



**MINUTES  
SEALY CITY COUNCIL  
CITY COUNCIL CHAMBERS  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, AUGUST 5, 2025  
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for August 5, 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  
Dee Anne Lerma  
Chris Noack  
Theadra Curry  
Edward Zapalac  
Adam Burttschell

Mayor  
Councilmember, Place 1, Mayor Pro Tem  
Councilmember, Place 2  
Councilmember, Place 4  
Councilmember, Place 5  
Councilmember, Place 6

Absent:

Bradley Miller

Councilmember, Place 3, Entered the meeting and sat  
at the Dias at 6:17 p.m.

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  
Russell Grimes, Assistant Chief of Police  
Patrick Parsons, Public Works Director  
Mike Barrow, Assistant City Manager  
Bill Atkinson, EDC Director  
Katherine Ellis, EDC Secretary

**D. Petitions(s) and Public Comments**

Felicita Fernandez, spoke on Agenda Item #5 Fence and Gate at W. E. Hill Community Center  
Aaron Groff, did not speak  
Ruth Brooks, did not speak  
Allison Drinnon, did not speak  
Nancy Naron, did not speak

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

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

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

The motion carried.

**F. 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.)

- **July 7, 2025, Special Agenda Minutes**
- **July 15, 2025, Regular Agenda Minutes**
- **Amending Master Fee Schedule Ordinance:  
(Second of two readings)**
  - **Bulk Water**
  - **City Secretary Fees**
  - **City-Wide Event Fee**
  - **Impact Fees**

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.

**G. Presentation(s)**

- **Legislative Update by City Attorney**

**H. Business**

**1. Discussion and Possible Action regarding Awarding or Rejecting Bid(s) for Westview Terrace Storm Sewer Project.**

A motion was made by Councilman Noack to Award the Bid for Westview Terrace Storm Sewer Project to Vera Industries.

Councilwoman Lerma 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 Final Pay Request for the Irene LeBlanc Splash Pad.**

A motion was made by Councilwoman Lerma to Approve the Final Pay Request.

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 an Ordinance for Disannexation from Frankie Corte, approximately 111.116 acres located on Sens Road, Sealy, Texas 77474. Austin County, Texas.  
(First of two readings)**

A motion was made by Councilwoman Lerma to Approve an Ordinance for Disannexation.

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

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

NOES: None

The motion carried.

Councilman Miller entered the meeting at 6:17 p.m.

**4. Discussion and Possible Action regarding Disannexation of Limb Pile Site located on Downey Road, Sealy, Texas, Austin County, Texas.**

A motion was made by Councilman Zapalac to Approve Disannexation of Limb Pile Site located on Downey Road, Sealy, Texas, Austin County, Texas.

Councilwoman Curry 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 Fence and Gate at W. E. Hill Community Center.**

A motion was made by Councilwoman Lerma to Table this Agenda Item.

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 Approval of the Sealy Area Historical Society Museum Project and Performance Agreement providing a Community Grant Expenditure not to exceed \$20,000.**

A motion was made by Councilwoman Lerma to Approve the Sealy Area Historical Society Museum Project and Performance Agreement in an amount not to exceed \$20,000.

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

The motion carried.

**7. Discussion and Possible Action regarding Approving a Resolution for the Sealy Area Historical Society Museum Project.  
(First of two readings)**

A motion was made by Councilman Zapalac to Approve a Resolution for the Sealy Area Historical Society Museum Project. 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.

**8. Discussion and Possible Action regarding Authorizing the City Manager to Execute a Contract with Chaparral Creative, LLC for the first of Two-Phase Communications Strategy for the City of Sealy.**

A motion was made by Councilwoman Curry to Authorize the City Manager to Execute a Contract with Chaparral Creative, LLC for the first of Two-Phase Communications Strategy for the City of Sealy.

Councilman Burttschell 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 License Agreement between the City of Sealy and Krampitz Investments, LLC for Sealy Sub Block 33 Lot/Space Restricted Reserve "B: for placement of Flock Cameras.**

A motion was made by Councilwoman Lerma to Approve the License Agreement between the City of Sealy and Krampitz Investments, LLC.

Councilman Miller 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 the consideration of Purchase, Lease, or other Alternative Options for Skid Steer and Budget related to the same.**

A motion was by Councilwoman Lerma to Approve the Purchase of a Skid Steer.

Councilman Zapalac 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 the consideration of Purchase, Lease, or other Alternative Options for Mobile Generator.**

A motion was made by Councilwoman Lerma to Approve a Purchase of a Mobile Generator.

Councilman Miller 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 and Adopting the 2025 Certified Appraisal Roll and Present Tax Rates to the City Council.**

A motion was made by Councilwoman Lerma to Approve and Adopt the 2025 Certified Appraisal Roll.

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 regarding the 2025 Proposed Tax Rate.  
(City Council will take a record vote to Propose a Tax Rate)**

A motion was made by Councilwoman Lerma to Approve the 2025 Proposed Tax Rate of 0.37731.

Councilman Noack seconded the motion. Mayor Bilski called for the vote. A Record Vote was taken.

Bilski: AYE

Lerma: AYE

Noack: AYE

Miller: AYE

Curry: AYE

Zapalac: NOE

Burttschell: AYE

The motion carried.

**14. Discussion and Possible Action regarding Setting a Date, Time, and Location for a Public Hearing on the Fiscal 2025-2026 Budget and Adoption of the Budget.**

A motion was made by Councilwoman Lerma to set the Public Hearing on the Fiscal Year 2025-2026 Budget and Adoption of the Budget for Sunday, August 17<sup>th</sup> at 6:00 p.m. in the City of Sealy Council Chambers.

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 Setting a Date, Time, and Location for a Tax Rate Public Hearing and Adoption of the Tax Rate.**

A motion was made by Councilwoman Lerma to set the Public Hearing for the Tax Rate and Adoption of the Tax Rate for Monday, August 18<sup>th</sup> at 6:00 p.m. in the City of Sealy Council Chambers.

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

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

NOES: None

The motion carried.

**16. Discussion and Possible Action regarding the Proposed Fiscal Year 2025-2026 Budget.**

A motion was made by Councilwoman Lerma to Approve the Proposed Fiscal Year 2025-2026 Budget.

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

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

NOES: None

The motion carried.

**17. Discussion and Possible Action regarding Cancelling the Regularly Scheduled August 19, 2025, City Council Meeting.**

A motion was made by Councilwoman Lerma to Cancel the Regularly Scheduled August 19, 2025, City Council Meeting.

Councilman Zapalac 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 Cancelling the Regularly Scheduled November 4, 2025, City Council Meeting.**

A motion was made by Councilman Zapalac to Cancel the Regularly Scheduled November 4, 2025, City Council Meeting.

Councilman Burttschell 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:**

- **2025 Austin County Fair Parade**

**20. 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

**I. Adjourn**

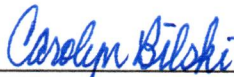
A motion was made by Councilwoman Lerma to Adjourn.  
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried. The City Council meeting adjourned at 7:01 p.m.

**PASSED AND APPROVED** this 18<sup>th</sup> day of August 2025.



  
\_\_\_\_\_  
Carolyn Bilski, Mayor

ATTEST:  
  
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Sandra Vrabec, City Secretary