



**MINUTES  
SEALY CITY COUNCIL  
CITY COUNCIL CHAMBERS  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, MARCH 17, 2026  
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for March 17, 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 6:00 p.m.

**B. Invocation and Pledges of Allegiance**

Mayor Bilski gave the Invocation and led the Pledge of Allegiance

**C. Roll Call and Certification of a Quorum**

Present:

Carolyn Bilski  
Dee Anne Lerma  
Chris Noack  
Bradley Miller

Mayor  
Councilmember, Place 1 Mayor Pro Tem  
Councilmember, Place 2  
Councilmember, Place 3 Entered the meeting at 6:04 p.m.,  
sat at the Dias at 6:07 p.m.

Theadra Curry  
Edward Zapalac  
Adam Burttschell

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  
Scott Riske, Police Captain  
Patrick Parsons, Public Works Director  
Mike Barrow, Assistant City Manager/Planner  
Bill Atkinson, EDC Director  
Katherine Ellis, EDC Secretary  
Charlie Wade, Tourism Manager

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

Tom Mendenhall signed up to speak about Saddleback's Car Show.

**E. Discussion and Possible Action to Approve the agenda order or reorder.**

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

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

The motion carried.

**F. Proclamation(s)**

- **Fair Housing for the Month of April**
- **Autism Awareness Month of April**
- **Child Abuse Prevention Month of April**
- **Recognizing the Sealy Convention and Visitors Bureau and Supporting Tourism Friendly Texas Community Certification**

**G. 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 the March 3, 2026, Regular Meeting Minutes**
- b) **Approve Financial Report for Month ending January 2026**
- c) **Approve Fiscal Year 2026-2027 Budget Calendar**
- d) **Approve Spring Clean Up Flyer**
- e) **Approve a Memorandum of Understanding (MOU) between Harris County Sheriff's Office (HCSO), Harris County Universal Services (HCUS), and the Regional Agency for access to HC AFIS and Cloud-Based AFIS Database**
- f) **Approve a K9 Officers Contract between the City of Sealy and K9 Officers, Inc.**

A motion was made by Councilman Burttschell to Approve the Consent Agenda except for items "c" and "d" to pull out for discussion, Approving items "a, b, e, and f".  
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 Councilman Miller to Approve “c” Budget Calendar B. Councilwoman Curry 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 Miller to Approve “d” with a missing word. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

#### **H. Presentation:**

- **Economic Development Corporation Director’s Report for Previous Calendar Year**

#### **I. Business**

- 1. Discussion and Possible Action regarding an Ordinance Amending Chapter 2, adding a new Section 2-2 Variances Processes, Procedures, and Criteria.  
(First of two readings)**
- 2. Discussion and Possible Action regarding an Ordinance Amending Chapter 78, Amending Section 78-35 for Variances.  
(First of two readings)**
- 3. Discussion and Possible Action regarding an Ordinance Amending Chapter 14, Amending Section 14-418 for Landscaping Variances.  
(First of two readings)**
- 4. Discussion and Possible Action regarding an Ordinance Amending Chapter 28, Amending Section 28-110 and Section 28-129 for Variances.  
(First of two readings)**
- 5. Discussion and Possible Action regarding an Ordinance Amending Chapter 58, Amending Section 58-112 for Mobile Home Park Variances.  
(First of two readings)**
- 6. Discussion and Possible Action regarding an Ordinance Amending Chapter 80, Amending Section 80-30 for Sign Variances.  
(First of two readings)**
- 7. Discussion and Possible Action regarding an Ordinance Amending Chapter 87, Amending Section 87-3 for Subdivision and Plat Variances.  
(First of two readings)**

**8. Discussion and Possible Action regarding an Ordinance Amending Chapter 29, Amending Section 29-15 for Downtown Variances. (First of two readings)**

A motion was made by Councilman Zapalac to Approve Business 1-8, Amending for Variances Chapter 2, Chapter 78, Chapter 14, Chapter 28, Chapter 58, Chapter 80, Chapter 87, and Chapter 29. This is the first of two readings.

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

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

NOES: None

The motion carried.

**9. Discussion and Possible Action regarding City-Wide Event Policy.**

No action was taken.

**10. Discussion and Possible Action regarding Strand Change Order for Westview Terrace Drive Storm Sewer Improvements.**

A motion was made by Councilwoman Lerma to Table this Agenda Item.

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

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

NOES: None

The motion carried.

**J. 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.**

- **Litigation – Sheryl Musgrove v. City of Sealy, Texas; Case No.4:25-CV-04118, in the United States District Court, Southern District of Texas, Houston Division**
- **Interlocal Agreement with Emergency Services District #2 for Sales and Use Tax Allocations**
- **Utility Service Account and Billings for Emergency Services District #2**

**b. Texas Government Code, Section 551.074, Personnel Matters: To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.**

- **City Manager Evaluation**

A motion was made by Councilwoman Lerma to recess into Executive Session. 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 entered into Executive Session at 7:13 p.m.

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

The City Council reconvened into Open Session at 9:14 p.m.

**12. Discussion and Possible Action regarding Approving an Interlocal Agreement between the City of Sealy and Emergency Service District #2.**

No action was taken.

**13. Discussion and Possible Action regarding Utility Service Account and Billings for Emergency Services District #2.**

No action was taken.

**14. Discussion and Possible Action regarding City Manager's Evaluation.**

A motion was made by Councilman Miller to provide the City Manager with a one-time retention payment and was well as salary increase, and then I ask the City Attorney to work on a contract between the City of Sealy and the City Manager.

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

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

NOES: None

The motion carried.

**15. Reports or Requests from the City Secretary and Discussion:**

- Advertising of Vacancies for Boards and Commissions
- Planning Commission
  - i) Joe Lemos 2024-2026 (filling unexpired term)
  - ii) Mark Sams 2024-2026
  - iii) Keith Kulow 2024-2026 (filling unexpired term)

- Economic Development Corporation Board
  - i) Sterling Schiller 2024-2026
  - ii) Brenda Krchnak 2024-2026 (filling unexpired term)
  - iii) Col (R) James E. Brooks 2024-2026
  - iv) Michael D. Nowotny 2024-2026
  
- Parks Board
  - i) Carolyn Scott 2024-2026
  - ii) Sterling Schiller 2024-2026
  - iii) Renee Kofman 2024-2026
  
- Tax Increment Reinvestment Zone #2 Board
  - i) Gary Pless 2024-2026
  - ii) Cheryl McLaughlin 2024-2026 (filling unexpired term)
  - iii) Dorothy Milberger 2024-2026
  - iv) Chris Noack 2024-2026

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

None

17. Reports, Announcements, or Requests from Councilmembers.

Bilski            Big Major Projects – how the deferred maintenance and some of the things that were done 20 years ago – so we are fixing things for the next 50 years, team working together, and the communication you have is so reassuring, our taxpayers are getting more for the money than what we pay in taxes

Lerma            None

Noack            Thank Kimbra for all of her hard work, filling out the Evaluation form caused me to reflect on so many positives, I could not pinpoint one major milestone that we landed on but several that we accomplished that with prior management I don't know if we would have made it through half of one so the amount of work that you do for the city and the time that you are here it does not go unnoticed, I know that we are truly fortunate to have you as the City Manager, and I just hope that the rest of the city and the residents also understand that you are not just here doing a job, you are here because you are doing what you love, you are part of the community, so thank you Kimbra I appreciated it.  
Agenda item to talk about your goals and a Goals Workshop, and Chapter 34 Article III – Fireworks and Firearms, which has not been reviewed since 1988

Miller            Sunset Drive needs repair, but I think it needs replacement

Curry            None

Zapalac      Agenda item to Update Evaluation Form  
Burttschell    None

**K. Adjourn**

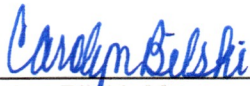
A motion was made by Councilman Miller to Adjourn.  
Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried. The City Council meeting adjourned at 9:23 p.m.

**PASSED AND APPROVED** this 7<sup>th</sup> day of April 2026.



  
\_\_\_\_\_  
Carolyn Bilski, Mayor

ATTEST:  
  
\_\_\_\_\_  
Sandra Vrabec, City Secretary