



MINUTES
REGULAR MEETING
SEALY ECONOMIC DEVELOPMENT CORPORATION
W.E. HILL COMMUNITY CENTER
1000 MAIN STREET SEALY, TX 77474
TUESDAY, JULY 25, 2023
6:00 P.M.

1. **Call to Order**

President Sterling Schiller called the meeting to order at 6:03 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
Carolyn Bilski
Jennifer Sullivan
Larry Koy

Absent:

Cody Hogue
Johnny Bonaccorso

A quorum was declared present.

Staff attending:

Kimbra Hill, City Manager, City of Sealy
Krystal Sodolak, Treasurer, Sealy EDC
Katherine Ellis, SEDC Deputy Executive Director / Secretary

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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5. Discussion and possible action to approve the minutes for the following dates:
- Tuesday, June 27, 2023

Jennifer Sullivan made a motion to approve the minutes for the following dates: Tuesday, June 27, 2023. Yvonne Johnson seconded the motion. President Schiller called for the vote:

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

The motion carried.

6. **Discussion regarding the Payables Report.**

Katherine Ellis gave the Board a brief overview of updates to the Payables Report for the month of July.

7. **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).
 - Sealy EDC Executive Director / Main Street Manager

At 6:08 p.m., the Sealy EDC Board of Directors convened into executive session to discuss the above items.

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

At 6:37 p.m., the Sealy EDC Board of Directors reconvened into regular open session. Carolyn Bilski noted that the posted Sealy EDC Executive Director / Main Street Manager job description has been operating as a twofold function. Carolyn Bilski made a motion to approve changing the job description and job title to Sealy EDC Executive Director, and to remove the Main Street Manager title and description in the next advertisement to be posted with the Texas Municipal League. Yvonne Johnson seconded the motion. President Schiller called for the vote.

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

The motion carried.

9. **Discussion and possible action regarding the Sealy EDC using of a Third-Party Consultant/Project Manager.**

President Schiller briefed the Board regarding Sealy EDC third-party consultant proposals available for Board review. Carolyn Bilski made a motion to approve a hiring committee made up of Jennifer Sullivan, Sterling Schiller, and Kimbra Hill to review proposals and possibly meet with the applicants to make a recommendation to the Sealy EDC Board of Directors, as

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well as making use of the recommendation, if needed, before the information is brought back to the Sealy EDC Board. Yvonne Johnson seconded the motion.

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

The motion carried.

10. **Discussion regarding possible projects to fund improvements to the W.E. Hill Community Center.**
 - a. **Restroom facilities improvements for compliance with The Americans with Disabilities Act.**
 - b. **Façade improvement**
 - c. **Parking expansion**

Kimbra Hill provided an overview and presented the above projects for Board consideration. She reminded the Board of the SEDC's four top priority projects (1) W.E. Hill Community Center parking expansion (2) the Jaqueline A Cryan Memorial Park Pond excavation and solar lighting (3) Downtown Parking (4) Sealy Sign at Tony's Restaurant. Regarding the above W.E. Hill Community Center projects, the projected cost for two of the projects was given. Kimbra Hill then explained her decision to delay the installation of the approved fencing until it is determined if the W.E. Hill Community Center parking expansion will be approved. She voiced support for the above projects stating that maintaining the W. E. Hill Community Center property shows our appreciation of the donation of the facility. Jennifer Sullivan recommended staff provide pricing options for the parking project. Jennifer Sullivan made a motion the Board direct staff to move forward getting bids on the three projects listed above and set public hearings. Yvonne Johnson seconded the motion. President Schiller called for the vote.

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

The motion carried.

11. **Discussion and possible action to approve the TexPool Authorized Representative Form to delete Russ Rainwater as Authorized Representative.**

Yvonne Johnson made a motion to approve the TexPool Authorized Representative Form to delete Russ Rainwater as Authorized Representative. Larry Koy seconded the motion. President Schiller called for the vote.

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

The motion carried.

12. **Discussion and possible action to approve the TexStar/LOGIC Authorized Representative Form to delete Russ Rainwater as Authorized Representative, and to add Jennifer Sullivan as an Authorized Representative, and Natalie Tiemann as an Inquiry Only Representative.**

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Krystal Sodolak explained the importance of including Natalie Tiemann as an Inquiry Only Representative for TexStar/LOGIC. Caryoln Bilski made a motion to approve the TexStar/LOGIC Authorized Representative Form to delete Russ Rainwater as Authorized Representative, and to add Jennifer Sullivan as an Authorized Representative, and Natalie Tiemann as an Inquiry Only Representative. Yvonne Johnson seconded the motion. President Schiller called for the vote.

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

The motion carried.

13. Discussion and possible action to approve an amendment to the Sealy EDC Wells Fargo Commercial Account to add Jennifer Sullivan as a designated account signer, and to delete Russ Rainwater as a designated account signer.

Yvonne Johnson made a motion to approve an amendment to the Sealy EDC Wells Fargo Commercial Account to add Jennifer Sullivan as a designated account signer, and to delete Russ Rainwater as a designated account signer. Larry Koy seconded the motion. President Schiller called for the vote.

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

The motion carried.

14. Discussion and possible action to approve a resolution to amend and designate Jennifer Sullivan, Sealy EDC Board Vice-President, as an Authorized Representative for TexPool investment service.

Yvonne Johnson made a motion to approve a resolution to amend and designate Jennifer Sullivan, Sealy EDC Board Vice-President, as an Authorized Representative for TexPool investment service. Larry Koy seconded the motion. President Schiller called for the vote.

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

The motion carried.

**15. Sealy EDC Board President's Report, entailing discussion of the following item(s):
a. Update regarding the EDC priority, Jacqueline A. Cryan Memorial Park projects**

President Schiller updated the Board on the above item, stating that the city is still getting bids on the projects for lighting and pond erosion for the park. Kimbra Hill commented that CivilCorp, LLC has taken over the project and she will be meeting with the engineer soon.

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

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Larry Koy requested Sealy EDC Representatives meet with Austin County Precinct 3 and 4 about drainage and right-of-way on FM 3538.

Carolyn Bilski requested the city get bids for benches for the new pickleball courts.
President Schiller recommended the possibility of donations to cover the cost of the benches.

17. Adjournment.

At 7:11 p.m., Jennifer Sullivan made a motion that the Sealy EDC stand adjourned until the next scheduled meeting. Carolyn Bilski seconded the motion. President Schiller called for the vote:

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

The motion carried.

PASSED AND APPROVED this 22nd day of August, 2023.



Sterling Schiller, President or Jennifer Sullivan, Vice-
President

ATTEST:



Katherine Ellis, SEDC Secretary