



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

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for August 6, 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 Enter the meeting at 7:00 p.m.

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager  
Sandra Vrabec, City Secretary  
Jennifer Matura, Deputy City Secretary  
Tim Kirwin, City Attorney  
Scott Riske, Police Captain  
Mike Barrow, City Planner  
Lesley Aguado, Admin Assist for Parks and Rec.

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

Lucean Kukendall – TxDOT Yoakum District – Did not speak  
Chip Reed – Austin County Commissioner Pct. 4 – Spoke on Item #16  
Angela Wolfe – Did not speak  
Sam Wilson – Wilson Engineering – Did not speak  
Dayne Rice – Wilson Engineering – Did not speak

Greg Cook – Chief Appraiser with Austin County Appraisal District – Spoke on the 2024 Certified Appraisal Roll and Tax Rate  
Tina Swonke – Austin County Appraisal District  
Toni Williams – Resident – Spoke on the trees being cut down and drainage on private property  
Yvette Arriaga - Current Miss Teen Sealy Latina  
Gareth Bragen – Did not speak  
Robert Moore – Did not speak  
Jeff Turner – Did not speak

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

Mayor Bilski would like to move Items #16 and #20 after Item #4.  
A motion was made by Councilwoman Curry to Approve the Agenda with these changes.  
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

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

National 811 Day

**G. Consent Agenda**

- July 2, 2024 Regular City Council Minutes
- July 11, 2024 Special City Council Minutes
- July 16, 2024 Regular City Council Minutes

Councilman Zapalac would like the July 16, 2024 minutes to be tabled.  
A motion was made by Councilman Burttschell to table the July 16, 2024 minutes and approve the July 2, 2024, and July 11, 2024 minutes.  
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**H. Business**

- 1. Discussion and Possible Action regarding the City-Wide Event for Fantasy of Lights being held on December 5<sup>th</sup> Vendor Blender Noon-8:00 P.M., December 6<sup>th</sup> Pending, December 7<sup>th</sup> Jingle Bell Fun Run 8:30 a.m. – 11:00 a.m., Kids Fantasy Noon – 5:00 p.m., Parade 7:00 p.m. – 8:00 p.m. 2024, Sponsored by the City of Sealy.**

A motion was made by Councilman Zapalac to table this item.  
Councilman Burttschell seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**2. Discussion and Possible Action regarding the City-Wide Event for Party in the Park being held at Abe and Irene Levine Park Pavilion on August 10, 2024, from 7:00 p.m. – 10:00 p.m. Hosted by Impact Sealy.**

A motion was made by Councilman Zapalac to Approve the City-Wide Event for Party in the Park being held at Abe and Irene Levine Park Pavilion on August 10, 2024, from 7:00 p.m. – 10:00 p.m. Hosted by Impact Sealy.

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

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

The motion carried.

**3. Discussion and Possible Action regarding the City-Wide Event for Boo Bash being held Downtown Sealy on October 31, 2024, from 5:00 p.m. – 8:00 p.m. Hosted by The Sealy News.**

A motion was made by Councilman Zapalac to Approve the City-Wide Event for Boo Bash being held Downtown Sealy on October 31, 2024 5:00 p.m. – 8:00 p.m. Hosted by the Sealy News.

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

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

The motion carried.

**4. Discussion and Possible Action regarding Approving and Adopting the 2024 Certified Appraisal Roll and Present Tax Rates to the City Council.**

A motion was made by Councilwoman Lerma to Approve and Adopt the 2024 Certified Appraisal Roll and Present Tax Rates to the City Council.

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

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

The motion carried.

**16. Discussion and Possible Action to Approve, Approve with Conditions, Disapprove, or Grant an Extension regarding Preliminary Plat for Westward Point Section 4.**

A motion was made by Councilman Noack to Approve the Preliminary Plat for Westward Point Section 4.

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

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

NOES: None

The motion carried.

**20. Discussion and Possible Action regarding Audit Findings on Compliance with GASB 101.**

No action was taken.

Councilman Miller entered the meeting at 7:00 p.m.

**5. Discussion and Possible Action regarding the 2024 Proposed Tax Rate. (City Council will take a record vote to Propose a Tax Rate)**

A motion was made by Councilman Noack regarding the 2024 Proposed Tax Rate not to exceed 0.310910.

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

Mayor Bilski: AYE

Councilwoman Lerma: AYE

Councilman Noack: AYE

Councilman Miller: AYE

Councilwoman Curry: NOE

Councilman Zapalac: AYE

Councilman Burttschell: AYE

The motion carried.

**6. Discussion and Possible Action regarding Setting a Date, Time, and Location for a Public Hearing on the Fiscal 2024-2025 Budget and Adoption of the Budget.**

A motion was made by Councilman Noack to set the Date, Time, and Location for the Public Hearing for the Fiscal 2024-2025 Budget and Adoption of the Budget for Calendar "A" – Sunday, August 18, 2024, **or as required by law** on this date, at 6:00 p.m. located at City Hall in the Council Chambers, 415 Main Street, Sealy, Texas.

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

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

NOES: None

The motion carried.

A motion was made by Councilman Noack to set the Date, Time, and Location for the Public Hearing for the Fiscal 2024-2025 Budget and Adoption of the Budget for Calendar "B": - Tuesday, September 17, 2024, or as required by law on this date, at 6:00 p.m. located at City Hall in the Council Chambers, 415 Main Street, Sealy, Texas.

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

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

NOES: None

The motion carried.

**7. Discussion and Possible Action regarding Setting a Date, Time, and Location for a Tax Rate Public Hearing and Adoption of the Tax Rate.**

A motion was made by Councilwoman Lerma to set the Date, Time, and Location for a Tax Rate Public Hearing and Adoption of the Tax Rate for Calendar "A" – Monday, August 19, 2024, or as required by law on this date, at 6:00 p.m. located at City Hall in the Council Chambers, 415 Main Street, Sealy, Texas.

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

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

NOES: None

The motion carried.

A motion was made by Councilwoman Lerma to set the Date, Time, and Location for a Tax Rate Public Hearing and Adoption of the Tax Rate for Calendar "B": - Wednesday, September 18, 2024, or as required by law on this date, at 6:00 p.m. located at City Hall in the Council Chambers, 415 Main Street, Sealy, Texas.

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

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

NOES: None

The motion carried.

**8. Discussion and Possible Action regarding the Proposed Fiscal Year 2024-2025 Budget.**

A motion was made by Councilman Zapalac to table this agenda item.

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

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

NOES: None

The motion carried.

**9. Discussion and Possible Action regarding Approving a Resolution to Participate in and Application for the Public Safety Officer Body-Worn Camera Grant Program.**

A motion was made by Councilwoman Lerma to Approve a Resolution to Participate in and Application for the Public Safety Officer Body-Worn Camera Grant Program. Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**10. Discussion and Possible Action regarding a Resolution to continue participation or termination of membership with the Gulf Coast Coalition of Cities (GCCC).**

A motion was made by Councilman Zapalac to Approve a Resolution to continue participating in membership with the Gulf Coast Coalition of Cities (GCCC). Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**11. Discussion and Possible Action to Approve a Resolution regarding Acceptance of Improvements and Maintenance Bond for Hunters Crossing Section 1.**

A motion was made by Councilman Noack to Approve a Resolution regarding Acceptance of Improvements and Maintenance Bond for Hunters Crossing Section 1. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**12. Discussion and Possible Action to Accept Deed to Land for the Sewer Lift Station for Hunters Crossing Section 2.**

A motion was made by Councilwoman Lerma to Accept Deed to Land for the Sewer Lift Station for Hunters Crossing Section 2. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**13. Discussion on the City Engineer's Review of Hunters Crossing Section 2 Construction Plans.**

No action was taken.

**14. Discussion and Possible Action to Approve, Approve with Conditions, Disapprove, or Grant an Extension regarding Final Plat for Hunters Crossing Section 2.**

A motion was made by Councilman Noack to Approve a Final Plat for Hunters Crossing Section 2.

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

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

NOES: None

The motion carried.

**15. Discussion and Possible Action to Approve a Resolution regarding Acceptance of Improvements and Maintenance Bond for Cane Crossing.**

A motion was made by Councilman Zapalac to Approve a Resolution regarding Acceptance of Improvements and Maintenance Bond for Cane Crossing.

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

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

NOES: None

The motion carried.

**17. Discussion and Possible Action regarding a Resolution to Allocate Fund 16 Balance Following the Repeal of Main Street Advisory Bylaws in the amount of \$6,066.16.**

A motion was made by Councilman Zapalac to Approve a Resolution to Allocate Fund 16 Balance Following the Repeal of Main Street Advisory Bylaws in the amount of \$6,066.16.

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

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

NOES: None

The motion carried.

**18. Discussion and Possible Action regarding Approving Water Well No. 7 Motor Replacement in an amount not to exceed \$38,762.**

A motion was made by Councilman Zapalac to Approve Water Well No. 7 Motor Replacement in an amount not to exceed \$38,762.

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

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

The motion carried.

**19. Discussion and Possible Action regarding Task Order No. 23-02 Amendment No. 2 for On-Call Engineering Services with Strand Associates:**

A motion was made by Councilman Zapalac to Approve Task Order No. 23-02 Amendment No. 2 for On-Call Engineering Services with Strand Associates.  
Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Miller, Curry, 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.

- **Splash Pad Bids**
- **TXDOT Utility Extension Agreement**

A motion was made by Councilman Miller to recess into Executive Session.  
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried. The City Council entered into Executive Session at 9:18 p.m.

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

The City Council reconvened into Open Session at 9:28 p.m.

No action was taken.

**22. Discussion and Possible Action regarding Utility Extension Agreement for the City of Sealy to provide Water, Wastewater, and Natural Gas Services to the Texas Department of Transportation (TXDOT) Sealy Maintenance Facility located at 2299 FM 2187, Sealy, Texas.**

No action was taken.

**23. Discussion and Possible Action to Accept or Reject Bids for Splash Pad.**

A motion was made by Councilwoman Lerma to Reject Bids for Splash Pad and reauthorize Bidding.

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

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

NOES: None

The motion carried.

**24. Reports, Announcements, or Requests from Council members.**

Mayor Bilski	None
Councilwoman Lerma	Request we have A/C for next meeting
Councilman Noack	None
Councilman Miller	None
Councilwoman Curry	Went to the Newly Elected Officials Workshop in San Antonio and learned a lot. Requesting a City Shirt
Councilman Zapalac	None
Councilman Burttschell	None

**J. 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, Curry, Zapalac, Burttschell

NOES: None

The motion carried. The meeting adjourned at 9:31 p.m.

**PASSED AND APPROVED** this 4th day of September 2024.



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

ATTEST:  
*Sandra Vrabec*  
\_\_\_\_\_  
Sandra Vrabec, City Secretary