



MINUTES OF  
REGULAR CITY COUNCIL MEETING  
W.E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
TUESDAY, OCTOBER 4, 2022  
6:00 P.M.

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for October 4, 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 6:03 p.m.

**B. Invocation and Pledges of Allegiance**

Mayor Bilski led the Pledges of Allegiance and Councilmember Johnson 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
Yvonne Johnson	Councilmember, Place 4
Edward Zapalac	Councilmember, Place 5

**Absent:**

Adam Burttschell	Councilmember, Place 6
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A quorum was declared present.

**Staff Attending:**

Kimbra Hill, City Manager  
Kimberly Dickey, City Secretary  
Tim Kirwin, City Attorney  
Steven Kutra, Director of Finance  
Chrissy McGee, Community Development Director  
Josh Brothers, City Planner  
Russell Grimes, Police Detective  
Wesley Gajewski  
Steven Bozich

**D. Proclamations and Special Recognitions**

Recognition for Clayton Schavrda accepted by his Mother

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

None

**F. Presentation**

- Wesley Gajewski - Streets and Drainage
- Josh Brothers – Updates on Ordinances

**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 of Minutes for Regular Meeting September 20, 2022.
- Approval of Minutes for Special Meeting September 21, 2022.
- Approval of Minutes for Special Meeting September 22, 2022.

Councilmember Miller made a motion to accept the Minutes for Regular Meeting September 20, 2022, Special Meeting September 21, 2022, and Table the Minutes for Special Meeting September 22, 2022. Motion seconded by Councilmember Lerma.

AYES: Bilski, Lerma, Noack, Miller, Zapalac

NOES: None

ABSTAIN: Johnson

The motion carried.

**H. Business**

1. Discussion and possible action regarding approval and ratifications of DebtBook Agreement.

Councilmember Lerma made a motion to approve the DebtBook Agreement. Motion seconded by Councilmember Miller.

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

NOES: None

The motion carried

2. Discussion and possible action regarding City of Sealy Holiday Schedule 2023.

Councilmember Lerma made a motion to approve the Holiday Schedule with the addition of June 19, 2023 and January 2, 2024 with the deletion of Texas Independence Day on March 2, 2023 and December 30, 2023. Motion seconded by Councilmember Miller.

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

The motion carried

3. Discussion and possible action regarding Event Form for Ghost Tours by the Sealy Historical Society.

Councilmember Lerma made a motion to approve the Event Form for Ghost Tours by the Sealy Historical Society. Motion seconded by Councilmember Johnson.

AYES: Bilski, Lerma, Noack, Miller, Johnson  
NOES: Zapalac

The motion carried

4. Discussion and possible action regarding Event Form for O Christmas Tree Event by the Sealy Historical Society.

Councilmember Miller made a motion to approve the Event Form for O Christmas Tree Event by the Sealy Historical Society. Motion seconded by Councilmember Zapalac.

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

5. Discussion and possible action regarding Event Form for Boo Bash on Main.

Councilmember Johnson made a motion to approve the Event Form for Boo Bash on Main. Motion seconded by Councilmember Zapalac.

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

The motion carried.

6. Discussion and possible action regarding **ORDINANCE 2022-19** for Sealy Economic Development and Main Street fiscal year 2021-2022 budget amendments.

Councilmember Miller made a motion to approve **ORDINANCE 2022-19** for Sealy Economic Development and Main Street fiscal year 2021-2022 budget amendments Motion seconded by Councilmember Noack.

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

The motion carried.

7. Discussion and possible action regarding the Gordon Memorial Library Agreement.

Councilmember Lerma made a motion to approve the Gordon Memorial Library Agreement. Motion seconded by Councilmember Miller.

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

The motion carried.

8. Discussion and possible action regarding Lighting **ORDINANCE**.  
(This is the first of two readings).

Councilmember Lerma made a motion to Table the Lighting ORDINANCE. Motion seconded by Councilmember Noack.

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

The motion carried.

9. Discussion and possible action regarding Annual Interlocal Law Enforcement Agreement with Austin County.

Councilmember Lerma made a motion to approve the Interlocal Law Enforcement Agreement with Austin County with corrections to the date on the document. Motion seconded by Councilmember Johnson.

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

The motion carried.

**I. 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)

- Director of Parks, Streets, Drainage, and Building Services

- 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;

- Bullinger Creek Development and Settlement Agreement
- D.R. Horton Development Agreement Amendment

Councilmember Johnson made the motion to adjourn into Executive Session.  
Motion seconded by Councilmember Lerma.

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

The motion carried.

The Council adjourned Open Session to begin Executive Session at 6:59 p.m.

Councilmember Lerma recused herself from Executive Session related to Bullinger Creek Development and Settlement Agreement.

The City Council reconvened returning to Open Session at 8:01 p.m.

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

Councilmember Zapalac made a motion to approve Steven Bozich as Interim Director of Parks, Streets, Drainage, and Building Services. Motion seconded by Councilmember Lerma.

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

The motion carried.

No Action on Settlement Release for Bullinger Creek Development.

11. Discussion and possible action regarding an amendment to the D.R. Horton Development Agreement.

Councilmember Miller made a motion to approve amendment to the D.R. Horton Development Agreement dated October 4, 2022. Motion seconded by Councilmember Zapalac.

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

The motion carried.

- J. Request for future agenda items, comments, and announcements.

- Lerma – Little League Agreement
- Miller – Sign on Rexville Road
- Bilski – Debris on roadways and in ditches

12. Adjourn

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

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

The motion carried. Meeting Adjourned at 8:11 p.m.

**PASSED AND APPROVED** this October 18, 2022.

*Carolyn Bilski*

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Carolyn Bilski, Mayor

*Sandra Vrabec*

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Kimberly A. Dickey, City Secretary

*Sandra Vrabec*

