



**MINUTES  
SEALY CITY COUNCIL  
W. E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
WEDNESDAY, NOVEMBER 8, 2023  
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for November 8, 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
Bradley Miller	Councilmember, Place 3
Edward Zapalac	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

Absent:

Yvonne Johnson	Councilmember, Place 4
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A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager  
Sandra Vrablec, City Secretary  
Tim Kirwin, City Attorney  
Krystal Sodolak, Finance Director  
Jay Reeves, Police Chief  
Patrick Parsons, Public Works Director  
Fawn Mackey, Court Administrator  
Mike Barrow, Planning Director  
Katherine Ellis, EDC

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

A motion was made by Councilman Zapalac to move item #14 after item #1.  
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

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

- **Veterans Day**
- **Municipal Court Week**

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

Joe Barfield spoke about making a movie in Sealy.  
Sande Robinson spoke about her client waiting on permits.  
Susie Soto signed up to speak but declined.

**G. Presentation(s)**

- **Chamber and Visitors Bureau Hot Funds Report for Third Quarter 2023**
- **EDC Christmas Decorations for the Joe Scranton Jr. Park**

**H. Business**

**1. Discussion and Possible Action regarding approving the Sealy EDC sponsorship funding for the Kids Fantasy of Lights event in an amount not to exceed \$7,000.**

A motion was made by Councilwoman Lerma to approve the Sealy EDC sponsorship funding for the Kids Fantasy of Lights event in an amount not to exceed \$7,000.  
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**14. Discussion and Possible Action allowing the First United Methodist Church and/or the Greater Sealy Area Chamber of Commerce to repair and use of the City of Sealy's Christmas Sleigh in the Sealy Fantasy of Lights Event.**

The Mayor stated that the Greater Sealy Area Chamber of Commerce insurance would cover the use.

A motion was made by Councilwoman Lerma for the City to allow the First United Methodist Church and/or Greater Sealy Area Chamber of Commerce to repair and use of the City of Sealy's Christmas Sleigh in the Sealy Fantasy of Lights Event.  
Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**2. Discussion and Possible Action regarding approving Sealy EDC to pay for building demolition and services to the secondary building located behind the primary building located at 125 2<sup>nd</sup> Street, Sealy, Texas in an amount not to exceed \$5,747.87.**

A motion was made by Councilwoman Lerma to approve Sealy EDC to pay for building demolition and services to the secondary building located behind the primary building located at 125 2<sup>nd</sup> Street, Sealy, Texas in an amount not to exceed \$5,747.87.  
Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**3. Discussion and Possible Action to approve the acceptance of Sealy EDC Personal Property, located at 125 2<sup>nd</sup> Street, Sealy, Texas as a gift to the City of Sealy.**

A motion was made by Councilwoman Lerma to approve the acceptance of Sealy EDC Personal Property, located at 125 2<sup>nd</sup> Street, Sealy, Texas as a gift to the City of Sealy.  
Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**4. Discussion and Possible Action regarding a Resolution of the City Council of the City of Sealy declaring certain Police Department Personal Property and Vehicles to be surplus Property.**

A motion was made by Councilwoman Lerma to approve a Resolution of the City Council of the City of Sealy declaring certain Police Department Personal Property and Vehicles to be surplus property.  
Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

- 5. Discussion and Possible Action regarding Texas Department of Agriculture TxCDBG Grant No. CDV21-0400, Street Rehabilitation Project, compare qualifications of bids received, and award a construction contract to Brannan Paving Company, LTD for \$275,057.41 for the base bid, and \$29,459.70 for alternate 2, for a total construction contract amount of \$304,517.11 and authorizing the Mayor to execute all necessary documents contingent upon the City Attorney's approval of executed Construction Contract, Bonds, and Insurance.**

A motion was made by Councilwoman Lerma to approve Texas Department of Agriculture TxCDBG Grant No. CDV21-0400, Street Rehabilitation Project, from Brannan Paving, LTD for \$275,057.41 for the base bid, and \$29,459.70 for alternate 2, for a total construction contract amount of \$304,517.11 and authorizing the Mayor to execute all necessary documents contingent upon the City Attorney's approval of executed Construction Contract, Bonds, and Insurance.

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

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

NOES: None

The motion carried.

- 6. Discussion and Possible Action regarding approving the Service Agreement with Accurate Utility Supply, LLC to retrofit and install new commercial and residential water meters equipped with Automated Meter Reading (AMR) Technology.**

A motion was made by Councilman Zapalac to approve the Service Agreement with Accurate Utility Supply, LLC to retrofit and install new commercial and residential water meters equipped with Automated Meter Reading (AMR) Technology.

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

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

NOES: None

The motion carried.

- 7. Discussion and Possible Action regarding Golf Cart Ordinance.  
(Second of two readings)**

A motion was made by Councilwoman Lerma to approve the Golf Cart Ordinance with Option B. This is the second of two readings.

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

AYES: Bilski, Lerma, Noack, Miller, Burttschell

NOES: Zapalac

The motion carried.

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

A motion was made by Councilman Zapalac to accept the Financial Report ending August 31, 2023.

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

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

NOES: None

The motion carried.

**9. Discussion and Possible Action to authorize the City Manager to use the budgeted Economic Stabilization Funds in case of property tax collection gap.**

A motion was made by Councilwoman Lerma to authorize the City Manager to use the budgeted Economic Stabilization Funds in case of property tax collection gap.

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

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

NOES: None

The motion carried.

**10. Discussion and Possible Action regarding adding a new Section 2-70 of Article III of Chapter 2 of the Code of Ordinances of the City of Sealy, Texas; Providing Powers and Duties of the City Manager for Spending Authority.**

A motion was made by Councilwoman Lerma to add a new Section 2-70 of Article III of Chapter 2 of the Code of Ordinances of the City of Sealy, Texas; Providing Powers and Duties of the City Manager for Spending Authority. This is the first of two readings.

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

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

NOES: None

The motion carried.

**11. Discussion and Possible Action to approve Department Name change for Department 540 from City Secretary (CS) to City Secretary/Human Resources (CS/HR).**

A motion was made by Councilwoman Lerma to approve the Department Name change for Department 540 from City Secretary to City Secretary/Human Resources.

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

AYES: Bilski, Lerma, Noack, Miller, 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.

- D R Horton Development Agreement Amendment

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

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

The motion carried.

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

A motion was made by Councilman Zapalac to table items 12 and 13 from the agenda. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**13. Discussion and Possible Action regarding D R Horton 2<sup>nd</sup> Amendment to the Development Agreement.**

A motion was made by Councilman Zapalac to table items 12 and 13 from the agenda. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

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

Mayor Bilski	Talked about the Pipeline Survey that was mailed out
Councilwoman Lerma	None
Councilman Noack	None
Councilman Miller	None

Councilwoman Johnson	Absent
Councilman Zapalac	None
Councilman Burttschell	None

**16. Adjourn**

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

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

The motion carried. The meeting adjourned at 6:59 p.m.

**PASSED AND APPROVED** this 21<sup>st</sup> day of November 2023.

*Carolyn Bilski*

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Carolyn Bilski, Mayor

ATTEST:

*Sandra Vrabec*

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Sandra Vrabec, City Secretary

