



**MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, JULY 30, 2024
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for July 30, 2024, at 6:00 p.m., at the Sealy 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 Curry 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
Theadra Curry
Edward Zapalac
Adam Burttschell

Mayor
Councilmember, Place 1 Mayor Pro Tem
Councilmember, Place 2
Councilmember, Place 4
Councilmember, Place 5
Councilmember, Place 6

Absent:

Bradley Miller

Councilmember, Place 3 Entered meeting at 7:04 p.m.

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager
Dallas Bozich, Executive Assistant to the City Manager
Sandra Vrabec, City Secretary
Jennifer Matura, Deputy City Secretary
Jay Reeves, Police Chief
Patrick Parsons, Public Works Director
Fawn Mackey, Court Administrator
Mike Barrow, City Planner
Bill Atkinson, EDC Director
Katherine Ellis, EDC Secretary

D. Petitions(s) and Public Comments

No one signed up to speak.

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

A motion was made by Councilman Zapalac to Approve the Agenda order.
Councilman Noack seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

F. Presentation(s)

- **City Manager to provide Overview of FY 2024-2025 Budget**

City Manager presented an Overview of the FY 2024-2025 Budget.

- **Katherine Ellis to provide an Overview of Gatekeeping for Chapter 380 Agreements, Chapter 312 Agreements, Performance Agreements, and Direct Pay participation.**

Katherine Ellis presented an Overview of Gatekeeping for Chapter 380 Agreements, Chapter 312 Agreements, Performance Agreements, and Direct Pay participation.

- **Mike Barrow to provide an Overview of current and expected future growth of Residential, Retail, Non-Retail Commercial, and Industrial properties inside the City and ETJ.**

Mike Barrow presented an Overview of current and expected future growth of Residential, Retail, Non-Retail Commercial, and Industrial properties inside the City and ETJ.

- **Patrick Parsons to provide an Overview of current and expected future Water and Sewer Capacity, Gas, Smart Meter Replacement Status, and Gas Line Replacement Status**

Patrick Parsons presented an Overview of current and expected future Water and Sewer Capacity, Gas, Smart Meter Replacement Status, and Gas Line Replacement Status.

- **Mike Barrow and Patrick Parsons to provide an Overview of Capital Improvement Plan and future needs.**

Mike Barrow and Patrick Parsons presented an Overview of Capital Improvement Plan and future needs.

- **Mike Barrow to provide an Overview of Street Conditions and Plans for Improvements for same**

Mike Barrow presented an Overview of Street Conditions and Plans for Improvements for same.

- **Mike Barrow to provide an Overview of Sidewalk Conditions and Plans for Transportation Alternatives Program (TxDOT)**

Mike Barrow presented an Overview of Sidewalk Conditions and Plans for Transportation Alternatives Program (TxDot).

- **Mike Barrow to provide a Statement regarding Zoning**

Mike Barrow presented a Statement regarding Zoning and its Lack of it in the City of Sealy for Council's future consideration.

G. BUDGET WORKSHOP: The Sealy City Council will enter into a workshop session to review and discuss the Fiscal Year 2024-2025 Budget:

FUND 10: GENERAL FUND

- **510: City Council – Kimbra Hill, City Manager**
- **515: City Manager – Kimbra Hill, City Manager**
- **520: Finance – Sandra Vrabec, Assistant City Manager/City Secretary/HR/Finance
Dallas Bozich, Executive Assistant to the City Manager**
- **525: Municipal Court – Fawn Mackey, Court Administrator**
- **530: Police Department – Chief Jay Reeves**

Councilman Bradley Miller entered the meeting at 7:04 p.m.

- **535: Planning Department – Mike Barrow, Assistant City Manager/Planner/
Public Works**
- **540: City Secretary/HR - Sandra Vrabec, Assistant City Manager/
City Secretary/HR/Finance
Jennifer Matura, Deputy City Secretary**
- **550: Building Services – Patrick Parsons, Public Works Director**
- **560: Information Technology (IT) – Dallas Bozich, Executive Assistant to the
City Manager**
- **575: Streets – Patrick Parsons, Public Works Director**
- **580: Parks and Recreation – Patrick Parsons, Public Works Director**
- **585: Animal Control – Chief Jay Reeves**
- **590: Mechanic Shop – Patrick Parsons, Public Works Director**

- **599: Non-Departmental**
- **Economic Development Corporation – Bill Atkinson, EDC Executive Director**

FUND 11: MUNICIPAL COURT TECHNOLOGY

FUND 12: TIME PAYMENT REIMBURSEMENT FEE FUND

FUND 13: MUNICIPAL COURT BUILDING SECURITY

FUND 14: CHILD SAFETY FUND

FUND 15: POLICE DEPARTMENT DONATIONS

FUND 17: PARK LAND DEDICATION

FUND 18: STATE LEASE ALLOCATION FUND

FUND 19: PEG FRANCHISE SPECIAL REVENUE FUND

FUND 20: HOTEL/MOTEL TAX FUND

FUND 22: LOCAL YOUTH DIVERSION FUND

FUND 23: MUNICIPAL JURY FUND

FUND 24: CHAPTER 59 FORFEITED PROPERTY FUND

FUND 26: TIRZ #2

FUND 27: PID #1

FUND 28: SEALY DEVELOPMENT AUTHORITY FUND

FUND 29: ECONOMIC DEVELOPMENT CORPORATION (EDC)

FUND 30: DOWNTOWN REVITALIZATION

FUND 32: ARPA

FUND 33: 2022 CO CONSTRUCTION FUND

FUND 36: DEBT SERVICE FUND

FUND 55: 2018 CO CONSTRUCTION FUND

FUND 56: WATER & SEWER

FUND 57: GAS

FUND 58: SOLID WASTE FUND

FUND 59: MUNICIPAL DRAINAGE UTILITY FUND

FUND 60: WATER IMPACT FEE FUND

FUND 61: SEWER IMPACT FEE FUND

Department Heads presented their Department Budget.

H. PRIORITIES WORKSHOP: The Sealy City Council will enter into a workshop session to discuss and consider Priorities for Future Projects and Budgeting.

- Councilmember's Priorities

Councilman Miller – Road Repairs

- Questions/Comments from Councilmembers

I. Business

1. Reports, Announcements, or Requests from Council members.

Mayor Bilski	Well done on the Budget
Councilwoman Lerma	Compliment Kimbra and all of the Staff on such a thorough job with the Budget.
Councilman Noack	Look at a Part-Time IT Person Incode 10
Councilman Miller	None
Councilwoman Curry	The data and the work that was put into the Budget with the cooperation of each department's input, I think is a great packet. Is there a six-month review of our budget to see where we are in six months or do we just do this once a year?
Councilman Zapalac	Personnel Policy MuniCode continues to not have the right information. I would like to have a discussion about whether the MuniCode is serving your needs and our needs and the citizens' needs.
Councilman Burttschell	Thank Mike for going over the Zoning

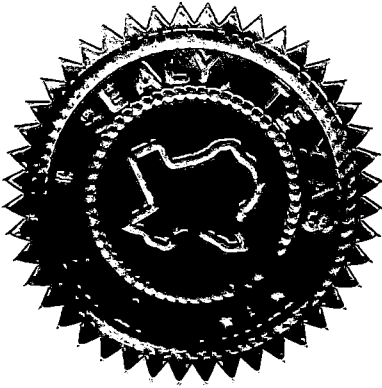
J. Adjourn

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

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

The motion carried. The meeting adjourned at 9:42 p.m.

PASSED AND APPROVED this 4th day of September 2024.



Carolyn Bilski
Carolyn Bilski, Mayor

ATTEST:

Sandra Vrabec
Sandra Vrabec, City Secretary