



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

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for April 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 6:00 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
Bradley Miller	Councilmember, Place 3 Entered meeting at 6:10 p.m.
Theadra Curry	Councilmember, Place 4
Edward Zapalac	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

Absent:

None

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager
Sandra Vrabec, 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
Fawn Mackey, Court Administrator
Mike Barrow, Assistant City Manager/Planner
Bill Atkinson, EDC Director
Katherine Ellis, EDC Secretary
Charlie Wade, Tourism Manager

D. Petitions(s) and Public Comments

Edward Klecka signed up to speak on Business Item #5.

Abby Lynn Moyle 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, except to move Items 16 and 17 after Item 6.

Councilwoman Curry 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)

- Hurricane Preparedness Week – May 3 – 9, 2026
- Municipal Clerks Week – May 3 – 9, 2026
- Mayor Pro Tem – Councilmember, Place 1 Dee Anne Lerma

G. Presentation(s)

- Fiscal Year 2024-2025 Annual Comprehensive Financial Audit Report by BrooksWatson Auditors
- Virgil and Josephine Gordon Memorial Library Semi-Annual Report
- 2019 and 2020 Downtown Parking Assessments by Strand and Associates

H. 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 April 7, 2026, Regular Meeting Minutes
- b) Approval of the Convention and Visitors Bureau Operations and HOT Fund Reports for 1st Quarter Fiscal Year 2025-2026
- c) Approving 2026 Consumer Price Index (CPI) Adjustment to Municipal Telecommunications Right-of-Way Access Line Rates
- d) Approve an Ordinance Amending Section 70-31 of Article II of Chapter 70 (Second of two readings)

- e) **Approve a Resolution to Apply for Motor Vehicle Crime Prevention Authority Grant (MVCPA) Application**
- f) **Accept the Semi-Annual Report from the Virgil and Josephine Gordon Memorial Library**
- g) **Approve Financial Report for Month Ending February 2026**
- h) **Ratification of Approval of CenterPoint Energy's Annual Franchise Payment Calculation pursuant to the City of Sealy franchise agreement with CenterPoint Energy Houston Electric, LLC**

A motion was made by Councilman Zapalac to Approve the Consent Agenda, except for item "d" to be discussed separately, Approving "a through c, and e through h". 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 "d".
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. Business

1. Discussion and Possible Action regarding Accepting the Fiscal Year 2024-2025 Annual Comprehensive Financial Report Audit Report from BrooksWatson & Co., PLLC.

A motion was made by Councilwoman Lerma to Officially Accept the Report.
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. Discussion and Possible Action regarding Approving a Resolution Declaring Certain Personal Property to be Salvage Property and Ordering Disposal.

A motion was made by Councilwoman Lerma to Approve.
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. Discussion and Possible Action regarding Approving a Resolution to Update the City Limits and Extraterritorial Jurisdiction Map (ETJ).

A motion was made by Councilman Zapalac to Approve a Resolution to Update the City Limits and Extraterritorial Jurisdiction Map (ETJ).
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 Acceptance and possible Ratification of 8-acre tract by Special Warranty Deed from BSR Land Holdings, LLC.

A motion was made by Councilwoman Lerma to Accept the 8-acre tract by Special Warranty Deed from BSR Hand Holdings, LLC.
Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

5. Discussion and Possible Action regarding Approving the Event Hall Project, located at 1310 Highway 90 West, utilizing a Sealy EDC Historic District and Business Improvement Grant and a Performance Agreement with the Sealy Columbus Club in an amount not to exceed \$8,500, in accordance with the Texas Local Government Code 505.158.

Mayor Bilski is abstaining and turned the meeting over to Mayor Pro Tem Lerma to conduct this agenda item.

A motion was made by Councilman Miller to Approve the Event Hall Project, located at 1310 Highway 90 West, utilizing a Sealy EDC Historic District and Business Improvement Grant and a Performance Agreement with the Sealy Columbus Club in an amount not to exceed \$8,500, in accordance with the Texas Local Government Code 505.158.

Councilman Zapalac seconded the motion. Mayor Pro Tem Lerma called for the vote.

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

NOES: None

ABSTAIN: Bilski

The motion carried.

6. Discussion and Possible Action regarding Amending the Performance Agreement for a Sign Project located at approximately 419 Meyer Street with Fancy's Properties, LLC, in accordance with Texas Local Government Code 505.158.

A motion was made by Councilman Miller to Approve Amending the Performance Agreement for a Sign Project located at approximately 419 Meyer Street with Fancy's Properties, LLC, in accordance with Texas Local Government Code 505.158.

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

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

NOES: None

The motion carried.

16. Discussion and Possible Action regarding an Interlocal Agreement between the City of Sealy and Emergency Services District #2.

A motion was made by Councilwoman Curry for the City Attorney to contact ESD #2's attorney to get clarification on the gray area of the contract and bring it back to City Council for further review.

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

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

NOES: None

The motion carried.

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

A motion was made by Councilman Noack to Recoup any charges over the last 12 months or whatever we can from the ESD #2, and began charging for utilities effective with the March billing.

Councilman Miller 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 Approving Sealy EDC Funding for the Playground Project located at the Mark A. Chapman Park and the Abe and Irene Levine Family Park to replace Community Playground and Recreational Equipment in an amount not to exceed \$400,000.00, in accordance with the Texas Local Government Code 505.152.

A motion was made by Councilman Miller to Approve Sealy EDC Funding for the Playground Project located at the Mark A. Chapman Park and the Abe and Irene Levine Family Park to replace Community Playground and Recreational Equipment in an amount not to exceed \$400,000.00, in accordance with the Texas Local Government Code 505.152.

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 Approving a Contract with All Play, Inc., for Design of 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 table this Agenda Item.

Councilman Burttschell 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 Approving Task Order No. 26-01 Between Sealy EDC and Strand Associates, Inc., to conduct a Downtown Parking Assessment for the Downtown Area pursuant to the Texas Local Government Code 505.152, following the Approved SEDC Strategic Plan.

A motion was made by Councilman Miller to Approve Task Order No. 26-01 Between Sealy EDC and Strand Associates, Inc., to conduct a Downtown Parking Assessment for the Downtown Area pursuant to the Texas Local Government Code 505.152, following the Approved SEDC Strategic Plan.

Councilman Noack 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 Approving a Resolution for the Reappointments of Presiding Judge Lenzsch, Alternate Judge Gascoyne, and Magistrate Drake.

A motion was made by Councilwoman Lerma to Approve a Resolution for the Reappointments of Presiding Judge Lenzsch, Alternate Judge Gascoyne, and Magistrate Drake.

Councilwoman Curry 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 Annual Review of the City of Sealy Hotel Occupancy Tax Funds Program Policy (HOT Funds).

No action was taken.

12. Discussion and Possible Action regarding Amending the City of Sealy City-Wide vent Policy.

No action was taken.

13. Discussion and Possible Action regarding Approving Maintenance, Painting, and Inspections of the City of Sealy Fire Hydrants.

A motion was made by Councilman Burttschell to Approve.

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

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

NOES: None

The motion carried.

14. Discussion and Possible Action regarding Review of Ordinance Chapter 34 Article III – Fireworks and Chapter 70-74 – Fireworks.

A motion was made by Mayor Bilski to leave Chapter 34 Article III – Fireworks and Chapter 70-74 - Fireworks alone at this time.

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 Review of Ordinance Chapter 66 Article I – Firearms and Chapter 70-70 – Firearms.

A motion was made by Councilman Burttschell to leave alone.

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

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

NOES: None

The motion carried.

18. Discussion and Possible Action regarding Directing Staff to negotiate Contract using the Services of Kendig Keast for Zoning Exploration and Planning Services.

A motion was made by Councilman Noack to move Items 18 and 19 to after 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.

A motion was made by Councilwoman Lerma to Direct Staff to negotiate Contract with using the Services of Kendig Keast for Zoning Exploration and Planning Services.

Councilman Noack seconded the motion.

Councilwoman Lerma amended her motion to also include the Exploration in the amount of \$2250.

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

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

NOES: None

The motion carried.

19. Discussion and Possible Action regarding Date of Zoning and Strategic Planning Workshop.

No action was taken.

**20. Discussion and Possible Action regarding an Ordinance Amending Chapter 2, Amending Section 2-35 for Rules of Procedure; Deleting Section 2-68 Director of Public Works and Director of Parks, Streets, Drainage, and Building Services; Deleting Section 2-187 City Rental Venues.
(First of two readings)**

A motion was made by Councilman Miller to Approve Amending Ordinance Chapter 2, Amending Section 2-35 for Rules of Procedure; Deleting Section 2-68 Director of Public Works and Director of Parks, Streets, Drainage, and Building Services; Deleting Section 2-187 City Rental Venues. This is the first of two readings.

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

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

NOES: None

The motion carried.

21. Discussion and Possible Action regarding Cancelling the Tuesday, May 5th, Regular City Council meeting and Rescheduling due to Canvassing Votes for Thursday, May 7th, at 6:30 p.m. Special City Council Meeting.

A motion was made by Councilman Miller to cancel the Tuesday, May 5th, Regular City Council meeting and Rescheduling due to Canvassing Votes for Thursday, May 7th, at 6:30 p.m. Special City Council Meeting.

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

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

NOES: None

The motion carried.

J. EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):

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

- **City Manager Evaluation and Contract**
- **Court Administrator**
- **Court Collection Specialist**

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 8:51 p.m.

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

The City Council reconvened into Open Session at 9:55 p.m.

A motion was made by Councilman Miller to concur with the City Manager's Pay Rate recommendation for the Court Administrator and the Court Collection Specialist. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

NOES: None

The motion carried.

23. Discussion and Possible Action regarding Approving Amending City Manager Evaluation Form.

No action was taken.

24. Discussion and Possible Action regarding Amending City Manager's Job Description.

No action was taken.

25. Discussion and Possible Action regarding Amending City Manager's Contract.

No action was taken.

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

- Spring Clean Up

27. Reports, Announcements, or Requests from Councilmembers.

Bilski Whoever is the next Mayor Pro Tem somebody is going to have big shoes to fill

Lerma Honor and it has been a pleasure to serve with this group here

Noack Hope all of Staff understands their part in the unmodified report that we got tonight on the financial statement. If you don't understand it, ask Kimbra or anybody because every single person on staff helped with that, and you will be missed (Lerma)

Miller It's been a pleasure working with you (Councilwoman Lerma)

Curry None

Zapalac None

Burttschell None

I. Adjourn

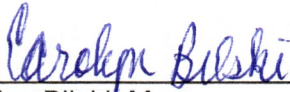
A motion was made by Councilwoman Lerma to Adjourn.
Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried. The City Council meeting adjourned at 10:11 p.m.

PASSED AND APPROVED this 7th day of May 2026.





Carolyn Bilski, Mayor

ATTEST:


Sandra Vrablec, City Secretary