



**MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, APRIL 7, 2026
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for April 7, 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

Councilwoman Curry gave the Invocation, and Mayor Bilski led the Pledge 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
Theadra Curry	Councilmember, Place 4
Edward Zapalac	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

Absent:

Bradley Miller	Councilmember, Place 3
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A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager
Sandra Vrablec, City Secretary
Karissa McCullough, Assistant 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
Katherine Ellis, EDC Secretary
Brooke Kaiser, Public Works Admin

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

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

The motion carried.

F. Proclamation(s)

- **Public Safety Telecommunicator Week**
- **National Volunteer Week**

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 17, 2026, Regular Meeting Minutes**
- b) **Ratification of Resolution for Grant Application to the Office of the Governor, Public Safety Office, for the FY 2027 Criminal Justice Grant Program – Sealy Police Department Police Cruiser Vehicle Replacement Project**
- c) **Ratification of Non-Terminal Agency Agreement between Austin County Sheriff's Office and Sealy Police Department**
- d) **Approve a Resolution for a Walmart Spark Good Local Grant Application to support the Sealy Police Department Walmart License Plate Reader Project**
- e) **Approve a Resolution for a Walmart Spark Good Local Grant Application to support the Sealy Police Department Safer Community – Smart Technology Project**
- f) **Approving an Ordinance Amending Chapter 2, adding a new Section 2-2 Variances Processes, Procedures, and Criteria
(Second of two readings)**
- g) **Approving an Ordinance Amending Chapter 78, Amending Section 78-35 for Variances
(Second of two readings)**
- h) **Approving an Ordinance Amending Chapter 14, Amending Section 14-418 for Landscaping Variances
(Second of two readings)**

- i) Approving an Ordinance Amending Chapter 28, Amending Section 28-110 and Section 28-129 for Variances
(Second of two readings)**
- j) Approving an Ordinance Amending Chapter 58, Amending Section 58-112 for Mobile Home Park Variances
(Second of two readings)**
- k) Approving an Ordinance Amending Chapter 80, Amending Section 80-30 for Sign Variances
(Second of two readings)**
- l) Approving an Ordinance Amending Chapter 87, Amending Section 87-3 for Subdivision and Plat Variances
(Second of two readings)**
- m) Approving an Ordinance Amending Chapter 29, Amending Section 29-15 for Downtown Variances
(Second of two readings)**
- n) Approving a Request from Austin County to allow Voting at the W. E. Hill Community Center for Conducting the 2026 Election. Dates include Set-Up, Early Voting, Election Day, and Pick-Up; Friday, April 17, 2026 – Sunday, May 3, 2026**
- o) Approving a Resolution for the Sealy EDC Investment Policy**
- p) Approving a Resolution for the City of Sealy Investment Policy**
- q) Approving a Resolution for Task Order No. 26-01 between Sealy EDC and Strand Associates, Inc., to conduct a Downtown Parking Assessment for the Downtown Area pursuant to Texas Local Government Code 505.158, following the Approved SEDC Strategic Plan
(First of two readings)**
- r) Approving Task Order No. 26-02 between Sealy EDC and Strand Associates, Inc., for the City of Sealy Public Works Facility Relocation Phase I Assessment pursuant to Texas Local Government Code 505.152, following the Approved Sealy EDC Strategic Plan**

A motion was made by Councilman Zapalac to Approve the Consent Agenda except for items “r” and “q” to pull out for discussion, Approving items “a through p”.
Councilman Burttschell seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

A motion was made by Councilman Zapalac to Direct Staff to Revisit Plans that have already been created before and reassess the missing pieces and bring back a Proposal on "q". Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

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

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

The motion carried.

H. Business

1. Discussion and Possible Action regarding Approval of a Contract with Chaparral Creative, LLC for Ongoing Communication Support.

A motion was made by Councilman Zapalac to Approve a Contract with Chaparral Creative, LLC for Ongoing Communication Support at 10 hours per month. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

2. Discussion and Possible Action regarding Improvements to the Mark A. Chapman Park and the Abe and Irene Levine Family Park Playground Equipment.

A motion was made by Councilman Zapalac to Approve Design Proposals for the Levine Park and the Chapman Pavilion Area Playgrounds, Proposed by All Play, Levine Park PIP surfacing, Chapman Park Synthetic Turf surfacing, and ADA sidewalks at Chapman Park in an amount not to exceed \$598,840.00. Councilman Burttschell seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

3. Discussion and Possible Action regarding Strand Change Order for Phase I of Chapman B&PW Pond Drainage Project: Westview Terrace Drive Storm Sewer Improvements.

A motion was made by Councilman Zapalac to Approve a Strand Change Order for Phase I of Chapman B&PW Pond Drainage Project: Westview Terrace Drive Storm Sewer Improvements reducing the cost by \$27,068.67.

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

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

NOES: None

The motion carried.

4. Discussion and Possible Action regarding Approving the Sealy EDC Board's Proposed Changes to the Design of the Liedertafel Improvement Project pursuant to the Texas Local Government Code 505.152.

A motion was made by Councilwoman Lerma to Approve.

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

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

NOES; None

The motion carried.

5. Discussion and Possible Action regarding Approving a Resolution to Update the City Limits and Extraterritorial Jurisdiction Map (ETJ).

A motion was made by Councilwoman Lerma to Approve.

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

Councilwoman Lerma rescinded her motion and made a motion to table.

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

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

NOES: None

The motion carried.

6. Discussion and Possible Action regarding to Approve a Coating for the Ward Bend Lift Station Wet Well.

A motion was made by Councilwoman Lerma to Approve.

Approving Concrete Conservation in an amount not to exceed \$18,000.

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

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

NOES: None

The motion carried.

7. Discussion and Possible Action regarding to Approve Maintenance, Painting and Inspections of the City of Sealy Fire Hydrants.

A motion was made by Councilman Zapalac to Approve Maintenance, Painting and Inspections of the City of Sealy Fire Hydrants in the color red.

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

Councilman rescinded his motion to add Issuing the award to Giant

Maintenance and Restoration, Inc., in an amount not to exceed \$55,000.

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

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

NOES: None

The motion carried.

8. Discussion and Possible Action regarding the Replacement of the Steel Main Gas Line on Highway 90.

A motion was made by Councilwoman Lerma to Approve Amberscapes, Inc. for the Replacement of the Steel Main Gas Line in an amount not to exceed \$35,000.

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

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

NOES: None

The motion carried.

9. Discussion and Possible Action regarding Adopting the 2024 International Codes, 2024 Uniform Plumbing Code, 2023 National Electrical Code, and Local Amendments. for:

- **Building Code**
- **Existing Building Code**
- **Residential Code**
- **Plumbing Code**
- **Uniform Plumbing Code**
- **Pool/Spa Code**
- **Mechanical Code**
- **National Electric Code**
- **Property Maintenance Code**
- **Energy Conservation Code**

- **Fuel Gas Code**
- **Fire Code**
- **Local Amendments**

A motion was made by Councilman Zapalac to Authorize Staff to Draft Changes regarding changes to the 2024 International Codes, 2024 Uniform Plumbing Code, 2023 National Electrical Code, and Local Amendments for the items listed on the agenda. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

10. Discussion and Possible Action regarding Approving a Proposal from AMS for Retrofit, Controls and Replacement of Air Conditioner Condenser Unit at the Sealy Police Department.

A motion was made by Councilwoman Lerma to Approve a Proposal from AMS for Retrofit, Controls and Replacement of Air Conditioner Condenser Unit at the Sealy Police Department in an amount not to exceed \$100,000. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

11. Discussion and Possible Action regarding an Ordinance Amending Chapter 70 – Parks and Recreation, Amending Section 70-31. (First of two readings)

A motion was made by Councilman Zapalac to Approve Amending an Ordinance under Chapter 70-Parks and Recreation, Amending Section 70-31, subject to one Austin County Resident who is involved in Parks. This is the first of two readings. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

12. Discussion and Possible Action regarding repurposing the Harry Nowak Fountain at the City Hall.

No action was taken.

13. Discussion and Possible Action regarding Amending the City's Organizational Chart to Add Assistant Public Works Director and Job Description of the same.

A motion was made by Councilman Zapalac to Amend the City's Organizational Chart to Add Assistant Public Works Director and Job Description of the same.

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

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

NOES: None

The motion carried.

14. Discussion and Possible Action regarding Amending the City's Pay Scale to Add an Assistant Public Works Director.

A motion was made by Councilman Zapalac to Amend the City's Pay Scale to Add an Assistant Public Works Director.

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

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

NOES: None

The motion carried.

15. Discussion and Possible Action regarding Approving City Manager Contract.

A motion was made by Councilwoman Lerma to Approve the City Manager Contract with a change to terminate the contract on April 30, 2031.

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

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

NOES: None

The motion carried.

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

- **Status Update on Proposed Interlocal Agreement with Austin County ESD #2**
- **Boards and Commissions Policy**
- **City Council's Priority of Zoning Exploration**

17. Reports, Announcements, or Requests from Councilmembers.

Bilski	None
Lerma	None
Noack	City-Wide Event Policy Update on Stop Light at Hwy 36/ Fm 2187
Miller	Absent
Curry	Ditches on the Eastside are filled in
Zapalac	None
Burttschell	None

I. Adjourn

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

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

The motion carried. The City Council meeting adjourned at 8:37 p.m.

PASSED AND APPROVED this 7th day of April 2026.



Carolyn Bilski

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrabec

Sandra Vrabec, City Secretary