



**MINUTES**  
**SEALY CITY COUNCIL**  
**W. E. HILL COMMUNITY CENTER**  
**1000 MAIN STREET**  
**SEALY, TX 77474**  
**TUESDAY, NOVEMBER 21, 2023**  
**6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for November 21, 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 6:03 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

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

Absent:

Bradley Miller  
Adam Burttschell

Councilmember, Place 3  
Councilmember, Place 6

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager  
Sandra Vrabec, City Secretary  
Tim Kirwin, City Attorney  
Krystal Sodalak, Finance Director  
Jay Reeves, Police Chief  
Patrick Parsons, Public Works Director  
Mike Barrow, Planning Director  
Katherine Ellis, EDC

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

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

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

The motion carried.

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

- **Small Business Saturday**

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

No one signed up to speak.

**G. Consent Agenda**

- October 17, 2023 Regular Meeting
- October 25, 2023 Special Meeting
- November 8, 2023 Special Meeting
- Interlocal Agreement for Street Maintenance between Austin County Precinct 3 and the City of Sealy
- Interlocal Agreement for Street Maintenance between Austin County Precinct 4 and the City of Sealy
- 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.  
(Second of two readings)

A motion was made by Councilwoman Lerma to approve the Consent Agenda.  
Councilman Noack seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**H. Business**

**1. Discussion and Possible Action regarding the B&PW Park Retention Pond Expansion and Downstream Stormwater Conveyance Improvements Project.**

A motion was made by Councilman Zapalac to direct Strand to move forward with the base bid plus option two and haul off not being included.  
Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**2. Discussion and Possible Action regarding Utility Rate Study**

A motion was made by Councilman Zapalac to accept the Strand Engineering recommendations in the Utility Rate Study for the year 2024.

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

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried.

**3. Discussion and Possible Action regarding approving an American Rescue Plan Act (ARPA) project to rehabilitate Irene LeBlanc Pool into a Splashpad.**

A motion was made by Councilman Zapalac to engage the Engineer to start the study.

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

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried.

**4. Discussion and Possible Action regarding amending the Ordinance for the Master Fee Schedule for:  
(First of two readings)**

- a) Tax Abatement Application
- b) Electronic Check Fee
- c) Sewer Surcharge
- d) Radio Transmission Fee
- e) Residential Permit Fee
- f) Commercial Building Permit Fee
- g) Annual Day Cares, Foster Homes, and Commercial Business Safety Inspection Fee
- h) Annual Nursing or Assisted Living Home and School Safety Inspection Fee
- i) Gas Test Fee
- j) Commercial Fire Extinguishing System Inspections
- k) Commercial and Multifamily Fire Code Plan Review

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

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

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried.

**5. Discussion and Possible Action regarding Resolution Amending Authorized Representatives for TexPool.**

A motion was made by Councilman Zapalac to table items 5 and 6.  
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**6. Discussion and Possible Action regarding Resolution Amending Authorized Representatives for TexStar**

A motion was made by Councilman Zapalac to table items 5 and 6.  
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

- Arbitration Agreement

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 entered Executive Session at 6:45 p.m.

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

The City Council reconvened into Open Session at 6:58 p.m.

No action was taken.

**8. Requests for future agenda items, comments, and announcements:**

Mayor Bilski	Bless the employees About Elected Officials in the Parade Float
Councilwoman Lerma	Happy Thanksgiving
Councilman Noack	Carwash required parking Thanks for the Consent Agenda Happy Thanksgiving
Councilman Miller	Absent
Councilwoman Johnson	Happy Thanksgiving
Councilman Zapalac	Development and Land Plans
Councilman Burttschell	Absent

**9. 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 7:02 p.m.

**PASSED AND APPROVED** this 5<sup>th</sup> day of December 2023.



*Carolyn Bilski*  
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Carolyn Bilski, Mayor

ATTEST:

*Sandra Vrabec*  
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Sandra Vrabec, City Secretary