



**MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, OCTOBER 1, 2024
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for October 1, 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
Theadra Curry
Edward Zapalac
Adam Burttschell

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

Absent:

Chris Noack
Bradley Miller

Councilmember, Place 2
Councilmember, Place 3

.A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager
Sandra Vrabec, City Secretary
Tim Kirwin, City Attorney
Jay Reeves, Police Chief
Mike Barrow, City Planner
Bill Atkinson, EDC Director

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

AYES: Bilski, Lerma, Curry, Zapalac, Burttschell
NYES: None

The motion carried.

F. Proclamation(s)

- **Breast Cancer Awareness Month Proclamation**
- **Fire Prevention Week Proclamation**
- **Recognition of City Staff by the SEDC Director**

G. Consent Agenda

- **September 17, 2024 Regular City Council Minutes**

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

AYES: Bilski, Lerma, Curry, Zapalac, Burttschell
NYES: None

The motion carried

H. Presentation(s)

- **Virgil and Josephine Gordon Memorial Library Sem-Annual Report**
- **Retail Coach Update by Bill Atkinson, SEDC Director**

I. Business

1. **Discussion and Possible Action regarding the Library Services Agreement with Virgil and Josephine Gordon Memorial Library.**

A motion was made by Councilwoman Lerma to Approve the Library Services Agreement with Virgil and Josephine Gordon Memorial Library.
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

2. **Discussion and Possible Action regarding Resolution for Flock Cameras (License Plate Readers) to be funded by the Sealy Economic Development Corporation (SEDC). (First of two readings)**

No action was taken.

3. **Discussion and Possible Action regarding Ordinance Amending the Master Fee Schedule for:**

- **Natural Gas Rates for Non-Residential**

A motion was made by Councilman Zapalac to Approve the Ordinance Amending the Master Fee Schedule for Natural Gas Rates for Non-Residential. This is the first of two readings. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Curry, Zapalac, Burttschell

NOES: None

The motion carried.

4. **Discussion and Possible Action regarding Awarding or Rejecting Bid(s) for the FEMA Generator Grants and Authorize the Mayor to execute a contract for same.**

A motion was made by Councilwoman Curry to Award Bids for the FEMA Generator Grant and Authorize the Mayor to execute a contract for same contingent upon the City Attorney's Approval, FEMA Approval of Scope Modification and Budget realignment, and FEMA Hazard Mitigation Approval.

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

AYES: Bilski, Lerma, Curry, Zapalac, Burttschell

NOES: None

The motion carried.

5. **Discussion and Possible Action regarding a Resolution Declaring Intention to Reimburse Project Expenditures for Purchase, Construction, Installation, and Renovation of Citywide Power Generation Facilities for Critical Infrastructure.**

No action was taken.

6. **Discussion and Possible Action regarding Change Order No. 1 for Sealy Rexville Road Water Well.**

A motion was made by Councilman Zapalac to Approve the Change Order No. 1 for Sealy Rexville Road Water Well.

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

AYES: Bilski, Lerma, Curry, Zapalac, Burttschell

NOES: None

The motion carried.

7. **Discussion and Possible Action regarding the Interfund Loan Policy.**

No action was taken.

8. **Discussion and Possible Action regarding Interfund Loan for:**

- a. **Resolution for Interfund Loan for Pay-Out of Holiday Time**
- b. **Loan Agreement and Repayment Schedule**

No action was taken.

9. **Discussion and Possible Action regarding the Memorandum of Understanding (MOU) for ARPA Funds obligated to the Irene Leblanc Splash Pad Project.**

A motion was made by Councilman Zapalac to Approve the Memorandum of Understanding (MOU) for ARPA Funds obligated to the Irene Leblanc Splash Pad Project. Councilman Burttschell seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Curry, Zapalac, Burttschell
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.**

- **Town Park Center, LLC vs City of Sealy et al, Cause No. 2019V-0062**
- **Bullinger Creek Development**
- **BSR Development**
- **HighTen Development**

a) **Section 551.087, DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS. The City will meet in closed session to (1) discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.**

- **Bullinger Creek Development**
- **BSR Development**
- **HighTen Development**

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

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

The motion carried. The City Council entered into Executive Session at 7:11 p.m.

Councilwoman Lerma left the Council meeting at 7:12 p.m.

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

The City Council reconvened into Open Session at 8:23 p.m.

No action was taken.

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

- **Pickleball Ribbon Cutting**
- **EDC Manufacturing Day**

12. Reports, Announcements, or Requests from Councilmembers.

Mayor Bilski	None
Councilwoman Lerma	Absent
Councilman Noack	Absent
Councilman Miller	Absent
Councilwoman Curry	None
Councilman Zapalac	City Sales Tax Summary and Report Request
Councilman Burttschell	None

K. Adjourn

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

AYES: Bilski, Curry, Zapalac, Burttschell

NOES: None

The motion carried. The meeting adjourned at 8:25 p.m.

PASSED AND APPROVED this 15th day of October 2024.



Carolyn Bilski

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrabec

Sandra Vrabec, City Secretary