



**MINUTES  
SEALY CITY COUNCIL  
CITY COUNCIL CHAMBERS  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, SEPTEMBER 17, 2024  
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for September 17, 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**

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  
Chris Noack  
Theadra Curry  
Edward Zapalac

Mayor  
Councilmember, Place 2  
Councilmember, Place 4  
Councilmember, Place 5

Absent:

Dee Anne Lerma  
Bradley Miller

Councilmember, Place 1 Mayor Pro Tem  
Councilmember, Place 3  
Entered meeting at 6:49 p.m.  
Sat down at the Dais at 6:49 p.m.  
Councilmember, Place 6

Adam Burttschell

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager  
Sandra Vrablec, City Secretary  
Tim Kirwin, City Attorney  
Scott Riske, Police Captain  
Patrick Parsons, Public Works Director  
Mike Barrow, City Planner  
Dallas Bozich, Assistant Finance Director  
Bill Atkinson, EDC Director

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

Sam Wilson with Wilson Engineering spoke on Agenda Item #4 and #5.

Chip Reed, Austin County Commissioner Precinct 4 spoke on Agenda Item #5.

Tine Brunkenhoefer spoke on Agenda Item #4.

John Brunkenhoefer spoke on Agenda Item #4.

Steve Wilson signed up to speak on Agenda Item #5 but did not speak.

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

A motion was made by Councilman Zapalac to move to Reorder Agenda Item #3 before Agenda Item #1.

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

AYES: Bilski, Noack, Curry, Zapalac

NYES: None

The motion carried.

**F. Proclamation(s)**

No Proclamation(s).

**G. Consent Agenda**

- **August 20, 2024, Regular City Council Minutes**
- **August 25, 2024, Special City Council Minutes**
- **August 26, 2024, Special City Council Minutes**
- **September 4, 2024, Regular City Council Minutes**

A motion was made by Councilman Zapalac to Approve the consent agenda with the items corrected on the desk.

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

AYES: Bilski, Noack, Curry, Zapalac

NYES: None

The motion carried

## H. Presentation(s)

- **Hotel Occupancy Tax Fund Program**

**Dallas Bozich, Assistant Finance Director spoke on the Hotel Occupancy Tax Fund Program**

## I. Business

### 3. Discussion and Possible Action regarding CVB 3<sup>rd</sup> Quarter Report.

A motion was made by Councilman Zapalac to accept the CVB third quarter report pending compliance with the items that were called out by the Assistant Finance Director. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Noack, Curry, Zapalac  
NYES: None

The motion carried.

Councilman Miller entered the meeting at 6:49 p.m. and sat at the Dais at 6:49 p.m.

### 1. Discussion and Possible Action regarding the HOT Funds Award.

- **Chamber of Commerce DBA Sealy Convention & Visitor Bureau**
- **Sealy Area Historical Society**
- **City of Sealy – Way Finding Signs**
- **City of Sealy – Liedertafel Hall Renovation**
- **City of Sealy – Ad in the Convention and Visitors Bureau Annual Publication**
- **Diamond Back Events – Sealy Gun and Knife Show**

Chamber of Commerce DBA Sealy Convention & Visitor Bureau – CVB Budget Fiscal Year 2024-2025, Trophies & Awards for Fantasy of Lights Softball Tournament, Fantasy of Lights Advertising & Banners, and Advertising & Promotions:

\$128,853

Per Kimbra Hill, City Manager is to Award \$128,853 (Agreement - \$99,500 and \$29,353 for the City to Directly Pay Invoices to the CVB Venders) and the amounts up to as awarded by the council for those line items that we reviewed earlier. Also need to make sure that the \$25,000 for Design and Mural is in compliant with the city's policy

A motion was made by Councilwoman Curry.  
Councilman Noack seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

Sealy Area Historical Society – 1920's House Move:

\$627.55

A motion was made by Councilman Zapalac.  
Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

City of Sealy – Way Finding Signs:

\$100,000

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

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

The motion carried.

City of Sealy – Liedertafel Hall Renovation:

\$35,000

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

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

The motion carried.

City of Sealy – Ad in the Convention and Visitors Bureau Annual Publication:

\$7,000 for Administration Costs

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

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

The motion carried.

Diamond Back Events – Sealy Knife and Gun Show:

\$8,353

A motion was made by Councilman Zapalac.

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

AYES: Bilski, Noack, Miller, Curry, Zapalac

NOES: None

The motion carried.

- 2. Discussion and Possible Action regarding Hotel Occupancy Tax (HOT) Services Agreement between the City of Sealy and the Sealy Chamber of Commerce acting in the capacity as the Sealy Convention and Visitors Bureau to change the first of two payments from November to October.**

A motion was made by Councilman Zapalac.

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

AYES: Bilski, Noack, Miller, Curry, Zapalac

NOES: None

The motion carried.

- 4. Discussion and Possible Action to Approve, Disapprove, or Approve with Conditions a Variance Application for Two Variances for 604 N Meyer Street to change the use of the lot from Single-Family Residential to Commercial.**

- a) Section 28-70 (a) The front building line shall not be less than 25 feet, except that where a lot faces an arterial street, the front building line shall not be less than 35 feet. The Front of the existing building is 16.9 feet from the right-of-way line of Highway 36 (Meyer Street).**

A motion was made by Councilman Noack to Approve the Variance Request for the Front Building Line or 28-70 (a).

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

AYES: Noack, Miller

NOES: Bilski, Zapalac

ABSTAIN: Curry

This motion failed.

Councilwoman Curry offered a friendly amendment Councilman Noack amended his motion to include that the Variance would be for this specific development and it must comply with all City Ordinances including Chapter 27 and Chapter 28.

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

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

The motion carried.

- b) Section 28-70 (g) No commercial building line shall be less than 25 feet on a side that abuts an existing single-family residential lot which does not have an existing place of business located on such single-family residential lot. The side of the existing building is 16.6 feet from the property line of the abutting single-family residential lot.**

A motion was made by Councilman Noack to Approve or to Grant the Variance for Section 28-70 (g) with the conditions that it will be tied to this specific development and that we are complying with all City Ordinances, including Chapter 27 and Chapter 28. Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**5. Discussion and Possible Action regarding Interlocal between the City of Sealy and Austin County for the purpose of Drainage Easement Improvements.**

Per Mayor Bilski this Grant is \$37 million to fix the Allens Creek Drainage issues, which have been in the county records and the City records since the seventies. The motion that we would be granting these easements is that it's a State Grant 22-8507-D235.

A motion was made by Councilman Miller to Approve the Interlocal Agreement between the City of Sealy and Austin County for the purpose of Drainage Easement Improvements. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**6. Discussion and Possible Action regarding Revision to Personnel Policies and Procedures Manual, Section 4.0, C. Holidays.**

A motion was made by Councilman Zapalac to Approve a Revision to Personnel Policies and Procedures Manual Section 4.0 C Holidays. Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**7. Discussion and Possible Action regarding Contract for Gas Department Regulatory Compliance Support by Enserv Solutions.**

A motion was made by Councilman Zapalac to Approve a Contract for Gas Department Regulatory Compliance Support by Enserv Solutions.

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

AYES: Bilski, Noack, Miller, Curry, Zapalac

NOES: None

The motion carried.

**8. Discussion and Possible Action regarding the West Texas Gas (WTG) Marketing, LLC Contracts.**

- **Exhibit A – Gas Gate 1 & 2**

- **Exhibit A-1 – Gas Gate 3**

A motion was made by Councilman Zapalac to Approve Exhibit A and Exhibit A-1 with West Texas Gas, WTG Marketing LLC.

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

AYES: Bilski, Noack, Miller, Curry, Zapalac

NOES: None

The motion carried.

**9. Discussion and Possible Action to Approve the Funding not to exceed \$24,000 to Remove Limbs and Trees as part of Public Assistance Recovery from Hurricane Beryl.**

A motion was made by Councilman Zapalac.

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

AYES: Bilski, Noack, Miller, Curry, Zapalac

NOES: None

The motion carried.

**10. Discussion and Possible Action regarding Non-Residential Natural Gas Service Fees.**

No action was taken.

**11. Discussion and Possible Action regarding Monthly Financial Report:**

- **General Ledger vs Actuals for Budget**
- **Fund Balance through July 31, 2024**

- **Sales Taxes Report through July 31, 2024**
- **Investment Report for Quarter Ended June 30, 2024**

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

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

The motion carried.

**12. Discussion and Possible Action regarding the City of Sealy Holiday 2025 Schedule.**

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

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

The motion carried.

**13. Discussion and Possible Action to Accept or Reject Bid(s) for the FEMA Generators and Authorize the Mayor to execute a Contract for same.**

A motion was made by Councilman Zapalac to table this Agenda Item.  
Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**14. Discussion and Possible Action to Authorize the Mayor to Execute the Contract between the City of Sealy and The Roof Co. Waco, LLC for Roof Replacement at City Hall and Planning Building contingent on the City Attorney's approval.**

A motion was made by Councilman Zapalac to Authorize the Mayor to Execute the Contract between the City of Sealy and The Roof Co. Waco, LLC for Roof Replacement at City Hall and Planning Building Contingent on the City Attorney's Approval.  
Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**J. 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**

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

AYES: Bilski, Noack, Miller, Curry, Zapalac

NOES: None

The motion carried. The City Council entered into Executive Session at 8:34 p.m.

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

The City Council reconvened into Open Session at 8:48 p.m.

No action was taken.

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

A motion was made by Councilman Noack to Reject all the Bids. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Noack, Miller, Curry, Zapalac

NOES: None

The motion carried.

**17. Reports or Requests from the City Manager and Discussion on:**

- **Status Finance Department Operations**
- **Status of Paid Time Off Workshop and Policy Creation**
- **Update on Fantasy of Lights Event**

**8. Reports, Announcements, or Requests from Councilmembers.**

Mayor Bilski

None

Councilwoman Lerma	Absent
Councilman Noack	None
Councilman Miller	Main Street Traffic Study
Councilwoman Curry	None
Councilman Zapalac	Get a Quote to put the Infrastructure in here so that we can float the Microphones back and forth.
Councilman Burttschell	Absent

**K. Adjourn**

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

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

The motion carried. The meeting adjourned at 8:52 p.m.

**PASSED AND APPROVED** this 1<sup>st</sup> day of October 2024.



*Carolyn Bilski*

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

ATTEST:

*Sandra Vrabec*

\_\_\_\_\_  
Sandra Vrabec, City Secretary