



**MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, NOVEMBER 4, 2025
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for November 4, 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 Pro Tem Lerma called the meeting to order at 6:00 p.m.

B. Invocation and Pledges of Allegiance

Councilwoman Curry gave the Invocation and Mayor Pro Tem Lerma led the Pledges of Allegiance

C. Roll Call and Certification of a Quorum

Present:

Dee Anne Lerma	Councilmember, Place 1 Mayor Pro Tem
Chris Noack	Councilmember, Place 2
Bradley Miller	Councilmember, Place 3
Theadra Curry	Councilmember, Place 4
Edward Zapalac	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

Absent:

Carolyn Bilski	Mayor
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A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager
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. Business

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

A motion was made by Councilman Zapalac 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 second of two readings.

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

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

NOES: None

The motion carried.

2. Discussion and Possible Action on a Resolution of the City Council of the City of Sealy, Texas, Granting a Request for Tax Abatement Relief and Approving a Chapter 312 Tax Abatement Agreement Between The City of Sealy, Texas and Sika Corporation for Property Located within The Sealy Sika Tax Abatement Reinvestment Zone No. 1.; and Authorizing The Mayor to Execute The Tax Abatement Agreement; Providing for Severability; And Providing an Effective Date.

Name of property owner and applicant for Tax Abatement Agreement: Sika Corporation. Name and location of the reinvestment zone in which the property subject to the Agreement: Sealy Sika Tax Abatement Reinvestment Zone No. 1; 3000 FM 3538 Sealy, Texas 77474.

A general description of the nature of the improvements or repairs included in the Agreement: An approximate 112,500 square foot facility to manufacture roofing membrane.

The estimated costs of the improvements or repairs. Improvements estimated to be \$23,000,000. Tangible Personal Property is estimated to be \$77,000,000 (total: \$100,000,000).

A motion was made by Councilman Noack to Approve the Resolution and Agreement.

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

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

NOES: None

The motion carried.

K. Adjourn

A motion was made by Councilman Miller to Adjourn.

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

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

NOES: None

The motion carried. The City Council meeting adjourned at 6:06 p.m.

PASSED AND APPROVED this 18th day of November 2025.

Carolyn Bilski

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrabec

Sandra Vrabec, City Secretary

