



**MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, OCTOBER 7, 2025
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for October 7, 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

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:

Sandra Vrabec, City Secretary
Tim Kirwin, City Attorney
Russell Grimes, Chief of Police
Patrick Parsons, Public Works Director
Mike Barrow, Assistant City Manager
Bill Atkinson, EDC Director

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 order. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

NOES: None

The motion carried.

- F. Public Hearing: The City Council will hold a Public Hearing on Designating an Area as the Sealy Sika Tax Abatement Reinvestment Zone No. 1 pursuant to Chapter 312 of the Texas Tax Code. The Sealy Sika Tax Abatement Reinvestment Zone No.1 is an approximately 40-acre tract of land located on or about 3000 FM 3538, Sealy, Texas 77474 (a new parcel ID will be assigned for Tax Abatement purposes), which may provide a Tax Abatement from the City of Sealy, Texas, for new or expanded Commercial-Industrial Improvements.**

The Public Hearing was cancelled and moved to October 21, 2025.

G. Proclamation(s)

- **Czech and German Heritage Month**
- **Breast Cancer Awareness Month**
- **Fire Prevention Week**
- **Manufacturing Month**

H. 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 16, 2025 Regular Meeting Minutes**
- **September 19, 2025 Special Meeting Minutes**

- **Amending Ordinance Chapter 70 Park Rules (Second of two readings)**
- **Appoint a Wayfinding Steering Committee**
- **Approve Sally Branson, Councilmember, Friendswood (Incumbent), to the TML Region 14 Board**
- **Amended and Restated Administrative Services Agreement with Sealy Economic Development Corporation (SEDC).**
- **Amending the following Job Descriptions:**
 - **EDC/CVB Executive Director**
 - **EDC/CVB Deputy Executive Director/Secretary**
 - **CVB Tourism Manager**

- **Amending the Organizational Chart**
- **Greater Sealy Little League Annual Report**
- **Approve Interlocal for Law Enforcement Agreement with County, City, and ISD**
- **Amending the Texas Department of Transportation (TxDOT) Utilities Extension Reimbursement Agreement to provide Water, Sewer, and Natural Gas Services to the Texas Department of Transportation Sealy Maintenance Facility located at 2299 FM 2187, not to exceed \$533,432.30 for Construction Cost**
- **Approval of a Resolution for Participation in and Application to the National Rifle Association (NRA) Foundation State Grant Program for training ammunition**
- **Resolution to Ratify Texas Department of Transportation (TxDOT) establishing a Work Zone Speed Limit to Reduce the Speed Limit from 50 mph to 40 mph throughout the Highway 36 Construction Project**
- **Amending the On-Call Engineering Task Order with Strand and Associates**
- **Approval of a Resolution of Support of Austin County's Application for Houston-Galveston Area Council (H-GAC) Solid Waste Grant**

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

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

The motion carried.

I. Presentation(s)

- **Virgil and Josephine Gordon Memorial Library Semi-Annual Report**

AbbyLynn Moyle gave the Semi-Annual Report for the Virgil and Josephine Gordon Memorial Library.

- **Rexville Road Development**

Cancelled

J. Business

1. Discussion and Possible Action regarding Approval of a Resolution for a Historic District Improvement Grant from the Sealy Economic Development Corporation (SEDC) regarding the Good Samaritan Project. (First of two readings)

A motion was made by Councilwoman Curry to Approve a Resolution for a Historic District Improvement Grant from the Sealy Economic Development Corporation regarding the Good Samaritan Project. This is the first of two readings.

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

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

NOES: None

The motion carried.

2. Discussion regarding the Westview Terrace Drainage Project, the first of two phases B&PW Park Retention Pond Expansion and Storm Sewer Improvements Project, and Possible Action regarding Approving a Contract with Vera Industries for the Westview Terrace Drainage Project and the Mayor to execute same.

A motion was made by Councilwoman Lerma to Approve a Contract with Vera Industries for the Westview Terrace Drainage Project and the Mayor to execute same.

Councilman Zapalac 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 Approving a Contract and Exhibit A (Assignment of Contract Funds) with Avila Construction Group for the Rexville Water Plant Project, and the Mayor to execute same.

A motion was made by Councilman Zapalac to Approve and Authorize the Mayor to execute the funds control agreement and Approve and authorize the Mayor to execute the construction contract for Rexville Road Water Plant Project once executed by Villa Construction Group and provided by Strand Associates for City Review.

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

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

NOES: None

4. Discussion and Possible Action regarding Approving a Contract with Vera Industries for the Texas Department of Transportation (TxDOT) Utilities Extension Project, and the Mayor to execute same.

A motion was made by Councilwoman Lerma to Approve a Contract with Vera Industries for the TxDOT Utilities Expansion Project and the Mayor to execute same.
Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

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

A motion was made by Councilman Zapalac to Approve Strand Task Order 25-04 Amendment for the Seventh Street Water Line and Roadway Improvement Project.
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

**6. Discussion and Possible Action regarding an Ordinance Designating an Area as The Sealy Sika Tax Abatement Reinvestment Zone No. 1, Pursuant to Texas Tax Code, Chapter 312.
(First of two readings)**

A motion was made by Councilwoman Lerma to table this agenda item.
Councilwoman Curry 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 Approving an Agreement between the City of Sealy for the Convention and Visitors Bureau and Chaparral Creative, LLC.

No action was taken.

8. Discussion and Possible Action regarding Approving Repair of Street Sweeper, not to exceed \$20,000.

A motion was made by Councilwoman Lerma to Approve the Repair of the Street Sweeper, not to exceed \$20,000.

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

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

NOES: None

The motion carried.

9. Discussion regarding Appraisal District Board Appointment and Possible Action for a 2-year term beginning January 1, 2026.

A motion was made by Councilwoman Curry to Appoint Councilwoman Lerma to the Appraisal District Board.

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

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

NOES: None

The motion carried.

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

11. Reports, Announcements, or Requests from Councilmembers.

Mayor Bilski As various developers discuss options for annexation by the city, it is important for staff and council to be informed of the sales tax Austin County ESD 2 receives in that area and the need to request the ESD board to work with City for an answer on a division on an interlocal agreement otherwise the property tax would never cover the financial burden to provided city services and request a workshop take place for further discussion when appropriate

Councilwoman Lerma None

Councilman Noack None

Councilman Miller Absent

Councilwoman Curry City entities that have helped attend National Night Out

Councilman Zapalac Get the clock in the council chamber fixed for the correct time

Councilman Burttschell Following up on the heritage proclamation, could the city think about a heritage festival to recognize various heritages and cultures

K. Adjourn

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

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

The motion carried. The City Council meeting adjourned at 7:22 p.m.

PASSED AND APPROVED this 21st day of October 2025.



Carolyn Bilski

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrabec

Sandra Vrabec, City Secretary