



MINUTES OF  
REGULAR CITY COUNCIL MEETING  
W.E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
TUESDAY, AUGUST 2, 2022  
6:00 P.M.

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for August 2, 2022, 6:00 PM, at the W. E. Hill Community Center located at 1000 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**

Mayor Bilski led the Pledges of Allegiance and gave the Invocation.

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

Present:

Carolyn Bilski	Mayor
Dee Anne Lerma	Councilmember, Place 1/Mayor Pro Tem
Chris Noack	Councilmember, Place 2
Bradley Miller	Councilmember, Place 3
Edward Zapalac	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6 (Joined at 6:35)

Absent:

Yvonne Johnson	Councilmember, Place 4
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A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager  
Kimberly Dickey, City Secretary  
Jay Reeves, Police Chief  
Tim Kirwin, City Attorney  
Chrissy McGee, Senior Building Official  
Rudy Flores, Public Works Director  
Fawn Mackey, Court Administrator  
Sandra Vrablec, Assistant to the City Manager  
Ashley Erb, Assistant Finance Director  
Joshua Brothers, City Planner

**D. Proclamations and Special Recognitions**

None

**E. Petition(s) and/or Request(s) from the Public. (Public Comment)**

- Felicita Fernandez – Spoke on Hardship Permit on Agenda

**F. Presentation – Sealy Convention and Visitors Bureau quarterly reports for April-June 2022.**

None

**G. Consent Agenda**

This agenda consists of non-controversial, or “housekeeping” items required by law. Items may be removed from the Consent Agenda by any Council Member making such a request prior to a motion and vote on the Consent Agenda.

- Approval for Minutes for July 19, 2022 Regular Meeting.

Mayor asked to add the names of the TIRZ Board to the Minutes for July 19, 2022.

Councilmember Lerma made a motion accept the Minutes with corrections as recommended. Motion seconded by Councilmember Miller.

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

The motion carried.

**H. Regular Agenda**

Attorney Kirwin requested the Council move into **EXECUTIVE SESSION** as per the caption on the top of the Agenda listed “**The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.**”

Motion by Councilmember Lerma made a motion to move into Executive Session. Motion seconded by Councilmember Zapalac.

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

NOES: None

The motion carried.

The City Council adjourned Open Session to begin Executive Session at 6:20 p.m.

The City Council reconvened returning to Open Session at 6:48 p.m.

Reconvene into regular session and consider action, if any, on items discussed in Executive Session. No Action from Executive Session.

1. Discussion and possible action regarding a Variance for installation of a septic system located at 1019 Pyka Road.

No action.



2. Discussion and possible action regarding Hardship Permit under Section 58-30 for recreational vehicle located on homestead at 496 Schmidt.

Councilmember Zapalac made a motion to postpone this item for staff review and no action be taken at this time for recreational vehicle located on homestead at 496 Schmidt. Motion seconded by Councilmember Burttschell.

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

The motion carried.

3. Discussion and possible action regarding amendments to Ordinance 2022-13 regarding truck traffic regulations. (Second of two readings)

Councilmember Lerma made a motion to approve Ordinance 2022-13 regarding truck traffic regulations. Motion seconded by Councilmember Miller.

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

The motion carried.

4. Discussion and possible action regarding single entry day pass price reduction at the pool.

Councilmember Lerma made a motion to approve single entry day pass price reduction at the pool. Motion seconded by Councilmember Miller.

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

The motion carried.

5. Discussion and possible action regarding new water well location.

Updates from Ryan Tinsley with Strand. No action.

6. 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, or duties of a public officer or employee)
    - Human Resources Administrator
    - Assistant to the City Manager
    - Deputy City Secretary
    - Code Enforcement Officer
  - (b) 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;

- Human Resources
- City Utilities

Councilmember Lerma made a motion for Council to move to Executive Session. Motion seconded by Councilmember Zapalac.

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

The motion carried.

The City Council adjourned Open Session to begin Executive Session at 7:32 p.m.

The City Council reconvened returning to Open Session at 8:45 p.m.

7. Reconvene into regular session and consider action, if any, on items discussed in Executive Session.
8. Discussion and possible action regarding FY 2021-2022 Budget Amendment Ordinance 2022-14 for Human Resources Administrator position (Per the City of Sealy Home Rule Charter, Section 3.12. (1) Procedure to Enact Legislation, only one reading is required for final passage of this ordinance.)

Councilmember Lerma made a motion for Council to approve FY 2021-2022 Budget amendment Ordinance 2022-14 for Human Resources Administrator position. Motion seconded by Council member Zapalac.

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

The motion carried.

- I. Discussion on the Proposed 2022-2023 Budget.
- J. Requests for future agenda items, comments, and announcements.

None

## 9. Adjournment

Motion by Councilmember Zapalac to Adjourn. Motion seconded by Councilmember Lerma.

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

The motion carried. Meeting Adjourned at 10:20 PM

**PASSED AND APPROVED** this September 6, 2022.



Carolyn Bilski  
Carolyn Bilski, Mayor

Kimberly A. Dickey  
Kimberly A. Dickey, City Secretary