



**MINUTES
SPECIAL MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET SEALY, TX 77474
MONDAY, AUGUST 8, 2022
6:30 P.M.**

1. Call to Order

President Sterling Schiller called the meeting to order at 6:33 p.m.

2. Invocation and Pledge of Allegiance

Yvonne Johnson gave the invocation led the Pledge of Allegiance.

3. Roll Call and Certification of a Quorum

Present:

Yvonne Johnson
Sterling Schiller
Larry Koy
Russ Rainwater
Johnny Bonaccorso

Absent:

Bradley Miller
Jennifer Sullivan

A quorum was declared present.

Staff attending:

Kimbra Hill, Interim City Manager
Ashley Erb, Assistant Finance Director
Tim Kirwin, City Attorney
Kim Dickey, City Secretary
Katherine Ellis, SEDC Deputy Executive Director / Secretary

4. Petitions or Requests from the Public

There were no petitions or requests from the public.

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5. Discussion and Presentation of Sealy EDC Board of Director's Orientation.

Sealy EDC Attorney, Tim Kirwin, and Sealy EDC Board Secretary, Katherine Ellis, orientated the Sealy EDC Board of Directors on laws and policy to follow while serving on the Sealy EDC Board.

6. Discussion and possible action to approve the minutes for the following date:

- **Wednesday, June 22, 2022 Special Annual Meeting at 6:00 p.m.**

Russ Rainwater made a motion to approve the minutes for Wednesday, June 22, 2022 Special Annual Meeting at 6:00 p.m. Larry Koy seconded the motion. President Schiller called for the vote:

AYES: Koy, Rainwater, Schiller, Johnson, Bonaccorso
NOES: None

The motion carried.

7. Discussion regarding: the monthly Treasurer's Reports by Steven Kutra, Treasurer/Director of Finance; the monthly Payables Report by Katherine Ellis, SEDC Deputy Executive Director and Board Secretary; and the monthly Fiscal Year 2021-2022 Budget Review Spreadsheet by Sterling Schiller, Board President:

- a. Paid Invoice Report**
- b. Budget to Actual Report**
- c. Sales tax Report**
- d. Cash & Investment Report**
- e. Payables Report - K. Ellis**
- f. Fiscal Year 2021-2022 Budget Review Spreadsheet – President Schiller**

In the absence of Finance Director, Ashley Erb, Assistant Finance Director, reviewed the Treasurer's Reports with the Sealy EDC Board of Directors. Larry Koy recommended adding larger play equipment to the Joe Scranton Jr. Park. The payables report was reviewed by Katherine Ellis. The 2021-2022 Budget Review Spreadsheet was reviewed by President Schiller. Larry Koy recommended removing the Alley project from next fiscal year's budget.

8. Discussion and possible action to approve Sealy EDC and Main Street fiscal year 2021-2022 budget amendments.

President Schiller briefly described the highlights of the proposed budget amendment. Yvonne Johnson made a motion to approve budget amendments as listed on the budget amendment request form. Russ Rainwater seconded the motion. President Schiller called for the vote:

AYES: Koy, Rainwater, Schiller, Johnson, Bonaccorso
NOES: None

The motion carried.

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9. Discussion and possible action regarding the W.E. Hill Community Center parking project.

Katherine Ellis explained that the original construction of the Hill Center Parking project was intended to be completed by city staff. However, the city no longer has the resources for the project. The parking project will need to be bid out to other contractors. The process of the project will have additional steps and the cost will increase with the involvement of contractors. Russ Rainwater requested that the EDC Board receive City Council's highest economic development priorities to understand the goals for the city. Larry Koy recommended the EDC secure legislation for becoming a bracketed city under the Hotel Occupancy Tax Code. Russ Rainwater made a motion to approve the expenditure of \$3,500.00 to move forward for the parking plan review for the parking extension at the W.E. Hill Community Center. Yvonne Johnson seconded the motion. President Schiller called for the vote:

AYES: Koy, Rainwater, Schiller, Johnson, Bonaccorso
NOES: None

The motion carried.

10. Discussion and possible action approve additional changes to the Sealy EDC fiscal year 2022-2023 budget.

President Schiller briefly discussed the previous changes made to the proposed budget fiscal year 2022-2023. Johnny Bonaccorso made a motion to approve the submission of the fiscal year 2022-2023 budget to City Council. Yvonne Johnson seconded the motion. President Schiller called for the vote:

AYES: Koy, Rainwater, Schiller, Johnson, Bonaccorso
NOES: None

The motion carried.

11. Discussion and possible action to approve SEDC bank signatories.

Tim Kirwin read the Sealy EDC bylaws regarding bank signatories. Yvonne Johnson moved to approve the Sealy EDC bank signatories, which will be Sterling Schiller, Russ Rainwater, and Steven Kutra. Johnny Bonaccorso seconded the motion. President Schiller called for the vote:

AYES: Koy, Rainwater, Schiller, Johnson, Bonaccorso
NOES: None

The motion carried.

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

- a) **Texas Government Code, Section 551.074, PERSONNEL MATTERS:** (to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee).

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- Main Street Manager Position
 - SEDC Executive Director Position
- b) Texas Government Code, Section 551.071 CONSULTATION WITH ATTORNEY; The SEDC will meet in closed session to seek the advice of its attorney on a matter in which the duty of the attorney to the body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.
- Right-of-Way/Road construction expenditures
- c) Texas Government Code, Section 551.072. DELIBERATION REGARDING REAL PROPERTY; The SEDC will conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property as deliberation in an open meeting would have a detrimental effect on the position of the SEDC in negotiations with a third person.
- Bypass / Road project

At 7:39 p.m., the Sealy EDC Board of Directors convened into executive session to discuss the above items.

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

At 8:34 p.m., the Board reconvened into regular open session. Russ Rainwater made a motion to post for the positions of Sealy EDC Executive Director and Sealy Main Street Manager. Yvonne Johnson seconded the motion. President Schiller called for the vote:

AYES: Koy, Rainwater, Schiller, Johnson, Bonaccorso
NOES: None

The motion carried.

14. Discussion and possible action to approve the appointment of a Registered Agent and a Registered Office.

Tim Kirwin recommended Sterling Schiller become the Sealy EDC registered agent and the registered office be located at 330 Main Street Suite 8 Sealy, TX 77474. Yvonne Johnson made a motion to approve Sterling Schiller as the Sealy EDC Registered Agent and the Sealy EDC registered office be located at 330 Main Street Suite 8 Sealy, TX 77474. Johnny Bonaccorso seconded the motion. President Schiller called for the vote:

AYES: Koy, Rainwater, Schiller, Johnson, Bonaccorso
NOES: None

The motion carried.

15. Request(s) for future agenda items and comment(s).

Yvonne Johnson stated and encouraged the city's Boards and City Council to get along and work together in a unified form to provide good things for the City of Sealy. Russ Rainwater requested a complete list of City Council top priorities or goals for economic development.

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16. Adjournment.

At 8:37 p.m., Yvonne Johnson moved that the Sealy Economic Development Corporation stand adjourned until the next scheduled meeting. Russ Rainwater seconded the motion. President Schiller called for the vote:

AYES: Koy, Rainwater, Schiller, Johnson, Bonaccorso
NOES: None

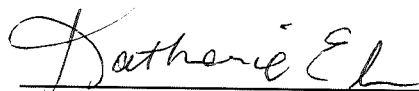
The motion carried.

PASSED AND APPROVED this 23rd day of August, 2022.



Sterling Schiller, President

ATTEST:



Katherine Ellis, SEDC Secretary