



MINUTES  
SEALY CITY COUNCIL  
CITY COUNCIL CHAMBERS  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, SEPTEMBER 16, 2025  
6:00 P.M.

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for September 16, 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 | Mayor                                 |
| Dee Anne Lerma | Councilmember, Place 1, Mayor Pro Tem |
| Bradley Miller | Councilmember, Place 3                |
| Theadra Curry  | Councilmember, Place 4                |
| Edward Zapalac | Councilmember, Place 5                |

Absent:

|                  |                        |
|------------------|------------------------|
| Chris Noack      | Councilmember, Place 2 |
| 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, Chief of Police  
Russell Grimes, Assistant Chief of Police  
Patrick Parsons, Public Works Director  
Mike Barrow, Assistant City Manager  
Bill Atkinson, EDC Director  
Katherine Ellis, EDC Secretary  
Lesley Aguado, Admin Assistant for Parks and Rec  
Charlie Wade, Tourism Manager

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

No one signed up to speak.

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

A motion was made by Councilman Zapalac to Approve the agenda as presented, but to reorder Letter I Executive Session to occur between H Business One and Two. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Miller, Curry, Zapalac  
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.)

- **September 3, 2025, Regular Agenda Minutes**
- **Financial Report for July 31, 2025**
- **Purdue Pharma and Sackler Family Opioid Settlement**
- **Approve a Resolution to Amend the Personnel and Procedures Policy Section 3.0 – Compensation Plan regarding Annual Reporting of the City’s PTO Policy**  
*Resolution No. 2025-33*
- **Approve Annual Renewal of the West Texas Gas (WTG) Marketing, LLC Contract**
  - **Exhibit A – Gas Gate 1 & 2**
  - **Exhibit A-1 – Gas Gate 3**
- **Approve Ratification for the Replacement of Booster Pump on Well #7**
- **City of Sealy’s 2026 Holiday Calendar**
- **Amended and Restated the Administrative Services Agreement with Sealy Economic Development Corporation (SEDC).**
- **Amending the following Job Descriptions:**
  - **EDC/CVB Executive Director**

- **EDC/CVB Deputy Executive Director/Secretary**
  
- **Tourism Manager**

The City Manager asked that the last two Bullet Points be pulled after speaking with Councilman Zapalac.

A motion was made by Councilman Zapalac to Approve the Consent Agenda as read by the Mayor. Removing the last two bullets. One Amended and Restated the Administrative Services Agreement with Sealy Economic Development Corporation, and the other for amending the following job descriptions: EDC/CVB Executive Director, EDC/CVB Deputy Executive Director/Secretary, and Tourism Manager.

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

AYES: Bilski, Lerma, Miller, Curry, Zapalac

NOES: None

The motion carried.

**G. Presentation(s)**

- **2025 Fantasy of Lights Event by Convention and Visitors' Bureau**

**H. Business**

1. **Presentation, Discussion, and Possible Action regarding Annual Collection Report by Perdue Brandon FielderCollins&Mott.**

Presented by Leslie Schkade.

**I. 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.**
  
- b) **Texas Government Code, Section 551.087, Deliberation regarding Economic Development Negotiations; Closed Meeting. This chapter does not require a governmental body to conduct an open meeting: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).**

- **Faircroft Development, LLC Development Agreement**

- **Inducement Agreement with Wal-Mart Stores East, LP (Utility services and infrastructure)**

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, Miller, Curry, Zapalac  
NOES: None

The motion carried. The City Council entered into Executive Session at 6:28 p.m.

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

The City Council reconvened into Open Session at 7:56 p.m.

No action was taken.

**12. Discussion and Possible Action regarding Approving Ratification for the Wal-Mart Water Tower Booster Pump Replacement.**

No action was taken.

**2. Discussion and Possible Action regarding the City-Wide Event for Boo Bash being held Downtown Sealy on October 31, 2025, from 5:00 p.m. to 8:00 p.m. Hosted by The Sealy News.**

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

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

The motion carried.

**3. Discussion and Possible Action regarding Approving, Disapproving, or Approving with Conditions a Variance Application for 627 Travis Street, Sealy, Texas, allowing a Variance to the requirements of Section 28-11 – Lot Requirements.**

- a) **Section 28-11(a) Minimum width.** The minimum width of lots for single-family detached dwellings shall be 60 feet. Variance is for 55 feet in width.
- b) **Section 28-11(b) Minimum depth.** No single-family residential detached dwelling shall be constructed on a lot that is less than 120 feet in depth. Variance is for 106 feet in depth.
- c) **Section 28-11(c) Minimum area.** No single-family residential detached dwelling shall be constructed on a lot that is less than 7,200 square feet in area. Variance is for 5,830 square feet in area.

A motion was made by Councilman Zapalac to Disapprove a Variance Application for 627 Travis Street, Sealy, Texas, disallowing the Variance Request on all a, b, and c. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**4. Discussion and Possible Action regarding Approving, Disapproving, or Approving with Conditions a Variance Application for 777 Main Street, Sealy, Texas, allowing a Variance to the requirements of Section 28-1 – Definitions.**

**a) Building Line – regarding “no fence shall be authorized beyond a front building line or placed in a manner that would enclose any City Services.**

A motion was made by Councilman Zapalac to Disapprove a Variance Application for 777 Main Street, Sealy, Texas, item a. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

Mayor Bilski left the meeting at 8:03 p.m.

**5. Discussion and Possible Action regarding Awarding or Rejecting Bid(s) for Texas Department of Transportation (TxDOT) Facility Utility Service Extensions.**

A motion was made by Councilman Zapalac to Approve Awarding a bid for Texas Department of Transportation (TxDOT) Facility Utility Service Extensions to Vera Industries, LLC of Missouri City, Texas, for \$483,432.30, plus \$50,000 contingency, contingent upon TxDOT amendment to increase reimbursement amount from the state to the city not to exceed \$523,432.30. Councilman Zapalac withdrew his motion. A motion was made by Councilman Zapalac to Approve Awarding a bid for TxDOT Department of Transportation Facility Utility Service Extensions with Vera Industries, LLC of Missouri City, Texas, for an amount of \$483,432.30, contingent upon TxDOT amendment to increase the reimbursement amount from the state to the city, with the TxDOT amount not exceeding \$533,432.30. Councilwoman Curry seconded the motion. Mayor Pro Tem Lerma called for the vote.

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

The motion carried.

**6. Presentation, Discussion, and Possible Action regarding Approving the Classic Choice Project and a Performance Agreement providing the Sealy Economic Development Corporation (SEDC) Business Incentive Expenditure not to exceed \$1,500.**

A motion was made by Councilman Miller to Approve the Classic Choice Projects and Performance Agreement, providing Sealy SEDC Business Expenditure not to exceed \$1,500. Councilman Zapalac seconded the motion. Mayor Pro Tem Lerma called for the vote.

AYES: Lerma, Miller, Curry, Zapalac

NOES: None

The motion carried.

**7. Discussion and Possible Action regarding a Resolution to Elect to Participate in Tax Abatement Pursuant to Texas Tax Code, Chapter 312.**

A motion was made by Councilman Miller to Elect to Participate or Approve to Elect to Participate in a Tax Abatement Pursuant to Texas Tax Code Chapter 312. Councilwoman Curry seconded the motion. Mayor Pro Tem Lerma called for the vote.

AYES: Lerma, Miller, Curry, Zapalac

NOES: None

The motion carried.

*Resolution No. 2025-34*

**8. Discussion and Possible Action regarding Approving Task Order No. 2 with Scott Maddux of Studio M6 regarding Architectural Design, ADA Improvements, Phasing, and Scope of Work for the W. E. Hill Community Center.**

A motion was made by Councilman Zapalac to Approve Task Order No. 2 with Scott Maddux of Studio M6 regarding Architectural Design, ADA Improvements, Phasing, and Scope of Work for the W. E. Hill Community Center.

Councilman Miller seconded the motion. Mayor Pro Tem Lerma called for the vote.

AYES: Lerma, Miller, Curry, Zapalac

NOES: None

The motion carried.

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

- **Solid Waste Rates**

A motion was made by Councilman Zapalac to Approve Amending the Master Fee Schedule Ordinance. This is the second of two readings, solid waste rates.

Councilwoman Curry seconded the motion. Mayor Pro Tem Lerma called for the vote.

AYES: Lerma, Miller, Curry, Zapalac

NOES: None

The motion carried.

*Ordinance No. 2025-27*

**10. Discussion and Possible Action regarding Amending Ordinance Chapter 70 Park Rules. (First of two readings)**

A motion was made by Councilman Zapalac to Approve Amending Ordinance Chapter 70 Park Rules. This is related to golf balls prohibited. This is the first of two readings.

Councilwoman Curry seconded the motion. Mayor Pro Tem Lerma called for the vote.

AYES: Lerma, Miller, Curry, Zapalac

NOES: None

The motion carried.

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

Recognize the Public Works Department and our Gas Department, our Gas Superintendent, for passing the Railroad Commission Safety Evaluation. We can get our physical conditions, written procedures, and our record-keeping, and we have a favorable report for getting our gas system in such good shape.

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

**Councilman Burttschell**                      Absent

**Councilman Zapalac**                      None

**Councilwoman Curry**                      None

**Councilman Miller**

Chief, Thanks so much. Truly appreciate everything you've done, and I don't recall when you became the chief, right? But I believe at least since I've been on the council, you've left the city in a better, better place, right? So, we truly appreciate that, at least I do. Best of luck in retirement, sir. Thank you.

I, you know, I'm Make-A-Wish Foundation is an amazing charity, does a lot of great things for the organization, does a lot of great things for children, and I'm grateful to hear that there are four individuals in our community that will benefit from that. I do just want to challenge us to think differently as we move forward. Though you know organizations like Make-A-Wish and many other charities, they charge a high amount of administrative fees to help fund their organization. I think they actually charge a 26% rate. I googled it, and I just wanna ensure that with whatever money we raise, we're trying to do a better job of giving back to our community. And in ways that, you know, our children in the community can all benefit from it. So again, just something to challenge ourselves with. I think it's fantastic that we're partnering with them, but again, I think we also have to look at the percentage of money that goes into those organizations and then the percent that goes actually to the individuals that are impacted by it. And then I also wanna say around the since we're talking about parade, right? There was mention of bringing external groups in, we also have to think about then if we're gonna start to promote more outside and bring more people in, our current parade route is not very conducive to outsiders. Everybody bottlenecks in downtown, the downtown area, and right in front of City Hall, you don't see a lot of folks on Main Street or the other avenues

of the parade that are most of those are homeowners and family members of homeowners. So again, we may have to rethink bringing in more people into our community about how we route our parade. So again, just things for the future, but I just wanted to go ahead and note those tonight.

**Councilman Noack** Absent

**Councilwoman Lerma** We had a lot of good activities presented tonight, and I'm really excited about the holidays and all those activities coming up. So, we hope that everybody will come out and join us. And Chief, I wanna thank you too, and I do remember when you were promoted to our Chief, and I've been here since that day, and what a wonderful working experience that I personally have had with you for all of these years. And I thank you for everything that you've done. You and your staff have just been amazing. I think we are very blessed to have Sealy PD and their staff, and you continue to do a great job, and we're excited about our changes. It's not going to be the same, but we are looking forward to those changes. We will, I especially will, sincerely miss you, and I appreciate all of these years that I've been honored to work with you. Thank you very, very much.

**Mayor Bilski** Absent

**I. Adjourn**

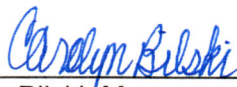
A motion was made by Councilman Miller to Adjourn.  
Councilman Zapalac seconded the motion. Mayor Pro Tem Lerma called for the vote.

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

The motion carried. The City Council meeting adjourned at 8:22 p.m.

**PASSED AND APPROVED** this 7<sup>th</sup> day of October 2025.



  
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Carolyn Bilski, Mayor

ATTEST:  
  
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Sandra Vrablec, City Secretary