



**MINUTES
SEALY CITY COUNCIL
CITY COUNCIL CHAMBERS
415 MAIN STREET
SEALY, TX 77474
TUESDAY, JUNE 16, 2026
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for June 2, 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
Robert Necker
Theadra Curry
Edward Zapalac

Mayor
Councilmember, Place 1
Councilmember, Place 4
Councilmember, Place 5, Mayor Pro Tem

Absent:

Chris Noack
Bradley Miller
Adam Burttschell

Councilmember, Place 2
Councilmember, Place 3
Councilmember, Place 6

A quorum was declared present.

Staff Attending:

Kimbra Hill, City Manager
Sandra Vrabec, City Secretary
Tim Kirwin, City Attorney
Jennifer Matura, Finance Director
Russell Grimes, Chief of Police
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
Terry Hall, Police Sergeant
John Fullen, Admin Sergeant
James Shelton, Sergeant
Lyn Prudente, Sergeant
Chad Mattingly, Police Officer
Tiffany Luckett, Police Officer

Todd Norsworthy, Police Officer
Carlos Anaya, Canine Officer

D. Petitions(s) and Public Comments

Dr. Daohe Yuan spoke on Item K.
Corbett Parker spoke on Item K.

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, Necker, Curry, Zapalac
NOES: None

The motion carried.

F. Proclamation(s) and Recognitions

- Recognizing Bluebonnet Master Gardeners

G. Consent Agenda

- a) Approve the May 19, 2026, Corrected Regular Meeting Minutes
- b) Approve the June 2, 2026, Regular Meeting Minutes
- c) Approve the Capital Improvement Advisory Committee (CIAC) Semi-Annual Report
- d) Approve Financial Report for the month ending April 2026
- e) Approve an Ordinance Amending Section 2-70 of Article III of Chapter 2 regarding the Power and Duties of the City Manager (Spending Authority) (Second of two readings)
- f) Approve an Ordinance Deleting Section 2-101 of Article IV of Chapter 2 regarding the Accident Review Board Policy (Second of two readings)
- g) Approve an Ordinance Amending Section 2-68 of Article III of Chapter 2 regarding the Duties of the Director of Public Works (Second of two readings)
- h) Approve an Ordinance Amending Section 42-116 of Article IV of Chapter 42 regarding Nuisances (Second of two readings)
- i) Approve a Resolution for the Disposal of Police Department Surplus Property

j) Approve leave for Councilman Noack per Sealy Charter Section 3.07

k) Approving an Amendment to Chaparral Creative, LLC's contract

A motion was made by Councilman Zapalac to Approve the Consent Agenda except for removing Item "k".

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

AYES: Bilski, Necker, Curry, Zapalac

NOES: None

The motion carried.

H. Presentation(s)

- **Introduce New Police Sergeant(s)**
- **Introduce New Police Officer(s)**
- **Introduce New Police Supervisors**

I. Public Hearing: Notice of Public Hearing on Budget Amendments.

The City Council of the City of Sealy, Texas, will hold a Public Hearing to consider Amendments to the Fiscal Year 2025-2026 Budget for Fund 29. The Proposed Budget Amendments to the Sealy 4B Economic Development Corporation's Budget include Reallocating Funds from various line items to Consultant Services for Zoning Exploration Services. An Additional Sealy 4B Economic Development Corporation Budget Amendment will revise the Budget Notes for the Community Project Grants line item to allow funding for the Sealy Keep Texas Beautiful Affiliate Program, Projects, and Activities in an Amount not to exceed \$35,000.00. The Sealy EDC may reimburse the City of Sealy for Sealy Keep Texas Beautiful Affiliate Expenditures.

Mayor Bilski opened the Public Hearing at 6:26 p.m.

No one spoke.

Mayor Bilski closed the Public Hearing at 6:26 p.m.

J. Business

1. Discussion and Possible Action regarding Amending the City of Sealy Personnel Policies and Procedures Manual Chapter 3 – Compensation and Performance Evaluation and Chapter 6 – Employee Communication.

A motion was made by Councilwoman Curry to table J. 1.

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

AYES: Bilski, Necker, Curry, Zapalac

NOES: None

The motion carried.

2. Discussion and Possible Action regarding Personal Time Off (PTO) Liability.

A motion was made by Councilwoman Curry to table item 2 regarding Personal Liability. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Necker, Curry, Zapalac
NOES: None

The motion carried.

3. Discussion and Possible Action regarding Approval of Fiscal Year 2026-2027 Texas Health Benefits Renewal.

A motion was made by Councilman Necker to Approve Eliminating the HSA Option and offering only Next Level Prime PPO Plan at the 65% contribution rate for dependents. Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Necker, Curry, Zapalac
NOES: None

The motion carried.

**4. Discussion and Possible Action regarding an Ordinance Amending Chapter 2, Amending Section 2-35 for Rules of Procedure.
(First of two readings)**

A motion was made by Councilwoman Curry to Approve an Ordinance Amending Chapter 2, Amending Section 2-35 for Rules of Procedure. This is the first of two readings. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Necker, Curry, Zapalac
NOES: None

The motion carried.

**5. Discussion and Possible Action regarding an Ordinance Amending Chapter 2, Deleting Section 2-187 City Rental Venues.
(First of two readings)**

A motion was made by Councilwoman Curry to Approve an Ordinance Amending Chapter 2, Deleting Section 2-187 City Rental Venues. This is the first of two readings. Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Necker, Curry, Zapalac
NOES: None

The motion carried.

6. Discussion and Possible Action regarding Approving Authorization to Accept Donation of a 2019 Chevrolet Tahoe from the Wills Point Police Department.

A motion was made by Councilwoman Curry to Approve Authorization to Accept Donation of a 2019 Chevrolet Tahoe from the Wills Point Police Department.

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

AYES: Bilski, Necker, Curry, Zapalac

NOES: None

The motion carried.

7. Discussion and Possible Action regarding Approval to Accept Donation of K-9 "Ozi".

A motion was made by Councilman Zapalac to Approve Accepting a Donation of K-9 "Ozi".

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

AYES: Bilski, Necker, Curry, Zapalac

NOES: None

The motion carried.

8. Discussion and Possible Action regarding Approving an Ordinance Amending the Fiscal Year 2025-2026 Economic Development Fund 29 Budget for Zoning and Mapping Consulting Services and Sealy Keep Texas Beautiful Affiliate Expenditures.

A motion was made by Councilman Zapalac.

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

AYES: Bilski, Necker, Curry, Zapalac

NOES: None

The motion carried.

9. Discussion and Possible Action regarding a Resolution Approving the Sealy Keep Texas Beautiful (KTB) Affiliate Bylaws, Organizational Structure, Name, and Mission/Vision.

A motion was made by Councilman Zapalac to Approve a Resolution Approving the Sealy Keep Texas Beautiful Affiliate Bylaws, Organizational Structure, Name, and Mission/Vision.

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

AYES: Bilski, Necker, Curry, Zapalac

NOES: None

The motion carried.

10. Discussion and Possible Action regarding the 40th Annual Fantasy of Lights Theme.

A motion was made by Councilman Zapalac to go with Option 1, which is the generic theme for this year only, and clean up the Logo to make it easier to see.
Councilman Necker seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Necker, Curry, Zapalac

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.

- Interlocal Agreement, Utility Billing, and Lease with Austin County Emergency Service District No. 2
- Hailiang Copper Texas, Inc. Application for Tax Abatement and Incentives
- Potential Development Agreement with Builders Development, LLC

- b) **Texas Government Code, Section 551.087, DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.** The City will meet in closed session to (1) 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.

- Potential Development Agreement with Builders Development, LLC
- Hailiang Copper Texas, Inc. Application for Tax Abatement and Incentives

A motion was made by Councilwoman Curry to recess into Executive Session.
Councilman Zapalac seconded the motion. Mayor Bilski called for the vote.

AYES: Bilski, Necker, Curry, Zapalac

NOES: None

The motion carried. The City Council entered into Executive Session at 7:20 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 8:58 p.m.

ESD #2:

A motion was made by Councilman Zapalac to Direct the City Attorney to respond to the ESD #2 with a proposed 50/50 Sales Tax Split, where all annexed land is subject to the split in perpetuity, and that the agreement would be for a term of twenty (20) years with a twenty-year (20) renewal option at the City's election.

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

AYES: Bilski, Necker, Curry, Zapalac

NOES: None

The motion carried.

Hailiang:

A motion was made by Councilwoman Curry that at this time, the City does not feel that we can offer a Tax Abatement due to the appropriate financing at this time.

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

AYES: Bilski, Necker, Curry, Zapalac

NOES: None

The motion carried.

Builders Development:

A motion was made by Councilman Necker to Decline entering into a Development Agreement with Builders Development at this time, as it is not financially feasible for us.

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

AYES: Bilski, Necker, Curry, Zapalac

NOES: None

The motion carried.

12. Reports, Announcements, or Requests from Councilmembers.

Bilski	Work on the food truck Ordinance Chapter 42
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Necker	None
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Noack	Absent
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Miller	Absent
Curry	debris on San Felipe Road passed Daniels on the right-hand side of the street for months, and one of the houses' facades is off, and you can look right into the living room
Zapalac	None
Burttschell	Absent

L. Adjourn

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

AYES: Bilski, Necker, Curry, Zapalac
NOES: None

The motion carried. The City Council meeting adjourned at 9:01 p.m.

PASSED AND APPROVED this 7th day of July 2026.



Carolyn Bilski
Carolyn Bilski, Mayor

ATTEST:
Sandra Vrabec
Sandra Vrabec, City Secretary