



**MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
WEDNESDAY, JANUARY 21, 2026
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for January 21, 2026, 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 6:01 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	Mayor
Dee Anne Lerma	Councilmember, Place 1 Mayor Pro Tem
Chris Noack	Councilmember, Place 2
Bradley Miller	Councilmember, Place 3
Edward Zapalac	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

Absent:

Theadra Curry	Councilmember, Place 4
---------------	------------------------

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/Planner
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 Councilwoman Lerma to Approve the agenda.
Councilman Miller seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Lerma, Noack, Miller, 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) Approve January 6, 2026 Regular Minutes
- b) Approve Financial Report for Month Ending November 2025
- c) Approve Amending Chapter 28 Providing Rules and Regulations for Land Disturbance Permits
(Second of two readings)
- d) Approve Amending Section 38-60 of Division 2 of Article II of Chapter 38 for Providing Rules and Regulations for Flood Control
(Second of two readings)

Ordinance No. 2026-02
- e) Approve Amending the Master Fee Schedule Ordinance regarding
(Second of two readings)
 - i) Chapter 312 Application Fee
 - ii) Chapter 380 Application Fee
 - iii) Development Agreement Application Fee
 - iv) Annexation Application Fee
 - v) Municipal Utility District (MUD) Application Fee
 - vi) Public Improvement District (PID) Application Fee
 - vii) Tax Increment Reinvestment Zone (TIRZ) Application Fee
 - viii) Land Disturbance Permit Fee
 - ix) Fire Hydrant Testing Report Fee

x) Developer Deposit (Development of 1 acre or less)

Ordinance No. 202603

- f) Approve an Ordinance of the City of Sealy, Texas,
Adding a new Section 2-2 of Article I of Chapter 2 of the Code of Ordinances;
Providing Rules and Regulations for Variances
(First of two readings)**
- g) Approve an Ordinance Amending Chapter 78: Planning – Amending Section
78-36 regarding Variances
(First of two readings)**
- h) Approve an Ordinance Amending Chapter 14 Building Regulations
Amending Section 14-418 regarding Variances
(First of two readings)**
- i) Approve an Ordinance Amending Chapter 28: Development Rules and
Regulations Variances, Section 28-110 regarding Outdoor Lighting
(First of two readings)**
- j) Approve an Ordinance Amending Chapter 28: Development Rules and
Regulations Section 28-129 regarding Variances
(First of two readings)**
- k) Approve an Ordinance Amending Chapter 58: Manufactured Homes and
Trailers Section 58-112
(First of two readings)**
- l) Approve an Ordinance Amending Chapter 80: Signs – Sections 80-30.
Variances and Appeals
(First of two readings)**
- m) Approve an Ordinance Amending Chapter 87: Subdivision of Land and Plats
– Section 87-3. Variances
(First of two readings)**
- n) Approve An Ordinance Amending Chapter 29: Downtown Preservation
District – Section 29-15 Variances
(First of two readings)**
- o) Approving a Resolution regarding Acceptance of Improvements and
Maintenance Bond for Westward Pointe Section 3**
- p) Approving a Petition for Release from the City’s Extraterritorial Jurisdiction
(ETJ), approximately 115.904 acres from landowner Bullinger Creek LP.**
- q) City Secretary’s Yearly Report**
- r) Authorization for Replacing Piping and Pump at Ward Bend Lift Station**

s) Approving a Resolution regarding Acceptance of Hunters Crossing Section 2 Sewer Lift Station

t) Authorizing the City Manager or Chief of Police to Execute Memorandum of Understanding (MOUs) with the Houston High Intensity Drug Trafficking Area (HIDTA) for Access to and Participation in the Houston HIDTA License Plate Reader (LPR) Network

A motion was made by Councilman Zapalac to Table Agenda Item C and F – N, and to pull out for discussion Agenda Item O, and Approving the remaining Agenda Items in the Consent Agenda. Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

NOES: None

The motion carried.

A motion was made by Mayor Bilski to Table Agenda Item O until the February 3rd meeting. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

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

NOES: None

The motion carried.

G. Business

1. Discussion and Possible Action regarding BSR Land Holdings, LLC or Faircroft Development, LLC Development Agreement.

A motion was made by Councilwoman Lerma to Approve with the Changes that Council has recommended.

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

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

NOES: None

The motion carried.

2. Discussion and Possible Action regarding Approving Sealy Police Department HB 33 (Uvalde Strong Act) Compliance and Coordination Standard Operating Procedure.

A motion was made by Councilwoman Lerma to Approve the Standard Operating Procedure (SOP).

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

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

NOES: None

The motion carried.

3. Discussion and Possible Action regarding Approving a Resolution to Appoint Public Information Officer.

A motion was made by Councilwoman Lerma to Appoint Chief Grimes as the Public Information Officer (PIO) as part of HB33
Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

Resolution No. 2026-04

City Manager Kimbra Hill spoke about the Winter Storm and the upcoming TxDOT meeting being held on Thursday.

4. Reports, Announcements, or Requests from Councilmembers.

Burttschell	None
Zapalac	Thank Kimbra and Staff for their hard work, and the City Attorney
Curry	Absent
Miller	None
Noack	None
Lerma	Thank you to everyone who worked on the BSR Development Agreement
Bilski	None

H. Adjourn

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

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

The motion carried. The City Council meeting adjourned at 6:33 p.m.

PASSED AND APPROVED this 3rd day of February 2026.



Carolyn Bilski
Carolyn Bilski, Mayor

ATTEST:
Sandra Vrabec
Sandra Vrabec, City Secretary