



**MINUTES
SPECIAL SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, APRIL 1, 2025
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted a special meeting scheduled for April 1, 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

Mayor Bilski gave the Invocation and led the Pledges of Allegiance

C. Roll Call and Certification of a Quorum

Present:

Carolyn Bilski	Mayor
Dee Anne Lerma	Councilmember, Place 1, Mayor Pro Tem
Chris Noack	Councilmember, Place 2
Theadra Curry	Councilmember, Place 4
Edward Zapalac	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

Absent:

Bradley Miller	Councilmember, Place 3
----------------	------------------------

A quorum was declared present.

Staff Attending:

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

D. Petitions(s) and Public Comments

Gladys Sue Hovis signed up to speak on Item F for Child Abuse Prevention Month.

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, Noack, Curry, Zapalac, Burttschell
NOES: None

The motion carried.

F. Proclamation(s)

- **Fair Housing Month**
- **Autism Awareness Month**
- **Child Abuse Prevention Month**

G. Consent Agenda

(In accordance with Sec. 2-35. (1) of the Code of Ordinances, "Routine matters thought to require little or no deliberation by city council may be placed on a consent agenda, which shall be treated as one agenda item." At any time prior to the call for a vote on the consent agenda, any council member may request that one or more items may be removed from the consent agenda and handled separately in the same manner as a regular agenda item.)

- **March 18, 2025, Regular City Council Minutes**
- **March 24, 2025, Special Joint City Council and SEDC Minutes**
- **March 24, 2025, Special City Council Minutes**
- **Discussion and Possible Action regarding an Ordinance Amending Chapter 28 – Senior Residential Developments.
(Second of two readings)**

A motion was made by Councilwoman Lerma to Approve the Consent Agenda.
Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

H. Presentation(s)

The Process and Procedures from Citation Issuance through the Municipal Court

Captain Riske and City Attorney Kirwin gave the presentation.

I. Business

1. Discussion and Possible Action regarding an Ordinance Amending the City of Sealy's Budget for Fiscal Year 2024-2025.

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

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

The motion carried.

2. Discussion and Possible Action regarding Strand Change Order No.1 for Irene LeBlanc Splash Pad from April 13th to May 28, 2025.

A motion was made by Councilman Zapalac to Approve the Strand Change Order No. 1 for Irene LeBlanc Splash Pad.

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

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

The motion carried.

3. Discussion and Possible Action regarding revision to Pay Scale.

A motion was made by Councilwoman Lerma to Approve.

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

AYES: Bilski, Lerma, Noack, 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.**

- **Hotel Occupancy Tax Services Agreement 2023-2024 with the Sealy Chamber of Commerce acting in the capacity as the Sealy Convention and Visitors Bureau**
- **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 Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried. The City Council entered into Executive Session at 6:20 p.m.

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

The City Council reconvened into Open Session at 7:24 p.m.

A motion was made by Councilman Burttschell to Reject the Release from the Sealy Chamber of Commerce.

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

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

NOES: None

The motion carried.

A motion was made by Councilman Zapalac to Decline the Counteroffer by Town Park Center, LLC.

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

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

NOES: None

The motion carried.

5. Reports, Announcements, or Requests from Councilmembers.

Mayor Bilski	About Parking
Councilwoman Lerma	Purchasing Park Land
Councilman Noack	About Hill Center Parking Building a Parking Garage
Councilman Miller	Absent
Councilwoman Curry	No
Councilman Zapalac	No
Councilman Burttschell	No

K. Adjourn

A motion was made by Councilwoman Lerma to adjourn.

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

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

NOES: None

The motion carried. The City Council meeting adjourned at 7:27 p.m.

PASSED AND APPROVED this 15th day of April 2025.



Carolyn Bilski

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrabec

Sandra Vrabec, City Secretary