



**MINUTES  
SEALY CITY COUNCIL  
CITY COUNCIL CHAMBERS  
415 MAIN STREET  
SEALY, TX 77474  
WEDNESDAY, SEPTEMBER 3, 2025  
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for September 3, 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**

Councilwoman Curry gave the Invocation and Mayor Bilski 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
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A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager  
Sandra Vrablec, City Secretary  
Jennifer Matura, Finance Director  
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**

Larry Koy, Drainage  
Alison Korell, 9/11 Remembrance  
Chip Reed, Executive Session  
Kevin Henry, 9/11 Remembrance

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

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

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

The motion carried.

**F. Proclamation(s)**

- **Remembrance of 9/11**

**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.)

- **August 17, 2025, Special Agenda Minutes**
- **August 18, 2025, Special Agenda Minutes**
- **Ordinance to Disannex the City's Limb Pile Site (Second of two readings)**  
*Ordinance No. 2025-26*
- **Austin County Emergency Communications District Annual Budget – October 2025-September 2026 Third Quarter Investment Report**

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

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

The motion carried.

**H. Presentation(s)**

- **Rexville Crossing**

No representative present.

**I. Business**

**1. Presentation, Discussion, and Possible Action regarding the Status of the Professional Services Task Order with Scott Maddux of Studio M6, approved on May 29, 2025, regarding ADA improvements.**

A motion was made by Councilwoman Lerma to bring an additional Task Order back regarding the Hill Community Center at our next meeting.

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

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

NOES: None

The motion carried.

**2. Presentation, Discussion, and Possible Action regarding Chapman/B&PW Park Parking Expansion.**

A motion was made by Councilman Noack to Approve the Alternative Bid or the Alternative No. 1, Eliminate the Primary Parking Lot, Eliminate the Main Park Road with Handicap Spots, keep the Secondary Parking, the Pavilion Parking, and the Access Road. With the Pavilion Parking and the Secondary Parking to have the 80 Spots.

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

AYES: Bilski, Lerma, Noack, Curry, Burttschell

NOES: Zapalac

The motion carried.

**3. Discussion and Possible Action regarding Awarding or Rejecting Bid(s) for Rexville Road Water Plant Project.**

A motion was made by Councilman Zapalac to Approve the Rexville Road Water Plant Project, Awarding to Avila Construction Group, LLC of San Antonio, Texas, and in an amount not to exceed \$4,502,400, and Authorizing the Mayor to Execute pending the City Attorney's Approval. Councilwoman Curry 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 7:29 p.m. and sat at the Dais at 7:36 p.m.

**4. Discussion and Possible Action regarding Amending request from Austin County to allow Voting at the W. E. Hill Community Center for Constitutional Amendment Election on Tuesday, November 4, 2025, with Set-Up: Friday, October 17, 2025; and Pick-Up on Wednesday, November 5, 2025.**

A motion was made by Councilman Noack to Approve.  
Councilwoman Lerma 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 Approving a One-Year Extension of Depository Services with Wells Fargo.**

A motion was made by Councilwoman Lerma to Approve the One-Year Depository Services with Wells Fargo.  
Councilman Miller 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 Renewing Contract for Gas Department Regulatory Compliance Support by Enserv Solutions.**

A motion was made by Councilman Miller to Approve Renewing Contract for Gas Department Regulatory Compliance Support by Enserv Solutions.  
Councilman Noack 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 the Annual Nomination for the Purchase and Sale of Natural Gas Pursuant to Approval of a Gas Sales Contract with West Texas Gas (WTG) Marketing, LLC.**

- **Exhibit A – Gas Gate 1 & 2**
- **Exhibit A-1 – Gas Gate 3**

A motion was made by Councilman Zapalac to Renew the Gas Contract with West Texas Gas for the City's Gas Services for October 2025 through September 2026. Councilman Miller 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 Placement of Two New Flock Safety Cameras received through MVCPA Grant Award at:**

- **On FM 2187 East of FM 1094 (TXDOT Right-of-Way)**
- **On Rexville Road just past Kloecker Road (City Right-of-Way)**

A motion was made by Councilwoman Lerma to Approve the Placement of Two New Flock Safety Cameras received through the MVCPA Grant Award at FM 2187, East of FM 1094, which is the TxDOT Right of Way, and on Rexville Road, just past Kloecker Road, which is City Right of Way. Councilman Miller 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 Ratification of the Replacement of Toughbook Laptops in the Police Department vehicles not to exceed \$50,000.**

A motion was made by Councilman Zapalac to Approve Ratification of the Replacement of Toughbook Laptops in the Police Department Vehicles, not to exceed \$50,000. Councilwoman Curry 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 Amending Chapter 70 Park Ordinance – Rules.**

A motion was made by Councilwoman Curry to Amend Chapter 70 on the Park Ordinance of Rules.

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 Awarding the Wayfinding Sign Project and Contract.**

A motion was made by Councilman Zapalac to Award the Wayfinding Sign Project and Contract to Merje Design.

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

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

NOES: Noack

The motion carried.

**12. Discussion and Possible Action regarding Amending the Master Fee Schedule Ordinance. (First of two readings)**

- **Solid Waste Rates**

A motion was made by Councilman Zapalac to Amend the Master Fee Schedule Ordinance for Solid Waste Rates. This is the first of two readings.

Councilwoman Curry 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 Replacement of the Sound System in the City Council Chambers at City Hall.**

A motion was made by Councilman Burttschell to table this item.

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.**

- Cemetery
- Oak Haven – Municipal Utility District (MUD) #2
- D R Horton: Owner’s Ratification of Plats for Westward Pointe Section 4
- 312 Tax Abatement Agreement
- Letter from BVS Home Heating and A/C Repair Dated August 4, 2025

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 8:48 p.m.

Councilman Miller left the meeting at 9:30 p.m.

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

The City Council reconvened into Open Session at 9:57 p.m.

No action was taken.

**15. 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 Councilman Zapalac to table this item. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**16. Reports or Requests from the City Manager and Discussion:**

**17. Reports, Announcements, or Requests from Councilmembers.**

Councilman Burttschell	None
Councilman Zapalac	None
Councilwoman Curry	None
Councilman Miller	Absent
Councilman Noack	None
Councilwoman Lerma	None
Mayor Bilski	None

**K. 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, Curry, Zapalac, Burttschell  
NOES: None

The motion carried. The City Council meeting adjourned at 9:58 p.m.

**PASSED AND APPROVED** this 16<sup>th</sup> day of September 2025.

*Carolyn Bilski*

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Carolyn Bilski, Mayor

ATTEST:

*Sandra Vrablec*

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Sandra Vrablec, City Secretary

