



**MINUTES  
SEALY CITY COUNCIL  
W.E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
TUESDAY, JULY 18, 2023  
6:00 P.M.**

The City Council of the City of Sealy, Texas, held a Regular Meeting scheduled for July 18, 2023, at 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 6:02 p.m.

**B. Invocation and Pledges of Allegiance**

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

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

Present:

Carolyn Bilski  
Dee Anne Lerma  
Bradley Miller  
Yvonne Johnson  
Edward Zapalac  
Adam Burttschell

Mayor  
Councilmember, Place 1, Mayor Pro Tem  
Councilmember, Place 3 entered meeting at 6:48 p.m.  
Councilmember, Place 4  
Councilmember, Place 5  
Councilmember, Place 6

Absent:

Chris Noack

Councilmember, Place 2

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager  
Sandra Vrabec, City Secretary  
Tim Kirwin, City Attorney  
Krystal Sodolak, Finance Director  
Chris Hudson, Police Captain  
Russell Grimes, Police Detective  
Stephen Bozich, Director of Parks, Streets, Drainage, and Building Services  
Dallas Bozich, Assistant to City Manager  
Katherine Ellis, EDC

**D. Discussion and possible action to approve the agenda**

A motion was made by Councilwoman Johnson to approve the agenda.  
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

AYE: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

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

Kimbra Hill, City Manager introduced her new Assistant Dallas Bozich.

Rick Bauman spoke about a ticket that he received.

**F. Business**

**1. Discussion and Possible Action regarding West Texas Gas Presentation on Processes and Procedures of Purchasing Natural Gas.**

JJ King with West Texas Gas spoke.

No action was taken.

**2. Presentation and Discussion regarding Hotel Occupancy Tax application by the Chamber of Commerce doing business as Sealy Convention and Visitors Bureau.**

Tori Fischer, President of the Chamber of Commerce spoke  
Larry Kuciemba also spoke.

No action was taken.

**3. Presentation and Discussion regarding Hotel Occupancy Tax application by Sealy Area Historical Society.**

Nancy Naron with the Sealy Area Historical Society spoke.

No action was taken.

**4. Discussion and Possible Action regarding amending Off-Site Detention Ordinance Chapter 27.  
(Second of two readings)**

A motion was made by Councilman Zapalac to approve the amending of Off-Site Detention Ordinance Chapter 27. This is the second of two readings.  
Councilwoman Lerma 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 regarding Pay Scale.**

A motion was made by Councilman Zapalac to approve the Pay Scale.  
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**6. Discussion and Possible Action regarding Organizational Chart.**

A motion was made by Councilwoman Lerma to approve the changes to the Organizational Chart.

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

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

The motion carried.

**7. Discussion and Possible Action regarding Priorities Consideration for FY2023-2024 Budget.**

Fiscal Year 21-22:

Water Wells

Generators

Expanding Infrastructure to City boundaries

High-Speed Internet

Diversifying Employment

Parking expansion at the Chapman B&PW Park, and at the W. E. Hill Community Center

Capital Improvement Projects

Communicate with Officials

Local Match Money

Fiscal Year 22-23:

Parking Expansion at W. E. Hill Community Center

Cryan Park expansion and Reversion Management Project along with the solar lights

Parking expansion downtown

Improvement to the Sealy, Texas sign at Tony's

Sent TxDOT letter regarding traffic issues by Tony's – put on hold

Needs:

Security System

Cybersecurity

Generators

Sewer Line replacement

Smart Meter Replacement – Priority

Master Drainage Plan

Councilwoman Lerma:

Deferred Maintenance Projects

Councilman Miller:

Road Infrastructure

Smart Meters

Councilwoman Johnson: Sewer Line Replacement  
5 High Priority List

Councilman Zapalac: Generators  
Infrastructure  
Document Control Software  
Modifications on the Incode  
PTO accrual caps – the following policy

Councilman Burttschell: Agrees with the list of Priorities

No action was taken.

**8. Discussion and Possible Action regarding the use of American Rescue Plan Act (ARPA) Funds.**

No action was taken.

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

**a) 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 Agreement

**b) 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.

- City Manager

A motion was made by Councilman Miller to recess into Executive Session.  
Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote.

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

The motion carried. City Council recessed into Executive Session at 7:14 p.m.

Councilwoman Lerma recused herself from Executive Session on Bullinger Creek Development Agreement.

Councilwoman Lerma entered into Executive Session at 7:23 p.m.

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

City Council reconvened into Open Session at 8:03 p.m.

No action was taken.

**10. City Council comments and announcements.**

No comments or announcements.

**11. Discussion and Possible Action regarding future agenda item requests.**

**Councilman Burttschell**

**None**

**Councilman Zapalac**

**Likes this seating configuration we can see each other better**

**Councilwoman Johnson**

**None**

**Mayor Bilski**

**None**

**Councilman Miller**

**None**

**Councilman Noack**

**Absent**

**Councilwoman Lerma**

**Additional Library Fund**

**H. Adjournment**

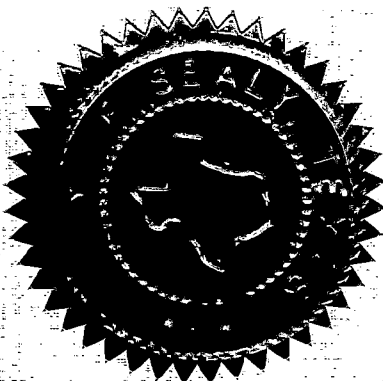
A motion was made by Councilwoman Lerma to adjourn. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote.

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

NOES: None

The motion carried. The meeting adjourned at 8:07 p.m.

**PASSED AND APPROVED** this 15<sup>th</sup> day of August 2023.



*Carolyn Bilski*

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Carolyn Bilski, Mayor

ATTEST:

*Sandra Vrabec*

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Sandra Vrabec, City Secretary