



**MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
WEDNESDAY, FEBRUARY 21, 2024
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for February 21, 2024, at 6:00 p.m., at the City Council Chambers located at 415 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	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

Absent:

Bradley Miller	Councilmember, Place 3
Adam Burttschell	Councilmember, Place 6

A quorum was declared present.

Staff Attending:

Tim Kirwin, City Attorney
Jennifer Matura, Deputy City Secretary
Patrick Parsons, Public Works Director
Krystal Sodolak, Finance Directory
Mike Barrow, Planning Director
Jay Reeves, Police Chief
Michelle Winney, Admin. Assist. For Parks

D. Petition(s) and Public Comments

Melaney McShan signed up to speak regarding a concern about the alley behind her home.

Sam Wilson signed up to speak representing agenda item 15

Josh Volking signed up to speak representing agenda item 2

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

A motion was made by Councilman Zapalac to approve the agenda as presented. Councilman Noack seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried.

F. Proclamations and Special Recognitions

G. Consent Agenda

- **February 6, 2024, Regular Meeting Minutes**

A motion was made by Councilman Zapalac to approve corrected agenda items for February 6th, 2024 meeting that were emailed to Council February 21st, 2024. Councilman Noack seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

Noes: None

The motion carried.

- **Amending Chapter 2 of the Code of Ordinances
(Second of two readings)**

A motion was made by Councilman Zapalac to approve Chapter 2 of the Code of Ordinances with the adjustment to swap items 11 and 12. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried.

(Ordinance is enrolled as Ordinance No. 2024-06)

H. Public Hearing

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.

I. Presentation(s)

- **Rise Broadband by Jeremy McDonald**

Jeremy McDonald presented on Rise Broadband's Gigabit Fiber Project to serve the community of Sealy.

J. Business

- 1. Discussion and possible action regarding City-Wide Event Notification Form Sealy Area Historical Society Spring Fest on April 13, 2024.**

A motion was made by Councilwoman Johnson to approve the Sealy Area Historical Society Spring Fest and approve to temporarily suspend section 42-31 of the Sealy Code of Ordinances.

Councilman Zapalac 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 City-Wide Event Notification Form for the Greater Sealy Little League Opening Day Ceremonies and Parade on March 23, 2024.**

A motion was made by Councilman Noack to approve the special event form with waiving the \$250 fee.

Councilwoman Johnson 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 City Event Policy:**

- **Policy and Application**
- **Planning Guide**
- **Risk Factor Table**
- **Insurance**
- **Facebook/Website**

A motion was made by Councilwoman Johnson to table this item.

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 an Ordinance Naming the Pickleball Courts at Mark A. Chapman B&PW Park
(First of two readings)**

A motion was made by Councilwoman Lerma to approve the Ordinance Naming the Pickleball Courts at Mark A. Chapman B&PW Park, Sealy Pickleball Courts. 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 Change Order #1 for Highway 36 Sanitary Sewer Extension Project.

A motion was made by Councilwoman Lerma to approve the Change Order. Councilman Noack 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 Strand Task Order for Roof at City Hall and Planning Building.

Jared Engelke with Strand Associates, Inc. presented various options for roof replacement at City Hall and Planning Building.

A motion was made by Councilman Zapalac to table any action on the Strand Task Order for Roof at City Hall and Planning Building.

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 an Ordinance Amending Chapter 87 for Subdivision of Land and Plats.
(Second of two readings)**

A motion was made by Councilman Zapalac to approve 87-52 changes noting the strikeout of the word zone and to keep that in 87-52, (c) (3), to remove the word driveway from 87-53 (a) and (b), and to change 87-66 the word installation as discussed to replacement.

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

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

The motion carried.

(Ordinance is enrolled as Ordinance No. 2024-05)

**8. Discussion and Possible Action regarding an Ordinance Amending Chapter 27 Drainage Criteria, Article V – Detention Facilities.
(Second of two readings)**

A motion was made by Councilman Zapalac to approve changes to Chapter 27, second of two readings.

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

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried.

(Ordinance is enrolled as Ordinance No. 2024-04)

9. Discussion and Possible Action regarding presentation and acceptance of Racial Profiling Report from Sealy Police Department.

A motion was made by Councilwoman Lerma to accept the Racial Profiling Report.

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

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried.

10. Discussion and Possible Action regarding Approving a Contract between the City of Sealy and Unified Communications, Inc. DBA Zochnet for use of city facilities.

A motion was made by Councilwoman Lerma to approve a contract between the City of Sealy and Unified Communications, Inc. DBA Zochnet for use of city facilities, the city facilities: the downtown tower, with the change of the term going to one year with no automatic renewal.

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

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried.

11. Discussion and Possible Action regarding Revised Contract of Interlocal Cooperation Contract (ICC) for Failure to Appear Program (FTA) with Department of Public Safety.

A motion was made by Councilman Noack to approve Revised Contract of Interlocal Cooperation Contract for Failure to Appear Program with the Department of Public Safety. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried.

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

- a. Residential Sanitary Sewer Flat Rate**
- b. Commercial Sanitary Sewer Flat Rate**

A motion was made by Councilman Zapalac to approve the staff recommendations for the Master Fee Schedule Update.

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

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried.

13. Discussion and Possible Action regarding approving, approving with conditions, disapproving, or granting an extension for a Replat (Resubdivision) of Lots 1, 2, and 3 of the Bilski Subdivision, Lots 37 & 38 of Charles Gebhardt Subdivision as shown in Volume 2, Page 131, Plat Records of Austin County, Texas. The area to be replatted is near the intersection of Schmidt Road and Acres Lane.

A motion was made by Councilman Zapalac to approve agenda item 13 combining lots 1, 2, and 3 of the Bilski Subdivision, Lots 37 & 38 of Charles Gebhardt Subdivision.

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

AYES: Lerma, Noack, Johnson, Zapalac

NOES: None

ABSTAIN: Bilski

The motion carried.

14. Discussion and Possible Action regarding approving, approving with conditions, disapproving, or granting an extension for a Minor Plat, creating Reserve A and Reserve B being out of Lot 4, Block 26, Sealy Subdivision Volume Y, Page 318, D.R.A.C.T. in the San Felipe De Austin Town Tract, A-5 of Austin County, Texas. The area for the Minor Plat is near the intersection of Kloecker Road and Eagle Lake Road.

A motion was made by Councilman Zapalac to approve agenda item 14.

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

AYES: Bilski, Lerma, Noack, Johnson, Zapalac

NOES: None

The motion carried.

15. Discussion and Possible Action regarding Approving a Variance Application for two Variances at 1124 Meyer Street, Part of Lot 4 and All of Lot 5 of Hubenak P P Addition regarding:

- a) Front Building Line Setback
- b) Side Building Lines Setbacks

A motion was made by Councilman Noack to approve the two variances presented for 1124 Meyer and that the variances are only applying to the existing structure as-is. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

16. Discussion and Possible Action regarding Approving a Variance Application for a Variance at 622 Seventh Street, Sealy Lands Block 38 Lot 49 regarding the Front Building Line Setback.

A motion was made by Councilman Zapalac to approve variance at 622 Seventh Street. Councilwoman Johnson seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

17. Discussion and Possible Action regarding the Quarterly Financial Report ending December 31, 2023.

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

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

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

The motion carried.

18. Reports, Announcements, or Requests from Councilmembers.

Mayor Bilski	Request for press release on when meter box work will begin for the newspaper and Greg Stuessel.
Councilwoman Lerma	None
Councilman Noack	None
Councilman Miller	Absent

Councilwoman Johnson	None
Councilman Zapalac	None
Councilman Burttschell	Absent

19. Reports or Requests from the City Manager.

K. Adjourn

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

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

The motion carried. The meeting adjourned at 7:46 p.m.

PASSED AND APPROVED this 5th day of March 2024.



Carolyn Bilski
Carolyn Bilski, Mayor

ATTEST:

Jennifer Matura
Jennifer Matura, Deputy City Secretary