



**MINUTES  
ANNUAL MEETING  
SEALY ECONOMIC DEVELOPMENT CORPORATION  
W.E. HILL COMMUNITY CENTER  
1000 MAIN STREET SEALY, TX 77474  
TUESDAY, JUNE 27, 2023  
6:00 P.M.**

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**1. Call to Order**

President Sterling Schiller called the meeting to order at 6:02 p.m.

**2. Invocation and Pledge of Allegiance**

Yvonne Johnson gave the invocation and led the Pledge of Allegiance.

**3. Roll Call and Certification of a Quorum**

Present:

Sterling Schiller  
Yvonne Johnson  
Cody Hogue  
Carolyn Bilski  
Jennifer Sullivan  
Larry Koy  
Johnny Bonaccorso

Absent:

None

A quorum was declared present.

Staff attending:

Kimbra Hill, City Manager, City of Sealy  
Tim Kirwin, Sealy EDC Attorney  
Katherine Ellis, SEDC Deputy Executive Director / Secretary  
Krystal Sodolak, Treasurer, Sealy EDC  
Sandra Vrablec, Sealy City Secretary  
Michelle Winney, Administrative Assistant, Streets and Parks

**4. Petitions or Requests from the Public**

*(Comments made under this agenda item are limited to five minutes per person; however, if a large quantity of individuals has registered to speak, the time may be reduced. In accordance with the Texas Open Meetings Act, the Board of Directors will not discuss or consider any item addressed during this agenda item. However, the President or Executive Director may make statements of fact, for example, identifying the procedure for reporting an issue or referring the speaker to the cognizant agency or individual.)*

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Kimbra Hill presented an award to exiting Sealy EDC Board Vice-President, Russ Rainwater for his years of service with the Sealy EDC Board of Directors.

**5. Conduct Oaths of office for Sealy EDC Board Members.**

Katherine Ellis administered the Statement of Appointed Officer and the Oath of Office for newly appointed Sealy EDC Board Members Carolyn Bilski and Cody Hogue, and reappointed Board Member Jennifer Sullivan.

**6. Discussion and possible action to elect the Sealy EDC Board President.**

Larry Koy nominated and made a motion to re-elect Sterling Schiller as Sealy EDC Board President. Yvonne Johnson seconded the motion. President Schiller called for the vote:

AYES: Schiller, Hogue, Koy, Sullivan, Bilski, Bonaccorso, Johnson  
NOES: None

The motion carried.

**7. Discussion and possible action to elect the Sealy EDC Board Vice-President.**

Larry Koy nominated and made a motion to elect Jennifer Sullivan as Sealy EDC Board Vice-President. Yvonne Johnson seconded the motion. President Schiller called for the vote:

AYES: Schiller, Hogue, Koy, Bilski, Bonaccorso, Johnson  
ABSTAIN: Sullivan  
NOES: None

The motion carried.

**8. Discussion and possible action to elect the Sealy EDC Board Secretary.**

Sterling Schiller nominated Katherine Ellis as Sealy EDC Board Secretary. Yvonne Johnson made a motion to elect Katherine Ellis as Sealy EDC Board Secretary. Larry Koy seconded the motion. President Schiller called for the vote:

AYES: Schiller, Hogue, Koy, Bilski, Sullivan, Bonaccorso, Johnson  
NOES: None

The motion carried.

**9. Discussion and possible action to elect the Sealy EDC Board Treasurer.**

Sterling Schiller nominated Krystal Sodalak as Sealy EDC Board Treasurer. Larry Koy made a motion to elect Krystal Sodalak as Sealy EDC Treasurer. Carolyn Bilski seconded the motion. President Schiller called for the vote:

AYES: Schiller, Hogue, Koy, Bilski, Sullivan, Bonaccorso, Johnson  
NOES: None

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The motion carried.

10. **Discussion and possible action to approve the minutes for the following dates:**
- **Tuesday, May 23, 2023**

Jennifer Sullivan made a motion to approve the minutes for the Tuesday, May 23, 2023 meeting. Larry Koy seconded the motion. President Schiller called for the vote:

AYES: Schiller, Koy, Sullivan, Bonaccorso, Johnson

ABSTAIN: Hogue, Bilski

NOES: None

The motion carried.

11. **PUBLIC HEARING: The SEDC will receive comments for proposed expenditure of funds for the Downtown Monument project. The project's location is approximately State Highway 36 and Main Street, Sealy, TX 77474. Funding will provide for monument and landscaping improvements to recreational and community facilities. The project is authorized by Texas Local Government Code, Section 505.152 (projects related to recreational and community facilities). The SEDC proposed incentives and expenditure of funds is not to exceed \$6,050.00.**

President Schiller opened the public hearing at 6:15 p.m.

Michelle Winney spoke in support of the Downtown Monument project explaining that Steven Bozich and herself are overseeing the efforts. Michelle briefed the SEDC Board on scope of work, and addressed two possible safety issues. She noted that the Sealy Police reported no accidents since the placement the current protective barricades. In addition, she explained, due to a portion of the monument currently sitting at a height of nineteen inches, the raising of the flower bed to this same height should not cause a driver's blind spot. The city is requesting the Sealy EDC provide funding support for the project. The proposed amount does not include plants and soil which would be provided by the city's Park's Department.

President Schiller closed the public hearing at 6:18 p.m.

12. **PUBLIC HEARING: The SEDC will receive comments for proposed expenditure of funds for a Hill Center project. The project is located at the W.E. Hill Community Center 1000 Main Street Sealy, TX 77474. Funding will provide for pipe fencing and two gates to recreational and community facilities. The project is authorized by Texas Local Government Code, Section 505.152 (projects related to recreational and community facilities). The SEDC proposed incentives and expenditure of funds is not to exceed \$9,850.00.**

President Schiller opened the public hearing at 6:19 p.m.

Michelle Winney spoke in support of the Hill Center project. She stated that the ball parks are experiencing increased use, which has also increased parking at the W.E. Hill Community Center due to its convenience near the games. This issue makes parking difficult for Hill Center meetings and events. The Hill Center project proposes surrounding the lot, and partially, the Hill Center building with pipe fencing and two gates for entrance and exit. The plan would also protect a

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water utility line by fencing the grass area running along Main Street.

President Schiller closed the public hearing at 6:22 p.m.

- 13. Discussion regarding: the monthly Treasurer's Report(s) by Krystal Sodolak, Director of Finance, City of Sealy, and Sealy EDC Treasurer; the monthly Payables Report by Katherine Ellis, SEDC Deputy Executive Director and Board Secretary; and the monthly Fiscal Year 2022-2023 Budget Review Spreadsheet by Sterling Schiller, Board President:**
- a. Budget to Actual Report, a recap of first half of fiscal year 2022-2023**
  - b. Payables Report – SEDC Staff**
  - c. Fiscal Year 2022-2023 Budget Review Spreadsheet – President Schiller**

Krystal Sodolak reviewed the Treasurer's Report(s) with the Sealy EDC Board of Directors. Katherine Ellis reviewed the Payables Report. President Schiller commented on the minor changes to the Budget Review Spreadsheet.

- 14. Discussion and possible action regarding the Downtown Monument project for monument and landscaping improvements located approximately at State Highway 36 and Main Street, Sealy, TX in an amount not to exceed \$6,050.00.**

Yvonne Johnson made a motion the Sealy EDC approve funding not to exceed \$6,050.00 for repairs and improvements to the Downtown Monument and surrounding landscape. Jennifer Sullivan seconded the motion. President Schiller called for the vote:

AYES: Schiller, Hogue, Koy, Sullivan, Bilski, Johnson  
NOES: Bonaccorso

The motion carried.

- 15. Discussion and possible action regarding the Hill Center project for pipe fencing and two gates located at the W.E. Hill Community Center in an amount not to exceed \$9,850.00.**

President Schiller voiced concern that the proposed fencing may impede previous plans for additional Hill Center parking. Kimbra Hill assured the Board that future parking plans could be redesigned and planned for another area near the Hill Center. The Board continued to discuss another possible concern regarding the project's gates; the operation of such would require additional planning. Kimbra Hill provided possible solutions for manning the gates. Carolyn Bilski made a motion to approve the Hill Center project expenditure for pipe fencing and two gates in an amount not to exceed \$9,850.00. Yvonne Johnson seconded the motion. President Schiller called for the vote:

AYES: Schiller, Hogue, Bilski, Johnson, Bonaccorso  
NOES: Koy, Sullivan

The motion carried.

- 16. Discussion and possible action to approve a three-percent cost-of-living increase retroactive, effective 05.01.23 for the Sealy EDC Deputy Executive Director and/or Secretary.**

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Krystal Sodolak briefed the Board on the above item stating that City Council approved a cost-of-living increase for all city employees. She explained that the three-percent SEDC staff increase has not yet gone before the Sealy EDC Board. Larry Koy made a motion to approve the three percent cost-of-living increase retroactive, effective 05.01.23 for the Sealy EDC Deputy Executive Director and/or Secretary. Johnny Bonaccorso seconded the motion. President Schiller called for the vote:

AYES: Schiller, Hogue, Koy, Bilski, Sullivan, Bonaccorso, Johnson  
NOES: None

The motion carried.

- 17. 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).**
    - **SEDC Executive Director/ Main Street Manager Position**

At 6:45 p.m., the Sealy EDC Board of Directors convened into executive session to discuss the above item.

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

At 7:08 p.m., the Board reconvened into open session. There was no action taken.

- 19. Discussion and possible action regarding the Sealy EDC budget for fiscal year budget 2023-2024.**

President Schiller started budget discussions by directing the Board to the budget worksheet showing proposed increases and decreases of the proposed FY'24 budget. During the discussion, Carolyn Bilski commented on recent legislation removing sales tax on certain retail items. Tim Kirwin added to the discussion by reading the sales tax exemptions from Texas Senate Bill 379. He also commented on new legislation regarding the city's Extra-Territorial Jurisdiction (ETJ). Krystal Sodolak discussed the budget's personnel expenditures, balance transfers and budget amendment process. She also provided details regarding the Sealy EDC's debt for Jacqueline Cryan Memorial Park. Mayor Bilski inquired about next year's budget expenditures for Historic District & Business Improvement Grants and Holiday Lighting. Larry Koy inquired about the upcoming decrease in sales tax revenues possibly affecting our financial commitments for fiscal year 2023-2024. President Schiller and Carolyn Bilski directed staff to strike the membership to the Asian Chamber of Commerce from the permanent budget notes. Krystal Sodolak recommended the Sealy EDC hold a public hearing for the fiscal year 2023-2024 budget during the July meeting.

- 20. Request(s) for future agenda items and comment(s).**

Larry Koy requested the Sealy EDC meet with Austin County officials to discuss collaboration for funding FM 3538 property. He also requested information regarding the funding and timeline of the Jacqueline Cryan Memorial Park Pond project. Larry Koy also inquired about Sealy EDC

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financial commitments due for completion in 2023, but also showing the amounts noted in the next fiscal year budget.

**21. Adjournment.**

At 7:47 p.m., Yvonne Johnson made a motion that the Sealy EDC stand adjourned until the next scheduled meeting. Jennifer Sullivan seconded the motion. President Schiller called for the vote:

AYES: Schiller, Bilski, Hogue, Bonaccorso, Sullivan, Koy, Johnson  
NOES: NONE

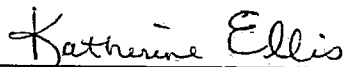
The motion carried.

**PASSED AND APPROVED** this 25<sup>th</sup> day of July, 2023.



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Sterling Schiller, President or Jennifer Sullivan, Vice-  
President

ATTEST:



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Katherine Ellis, SEDC Secretary