Discussion and Possible Action regarding the Convention and Visitors Bureau Q4 Report findings and Fiscal Year End Audit Report.**

   A motion was made by Councilman Zapalac to Table this Agenda Item.
   Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

   The motion carried.

5. **Discussion and Possible Action regarding Hotel Occupancy Tax (HOT) Services Agreement between the City of Sealy and the Sealy Chamber of Commerce acting in the capacity as the Sealy Convention and Visitors Bureau (CVB).**

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

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

   The motion carried.

6. **Discussion and Possible Action regarding Financial Reports for Month Ending October 31, 2024:**

   - **General Ledger vs Actuals**
   - **Fund Balance**
   - **Sales Tax Report**

- **Check Register**

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

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

The motion carried.

7. **Discussion and Possible Action regarding Stop Sign Placement on Main Street (East and West) at Hardeman, and East and West at Loescher Street.**

A motion was made by Councilman Zapalac to direct the Attorney to prepare an Ordinance with a 30 inch Stop Sign with Temporary Flags and Stop Bars on all Four Sides at Main and Hardiman, and Change the Stop Sign on Loescher back to Yield Sign, and Install East and West Stop Signs and Stop Bars on Main at Loescher.
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

8. **Discussion and Possible Action regarding Strand Task Order No. 24-04-2025 On-Call Engineering Support.**

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

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

The motion carried.

9. **Discussion and Possible Action regarding Strand Task Order for Pavement Asset Assessment.**

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

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

The motion carried.

16. **Discussion and Possible Action regarding Contracting for Court Security Services with Off Duty Services, Inc. DBA Protos Off Duty Services.**

A motion was made by Councilman Zapalac to Approve a Contract for Court Security Services with Off-Duty Services Inc. doing business as Protos Off-Duty Services.

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

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

The motion carried.

10. **Discussion and Possible Action to Approve Amendment No. 1 to the Hazard Mitigation Services Contract Between the City of Sealy and GrantWorks, Inc. to include necessary federal provisions into its terms and conditions.**

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

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

The motion carried.

11. **Discussion and Possible Action regarding Copier Contract Supplement with UBEO Business Services.**

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

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

The motion carried.

12. **Discussion and Possible Action regarding Resolution for Flock Cameras (License Plate Readers) to be funded by the Sealy Economic Development Corporation (SEDC). (First of two readings)**

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

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

The motion carried.

13. **Discussion and Possible Action to Approve a Resolution regarding Acceptance of Improvements and Maintenance Bonds for Westward Pointe Section 1 and 2.**

A motion was made by Councilman Zapalac to Approve a Resolution regarding Acceptance of Improvements in Maintenance Bonds for Westward Pointe Section 1 and 2.
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

14. **Discussion and Possible Action regarding Amending Ordinance Chapter 29 regarding City of Sealy Downtown District Mural Policy. (First of two readings)**

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

AYES: Bilski, Lerma, Noack, Zapalac
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.

- **Personnel Policy – Bailiff Pay**
  Sick Leave
- **Bullinger Creek**
- **Dove Landing**
- **License Agreement for Broadband**

b) 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).

- **Juvo Energy – Data Center Development**

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

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

The motion carried. The City Council entered into Executive Session at 7:23 p.m.

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

The City Council reconvened into Open Session at 9:09 p.m.

A motion was made by Councilwoman Lerma to Approve a Resolution regarding Acceptance of Improvements and Bonds for Dove Landing Sections 1, 2, and 3.
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

A motion was made by Councilman Noack to Amend the Employee Personnel Manual with the following Information. There is hereby established a Sick Leave Accrual Cap of 320 hours for Tier One Employees and 160 hours for Tier Two and Tier Three Employees based on the chart shown below. So Tier One Employees are Employees that have been employed on February 7, 1989, to May 31, 2012. Their maximum number of Total Accrued hours would be 320 hours. Their maximum number of hours for payment would be 320 hours. Tier Two employed on April 1, 2012, to October 18, 2022. Maximum number of Total hours Accrued would be 160 hours. Maximum number of hours for payment would be 160 hours. Tier Three employed on or after October 19, 2022. Maximum number of Total hours Accrued 160 hours. Maximum number of hours for payment, not eligible. For Sick Leave pay as of 1/5/2025. If an employee has more than the Designated Accrual Cap stated, then employee can retain that accrued balance but will not accrue more sick time unless and until the employee goes under the cap. And then we're also suggesting to Delete the following sentence or information from Section 4.2 that is read as the following transfers of Sick Leave from one employee to another and any other exceptions to this policy may be granted at the discretion of the City Manager.
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Zapalac

NOES: None

The motion carried.

17. **Discussion and Possible Action regarding Payout of Holiday Time.**

A motion was made by Councilman Zapalac to Pay Out Holiday Pay Liability on the books for Pay Period ending 12/22/2024 to be paid on 12/24/2024 at the hourly rate of pay in effect on November 5, 2024.
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

18. Discussion and Possible Action to Approve a Resolution regarding Acceptance of Improvements and a Letter of Credit for Dove Landing Sections 1, 2, and 3.

No action taken. This was done under Item #15.

19. Discussion and Possible Action regarding Approving a License Agreement with Rise Broadband.

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

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

The motion carried.

20. Reports or Requests from the City Manager and Discussion.

Reminder if you want to discuss the Priorities in January, I need everybody to send me an email with your list of Priorities.

21. Announcements, or Requests from Councilmembers.

Mayor Bilski	I know how hard everyone is working shorthanded to get that fund balance up, and even though that's great, we've got to get the help, so we do not burn out these quality people that we have. And I appreciate everything, Mike, Patrick. I just appreciate Chief, everybody that's doing what they can to honor our taxpayers.
Councilwoman Lerma	Thank you to all of Staff and the Chamber and all of the Volunteer Groups for a very successful Fantasy of Lights. Thank you for a wonderful City Christmas Party.
Councilman Noack	Traffic Solution Exit
Councilman Miller	Absent
Councilwoman Curry	Absent
Councilman Zapalac	Say Thank you to the Staff and everybody that volunteered for Fantasy of Lights Traffic Exit
Councilman Burttschell	Absent

K. Adjourn

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

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

The motion carried. The meeting adjourned at 9:19 p.m.

PASSED AND APPROVED this 7th day of January 2025.

Carolyn Bilski

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrablec

Sandra Vrablec, City Secretary