



**MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
THURSDAY, MAY 29, 2025
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for May 29, 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 6:01 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

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
Councilmember, Place 4
Councilmember, Place 5

Absent:

Adam Burttschell

Councilmember, Place 6

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager
Sandra Vrabec, City Secretary
Tim Kirwin, City Attorney
Jennifer Matura, Finance Director
Jay Reeves, Police Chief
Scott Riske, Police Captain
Russell Grimes, Police Admin Sergeant
Patrick Parsons, Public Works Director
Bill Atkinson, EDC Director
Fawn Mackey, Court Administrator
James Shelton, Police Officer
Tony Fourroux, Police Officer Lieutenant

D. Petitions(s) and Public Comments

Travis Abel, Agenda Item F
Diane Abel, Agenda Item F
Diane Bartlett, Agenda Item F
Sharon Janicek, Agenda Item F
Sandy Scarborough, Agenda Item F
Suzanne Bozeman, Agenda Item F
Janet Newbill, Agenda Item F
Jim Brooks, Agenda Item F
Chuck Easterling, Agenda Item F
Donna Preibisch, Agenda Item F
Candy Easterling, Agenda Item F
Sheila Koy, Agenda Item F
Keith Oliver
Thomas Smaistrla, Agenda Item F
Andrew Tirey, Agenda Item F
John Bird, Agenda Item F
Jessica Garza, Agenda Item F
Mark and Trish Sams

E. Discussion and Possible Action to Approve the agenda order or reorder

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

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

The motion carried.

F. PUBLIC HEARING: Notice of a Public Hearing on Placement of City Sidewalks. The City of Sealy will hold a Public Hearing on the Placement of City Sidewalks on Main Street, to be held on May 29, 2025, at 6:00 p.m. in the City Council Chamber at 415 Main Street. All interested persons shall be given an opportunity to be heard for or against the Proposed Sidewalk Placement.

Mayor Bilski opened the Public Hearing at 6:04 p.m.

Jim Brooks spoke about how everyone on Main Street opposed the sidewalks and requested in lieu of all signed up for public comment, those who agreed with his statement to raise their hand.

Mayor Bilski closed the Public Hearing at 6:09 p.m.

G. Proclamation(s)

None

H. 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.)

- **May 6, 2025, Workshop**
- **May 6, 2025, Special Meeting Minutes**
- **May 6, 2025, Regular City Council Minutes**
- **Discussion and Possible Action to Concur in the Mayor's Appointments of Individuals to serve on the Parks Board.**
- **Discussion and Possible Action to Concur in the Mayor's Appointments of Individuals to serve on the Planning Commission Board.**
- **Discussion and Possible Action to Concur in the Mayor's Appointments of Individuals to serve on the Sealy Economic Development Corporation Board.**
- **Discussion and Possible Action to Concur in the Mayor's Appointments of Individuals to serve on the Tax Increment Reinvestment Zone #2 Board (TIRZ #2).**
- **Discussion and Possible Action regarding the Approval of a Resolution to Adopt the City of Sealy's Tax Abatement Guideline and Criteria.**

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, Miller, Curry, Zapalac
NOES: None

The motion carried.

I. Presentation(s)

None

J. Business

1. **Discussion and Possible Action regarding Strand Task Order for Completing and Submitting a Detailed Application for the TxDOT Transportation Alternative Program.**

A motion was made by Councilwoman Curry to move this to the June 3rd meeting and, at this time, to rescind the Resolution 2025-13 and Disapprove the Task Order.
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

NOES: None

The motion carried.

2. Presentation, Discussion, and Possible Action regarding Final Approval of Engineering Design for the TxDOT Loop 350 at State Highway 36 Project Approved by Resolution of Support on March 19, 2024.

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

NOES: None

The motion carried.

3. Administer the Statement of Officer Oath and Oath of Office to Newly Elected Officers.

No action was taken.

The Statement of Officer Oath and Oath of Office were administered before the meeting.

4. Discussion and Possible Action regarding City-Wide Event for All for One Festival to be held at the Jacqueline Cryan Park on June 28, 2025.

No action was taken.

5. Discussion and Possible Action regarding Professional Services Agreement with Scott Maddux for Architectural Services.

A motion was made by Councilman Zapalac to Approve a Professional Services Agreement with Scott Maddux for Architectural Services. Councilwoman Lerma 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 Strand Change Order No. 2 for the Irene LeBlanc Splash Pad.

A motion was made by Councilwoman Lerma to Approve Strand Change Order No. 2 for the Irene LeBlanc Splash Pad. Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

NOES: None

The motion carried.

7. Discussion and Possible Action regarding Resolution of Support for Texas Department of Transportation Feasibility Study for Relief Route.

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
NOES: None

The motion carried.

8. Discussion and Possible Action regarding a Resolution to Adopt Financial Management Policy.

A motion was made by Councilwoman Lerma to Approve the Resolution to Adopt Financial Management Policy.
Councilwoman Curry 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 the Financial Report for the Month ending March 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 March 31, 2025.
Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

10. Discussion and Possible Action regarding a Resolution to Accept Auditor's Findings and Management's Corrective Action Plan.

A motion was made by Councilwoman Lerma to Approve the Resolution to Accept Auditor's Findings and Management's Corrective Action Plan. Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

11. Discussion and Possible Action regarding a Resolution to Authorize the Police Department to Apply for Motor Vehicle Crime Prevention Authority Grant Funds.

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
NOES: None

The motion carried.

12. Discussion and Possible Action regarding Strand Task Order for Phase 1 Additional Parking at B&PW Park.

A motion was made by Councilwoman Lerma to Approve a Strand Task Order for Phase 1 Additional Parking at B&PW Park. Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carries.

13. Discussion and Possible Action regarding Approving Amendments to the HOT Funds Policy.

A motion was made by Councilman Zapalac to Approve Amendments to the HOT Funds Policy. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

14. Discussion and Possible Action regarding Adopting Police Department Policies.

A motion was made by Councilman Zapalac to Approve Adopting Police Department Policies.

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

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

NOES: None

The motion carried.

K. Presentations by Staff and Discussion of:

- **Fiscal Year 2025-2026 Budget Priorities and Requests**

- a) **Public Works Director**
- b) **Municipal Court Administrator**
- c) **Finance Director**
- d) **Assistant City Manager: Planning Department**
- e) **Chief of Police**
- f) **City Secretary**
- g) **EDC/CVB Director**
- h) **City Manager**

15. Discussion and Possible Action regarding City Council's Fiscal Year 2025-2026 Budget Priorities.

No action was taken.

16. Discussion and Possible Action regarding Approving Amendments to the Personnel Policy for:

- **4.1 Vacation**
- **3.7 Separation Pay**
- **4.2 Sick Leave**
- **2.14 Initial Evaluation**

A motion was made by Councilman Zapalac to table this agenda item.
Councilman Miller seconded the motion.

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

NOES: None

The motion carried.

17. Discussion and Possible Action to Approve Pay-Out of Vacation Leave in compliance with Personnel Policy.

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

NOES: None

The motion carried.

L. Executive Session: A closed meeting will be held concerning the following item(s):

- a) **Texas Government Code, Section 551.072, Deliberation Regarding Real Property; Closed Meeting:** A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

No action was taken.

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

No action was taken.

19. Discussion and Possible Action regarding Purchasing Property from Texas Department of Transportation.

No action was taken.

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

- **Splash Pad Update**

21. Reports, Announcements, or Requests from Councilmembers.

Councilman Burttschell

Absent

Councilman Zapalac

Great job on the Splash Pad. I went into the Sherwin-Williams, we like tax sales, tax driving businesses, and you're not gonna walk out without a gallon of paint for at least 30 bucks. And so that's a lot more than a drink or a burger. So one thing they told me was is people keep telling them we didn't realize you were open, so make sure your friends and neighbors know to spend their money at the new Sherwin-Williams. So we collect a little more sales tax, it's open.

- Councilwoman Curry Thank you to the Finance Director for putting this slideshow together. I know it's a lot of hard work doing that, and I know you wear several different hats, and kudos to you for being Queen of the Hill here. And to Kimbra for explanation of everything. So I'm just excited about what's happening here.
- Councilman Miller Echo the same comments on the Splash Pad. It was a great environment. Sorry, I couldn't be there for the ribbon cutting today.
- Councilman Noack Ditto. I'll start off with the positive.
- Councilwoman Lerma I am excited about the Splash Pad too. Thanks to everyone. I know it took a lot of people to pull that off, so Thank You so much. Its. Been a long time coming. Add I, too, have been to Sherwin-Williams. I think I spent my last whole entire paycheck there over the last week. So I'm doing a lot of remodeling. I'm excited about them being here as well. The only thing, the only request I have is again, and I think Bill mentioned it too, is reviewing that Downtown Ordinance and specifically with regards to signage is what I'm interested in.
- Mayor Bilski I'm gonna add to that downtown, he had mentioned the other day that there are some cities have a vacant building ordinance and that we need to look into that because like I said, it's a little depressing. Some of the buildings from the front don't look good at all, and they're just used for storage. So anything you can do. And then I know you have a legal list that y'all are working on, and if we can just grab a couple of those ordinances and push those things through that were on our priority list.

M. 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 City Council meeting adjourned at 9:26 p.m.

PASSED AND APPROVED this 17th day of June 2025.



Carolyn Bilski
Carolyn Bilski, Mayor

ATTEST:
Sandra Vrabec
Sandra Vrabec, City Secretary