



**MINUTES
SEALY CITY COUNCIL
W. E. HILL COMMUNITY CENTER
1000 MAIN STREET
SEALY, TX 77474
TUESDAY, JULY 7, 2026
6:00 P.M.**

The City Council of the City of Sealy, Texas, conducted the meeting scheduled for July 7, 2026, at 6:00 p.m. at the W. E. Hill Community Center located at 1000 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	Mayor
Robert Necker	Councilmember, Place 1
Chris Noack	Councilmember, Place 2
Bradley Miller	Councilmember, Place 3
Theadra Curry	Councilmember, Place 4
Edward Zapalac	Councilmember, Place 5, Mayor Pro Tem
Adam Burttschell	Councilmember, Place 6

Absent:

None

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
Katherine Ellis, EDC Secretary
Charlie Wade, Tourism Manager

D. Petition(s) and Public Comments

Allison Drinnon to Observe

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

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

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

The motion carried.

F. Proclamation(s) and Recognitions

None

G. Consent Agenda

- a) Approve June 16, 2026, Regular Meeting Minutes
- b) Approve June 22, 2026, Emergency Meeting Minutes
- c) Approve Amending Chaparral Creative, LLC Contract
- d) Approve an Ordinance Amending Chapter 2, Amending Section 2-35 for Rules of Procedure
(Second of two readings)
- e) Approve an Ordinance Amending Chapter 2, Deleting Section 2-187 City Rental Venues
(Second of two readings)
- f) Approving a Resolution for the Sealy 4B Economic Development Corporation (SEDC) and Keep Sealy Beautiful Recreational and Community Facility Project for Tree Planting, Irrigation, Park Benches, and Main Street Pole Banners in an amount not to exceed \$35,000, in accordance with Texas Local Government Code 505.152
(Only one reading is required)
- g) Discussion and Possible Action regarding Strand Change Order No. 1 for Rexville Road Water Plant in an amount not to exceed \$3,342.76.
- h) Approve a Supplemental Engagement Agreement with Lloyd Gosselink Attorneys at Law.
- i) Approving Fantasy of Lights Logo with City Council changes.

A motion was made by Councilman Zapalac to Approve the Consent Agenda except for removing Item "c" for discussion.
Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

Item “c”

A motion was made by Councilman Zapalac to Approve Item “c”.
Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

H. Presentation(s)

- **Proposed Dedicated Fiber Network Project with Sparklight Business for City Facilities, including Project Scope, Operational Benefits, Implementation Timeline, and Associated Costs, presented by Jason Ross with Blue Iron and Mike Huey with Sparklight**

Presentation not given

- **Convention and Visitors Bureau – Sealy Heritage Tour**

Charlie Wade of the CVB gave Presentation

- **Update on Zoning Workshop**

Katherine Ellis of the EDC gave Presentation

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 20, Reallocating Historical Preservation Funds for Liedertafel Building Improvements toward Walking Trail Signage to be held on the 7th Day of July 2026 at 6:00 p.m. at the W. E. Hill Community Center located at 1000 Main Street, Sealy, Texas 77474. All interested persons shall be given an opportunity to be heard for or against any item or the amount of any item contained in the Proposed Budget Amendment.

Mayor Bilski opened the Public Hearing at 6:29 p.m.

No one spoke.

Mayor Bilski closed the Public Hearing at 6:30 p.m.

J. Business

1. Discussion and Possible Action regarding Approval of a Contract with Sparklight Business for the City's Dedicated Fiber Network Project, including consideration of a Five-Year Service Term at a monthly cost of \$2,475.

A motion was made by Councilman Zapalac to Table this agenda item.
Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

2. Discussion and Possible Action regarding Approving an Ordinance Amending the Fiscal Year 2025-2026 Budget for Fund 20, Reallocating Historical Preservation Funds for Liedertafel Building Improvements toward Walking Trail Signage.

A motion was made by Councilman Miller to Approve an Ordinance Amending the Fiscal Year 2025-2026 Budget for Fund 20. Reallocating Historical Preservation Funds for Liedertafel Building Improvements toward Walking Trail Signage.
Councilman Noack seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

3. Discussion and Possible Action regarding Personal Time Off (PTO) Liability Report for month ending June 2026.

A motion was made by Councilman Zapalac to Approve Vacation PTO Payout for denied Vacation Balances in an amount totaling \$11,132.88.
Councilwoman Curry seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

4. Discussion and Possible Action to Direct Staff regarding Amendments to the City of Sealy Personnel Policies and Procedures Manual regarding Reporting Requirements, Potential Staffing Shortages, Updating Public Information Officers' Roles, and Language regarding Annual Health Insurance Benefits Contributions.

Chapter 6: No Comments

Language regarding Annual Health Insurance Benefits Contributions: Option 2: Policy stays at 60%, but allows a different rate to be established by the City Council through Approval of Annual Benefits Renewal.

Potential Staffing Shortages: Once a request is denied and documented, the department head will immediately notify the City Manager and the Assistant City Manager and internal advisory committee of staff to review the situation to determine whether a true operational staffing shortage exists that could impact the public health, public safety, or the continuation of Essential City Services. The committee would work to identify operational solutions that could resolve the issues, such as scheduling across department assistance. If those efforts are successful, the issue would be resolved administratively, without the need for Council action; if it is determined that no reasonable operational solution exists, the department head then prepares a leave reduction plan and presents it to the advisory committee. Following that review, staff would bring a recommendation to council for consideration of any policy exception authorized under the policy. The intent is to ensure that operational challenges are managed operationally first, with policy exceptions brought to Council, only after staff has fully evaluated the issue and developed a recommendation.

Administration of Vacation Leave: Change to Calendar Year

Personnel Liability Reporting: Option #2, so you can compare the historical report, along with the new reports that show the comparison, bring back a Resolution to Memorialize Historical reports, once we transition to NEO Gov.

No action

**5. Discussion and Possible Action regarding Approving an Ordinance Amending Chapter 42 (Health, Sanitation, and Food) –for Compliance with House Bill 2844.
(First of two readings)**

No action

6. Discussion and Possible Action regarding Amending City-Wide Event Policy.

A motion was made by Councilman Zapalac to Approve agenda item six regarding the City-Wide Event Policy, except for item related to food vending vehicles.
Councilman Burttschell seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

7. Discussion and Possible Action regarding Awarding the Bid for the Chapman B&PW Pond Expansion and Approving Mayor to execute Contract.

A motion was made by Councilman Zapalac to Award the Bid for the Chapman B&PW Pond Expansion and Approve the Mayor to execute the Contract for Lonnie Lischka Company, LP. Councilman Miller seconded the motion. Mayor Bilski called for the vote.

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

The motion carried.

The Following Agenda Item is a Working Budget based on estimated (uncertified) taxable values and other preliminary revenue assumptions available as of this date. Budget projections, property tax calculations, and the proposed tax rate remain subject to change upon receipt of the certified appraisal roll and completion of the Truth-in-Taxation process required by Chapter 26 of the Texas Tax Code.

8. Discussion and Possible Action regarding Working Budget for the Fiscal Year 2026-2027.

A motion was made by Councilman Miller to Approve the Working Budget for Fiscal Year 2026-2027.

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

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

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**
- **Shyanne Moore and Christopher Moore v. City of Sealy Et al., Cause No. 2026V-0103, in the 155th Judicial District Court Austin County, Texas**
- **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**

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, Noack, Miller, Curry, Zapalac, Burttschell

NOES: None

The motion carried. The City Council entered into Executive Session at 8:14 p.m.

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

The City Council reconvened into Open Session at 9:09 p.m.

A motion was made by Councilman Noack to Authorize the City Attorney to send a letter to ESD.

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

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

NOES: None

The motion carried.

10. Reports, Announcements, or Requests from Councilmembers.

Bilski	Request Jonathan Hopco, County Engineer, to give us a report on whatever's going on in the county, our Memorandum of Understanding that they should be reporting to the City Vacant Building Ordinance – Downtown, a consultant working on this Railroad Track – Thank you, Staff, for getting Facebook ready – State Highway 36 will be closed Sunday from 7:00 a.m. – 7:00 p.m. for 12 hours
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Necker	None
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Noack	Chaparral – City newsletter to clearly communicate stuff
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Miller	TDS has a good website Road in Westview is terrible, the city staff recognized, really want to commend Patrick and his team for ensuring that we're getting the job done right
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Curry	None
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Zapalac	Neighbors TDS trash day changed Phone System goes to music Excel that had blue highlighting and some other colors – Status of the Projects that are going on right now
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Burttschell	None
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L. Adjourn

A motion was made by Councilman Miller to Adjourn.

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

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

NOES: None

The motion carried. The City Council meeting adjourned at 9:17 p.m.

PASSED AND APPROVED this 21st day of July 2026.



Carolyn Bilski

Carolyn Bilski, Mayor

ATTEST:

Sandra Vrabec

Sandra Vrabec, City Secretary