



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

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for August 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

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
Adam Burtschell

Mayor
Councilmember, Place 1, Mayor Pro Tem
Councilmember, Place 2
Councilmember, Place 3
Councilmember, Place 4
Councilmember, Place 5
Councilmember, Place 6

Absent:

None

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager
Sandra Vrabec, City Secretary
Tim Kirwin, City Attorney
Jennifer Matura, Finance Director
Russell Grimes, Assistant Chief of Police
Patrick Parsons, Public Works Director
Fawn Mackey, Court Administrator
Mike Barrow, Assistant City Manager
Bill Atkinson, EDC Director

D. Petitions(s) and Public Comments

Ruth Brooks, Observe Only
Trina Hultstrand, Observe Only
Shoshana Taylor, Talked about the Budget
Jim Garrett
Scott Lease

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

A motion was made by Councilman Zapalac to move the Presentation to after Business Item No. 5 and Approve the Agenda.

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

AYES: Bilski, Lerma, Noack, Miller, 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.)

- **August 5, 2025, Regular Agenda Minutes**
- **August 6, 2025, Workshop Agenda Minutes**
- **Financial Report: June 30, 2025**
- **Third Quarter Investment Report**
- **Ordinance for Disannexation from Frankie Corte, approximately 111.116 acres located on Sens Road, Sealy, Texas 77474. Austin County, Texas. (Second of two readings)**

Ordinance No. 2025-25

- **Resolution for the Sealy Area Historical Society Museum Project. (Second of two readings)**

Resolution No. 2025-32

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.

G. Public Hearing: The City Council will hold a Public Hearing to receive comments concerning the Proposed City of Sealy 2025 Tax Rate of 0.37731.

Mayor Bilski Opened the Public Hearing at 6:03 p.m.

Shoshana Taylor spoke.

Mayor Bilski Closed the Public Hearing at 6:07 p.m.

I. Business

- 1. Discussion and Possible Action to Approve an Ordinance Adopting the City of Sealy, Texas Budget for the Fiscal Year 2025-2026 (Per the City of Sealy Home Rule Charter, Section 3.12 (1) Procedure to Enact Legislation, Section 7.02 E. Adoption) (Only one reading is required for Final passage of this Ordinance) (A record vote will be taken).**

This Item was voted on and passed on August 17, 2025.

- 2. Discussion and Possible Action to Ratify the Proposed Property Tax Increase reflected in the Budget. (A record vote will be taken.)**

This Item was voted on and passed on August 17, 2025.

- 3. Discussion and Possible Action to Approve the Interest and Sinking (I&S), or Debt Service, component of the 2025 Property Tax Rate. (A record vote will be taken)**

A motion was made by Councilwoman Lerma to Approve the Interest and Sinking (I&S) or Debt Service Component of the 2025 Property Tax Rate of 0.17629 cents per \$100 valuation. Councilman Miller seconded the vote. Mayor Bilski called for the vote. A record vote was taken.

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

The motion carried.

**4. Discussion and Possible Action to Approve the Maintenance and Operations (M&O) component of the 2025 Property Tax Rate.
(A record vote will be taken)**

A motion was made by Councilman Miller to Approve the 2025 Maintenance and Operations Property Tax Rate of 0.20102 per \$100 valuation.

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.

**5. Discussion and Possible Action to Approve an Ordinance providing for the Assessment, Levy, and Collection of Ad Valorem Tax of the City of Sealy, Texas, for the Year 2025.
(Per the City of Sealy Home Rule Charter, Section 3.12 (1) Procedure to enact Legislation, and Section 7.02 E. Adoption),
(Only one reading is required for the Final passage of this Ordinance)
(A record vote will be taken.)**

A motion was made by Councilman Miller to Approve the Ordinance and move that the Property Tax Rate be increased by the Adoption of a Tax Rate of 0.37731, which is effectively a 31.5% increase in the Tax Rate.

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.

Ordinance No. 2025-24

Councilman Miller left the meeting at 6:13 p.m.

H. Presentation(s)

- **Virgil and Josephine Gordon Memorial Library Semi-Annual Report (Postponed)**
- **Oak Haven**

6. Discussion and Possible Action regarding a Professional Services Agreement for Magistrate Services.

A motion was made by Councilwoman Lerma to Approve. Professional Services Agreement for Magistrate Services with Clyde Drake.

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

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

NOES: None

The motion carried.

7. Discussion and Possible Action regarding the Library Service Agreement with Virgil and Josephine Gordon Memorial Library.

A motion was made by Councilman Zapalac to Approve the Library Service Agreement with Virgil and Josephine Gordon Memorial Library.

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

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

NOES: None

The motion carried.

8. Discussion and Possible Action regarding Approval to Repair Water Well #5 and Water Well #6 contingent on TCEQ Approval of Corrective Action.

A motion was made by Councilwoman Curry to Approve the Repair and to Repair Water Well #5 and Water Well #6, contingent on TCEQ Approval of Correction Action.

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

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

NOES: None

The motion carried.

**9. Discussion and Possible Action regarding an Ordinance to Disannex the City's Limb Pile Site.
(First of two readings)**

A motion was made by Councilwoman Lerma to Approve. This is the first of two readings. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

10. Discussion and Possible Action regarding Federal Surplus Property Program.

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.

11. Discussion and Possible Action regarding the Mayor to Execute an Owner's Ratification of Plats for D. R. Horton – Westward Point Section 4.

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

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

The motion carried.

12. Reports or Requests from the City Manager and Discussion:

- Legal Projects Status Update
- Boo Bash – October 31
- Ghost Tour – November 1

13. Reports, Announcements, or Requests from Councilmembers.

Councilman Burttschell	None
Councilman Zapalac	None
Councilwoman Curry	None
Councilman Miller	Absent
Councilman Noack	None

Councilwoman Lerma Statement: Thank you, Kimbra, you, and your staff have put an enormous amount of time into our budget, our tax rate, our projects, and I could go on and on and on. And I don't think that we thank you enough. We would not let you read your 14 page speech. We've all read it, and it truly is phenomenal. And I would like to say to this council, in addition to Kimbra y'all do a great job. I mean, we, all of us, are from this community. We've been here, I think we're all born and raised here. This is our home. We have been here for some of it's very long time. And I think that every decision that we make, we really consider not just our home and our hometown, but the people who are our neighbors, the people we go to church with, the people that we dine with, and that we see in the grocery store, and when we're pumping gas. I really feel that we are all very mindful in every decision that we make. Whether we're spending money, we're saving money, how we're allocating that money. And Kimbra, I just want to tell you how very proud I am of you and to have you and this council picked you. You are the most efficient City Manager I have seen here. I've been on this council for almost eight and a half years. I sat in these council chambers for over three years prior to running, and not one time did I ever see a City Manager act as professional as you and to be as mindful in your spending and what you present to us, our packets are complete. They're very concise, and I just want to thank you for that. I'm very excited that the state now tells you that we have to get that a day earlier so that your council here has a better opportunity to go out into the public, and I know that several of us actually take our packet and we go out and we look at these sites. I visited this Oak Haven site. I'm very familiar with it. I'm sure that you guys did too.

And I just want to take a minute for all of us to pat ourselves on the back because you guys do a really, really good job. I've been doing this a long time, getting a little tired, but you just do an awesome job. And Kimbra, you have an amazing staff that is very supportive of you and very supportive of this council. And I want to thank the staff for always being so very efficient in your reports and what you bring to us. And I just want to tell you, you're doing a great job. Thank you, and thank you to this council.

Mayor Bilski I do want to make a few statements to address the Public Hearing comments. I think it's fair to the public that's listening on the video that they understand the Historical Society money was not tax money from your property tax. It was part of the sales tax through the Economic Development and you would be very surprised to see that sales tax at work. You are welcome to look at a budget if you do use the website. Go online and look, Ms. Taylor, and you will see some of these things. Regarding the sales tax when my granddaughter came to the chamber luncheon when we talked about sales tax, and she said, Well, nobody should eat out of Sealy. They should eat in town because the sales tax helps keep the property tax. I said they should eat in town. They shouldn't go to Katy, they shouldn't go to Bellville. They should eat in Sealy, because she's 16 years old and she was astute to hear that. And I think we work very hard. I certainly agree with

everything you said (Councilwoman Lerma). I think the staff is a wonderful team. I think we work really hard to do the right things and that Certificates of Obligation, which is raising the tax rate, is something that was very necessary because when you have 40 and 50 year old wells and wastewater treatment plants that need winterization and all the things that were neglected for so many years before 2017. Literally we were are trying to get these things fixed. I think it is very important that the public understand that. And I want you to understand that as a newcomer, because as she said, we are mostly people that have been born and raised here, and we can't stop the growth that's Texas. It is growing everywhere, but we can manage the growth. And that's what this council and staff work so hard to do. So, we're not, we can't put up a barbed wire fence at the river, even though some people would like that. We have to be here to manage the growth. And to me, public safety, taking care of our law enforcement and giving them the compensation they need to keep you safe if you call, that's very important. I had; I will have to share this little story. Chief, today, there was a gentleman walking with a walker to get down Frydek Road to cross the highway to come downtown. So, I pulled over, and I thought maybe he's, you know, confused. I said, Can I help you? And he said, No, I need to get to Wittenberg. Very soft spoken. You could hardly hear him. I said, Well, let me pull over and I put him in my car, put his walker in my truck, and I said, I can't stay. I have a meeting at City Hall at two. I can't, he said, that's okay. I'll find somebody to give me a ride back. And so, I called, I told the Wittenberg lady, I said, we might have to ask for a courtesy call from our PD. So, I called Chief and said, If you get a phone call, and he said, We recognize a gentleman. He had given me his name, and he said, We believe in helping when it's needed and so those are things, and how many times have I, when you read those reports, they've saved us from being on the news, from robberies and stabbings and domestic violence things by going in and using your skills. So, on behalf of this council Chief, please pass that on. Sure. And we really appreciate you're taking over on October 1st, and Chief Reeves is going to retire and hopefully enjoy his retirement. That's well deserved. And our Public Works water leak down Hardeman running water. You know, people were calling me. I said, they're on it. You see those little cones; they already know about it. They're fixing it. So, I mean, we couldn't do without this wonderful staff. And thanks to all for what you do. And if you have any questions about anything, you can call us. I'll give you a business card, call Kimbra, and we will be glad to sit down and explain things in greater detail so that you feel more comfortable with your time here in Sealy. And we encourage people to come in and understand what's going on. By all means, I don't know if you're in a subdivision or if you're out in the general old Sealy, but we certainly want to encourage you to be a participant. And thank you for coming. It does us good to see the public pay attention. So, thank you for that.

J. 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 6:46 p.m.

PASSED AND APPROVED this 3rd day of September 2025.



Carolyn Bilski

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrablec

Sandra Vrablec, City Secretary