



**MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, FEBRUARY 4, 2025
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for February 4, 2025, 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	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
Adam Burttschell	Councilmember, Place 6

Absent:

None

.A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager
Sandra Vrabec, City Secretary
Tawana Rychlik, Assistant City Secretary
Tim Kirwin, City Attorney
Jennifer Matura, Finance Director
Jay Reeves, Police Chief
Scott Riske, Police Captain
Russell Grimes, Police Admin Sergeant
Chris Hudson, Police Captain
Mike Barrow, Assistant City Manager
Patrick Parsons, Public Works Director
Fawn Mackey, Court Administrator
Bill Atkinson, EDC Director

Employees Attending: Adrianna Trejo
 Kristin Chandler
 Sergeant Tony Fourroux
 Sergeant John Fullen
 Officer Karissa McCullough
 Officer Hunter Crosby
 Telecommunication Officer Cynthia Ibarra
 Telecommunication Officer Amanda Oviedo
 Superintendent of Wastewater Treatment Plant Travis Cochran
 Michael Jurek
 Richard Laughlin

D. Petitions(s) and Public Comments

Kinch Meyer spoke on bringing a permanent Food Truck Park at Hwy 36 and FM 1094.

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

A motion was made by Councilman Zapalac to Approve the Agenda as presented.
Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

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

None

G. Consent Agenda

- **January 22, 2025, Regular City Council Minutes**

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

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

The motion carried.

H. Presentation(s)

- **Introduction of Deputy City Secretary/HR**
- **Recognizing Employees**
- **Heritage Park Senior Living – Southeast Texas Housing**
- **Bluebonnet Water Conservation District – Zach Holland**
- **Update on Current Residential and Commercial Development – Mike Barrow, Assistant City Manager**

- I. PUBLIC HEARING: Notice of a Public Hearing on Budget Amendment. The City Council for the City of Sealy, Texas, will hold a Public Hearing on amending the 2024-2025 Fiscal Year Budget – Fund 29 Economic Development Sales Tax Fund of the City of Sealy, Texas, to be held on the 4th day of February 2025, at 6:00 p.m. in the City Hall at 415 Main Street. All interested persons shall be given an opportunity to be heard for or against any item or the amount of any item contained in the proposed Budget Amendment.**

Mayor Bilski opened the Public Hearing at 6:55 p.m.

No one spoke.

Mayor Bilski closed the Public Hearing at 6:56 p.m.

J. Business

- 1. Discussion and Possible Action to Approve a Resolution to Support Southeast Texas Housing’s Proposed Development.**

Mayor Bilski recused herself from this item. Mayor Pro Tem Lerma took the meeting over for this agenda item.

A motion was made by Councilman Noack to Approve a Resolution in support of the Southeast Texas Housing Proposed Development.

Councilman Miller seconded the motion. Mayor Pro Tem Lerma called for the vote.

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

NOES: None

The motion carried.

Mayor Bilski reentered the meeting.

2. Discussion and Possible Action regarding a Contract for Election Services with Austin County.

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

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

The motion carried.

3. Discussion and Possible Action regarding a Joint Election Agreement with Austin County.

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

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

The motion carried.

4. Discussion and Possible Action regarding a request from Austin County to allow Voting at the W. E. Hill Community Center for Uniform Election on Saturday, May 3, 2025, with Set up: Friday, May 2, 2025; Pick up Monday, May 5, 2025; and Constitutional Amendment Election on Tuesday, November 4, 2025, with Set up: Monday, November 3, 2025; and Pick up on Wednesday, November 5, 2025

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

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

The motion carried.

5. Discussion and Possible Action regarding an Ordinance of which the caption reads:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS, CALLING AND ORDERING A GENERAL ELECTION TO BE HELD ON MAY 3, 2025, FOR THE PURPOSE OF ELECTING TWO (2) COUNCILMEMBERS; DESIGNATING THE POLLING PLACE FOR SUCH ELECTION; PROVIDING THE FORM OF THE BALLOT FOR SUCH ELECTIONS; DIRECTING THE GIVING OF NOTICE OF SUCH ELECTIONS; AND PROVIDING DETAILS RELATING TO THE HOLDING OF SUCH ELECTIONS.

(According to the City of Sealy Home Rule Charter, Section 3.12(3) – Procedures to Enact Legislation, only one reading is required for final passage of this ordinance)

A motion was made by Councilman Noack to Approve the Ordinance as captioned on the agenda.

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

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

The motion carried.

6. Discussion and Possible Action regarding Approving Amendment No. 1 to Task Order 23-04 – 2024 Chapman/B&PW Park Retention Pond Expansion and Storm Sewer Improvements.

A motion was made by Councilman Miller to so move.
Councilman Burttschell 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 Approving Authorizing Capital Improvement Projects to be funded by 2022 Series Certificate of Obligation.

A motion was made by Councilman Zapalac to Authorize Capital Improvement Projects to be funded by 2022 Series Certificate of Obligation.
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 Approving the use of the 2022 Series Certificate of Obligation for Emergency Repair of Sewer Lines.

A motion was made by Councilman Zapalac to Approve Action regarding the use of 2022 Series Certificate of Obligation for Emergency Repair of Sewer Lines not to exceed \$250,000.
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 the Financial Report for the Month Ending November 30, 2024:

- **General Ledger vs Actuals**
- **Fund Balance**
- **Sales Tax Report**

- **Check Register**

A motion was made by Councilwoman Curry to so move.
Councilman Burttschell 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 to Approve a Resolution to Appoint a new Alternate Judge.

Mayor Bilski stated the new Alternate Judge is Anita Broderick James, Esq.
A motion was made by Councilman Miller to so move.
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

11. Discussion and Possible Action to Approve a Telecommunications License Agreement between the City of Sealy, Texas, and AirCanopy Internet Services, Inc. d/b/a Rise Broadband.

A motion was made by Councilman Miller to so move.
Councilman Noack 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 regarding Approving a Contract between the City of Sealy and Unified Communications, Inc. d/b/a Zochnet for the use of city facilities.

A motion was made by Councilman Zapalac to Approve a Contract between the City of Sealy and Unified Communications, Inc. d/b/a Zochnet for the use of City Facilities.
Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

13. Discussion and Possible Action to Approve an Ordinance to Amend the Budget for Sealy Economic Development Corporation (SEDC) Fiscal Year 2024-2025 to fund the W. E. Hill Community Center and Downtown Parking Projects.

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

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

The motion carried.

14. Discussion and Possible Action regarding Waiving the Maintenance Bond provision of a 2019 Amended Economic Development Performance Agreement between the Sealy Economic Development (SEDC) and DPK Land Development, LLC and David P. Kelley II (Dove Landing) and to institute forgiveness of the loan in the amount of \$300,000.

A motion was made by Councilwoman Lerma to make that motion.
Councilman Miller 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 regarding Amending the Ordinance of the Master Fee Schedule for:
(First of two readings)**

- **Commercial Building Permit Fee**
- **Safety Inspection Fee**
- **Culvert Installation**
- **Electrical Permit Fees**
- **Plumbing Permit Fees**
- **Commercial Fire Suppression System Inspections**
- **Commercial and Multifamily Fire Code Plan Review**
- **Water & Sanitary Sewer Rates**
- **Water & Sanitary Sewer Tap Fees**
- **Natural Gas Tap Fees**
- **Natural Gas Rates**

- **Solid Waste Rates**

A motion was made by Councilwoman Curry to Amend the Ordinance. This is the first of two readings.

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

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

NOES: None

The motion carried.

K. 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**
- **Personnel Policy – Section 4.1 – Vacation**
- **Convention and Visitors Bureau (CVB)**
- **HighTen Capital Utility Agreement Amendment**

A motion was made by Councilman Miller to recess into Executive Session. 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 City Council entered into Executive Session at 7:45 p.m.

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

The City Council reconvened into Open Session at 8:51 p.m.

No action was taken.

17. Discussion and Possible Action regarding Approving an Amended and Restated Utility Agreement with HighTen Capital.

A motion was made by Councilwoman Lerma 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.

18. Discussion and Possible Action regarding Amendment of Section 4.1 - Vacation, of the City of Sealy Personnel Policies and Procedures Manual.

A motion was made by Councilwoman Lerma 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.

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

- **City Council Priorities Worksheets**

City Manager Kimbra Hill reminded the City Council to turn in their Priorities Worksheets. So the FEMA Grant Funds were awarded for Hurricane Beryl. Thank Patrick and Brooke because they dedicated so much time to keeping all of the documentation for labor, and equipment, and supplies during Hurricane Beryl. So there are several different reimbursement components of a FEMA Grant.

20. Reports, Announcements, or Requests from Councilmembers.

Mayor Bilski	None
Councilwoman Lerma	Food Truck Court bring back to Council
Councilman Noack	People asking what is happening at Hill Community Center, so if we could put out a Facebook post. Planning ahead because Little League Season is going to be starting up and how are we going mitigate traffic?
Councilman Miller	None
Councilwoman Curry	None
Councilman Zapalac	None
Councilman Burttschell	Further Discussion about the Food Truck discussed under Public Comments

L. Adjourn

A motion was made by Councilman Zapalac to adjourn.
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 meeting adjourned at 8:57 p.m.

PASSED AND APPROVED this 18th day of February 2025.



Carolyn Bilski

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrabec

Sandra Vrabec, City Secretary