



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

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for December 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 6:00 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
Bradley Miller
Theadra Curry
Edward Zapalac
Adam Burttschell

Mayor
Councilmember, Place 3
Councilmember, Place 4
Councilmember, Place 5
Councilmember, Place 6

Absent:

Dee Anne Lerma
Chris Noack

Councilmember, Place 1 Mayor Pro Tem
Councilmember, Place 2

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

AYES: Bilski, 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.)

a) November 18, 2025 Regular Minutes

b) December 2, 2025 Regular Minutes

**c) Amending the Ordinance of the Master Fee Schedule:
(Second of two readings)**

- **Water Rates**
- **Sewer Rates**
- **Gas Rates**

d) Approval of an On-Call Engineering Support Task Order with Strand Associates Engineering for the 2026 Calendar Year, in an amount not to exceed \$75,000

e) Paid Time Off Liability Status Report comparing Value on Oct 1, 2024 versus December 1, 2025

f) Approval of a Resolution Creating a Special Event Fund

g) Approval of a Professional Service Agreement with Curt Services, LLC for Fire Inspection Services

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

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

The motion carried.

G. Public Hearing: Notice of a Public Hearing on Budget Amendment. The City Council for the City of Sealy, Texas, will hold a Public Hearing on Amending the 2024-2025 Fiscal Year Budget of the City of Sealy, Texas, to be held on the 16th day of December 2025 at 6:00 p.m. in the City Hall Council Chamber at 415 Main Street. All interested persons shall be given an opportunity to be heard for or against any item or the amount of any item contained in the proposed Budget Amendment.

Mayor Bilski opened the Public Hearing at 6:05 p.m.

No one spoke.

Mayor Bilski closed the Public Hearing at 6:05 p.m.

H. Public Hearing: Notice of a Public Hearing on Budget Amendment. The City Council for the City of Sealy, Texas, will hold a Public Hearing on Amending the 2025-2026 Fiscal Year Budget – Fund 29 for the Economic Development Corporation of the City of Sealy, Texas, to be held on the 16th day of December 2025 at 6:00 p.m. in the City Hall Council Chamber at 415 Main Street, Sealy, Texas 77474. All interested persons shall be given an opportunity to be heard for or against any item or the amount of any item contained in the proposed Budget Amendment.

Mayor Bilski opened the Public Hearing at 6:05 p.m.

No one spoke.

Mayor Bilski closed the Public Hearing at 6:07 p.m.

I. Presentation(s)

- **Status of Approved Capital Improvement Projects by Strand Associates:**
 - **Rexville Water Well & Water Plant – Task Order 21-01, name of the Project changed from North Water Plant to Rexville in 2023**
 - **Water Plant & Lift Station FEMA Generator Grant Project – Resolution 2021 – 37 Authorizing Grant Application Submission & March 6, 2024, Project Award Notification**
 - **Allens Creek Trunk Sewer – Task Order 23-03**
 - **Chapman B&PW Park Retention Pond Expansion & Storm Sewer Improvements – Task Order 23-04**
 - **Phase I: Westview Terrace Storm Sewer Improvements**
 - **Phase II: Retention Pond Expansion**
 - **TXDOT Utility Extension – Task Order 24-03**
 - **Columbus Road Well, November 27, 2024, TCEQ Status**

- Chapman B&PW Parking Expansion – Task Order 25-02
- Seventh Street Water and Roadway Project – Task Order 25-04
- West Front Street Infrastructure Project– Task Order 25-05
- Police Department Condensation Study and HVAC Repairs – Task Order 25-06
- Cryan Park Pond and Lighting – SEDC Task Order 25-01

J. Business

1. **Presentation and Possible Action regarding the City’s consideration to pursue historic landmark designation for the Liedertafel Hall.**

A motion was made by Councilman Burttschell to Table this Agenda Item.
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

2. **Discussion and Possible Action regarding Approving an Ordinance for the Budget Amendments for 2024-2025 Fiscal Year Budget.**

A motion was made by Councilwoman Curry to Approve an Ordinance for the Budget Amendments for 2024-2025 Fiscal Year Budget.
Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

3. **Discussion and Possible Action regarding Approving an Ordinance for Fund 29 Economic Development Corporation Budget Amendments for 2025-2026 Fiscal Year.**

A motion was made by Councilman Zapalac to Table this Agenda Item.
Councilman Burttschell seconded the motion. Mayor Bilski called for the vote.

The motion carried.

4. Discussion and Possible Action regarding Creation of a Policy, Application Form, and Establishment of Fees for the Request to Close, Abandon, and Vacate a Street or Alley.

A motion was made by Councilman Zapalac to Approve the Creation of a Policy, Application Form, and Establishment of Fees for the Request to Close, Abandon, and Vacate a Street or Alley.

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

AYES: Bilski, Miller, Curry, Zapalac, Burttschell

NOES: None

The motion carried.

5. Discussion and Possible Action regarding Closing, Abandoning, and Vacating an Alley located approximately between San Felipe Road and Dawson Street, just East of Menke Street.

A motion was made by Mayor Bilski to reject the Application.

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

AYES: Bilski, Miller, Curry, Zapalac, Burttschell

NOES: None

The motion carried.

6. Discussion and Possible Action regarding an Ordinance of the City of Sealy, Texas, Amending Subsection 98-44 (b) of Article II of Chapter 98 of the Code of Ordinances of the City of Sealy, Texas; Providing Rules and Regulations for Stop Signs for the Placement of Stop Sign on 2nd Street at Fowlkes Street and 2nd Street at West Front Street. (First of two readings)

A motion was made by Councilwoman Curry to Approve an Ordinance Amending Subsection 98-44 (b) of Article II of Chapter 98 of the Code of Ordinances of the City of Sealy, Texas; Providing Rules and Regulations for Stop Signs for the Placement of Stop Sign on 2nd Street at Fowlkes Street and 2nd Street at West Front Street. This is the first of two readings.

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

AYES: Bilski, Curry, Zapalac, Burttschell

NOES: Miller

The motion carried.

7. Discussion and Possible Action regarding Approving, Disapproving, or Approving with Conditions a Variance Application for 1233 Eagle Lake Road, 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 Councilwoman Curry to Approve with the following conditions: 25 ft. setback, Ranch Style fence – white- 4 feet in height on 3 sides. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

8. Discussion and Possible Action regarding Approving Ratification of the Master Utility Plan.

A motion was made by Councilman Miller to Approve Ratification of the Master Utility Plan. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

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.**
- Faircroft Development Agreement (BSR)
 - Interlocal Agreement with Emergency Service District #2
 - Administrative Service Agreement with Sealy Cemetery Association
- 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 Councilman Miller to recess into Executive Session. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried. The City Council entered into Executive Session at 7:41 p.m.

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

The City Council reconvened into Open Session at 8:32 p.m.

No action was taken.

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

- **W. E. Hill Community Center Maintenance and Use Committee**
- **2025 Fantasy of Lights Event**
- **Application fee Updates**
- **Legal Priority Updates**
- **Statue of Resolutions regarding Development Workflow and Developer Deposit Policy**

11. Reports, Announcements, or Requests from Councilmembers.

Burttschell **Wish everyone a Merry Christmas and a Happy New Year**

Zapalac **Tim, it's good to hear all the legal accomplishments
Hot Funds and the transfer over of the CVB, advertising
requirement Project
TxDOT on Front Street, 20 ft, talk with TxDOT about widening
Front Street solution to widen that little piece
Asked about a year ago about spraying for Broad Leaf weeds,
when the temperature is 65 to spray, and it's that kind of weather,
a reminder
Merry Christmas to everybody**

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|--------|---|
| Curry | As the newbie on the board, I want to say I'm so grateful to have the opportunity to work with this team for the city, and listening to all the accomplishment wow, things are getting done.
I-10 grass is still real high
Thank you for working with me, for my patience, and learning more about the city
Merry Christmas and a Happy New Year |
| Miller | Eagle Lake Road, the ditches from Brandywilde to Goebel are half full of silt
Fantasy of Lights great event this year
Merry Christmas and a Happy New Year |
| Noack | Absent |
| Lerma | Absent |
| Bilski | Recognizes our staff and volunteers on the Fantasy of Lights
Read a Proclamation for Fantasy of Lights Volunteers
Task Orders, we keep amending them we need to finish
Thanked the Chief and his staff
The City had a nice appreciation party |

L. Adjourn

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

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

The motion carried. The City Council meeting adjourned at 8:47 p.m.

PASSED AND APPROVED this 6th day of January 2026.



Carolyn Bilski

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrabec

Sandra Vrabec, City Secretary