



**MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, OCTOBER 21, 2025
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for October 21, 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
Bradley Miller
Theadra Curry
Edward Zapalac

Mayor
Councilmember, Place 3
Councilmember, Place 4
Councilmember, Place 5

Absent:

Dee Anne Lerma
Chris Noack
Adam Burttschell

Councilmember, Place 1 Mayor Pro Tem
Councilmember, Place 2
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
Russell Grimes, Chief of Police
Patrick Parsons, Public Works Director
Mike Barrow, Assistant City Manager
Bill Atkinson, EDC Director
Katherine Ellis, EDC Secretary
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

Mayor Bilski asked that we be able to move Business #3 after the Public Hearing.

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

AYES: Bilski, Miller, Curry, Zapalac
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.

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

No one spoke.

Mayor Bilski closed the Public Hearing at 6:04 p.m.

J. Business

3. Discussion and Possible Action regarding a Request from the Sealy Cemetery Association for the City of Sealy to Assume Ownership and Operational Responsibility for the Sealy Cemetery and adjoining cemetery-owned property.

A motion was made by Councilman Zapalac to Direct Staff to continue exploring options to Support the Sealy Cemetery Association operations to move forward in the future.
Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

G. Proclamation(s)

- **Veterans Day – November 11th**
- **Municipal Court Week – November 3-7, 2025**

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.)

- **October 7, 2025 Regular Meeting Minutes**
- **Ratification of Opioid Settlement: Secondary Manufacturers Settlement**
- **Financial Report: August 31, 2025**
- **Amending and Restating the Personal Services Agreement between the City of Sealy and Chaparral Creative, LLC, previously approved on August 5, 2025, to Update the Title and Term**
- **Approval of a Resolution for a Historic District Improvement Grant from the Sealy Economic Development Corporation (SEDC) regarding the Good Samaritan Project
(Second of two readings)**
- **Approval of an Asset Forfeiture Local Agreement between the Sealy Police Department and the Austin County District Attorney's Office regarding the disposition of property or the proceeds from the sale of forfeited property, pursuant to Chapter 59 of the Texas Code of Criminal Procedure**
- **Approval of Job Description for Public Works Field Technician Position**
- **Approval of Amending the Organizational Chart, Replacing Job Title of Customer Service Technician with the Job Title of Public Works Field Technician**
- **Amend Job Titles on Pay Scale:**
 - **EDC/CVB Deputy Director/Secretary to be replaced with EDC/CVB Deputy Executive Director/Secretary**
 - **Tourism Manager to be replaced with CVB Tourism Manager**
 - **Add Public Works Field Technician to Non-Exempt- Pay Grade 6**
- **Approving the SEDC Board's Updated 2025-2028 SEDC Strategic Plan**
- **Approve a Resolution to Appoint a Director to the Board of Directors of the Austin County Appraisal District**
- **Approve a Resolution to Appoint Chief Russell Grimes to serve as a Representative for the City of Sealy as a member of the Austin County 911 Emergency Communications District Board**
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- **Approve a Resolution of Support of a TxDOT Traffic Study regarding Speed Limit Reduction on Highway 36 southbound, north of FM 2187, and northbound, south of FM 2187**

a) A motion was made by Councilman Zapalac to Approve the Consent Agenda, but to break out of the Consent Agenda and make a separate Agenda Item, the Updated 2025-2026 SEDC Strategic Plan out of Consent Agenda.

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

AYES: Bilski, Miller, Curry, Zapalac

NOES: None

The motion carried.

b) Pulled out of the Consent Agenda and made a separate Agenda Item.

- **Approving the SEDC Board's Updated 2025-2028 SEDC Strategic Plan**

A motion was made by Councilman Zapalac to Approve the SEDC Board's Updated 2025-2026 SEDC Strategic Plan.

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

AYES: Bilski, Miller, Curry, Zapalac

NOES: None

The motion carried.

I. Presentation(s)

- **Kick-Off Presentation for Wayfinding Program by Merje**

J. Business

- 1. 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 Councilman Miller to Approve an Ordinance Designating an Area as the Sealy Sika Tax Abatement Reinvestment Zone No. 1, Pursuant to Texas Tax Code, Chapter 312. This is the first of two readings.

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

AYES: Bilski, Miller, Curry, Zapalac,

NOES: None

The motion carried.

2. Discussion and Possible Action regarding Approval of a Performance Agreement for the Historic District Good Samaritan Project between the Sealy EDC and First Baptist Church of Sealy.

A motion was made by Councilwoman Curry to Approve a Performance Agreement for the Historic District Good Samaritan Project between the Sealy EDC and First Baptist Church of Sealy.

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

AYES: Bilski, Miller, Curry, Zapalac

NOES: None

The motion carried.

4. Discussion and Possible Action regarding the Designation of Representative and Alternate to the Houston-Galveston Area Council (H-GAC) for the 2026 General Assembly.

A motion was made by Councilman Zapalac to Appoint Mayor Bilski as the Designation of Representative and Mayor Pro Tem Lerma as the Alternate to the Houston-Galveston Area Council for the 2026 General Assembly.

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

AYES: Bilski, Miller, Curry, Zapalac

NOES: None

The motion carried.

5. Discussion and Possible Action regarding an Ordinance amending Chapter 98, providing for Westview Terrace Drive to be Designated a One-Way Street.

A motion was made by Councilwoman Curry to Approve an Ordinance amending Chapter 98, providing for Westview Terrace Drive to be Designated a One-Way Street. This is the first of two readings.

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

AYES: Bilski, Miller, Curry, Zapalac

NOES: None

The motion carried.

6. Discussion and Possible Action regarding Development Processing and Workflow Policy.

No action was taken.

K. 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.**

- **Via Reconciliation and Understanding Agreement**

A motion was made by Councilwoman Curry to recess into Executive Session. Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried. The City Council entered into Executive Session at 7:13 p.m.

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

The City Council reconvened into Open Session at 7:33 p.m.

Per Tim Kirwin, City Attorney, the Reconciliation and Understanding Agreement Between the City of Sealy, Texas, and Karen Via for 429 Acres Lane, will include all the Parcels 14547, 16425, 20101, and 20103, that is the only change.

A motion was made by Councilman Zapalac to Approve the Reconciliation and Understanding Agreement between the City of Sealy and Karen Via, with the Parcel addition added by the City Attorney and attached to the minutes.

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

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

The motion carried.

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

Kimbra Hill, City Manager, would like to mention the City's Ordinance on Sewer Averaging, and I have asked the Public Works Director to read: In the Master Fee that to qualify for the sewer averaging, and account with sewer services must have had metered water service active throughout all 4 of the previous months of November through February, the time period designated as winter months. These rates go into effect with the October billing, billed November 25 for the previous winter's consumption.

11. Reports, Announcements, or Requests from Councilmembers.

Mayor Bilski	Lighting in the new parking lot downtown
Councilwoman Lerma	Absent
Councilman Noack	Absent
Councilman Miller	From Wolfpack to Corner Building, needs ADA compliance on the surface of the sidewalk needs to be improved. Maybe look at grants to help
Councilwoman Curry	None
Councilman Zapalac	None
Councilman Burttschell	Absent

K. Adjourn

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

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

The motion carried. The City Council meeting adjourned at 7:37 p.m.

PASSED AND APPROVED this 18th day of November 2025.



Carolyn Bilski
Carolyn Bilski, Mayor

ATTEST:
Sandra Vrablec
Sandra Vrablec, City Secretary