



**MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, DECEMBER 3, 2024
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for December 3, 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 6:01 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	Mayor
Dee Anne Lerma	Councilmember, Place 1
Chris Noack	Councilmember, Place 2
Bradley Miller	Councilmember, Place 3
Theadra Curry	Councilmember, Place 4
Edward Zapalac	Councilmember, Place 5

Absent:

Adam Burttschell	Councilmember, Place 6
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.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, Assistant City Manager
Patrick Parsons, Public Works Director
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 presented except to change Business Item 2 to appear after Business Item 6.

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

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

NOES: None

The motion carried.

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

No Proclamation(s) and Special Recognition(s)

Mayor took a moment to recognize the Sealy Tigers who are in the playoffs and doing very well. And we just wish them the best as they proceed forward with the playoff game.

G. Consent Agenda

- **November 13, 2024, Special City Council Minutes**

A motion was made by Councilwoman Lerma to Approve as presented.

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

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

NOES: None

The motion carried.

H. Presentation(s):

No Presentation(s)

I. Business

1. Discussion and Possible Action regarding Revision of City Facilities Rental Agreements for:

- **W. E. Hill Community Center**
- **Liedertafel Hall**
- **Mark A. Chapman (B&PW) Park Pavilion**
- **Abe & Irene Levine Park Pavilion**

A motion was made by Councilwoman Lerma to so move.

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

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

NOES: None

The motion carried.

3. Discussion and Possible Action regarding Strand Change Order No. 2 for ARPA Lift Station Improvement Project.

A motion was made by Councilman Zapalac to Approve Strand Change Order Number 2 for ARPA Lift Station Improvements Project.

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

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

NOES: None

The motion carried.

4. Discussion and Possible Action to Approve a Resolution for the Medrano Project. (Second of two readings)

A motion was made by Councilman Zapalac to Approve the Resolution for the Medrano Project. This is the second of two readings.

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

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

NOES: None

The motion carried.

5. Discussion and Possible Action to Approve the Medrano Project Performance Agreement and a Historic District and Business Improvement Grant in an amount not to exceed \$11,000.

A motion was made by Councilman Zapalac to Approve the Medrano Performance Agreement and a Historic District and Business Improvement Grant in the amount not to exceed \$11,000, Changing the Completion date to June 4 2025, and Section 1.8 changing the number 90 to 60.

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

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

NOES: None

The motion carried.

Councilman Burttschell entered the meeting at 6:27 p.m. and sat at the Dais at 6:30 p.m.

6. Discussion and Possible Action regarding Renaming and Amending the Sealy Main Street Mural Policy.

A motion was made by Councilman Zapalac to Approve Renaming and Amending the Sealy Main Street Mural Policy, including the Removal of the two columns for Main Street and Planning on page eight.

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

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

The motion carried.

2. Discussion and Possible Action regarding Prioritizing Capital Improvement Needs and Debt.

City Manager Kimbra Hill's suggestion is to move forward with the Assistant City Manager's recommendations for Issuance of Debt.

A motion was made by Councilman Zapalac so moved.
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 a Resolution Declaring Intention to Finance Expenditures to be Incurred for Purchase, Construction, Installation, and Renovation of Citywide Power Generation Facilities for Critical Infrastructure and purchase, construction, installation and renovation of Parks and Recreation Facilities not to exceed \$750,000.

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.

8. Discussion and Possible Action regarding Approval of the Investment Report for the Quarter Ending September 30, 2024.

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

AYES: Bilski, Lerma, Noack, Miller, 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.

- **License Agreement(s) for Broadband**
- **Personnel Policy – Sick Leave**

A motion was made by Councilman Miller to recess into Executive Session. Councilman Burttschell 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 7:23 p.m.

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

The City Council reconvened into Open Session at 8:46 p.m.

No action taken

10. Reports or Requests from the City Manager and Discussion.

No reports at this time.

11. Announcements, or Requests from Councilmembers.

Mayor Bilski	We have a Parade and Public Works has a trailer fixed up for those of us that choose to ride. Get with Sandra if you want to be in parade
Councilwoman Lerma	None
Councilman Noack	None
Councilman Miller	Just request looking at a Stop Sign at West Front Street at Second Street, there's a Yield Sign there currently. And Eastbound on Second Street at West Front Street potentially putting a Stop Sign there.
Councilwoman Curry	Merry Christmas to everybody. I will be leaving on vacation
Councilman Zapalac	None
Councilman Burttschell	Scranton Park number of trees that appear to be dead have been cut, do we have plans to take them all the way down

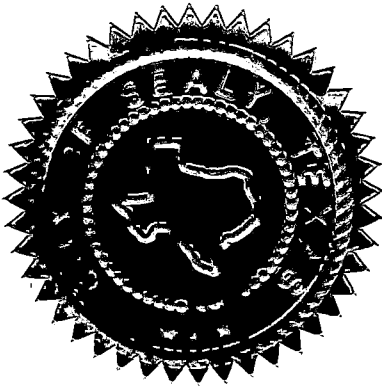
K. Adjourn

A motion was made by Councilwoman Lerma to adjourn.
Councilman Miller 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 8:49 p.m.

PASSED AND APPROVED this 7th day of January 2025.



Carolyn Bilski
Carolyn Bilski, Mayor

ATTEST:
Sandra Vrabec
Sandra Vrabec, City Secretary