



**MINUTES  
SEALY CITY COUNCIL  
W.E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
TUESDAY, SEPTEMBER 5, 2023  
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for September 5, 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 6:00 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 for Sealy City Council**

Present:

Carolyn Bilski  
Dee Anne Lerma  
Chris Noack  
Yvonne Johnson  
Edward Zapalac  
Adam Burttschell

Mayor  
Councilmember, Place 1, Mayor Pro Tem  
Councilmember, Place 2  
Councilmember, Place 4  
Councilmember, Place 5  
Councilmember, Place 6

Absent:

Bradley Miller

Councilmember, Place 3

A quorum was declared present.

Staff Attending:

Sandra Vrablec, City Secretary  
Tim Kirwin, City Attorney  
Krystal Sodalak, Finance Director  
Jay Reeves, Police Chief  
Russell Grimes, Police Detective  
Patrick Parsons, Public Works Director  
Mike Barrow, Planning Director  
Katherine Ellis, EDC  
Michelle Winney, Admin Assist for Parks

**D. Discussion and possible action to approve the agenda by the Sealy City Council**

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

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

The motion carried.

**E. Proclamation(s)**

- **In Remembrance of 9/11**

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

Alison Korell and Edith Almeida with AL&M Building spoke on 9/11

Chelsea Humes with the Sealy Chamber of Commerce introduced Ann-Marie Haley as the new  
Convention and Tourism Coordinator.

**G. Consent Agenda**

- August 15, 2023 Regular Meeting Minutes

A motion was made by Councilwoman Lerma to approve the August 15, 2023 minutes.  
Councilman Burttschell seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**H. Presentation(s)**

- Master Drainage Study presented by Strand and Associates  
Ryan Tinsley with Strand and Associates spoke

**I. Business**

**1. Discussion and Possible Action regarding the City-Wide Stormwater Master Plan Proposal.**

A motion was made by Councilman Burttschell to direct staff to whittle down the direction in which to pursue our Master Drainage Plan.

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

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

NOES: None

The motion carried.

**2. Discussion and Possible Action regarding a Change Order for Downtown Well in the amount not to exceed \$9,300.**

A motion was made by Councilwoman Lerma to approve the Change Order for the Downtown Well in the amount not to exceed \$9,300.

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

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

NOES: None

The motion carried.

**3. Discussion and Possible Action to Award Highway 36 Sanitary Sewer Extension Project.**

A motion was made by Councilman Zapalac to award Highway 36 Sanitary Sewer Extension Project in the amount of \$940,895 to Supak Construction of Orchard, Texas.

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

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

NOES: None

The motion carried.

**4. Discussion and Possible Action regarding Resolution for Surplus Property.**

A motion was made by Councilwoman Johnson to approve the sale and disposal of the equipment of the old water casing, and playground equipment as listed in the packet. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**5. Discussion and Possible Action regarding Amendment of the Master Fee Schedule Ordinance.  
(First of two readings)**

▪ **Solid Waste and Recycling Rates**

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

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

The motion carried.

Council took a 5-minute break.

Councilman Burttschell left the meeting at 6:41 p.m.

**6. Discussion and Possible Action regarding Quarterly Investment Report.**

A motion was made by Councilwoman Johnson to accept the Quarterly Investment Report through March 31, 2023. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**7. Discussion and Possible Action regarding HOT Funds Award:**

- **Chamber of Commerce DBA Sealy Convention & Visitor Bureau**
- **Sealy Area Historical Society**
- **City of Sealy - Liedertafel**

**Chamber of Commerce DBA Sealy Convention & Visitor Bureau:**

A motion was made by Councilman Zapalac to approve Sealy Convention & Visitor Bureau funding for the amount of \$101,245, contingent on a Performance Agreement fully executed.

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

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried.

**Sealy Area Historical Society:**

**Electrical Work at the Historical Park**

A motion was made by Councilman Zapalac to approve electric work at the historical park in the amount of \$4,200, with terms that they are open four days a month and advertise.

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

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried.

**Gazebo Carport for 1912 Grader**

A motion was made by Councilman Zapalac to approve \$9,000 for Gazebo Carport for the 1912 Grader with reimbursement model terms.

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

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried.

**Air Condition**

A motion was made by Councilman Zapalac to approve additional AC and display improvements in the amount of \$7,191 with reimbursement model terms as described on the form.

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

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried.

**City of Sealy – Liedertafel:**

**Flooring**

A motion was made by Councilwoman Johnson to approve the replacement of flooring in the amount of \$53,609.

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

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried.

**8. Discussion and Possible Action regarding Fiscal Year 2023-2024 Budget.**

No action was taken.

**J. 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.

- Hailiang

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

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried. The City Council recessed into Executive Session at 7:32 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 7:59 p.m.

No action was taken.

**10. Requests for future agenda items, comments, and announcements.**

Mayor Bilski	If there is a Holiday on a Monday before the City Council meeting, to move the City Council meeting to a Wednesday.
Councilwoman Lerma	None
Councilman Noack	None
Councilman Miller	Absent
Councilwoman Johnson	None
Councilman Zapalac	None
Councilman Burttschell	Absent

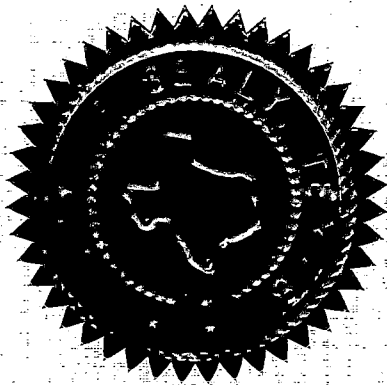
**K. Adjourn**

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

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

The motion carried. The meeting adjourned at 8:00 p.m.

**PASSED AND APPROVED** this 20<sup>th</sup> day of September 2023.



Carolyn Bilski  
Carolyn Bilski, Mayor

ATTEST  
Sandra Vrabec  
Sandra Vrabec, City Secretary