



**MINUTES OF  
CITY COUNCIL MEETING  
W. E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
TUESDAY, NOVEMBER 15, 2022  
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for November 15, 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 Councilwoman 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
Yvonne Johnson	Councilmember, Place 4
Edward Zapalac	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

**Absent:**

Chris Noack	Councilmember, Place 2
Bradley Miller	Councilmember, Place 3

A quorum was declared present.

**Staff Attending:**

Kimbra Hill, City Manager  
Sandra Vrabec, City Secretary  
Tim Kirwin, City Attorney  
Jay Reeves, Police Chief  
Chrissy McGee, Community Development Director  
Patrick Parsons, Interim Public Works Director  
Joshua Brothers, City Planner

**D. Public Comments and Petition(s)**

None

- E. Public Hearing: A Public Hearing will be held regarding extending a development moratorium imposed on property development affecting residential and commercial property which is specifically related to a shortage of essential public facilities being water capacity.**

Mayor Bilski opened the Public Hearing at 6:02 p.m.

Ryan Tinsley with Strand Engineering spoke on the moratorium.

Mayor Bilski closed the Public Hearing at 6:09 p.m.

**F. Business**

- 1. Discussion and possible action regarding an Ordinance to extend the development moratorium.  
(This is the first of two readings)**

Motion was made by Councilman Zapalac to approve extending the development moratorium.

Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

Mayor Bilski would like to move item 8 after item 1, and item G (a), item 9 and item 10 after item 8.

Motion was made by Councilwoman Lerma to move the above items.

Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

- 2. Presentation by Strand and Associates regarding update on Master Utility Study.**

Ryan Tinsley spoke on this item. He gave an update on the Master Utility Study.

**3. Discussion and possible action regarding the Sealy Little League Agreement for Park Entry, Maintenance, Use, and Improvements.**

Motion was made by Councilman Zapalac to table this item.  
Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**4. Discussion and possible action regarding rescinding Resolution 2021-37 regarding Hazard Mitigation Assistance Grant Application(s)**

Motion was made by Councilwoman Lerma to rescind.  
Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**5. Discussion and possible action to approve a Resolution authorizing the submission of a Hazard Mitigation Assistance Grant applications for DR-4572, DR-4586, and DR-4485, appointing the Mayor as the Chief Executive Officer and Authorized Representative to act in all matters in connection with the FEMA Mitigation Grants and committing the City to provide local matching fund to secure and complete the FEMA Mitigation Grants.**

Motion was made by Councilwoman Lerma to approve a Resolution.  
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

- 6. Discussion and possible action to approve a Resolution for the City of Sealy in Austin County, Texas, authorizing the submission of a grant application for Building Resilient Infrastructure and Communities (BRIC) 2022, appointing the Mayor as the Chief Executive Officer and Authorized Representative to act in all matters in connection with the FEMA BRIC Grant and committing the City to provide local matching funds to secure and complete the FEMA BRIC Grant.**

Motion was made by Councilwoman Lerma to approve the Resolution.  
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

- 7. Presentation by the City Planner, and discussion and possible action regarding Ordinances creation and update or amendment for the following items:**
- a) Chapter 87 regarding dedication of infrastructure
  - b) Chapter 28 and 87 regarding a large lot ordinance for master planned communities
  - c) Chapter 42 regarding an ordinance for food truck parks
  - d) Chapter 58 regarding RV's and their duration of stay within RV parks and Manufactured homes.
  - e) Chapter 28 regarding the definition and requirement of patio homes and greenspace
  - f) Chapter 87 regarding parkland dedication fees
  - g) Chapter 27 Offsite detention facilities and drainage credit review
  - h) Chapter 14 regarding fencing for master planned communities and detention facilities
  - i) Chapter 70 regarding prohibited acts in City parks
  - j) And any other Chapter

City Council's recommendation to staff is to work on item a, item f, and item g.

No action was taken.



**8. Discussion and possible action regarding renewal of Public Works Uniform Rental Service Agreement through Buy Board.**

Motion was made by Councilwoman Lerma to approve the Uniform agreement with UniFirst.

Councilman Burttschell seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

**G. EXECUTIVE SESSION: A closed meeting will be held concerning the following items(s):**

- a) **Personnel Matters under Texas Government Code, Section 551.074 (to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee).**
  - **Finance Director**

Motion was made by Councilwoman Johnson to recess into executive session.

Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

The City Council recessed into executive session at 6:15 p.m.

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

The City Council reconvened into open session at 6:36 p.m.

No action was taken.

**10. Discussion and possible action to concur with the City Manager's appointment of a Finance Director.**

Kimbra Hill made the recommendation to appointed Krystal Sodolak as the Finance Director.

Motion was made by Councilwoman Johnson to concur with the City Manager.

Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

**H. Request for future agenda items, comments, and announcements.**

**Councilwoman Lerma**      None

**Councilman Noack**

**Councilman Miller**

**Mayor**      None

**Councilwoman Johnson**      None

**Councilman Zapalac**      Dove Landing – Child Safety Zone

**Councilman Burttschell**      None

**I. Adjournment**

Motion was made by Councilwoman Lerma to adjourn.

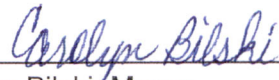
Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote.

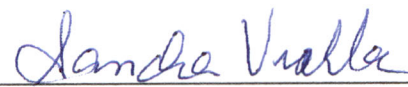
AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried. Meeting adjourned at 8:21 pm

**PASSED AND APPROVED** this February 7, 2023.

  
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Carolyn Bilski, Mayor

  
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Sandra Vrabec, City Secretary

