

**MINUTES  
SEALY CITY COUNCIL  
W.E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
WEDNESDAY, SEPTEMBER 20, 2023  
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for September 20, 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**

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

**C. Roll Call and Certification of a Quorum for Sealy City Council**

Present:

Carolyn Bilski	Mayor
Dee Anne Lerma	Councilmember, Place 1, Mayor Pro Tem
Chris Noack	Councilmember, Place 2
Yvonne Johnson	Councilmember, Place 4
Edward Zapalac	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

Absent:

Bradley Miller	Councilmember, Place 3
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A quorum was declared present.

Staff Attending:

Sandra Vrabec, City Secretary  
Tim Kirwin, City Attorney  
Krystal Sodolak, Finance Director  
Jay Reeves, Police Chief  
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. Public Comments and Petitions(s)**

Nick Koski signed up to speak but did not show up.

Mike Barrow signed up to speak but chose not to speak.

**F. 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.**

Ryan Tinsley with Strand and Assoc., spoke on the moratorium.

Mayor Bilski opened the Public Hearing at 6:07 p.m.

No one spoke.

Mayor Bilski closed the Public Hearing at 6:07 p.m.

**G. Public Hearing: The City Council will hold a public hearing to receive comments concerning the proposed City of Sealy Fiscal Year 2023-2024 Budget.**

Mayor Bilski opened the Public Hearing at 6:08 p.m.

No one spoke.

Mayor Bilski closed the Public Hearing at 6:08 p.m.

**H. Consent Agenda**

- **September 5, 2023 Regular Meeting Minutes**

A motion was made by Councilwoman Johnson to approve the September 5, 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.

**I. Business**

**1. Discussion and Possible Action regarding Annual Collection Report by Perdue Brandon FielderCollins&Mott.**

Leslie Schkade with Perdue Brandon FielderCollins&Mott presented the report.

No motion was taken.

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

**a) Personnel matters under Texas Government Code, Section 551.074** To deliberate the appointment, employment, or duties of a public officer or employee.

**▪ City Manager**

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, Burttschell

NOES: None

The motion carried. City Council recessed into Executive Session at 6:22 p.m.

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

No action was taken.

**3. Discussion and Possible Action regarding an Ordinance to extend the Development Moratorium.  
(First of two readings)**

A motion was made by Councilwoman Lerma to extend the Development Moratorium for 90 days. This is the first of two readings.

Councilman Zapalac 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 to either postpone the vote or approve an Ordinance adopting the City of Sealy, Texas budget for the Fiscal Year 2023-2024 (Per the City of Sealy Home Rule Charter, Section 3.12 (1) Procedure to Enact Legislation, Section 7.02 E. Adoption, only one reading is required for Final passage of this Ordinance. A record vote will be taken.)**

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

Bilski: AYE	Johnson: AYES
Lerma: AYE	Zapalac: AYES
Noack: AYE	Burttschell: AYES
Miller: ABSENT	

The motion carried.

**5. Discussion and Possible Action to ratify the proposed Property Tax increase reflected in the budget.**

No action was taken.

**6. Discussion and Possible Action regarding changing and ratifying the date of Public Hearing on the proposed Tax Rate.**

A motion was made by Councilman Zapalac to change and ratify the date of Public Hearing on the proposed Tax Rate on Wednesday, September 27, 2023 at 6:00 p.m. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**7. Discussion and Possible Action regarding The Fantasy of Lights Parade and Fun Run being held on December 2, 2023.**

A motion was made by Councilwoman Lerma to approve The Fantasy of Lights Parade and Fun Run being held on December 2, 2023. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**8. Discussion and Possible Action regarding Ordinance to Amend Fiscal Year 2022-2023 Budget.**

General Line item for the Building Services Department for the buildings and ground repairs and maintenance. An increase in the amount of \$81,965, brings the new budget balance to \$96,965. Decreased the following line items from the swimming pool department. Salaries and wages and the amount of \$52,100 were decreased. Bringing the new budget balance to zero. Overtime pay of \$2,000 was decreased bringing the new balance budget to zero, Social Security in the amount of \$33,990 was reduced bringing the new budget balance to zero, worker's compensation and the amount of \$875 was reduced bringing the new balance budget to zero. Building and repairs were reduced by \$10,000 bringing the new budget balance to zero, minor tools and equipment in the amount of \$3,000 were reduced bringing the new budget balance to zero, and Chemicals were reduced by \$10,000 lowering the budget amount from \$20,000 to \$10,000.

A motion was made by Councilman Zapalac to approve the Ordinance to amend the budget as detailed by the Finance Director.

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

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

NOES: None

The motion carried.

**9. Discussion and Possible Action regarding Austin County Emergency Communications District's Annual Budget for Fiscal Year 2023-2024 Budget.**

A motion was made by Councilwoman Johnson to accept the Austin County Emergency Communications District's Annual Budget for Fiscal Year 2023-2024 Budget.

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

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

NOES: None

The motion carried.

**10. Discussion and Possible Action regarding Financial Report.**

A motion was made by Councilman Zapalac to accept the Financial and Investment Report.

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

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

NOES: None

The motion carried.

**11. Discussion and Possible Action regarding the West Texas Gas Contracts.**

A motion was made by Councilwoman Johnson to approve the West Texas Gas Contracts.

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

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

NOES: None

The motion carried.

**12. Discussion and Possible Action on a Hotel Occupancy Tax (HOT) Services Agreement between the City of Sealy and the Sealy Chamber of Commerce acting in the capacity as the Sealy Convention and Visitors Bureau.**

A motion was made by Councilwoman Lerma to table.

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

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

NOES: None

The motion carried.

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

**a) Solid Waste and Recycling Rates**

A motion was made by Councilwoman Lerma to amend the Master Fee Schedule Ordinance for Solid Waste and Recycling Rates. This is the first of two readings. Councilman Noack seconded the motion. Mayor Bilski called for the vote.

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

NOES: None

The motion carried.

**K. 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.

- Attorney Letter on Game Rooms and 8-Liners (amusement redemption devices) Ordinance
- LIBOR Class Action Settlement
- Public Water System Class Action Settlement (In re: Aqueous Film-Forming Foams Product Liability Litigation, MDL, No. 2:18m-n-02873)

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

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

The motion carried. The City Council recessed into Executive Session at 7:30 p.m.

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

The City Council reconvened into Open Session at 7:53 p.m.

No action was taken.

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

Mayor Bilski	Discussed the Austin County Fair Parade luncheon and Cancelling the October 3 <sup>rd</sup> City Council meeting
Councilwoman Lerma	None
Councilman Noack	Needs a sitter for the September 21 <sup>st</sup> City Council meeting
Councilman Miller	Absent
Councilwoman Johnson	None
Councilman Zapalac	Asked about the Land Plan that was discussed on May 16 <sup>th</sup>
Councilman Burttschell	None

**L. Adjourn**

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

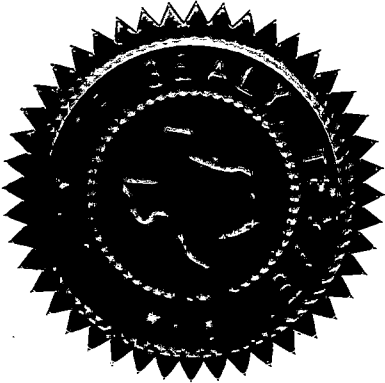
AYES: Bilski, Lerma, Noack, Johnson, Zapalac, Burttschell  
NOES: None

The motion carried. The meeting adjourned at 7:58 p.m.

**PASSED AND APPROVED** this 17<sup>th</sup> day of October 2023.

*Carolyn Bilski*

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Carolyn Bilski, Mayor



ATTEST:

*Sandra Vrabec*

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Sandra Vrabec, City Secretary