



**MINUTES  
SEALY CITY COUNCIL  
W.E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
TUESDAY, JANUARY 17, 2023  
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting schedule for January 1, 2023, 6:00 p.m., 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  
Dee Anne Lerma  
Chris Noack  
Edward Zapalac  
Adam Burttschell

Mayor  
Councilmember, Place 1/Mayor Pro Tem  
Councilmember, Place 2  
Councilmember, Place 5  
Councilmember, Place 6

Absent:

Bradley Miller  
Yvonne Johnson

Councilmember, Place 3  
Councilmember, Place 4

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager  
Sandra Vrabec, City Secretary  
Tim Kirwin, City Attorney  
Krystal Sodolak, Finance Director  
Chrissy McGee, Community Development Director  
Joshua Brothers, City Planner  
Patrick Parson, Public Works Director  
Chandler Marks, EDC Director  
Michelle Winney, Admin Assistant for Parks Dept.  
Chris Hudson, Police Captain

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

None

## **E. Presentation**

- 1. Sealy Convention and Visitors Bureau: Hotel Occupancy Tax Funds for 3<sup>rd</sup> quarterly report for 2022 and 4<sup>th</sup> quarterly report for 2022**

Charlie Wade made the presentation.

- 2. Rotary Club regarding proposed Pickleball Courts.**

Charlie Wade and Russ Rainwater made the presentation.

## **F. Business**

- 1. Discussion and possible action regarding Interlocal Agreement for Street Maintenance between Austin County Precinct 3 and the City of Sealy.**

Motion was made by Councilman Zapalac to approve Interlocal Agreement for Street Maintenance between Austin County Precinct 3 and the City.

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

AYES: Bilski, Lerma, Noack, Zapalac, Burttschell

NOES: None

The motion carried.

- 2. Discussion and possible action regarding Interlocal Agreement for Street Maintenance between Austin County Precinct 4 and the City of Sealy.**

Motion was made by Councilmember Lerma to approve Interlocal Agreement for Street Maintenance between Austin County Precinct 4 and the City.

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

AYES: Bilski, Lerma, Noack, Zapalac, Burttschell

NOES: None

The motion carried.

- 3. Discussion and possible action regarding Master Fee Schedule for:**

- a) Non-Profit Rate for B&PW Pavilion**
- b) Drainage Discharge Rates for Residential and Non-Residential**
- c) Variance Application Fee**

- b) Motion was made by Councilwoman Lerma add Residential and Non-Residential fees to the Fee Schedule.

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

AYES: Bilski, Lerma, Noack, Zapalac, Burttschell

NOES: None

The motion carried.

- c) Motion was made by Councilman Lerma to approve variance application fee for residential to \$250 and \$500 for commercial.  
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**4. Discussion and possible action regarding change order #3 for the Downtown Water Well Horsepower.**

Motion was made by Councilwoman Lerma approve change order #3 for the Downtown Water Well Horsepower.  
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**G. 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.**
  - **Director of Public Works**
- b. **Texas Government Code, Section 551.072 Deliberation Regarding Real Property; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.**
  - **Highway 36 Sanitary Sewer Easement**
- c. **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 Settlement/Development Agreement**

Councilman Zapalac moved to recess into executive session.  
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

Councilwoman Lerma recused herself from executive session on Bullinger Creek item



The City Council recessed into executive session at 7:16 p.m.

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

The City Council reconvened into open session at 8:51 p.m.

No action was taken.

Kimbra Hill would like to recommend appointment of Patrick Parsons as Public Works Director.

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

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

The motion carried.

Councilwoman Lerma recused herself from Bullinger Creek item.

Motion was made by Councilman Noack to request a Special City Council Meeting on January 23<sup>rd</sup> at 6:00 p.m. with the County and the Developer.  
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried

**6. Discussion and possible action regarding request for a Resolution regarding Legislative Creation of a Special District (Municipal Utility District)**

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

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

The motion carried

**7. Discussion and possible action regarding Ordinances:**

- a) Chapter 28 including but not limited to Definitions, Patio Homes, Greenspaces, and Detention; and
- b) Chapter 87 including but not limited to Parkland.

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

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

The motion carried.

**H. Future agenda items, comments and announcements.**

Councilman Burttschell	Priority Meeting
Councilman Zapalac	Hwy 90/Tiger Stadium needs restriping Need to renew City of Sealy's website domain
Mayor	TxDot about lights, lanes, and traffic study
Councilman Noack	Thanks to PD for drug bust Thanks to staff for their work
Councilwoman Lerma	No Thru Truck Ordinance on Main

**8. Adjournment**

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

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

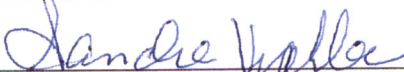
The motion carried. Meeting adjourned at 8:59 p.m.

**PASSED AND APPROVED** this 7<sup>th</sup> day of February 2023.



  
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Carolyn Bilski, Mayor

ATTEST:

  
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Sandra Vrabec, City Secretary