



**MINUTES  
SEALY CITY COUNCIL  
CITY COUNCIL CHAMBERS  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, NOVEMBER 18, 2025  
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for November 18, 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  
Dee Anne Lerma  
Chris Noack  
Bradley Miller  
Theadra Curry  
Edward Zapalac  
Adam Burttschell

Mayor  
Councilmember, Place 1 Mayor Pro Tem  
Councilmember, Place 2  
Councilmember, Place 3  
Councilmember, Place 4  
Councilmember, Place 5  
Councilmember, Place 6

Absent:

None

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager  
Sandra Vrablec, 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

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

Mayor Bilski spoke about the Greater Sealy Little League and the long-standing work of her, her family, and many others for our youth over the decades.

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

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

- **October 21, 2025, Regular Meeting Minutes**
- **November 4, 2025, Regular Meeting Minutes**
- **Approving an Ordinance Amending Chapter 98, providing for Westview Terrace Drive to be Designated a One-Way Street, when the current drainage construction is completed on Westview Terrace Drive up to the intersection of Eagle Lake Road, or no later than March 1, 2026 (Second of two readings)**

*Ordinance No. 2025-30*

- **Financial Report: September 30, 2025**
- **Q4 Investment Report FY 24/25**
- **Approval of a Resolution correcting the Funding Source for the City's local contribution to the Texas Community Development Block Grant – Disaster Recovery Project (Contract No. 19-076-038-B691) (Resolution 2018-28 and 2020-21).**
- **Approval to Amend Pay Scale to Remove Assistant Chief of Police**
- **Approval of Ratification - Public Awareness Update by Paradigm in the amount of \$4,200 for Consultant Services regarding Railroad Commission Compliance (for Gas System).**
- **Approval of a Resolution to Approve the City of Sealy Public Awareness Update for Gas Infrastructure and Emergency Plan and Preparedness**
- **Approval of a Resolution to Amend Minimum Construction Standards**

- **Approval of Resolution Appointing New Capital Improvement Advisory Committee Board Members, Providing for Procedures, and Providing for Duties**

*Resolution No. 2025-49*

- **Approval of Ratification for Well #5, a New Motor not to exceed \$8,000**
- **Approval of a Resolution Authorizing Participation in and Application to the Bullet-Resistant Components for Law Enforcement Vehicles Grant Program.**

A motion was made by Mayor Bilski to move Approval of a Resolution to Amend Minimum Construction Standards out of Consent Agenda.

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

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

NOES: None

The motion carried

A motion was made by Councilwoman Lerma to Approve the Consent Agenda.

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

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

NOES: None

The motion carried.

A motion was made by Councilman Zapalac to Approve a Resolution to Amend the Minimum Construction Standards, modify the Street Signs background color to change from green to blue.

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

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

NOES: None

The motion carried.

*Resolution No. 2025-48*

#### **G. Presentation(s)**

- **Rexville Crossing**
- **Bluebonnet Groundwater District by Zach Holland**

## H. Business

**1. Discussion and Possible Action regarding City-Wide Event for the Sealy Area Historical Society Event being held on Saturday, December 13, 2025, at the Sealy Historical Park from Noon till 8:00 p.m.**

A motion was made by Councilwoman Lerma to Approve the City-Wide Event for the Sealy Area Historical Society Event.

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

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

NOES: None

The motion carried.

**2. Presentation, Discussion, and Possible Action regarding Fowlkes Street and 2<sup>nd</sup> Street Stop Signs, and Front Street and 2<sup>nd</sup> Street Stop Signs.**

A motion was made by Councilwoman Lerma to Direct Staff to prepare an Ordinance regarding Fowlkes Street and 2<sup>nd</sup> Street Stop Signs and Front Street and 2<sup>nd</sup> Street Stop Signs.

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

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

NOES: None

The motion carried.

**3. Presentation, Discussion, and Possible Action regarding Proposed Water/Sewer/Gas Rates.**

A motion was made by Councilwoman Lerma to Approve the Proposed Water/Sewer/Gas Rates.

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

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

NOES: None

The motion carried.

**4. Discussion and Possible Action regarding the Amended and Restated Agreement for Park Entry, Maintenance, Use, and Improvements between the City of Sealy and Greater Sealy Little League, Inc., regarding Chapman B&PW Park.**

No action was taken.

**5. Discussion and Possible Action regarding Amending Section 74-32 of Division I of Article II of Chapter 74 of the Code of Ordinances, providing Rules and Regulations for Peddlers and Solicitors.  
(First of two readings)**

A motion was made by Councilwoman Lerma to Approve Amending Section 74-32 of Division I of Article II of Chapter 74 of the Code of Ordinances, providing Rules and Regulations for Peddlers and Solicitors. 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.

**6. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 14: Building Regulations – Section 14-418. Planning Commission and City Council Action.  
(First of two readings)**

A motion was made by Councilman Zapalac to Table this Agenda 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.

**7. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 28: Development Rules and Regulations – Article XIII – Variances and Appeals, Section 28-110 and Article XIV – Outdoor Lighting, Section 28-129.  
(First of two readings)**

A motion was made by Councilman Zapalac to Table this Agenda 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.

**8. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 29: Downtown Preservation District – Section 29-15. Planning Commission.  
(First of two readings)**

A motion was made by Councilman Zapalac to Table this Agenda 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.

**9. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 58: Manufactured Homes and Trailers Section 58-112. Provisions applicable to Non-Conforming Mobile Homes and Mobile Home Parks.  
(First of two readings)**

A motion was made by Councilman Zapalac to Table this Agenda 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.

**10. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 78: Planning – Adding Section 78-36. Variances.  
(First of two readings)**

A motion was made by Councilman Zapalac to Table this Agenda 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.

**11. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 80: Signs – Section 80-30. Variances and Appeals.  
(First of two readings)**

A motion was made by Councilman Zapalac to Table this Agenda 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.

**12. Discussion and Possible Action regarding Variance Amendment to Ordinance Chapter 87: Subdivision of Land and Plats – Section 87-3. Special Provisions.  
(First of two readings)**

A motion was made by Councilman Zapalac to Table this Agenda 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.

**13. Discussion and Possible Action regarding Approval of a 12-month agreement with Flock Safety for subscription access to Flock Safety’s Investigative Software Products and Subscriptions Bundle.**

A motion was made by Mayor Bilski to Approve a 12-month agreement with Flock Safety for subscription access to Flock Safety’s Investigative Software Products and Subscriptions Bundle.

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

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

The motion carried.

**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.**

- Faircroft Development Agreement (BSR)
- Interlocal Agreement with Emergency Service District #2

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 Agreement (BSR)

A motion was made by Councilwoman Lerma to recess into Executive Session. Councilwoman Curry 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 8:15 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 8:57 p.m.

A motion was made by Councilman Miller to move forward with the Proposed Interlocal Agreement with ESD #2.

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

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

The motion carried.

**15. Discussion and Possible Action regarding Approval of an Interlocal Agreement between The City of Sealy and Emergency Service District #2.**

This item was voted on in Agenda Item #14.

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

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

<b>Bilski</b>	<b>Happy Blessed Thanksgiving Thank you to the Staff for all the hard work</b>
<b>Lerma</b>	<b>None</b>
<b>Noack</b>	<b>None</b>
<b>Miller</b>	<b>None</b>
<b>Curry</b>	<b>None</b>
<b>Zapalac</b>	<b>Consent Agenda with identifiers Highway 36 – Big Trucks, 18-Wheelers, wanting to stop and park in front of Hinze’s and McDonald’s</b>
<b>Burttschell</b>	<b>None</b>

**J. Adjourn**


A motion was made by Councilwoman Lerma to Adjourn.  
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 meeting adjourned at 9:00 p.m.

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



  
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Carolyn Bilski, Mayor

ATTEST:

  
\_\_\_\_\_  
Sandra Vrabec, City Secretary