



**MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, MARCH 18, 2025
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for March 18, 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
Dee Anne Lerma
Chris Noack
Bradley Miller
Theadra Curry
Edward Zapalac

Mayor
Councilmember, Place 1, Mayor Pro Tem
Councilmember, Place 2
Councilmember, Place 3 Sat at the Dias at 6:06 p.m.
Councilmember, Place 4
Councilmember, Place 5

Absent:

Adam Burttschell

Councilmember, Place 6

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager
Sandra Vrablec, City Secretary
Tim Kirwin, City Attorney
Jennifer Matura, Finance Director
Scott Riske, Police Captain
Mike Barrow, Assistant City Manager
Patrick Parsons, Public Works Director
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 moved Business Item #2 after Consent Agenda. Councilwoman Lerma 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)

None

G. Consent Agenda

- March 4, 2025, Regular City Council Minutes
- Discussion and Possible Action regarding an Ordinance Amending Section 86-35 regarding Construction regulations and hours.
(Second of two readings)

(Ordinance 2025-08)
- Discussion and Possible Action regarding an Ordinance Amending Subsections 98-44(b), 98-44(c), and 98-44(d) regarding Locations for Placement of Traffic Control Devices.
(Second of two readings)

(Ordinance 2025-09)
- Discussion and Possible Action regarding an Ordinance Amending Section 74-62 regarding Peddlers and Solicitors Hours.
(Second of two readings)

(Ordinance 2025-10)

A motion was made by Councilman Zapalac to Approve the March 4 minutes, Ordinance Amending Section 86-35 regarding Construction regulations and hours, Ordinance Amending Subsections 98-44 (b, c, d) and Ordinance Amending Section 74-62 regarding Peddlers and Solicitors Hours to include Monday – Saturday.

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

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

NOES: None

The motion carried.

2. Discussion and Possible Action regarding the City-Wide Event Form for the Rotary Classic Car Show being held April 27, 2025 in Downtown Sealy.

A motion was made by Councilwoman Lerma to Approve the City-Wide Event form for the Rotary Classic Car Show being held April 27th.

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)

None

- 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 of the City of Sealy, Texas, to be held on the 18th day of March 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 6:10 p.m.

No one spoke.

Mayor Bilski closed the Public Hearing at 6:10 p.m.

- 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 v The City of Sealy, Texas
(Cause No. 2019V-0062)**

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

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

NOES: None

The motion carried. City Council recessed into Executive Session at 6:11 p.m.

K. Business

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

The City Council reconvened into Open Session at 6:30 p.m.

A motion was made by Councilman Miller to Approve an Agreement with Town Park Center.

Councilman Noack 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 Ordinance Amending Budget for Fiscal Year 2024-2025 Budget.
(Only one reading is required)**

A motion was made by Councilwoman Lerma to Approve an Ordinance Amending Budget for Fiscal Year 2024-2025 Budget.

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

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

NOES: None

The motion carried.

(Ordinance 2025-11)

**4. Discussion and Possible Action regarding an Ordinance Amending Chapter 28 – Senior Residential Developments.
(First of two readings)**

Mayor Bilski recused herself from the discussion and turned this Agenda Item over to Mayor Pro Tem Lerma.

A motion was made by Councilman Zapalac to Approve Ordinance Amending Chapter 28 – Senior Residential Developments. This is the first of two readings.

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

AYES: Lerma, Noack, Miller, Curry, Zapalac

NOES: None

ABSTAIN: Bilski

The motion carried.

5. Discussion and Possible Action regarding Accepting or Declining the 2025 Maximum access line rates increased by 1.4785%.

A motion was made by Councilwoman Lerma to Approve Accepting the 2025 Maximum access line rate increase.

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

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

NOES: None

The motion carried.

6. Discussion and Possible Action regarding Resolution Authorizing Sealy Police Department to Apply for Spark Walmart Good Local Community Grant Application.

A motion was made by Councilwoman Lerma to Approve the Resolution Authorizing Sealy Police Department to Apply for Spark Walmart Good Local Community Grant Application.

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

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

NOES: None

The motion carried.

(Resolution 2025-12)

7. Discussion and Possible Action regarding Approving a Texas Department of Public Safety Crime Records Services License Plate Reader (LPR) User Agreement.

A motion was made by Councilwoman Lerma to Approve the Texas Department of Public Safety Crime Records Services License Plate Reader (LPR) User Agreement.

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

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

NOES: None

The motion carried.

8. Discussion and Possible Action regarding Approving a Memo of Understanding Regarding TCIC Stolen License Plate and TCIC Stolen Vehicle Information with the Texas Department of Public Safety.

A motion was made by Councilwoman Lerma to Approve a MOU regarding Texas Crime Information Center Stolen License Plate and TCIC Stolen Vehicle Information with Texas Department of Public Safety.

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

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

NOES: None

The motion carried.

9. Discussion and Possible Action regarding a Resolution of Memorialization and Ratification to Apply for TxDOT Transportation Alternative Program Grant for funding to construct Sidewalks with up to possible 20% local match to be funded with Certificate of Obligation Series 2025.

A motion was made by Councilwoman Lerma to Approve a Resolution with a change to the 6th Whereas to replace will with may consider approval of the required funding of the project. Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

(Resolution 2025-13)

10. Discussion and Possible Action to Approve a Resolution to Approve Request for Statements of Qualifications for Auditor for Fiscal Year 2025-2029.

A motion was made by Councilwoman Curry to Approve a Resolution to Approve Request for Statements of Qualifications for Auditor for Fiscal Year 2025-2029. Councilman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

(Resolution 2025-14)

11. Discussion and Possible Action regarding the Financial Report for the Month Ending January 31, 2025:

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

A motion was made by Councilman Miller to Approve the Financial Report for the Month Ending January 31, 2025.

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

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

The motion carried.

12. Presentation(s) by Staff

None

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

None

14. Reports, Announcements, or Requests from Councilmembers.

Mayor Bilski	None
Councilwoman Lerma	None
Councilman Noack	None
Councilman Miller	None
Councilwoman Curry	None
Councilman Zapalac	None
Councilman Burttschell	None

15. 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
NOES: None

The motion carried. The meeting adjourned at 6:59 p.m.

PASSED AND APPROVED this 1st day of April 2025.



Carolyn Bilski

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrabec

Sandra Vrabec, City Secretary