



**MINUTES  
SEALY CITY COUNCIL  
W.E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
WEDNESDAY, SEPTEMBER 27, 2023  
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for September 27, 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 6:04 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  
Yvonne Johnson  
Edward Zapalac  
Adam Burttschell

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

Absent:

Chris Noack  
Bradley Miller

Councilmember, Place 2  
Councilmember, Place 3

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager  
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

**D. Discussion and possible action to approve the agenda order or reorder**

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

AYE: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

**E. Proclamation(s) and Special Recognition(s)**

- **Fire Prevention Week**
- **Breast Cancer Month**

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

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

**G. Public Hearing: The City of Council will hold a Public Hearing to receive comments concerning the proposed City of Sealy 2023 Tax Rate of \$0.31091/\$100 valuation.**

Mayor Bilski opened the Public Hearing at 6:11 p.m.

No one spoke.

Mayor Bilski closed the Public Hearing at 6:12 p.m.

**H. Business**

**1. Discussion and Possible Action to approve the Interest and Sinking (I&S), or Debt Service, component of the 2023 Property Tax Rate.**

A motion was made by Councilwoman Lerma I move to approve the 2023 Interest and Sinking Property Tax Rate of \$0.12601 per \$100 valuation.

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

Bilski: AYE

Johnson: AYE

Lerma: AYE

Zapalac: AYE

Noack: ABSENT

Burttschell: AYE

Miller: ABSENT

NOES: None

The motion carried.

**2. Discussion and Possible Action to approve the Maintenance and Operations (M&O) component of the 2023 Property Tax Rate.**

A motion was made by Councilwoman Johnson I move to approve the 2023 Maintenance and Operations Property Tax Rate of \$0.18490 cents per \$100 valuation.

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

Bilski: AYES:

Johnson: AYES

Lerma: AYES

Zapalac: AYES

Noack: ABSENT

Burttschell: AYES

Miller: ABSENT

NOES: None

The motion carried.

**3. Discussion and Possible Action to approve an Ordinance providing for the Assessment, Levy, and Collection of Ad Valorem Tax of the City of Sealy, Texas, for the Year 2023 (Per the City of Sealy Home Rule Charter, Section 3.12 (1) Procedure to Enact Legislation, and Section 7.02 E. Adoption, only one reading is required for the Final passage of this Ordinance. A record vote will be taken.)**

A motion was made by Councilman Zapalac I move to approve the Adoption of a Property Tax rate of \$0.31091 per \$100 valuation.

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

A motion was made by Councilwoman Lerma to Adopt the Ordinance setting the Tax Rate.

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

Bilski: AYE

Johnson: AYE

Lerma: AYE

Zapalac: AYE

Noack: ABSENT

Burttschell: AYE

Miller: ABSENT

NOES: None

The motion carried.

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

A motion was made by Councilman Zapalac to Amend the Fiscal Year 2022-2023 Budget. Councilman Burttschell 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 Amendment of the Master Fee Schedule Ordinance.  
(Second of two readings)**

A motion was made by Councilwoman Lerma to Amend the Master Fee Schedule. This is the second of two readings.

Councilwoman Johnson 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 regarding a request from Austin County to allow Early Voting and Election Day voting at the W. E. Hill Community Center for the 2024 Election year (February 20, 2024 – March 1, 2024 Primary Election Early Voting, May 4, 2024**

**Uniform Election Day (Saturday), May 28, 2024 Primary Runoff Election (Tuesday), October 21, 2024 – November 1, 2024 General Election Early Voting).**

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

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

The motion carried.

**7. 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.  
Councilman Burttschell seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**8. Discussion and Possible Action regarding upkeep and potential plans for the property located at 125 2<sup>nd</sup> Street, Sealy, Texas 77474.**

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

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

The motion carried.

**I. 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.

- Professional Service Agreements/Contracts

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, Johnson, Zapalac, Burttschell.  
NOES: None

The motion carried. The City Council recessed into Executive Session at 6:23 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 7:12 p.m.

No action was taken.

**10. Discussion and Possible Action regarding Terminating a Professional Service Agreement for Chrissy McGee.**

A motion was made by Councilwoman Lerma to terminate a Professional Service Agreement with Chrissy McGee.

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

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

**11. Discussion and Possible Action regarding a Professional Service Agreement with Curtis J. Campbell for Fire Inspection Services and/or Plumbing,**

A motion was made by Councilwoman Lerma to approve a Professional Service Agreement with Curtis J. Campbell for Fire Inspection Services and/or Plumbing.

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

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

**12. Discussion and Possible Action regarding a Professional Service Agreement with Dustin R. Toll for Fire Inspection Services and/or Plumbing.**

No action was taken.

**13. Discussion and Possible Action regarding a Contract with Bureau Veritas.**

A motion was made by Councilwoman Lerma to table.

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

AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell

NOES: None

The motion carried.

**14. Discussion and Possible Action regarding the City of Sealy Holiday 2024 Schedule.**

A motion was made by Councilwoman Johnson to approve the City of Sealy Holiday 2024 Schedule.  
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**15. Discussion and Possible Action regarding changing regularly scheduled City Council meetings following Monday Holidays to Wednesdays.**

A motion was made by Councilwoman Lerma to move the meetings and bring back an Ordinance at the next meeting.  
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**16. Discussion and Possible Action regarding the October 3, 2023 City Council Meeting**

A motion was made by Councilman Zapalac to cancel the October 3, 2023 City Council meeting.  
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

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

Mayor Bilski	None
Councilwoman Lerma	None
Councilman Noack	Absent
Councilman Miller	Absent
Councilwoman Johnson	None
Councilman Zapalac	None
Councilman Burttschell	None

**18. Adjourn**

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

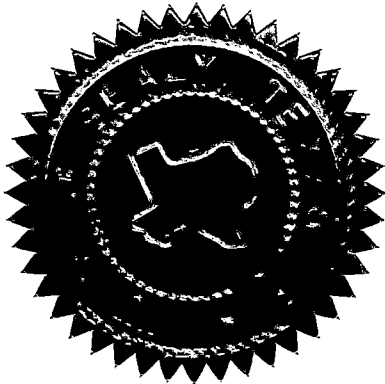
AYES: Bilski, Lerma, Johnson, Zapalac, Burttschell  
NOES: None

The motion carried. The meeting adjourned at 7:20 p.m.

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

*Carolyn Bilski*

\_\_\_\_\_  
Carolyn Bilski, Mayor



ATTEST:

*Sandra Vrabec*

\_\_\_\_\_  
Sandra Vrabec, City Secretary