



**MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, JUNE 17, 2025
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for June 17, 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
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
Tim Kirwin, City Attorney
Jay Reeves, Police Chief
Scott Riske, Police Captain
Russell Grimes, Police Admin Sergeant
Patrick Parsons, Public Works Director
Mike Barrow, Assistant City Manager
Bill Atkinson, EDC Director
Katherine Ellis, EDC Secretary
Terry Hall, Police

D. Petitions(s) and Public Comments

Gareth Bracken, BSR Properties
Robert Moore, BSR Properties

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, Burttschell
NOES: None

The motion carried.

F. Proclamation(s)

None

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.)

- **May 29, 2025 Special Meeting Minutes**
- **June 3, 2025 Regular Meeting Minutes**
- **Adding a New Article VIII of Chapter 42 Adopting the Collection Box Ordinance
(Second of two readings)**
- **Approving a Resolution for the SEDC Expenditure of Funds using a Business Incentive for Jeff Trevino and the 222 Sealy, LLC (The Trevino Project) to Promote New and Expanded Business Development
(Second of two readings)**

A motion was made by Councilwoman Lerma to Approve the Consent Agenda.
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)

None

I. Business

1. Discussion and Possible Action regarding Approving Amendments to the Trevino Project Performance Agreement.

A motion was made by Councilwoman Lerma to Approve Amendments to the Trevino Project Performance Agreement.

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 Potential Engineering Task Order for W Front Street Sewer Replacement, identified in the Capital Improvement Plan.

A motion was made by Councilman Zapalac to Authorize a Task Order for Engineering work for West Front Street Sewer Replacement.

Councilman Miller seconded the motion. Councilman Zapalac modified his motion to include Drainage as part of the Preliminary Engineering and present all the Options for the Different Add-Ons. 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 Potential Task Order for Assessment and Repairs to the Police Department.

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.

4. Discussion and Possible Action regarding Final Pay Request and Set Warranty Date for Hwy 36 Lift Station.

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.

5. Discussion and Possible Action regarding Strand Task Order 25-04 Seventh Street Water Line and Roadway Improvements.

A motion was made by Councilwoman Lerma to Approve.
Councilman Burttschell 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 Financial Report for the Month Ending April 2025:

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

A motion was made by Councilman Zapalac to Approve the Financial Report for the month ending April 2025.

Councilwoman Curry 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 a Contract with BrooksWatson and Co., PLLC for Audit Services.

A motion was made by Councilwoman Lerma to Approve.
Councilman Burttschell 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 Resolution of Support for Texas Department of Transportation Feasibility Study for Relief Route.

A motion was made by Councilman Zapalac to Approve a Resolution of Support for the Texas Department of Transportation Feasibility Study for Relief Route and encourage Austin County be prompted to provide a Resolution of Support as well. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

9. Discussion and Possible Action regarding Approving Mass Gathering Ordinance Amending Chapter 66 of the Code of Ordinances. (First of two readings)

A motion was made by Mayor Bilski to Approve the Mass Gathering Ordinance with a few changes. This is the first of two readings. Councilwoman Lerma 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 regarding Approving Amending the Master Fee Schedule Ordinance. (Second of two readings)

A motion was made by Councilman Zapalac to Approve Amending the Master Fee Schedule, modifying the Donation Collection Boxes to have a fee of \$150 and each additional at \$150. This is the second of two readings for the Donation Boxes. This is the first of two readings for a Mass Gathering Permit at \$500. Councilwoman Curry 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 regarding An Ordinance of the City of Sealy, Texas, Establishing No Parking/Tow Away Zones on San Felipe Rd., Sealy Rd., Garland St., and Downey Rd. within the City of Sealy.

A motion was made by Councilwoman Lerma to Approve the No Parking Ordinance with one change to Section 2 (D), moving between the Hours of 5:00 p.m. on Fridays until 6:00 a.m. on Mondays to Section Four.

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

AYES: Bilski, Lerma, Miller, Zapalac, Burttschell

NOES: Noack, Curry

The motion carried.

12. Discussion and Possible Action regarding Reimbursement of Sewer Tap Replacement Fee.

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.

13. Discussion and Possible Action regarding Amending Boards and Commissions Policy.

A motion was made by Councilwoman Lerma to Approve.

Councilman Burttschell 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 Approving a Personal Services Agreement with Michael Baxter of Texas Festival & Tourism Consulting to provide Festival Consulting Services.

A motion was made by Councilman Zapalac to Approve a Personal Services Agreement with Michael Baxter of Texas Festival in Tourism Consulting to provide Festival Consulting Services not to exceed \$15,000.

Councilwoman Lerma 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.**
 - **Disannexation Petitions**

- b) **Section 551.072, DELIBERATIONS REGARDING REAL PROPERTY: 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.**

- c) **Texas Government Code, Section 551.074, Personnel Matters: To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.**
 - **Chief of Police Position**

 - **Pay Scale**

The Pay Scale will not be discussed.

A motion was made by Councilwoman Lerma to recess into Executive Session. 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 City Council entered into Executive Session at 7:56 p.m.

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

The City Council reconvened into Open Session at 9:05 p.m.

No action was taken.

PASSED AND APPROVED this 15th day of July 2025.



Carolyn Bilski
Carolyn Bilski, Mayor

ATTEST:
Sandra Vrablec
Sandra Vrablec, City Secretary