



**MINUTES  
SEALY CITY COUNCIL  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, JANUARY 22, 2019  
6:00 P.M.**

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**1. Call to Order**

Mayor Whitehead called the meeting to order at 6:01 p.m.

**2. Invocation and Pledge of Allegiance**

Brigid Stevenson, Sealy Police Department Chaplin, gave the invocation. Mayor Whitehead led the Pledges of Allegiance.

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

Present:

Janice Whitehead	Mayor
Dee Anne Lerma	Councilmember, Place 1
Chris Noack	Councilmember, Place 2
Sandra Vrablec	Councilmember, Place 3/Mayor Pro tem
Jennifer Sullivan	Councilmember, Place 4
Larry Koy	Councilmember, Place 5
John Hinze	Councilmember, Place 6

A quorum was declared present.

Staff attending:

Lloyd Merrell, City Manager  
Dayl Cooksey, City Secretary  
Warren Escovy, Asst. City Manager  
Lawrence Siska, Director of Parks, Streets, Drainage  
Mark Pulos, Public Works Director  
Steven Kutra, Finance Director  
Chris Hudson, Police Captain  
Tim Kirwin, City Attorney

**4. Proclamations and Special Recognitions**

None

**5. Petition(s) and/or Request(s) from the Public.**

None

**6. CONSENT AGENDA**

**a. Discussion and possible action regarding approval of minutes for the meeting held:**

- **January 8, 2018**

Councilman Hinze moved to approve the consent agenda as presented. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Lerma, Noack, Vrabec, Sullivan, Koy, Hinze

NOES: None

The motion carried.

**7. Discussion and possible action regarding the drainage study on Westview Terrace.**

Councilwoman Lerma moved to expand the engineering fees for the drainage study on Westview Terrace Drive, not to exceed \$10,000. Councilwoman Sullivan seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Lerma, Noack, Vrabec, Sullivan, Hinze

NOES: Koy

The motion carried.

**8. Discussion concerning drainage on city owned property located between the Fire Station on Highway 90 and the Police Station on Rexville Road.**

Councilman Koy moved to direct staff to look into alternative measures for cost effectiveness concerning the drainage on the city owned property located between the Fire Station and Police Station. Councilwoman Sullivan seconded the motion.

Judge Tim Lapham addressed the Council concerning the county's decision whether or not to purchase the land owned by the city for the construction of an EMS Station. He said that the cost of detention and drainage is a factor in the decision, as well as any proposed requirements regarding the design, placement or size of the EMS Facility.

Councilwoman Sullivan asked who would pay for the proposed drainage. Warren Escovy said the city would pay.

Mayor Whitehead called for the vote:

AYES: Whitehead, Lerma, Noack, Vrabec, Sullivan, Koy, Hinze

NOES: None

The motion carried.

**9. Discussion and possible action regarding the monthly financial report presented by the Director of Finance.**

Finance Director Steven Kutra reviewed the monthly financial report with the city council.

**10. Discussion and possible action to approve a resolution adopting the City's investment policy.**

Councilwoman Sullivan moved to approve a resolution adopting the City's investment policy. Councilwoman Vrabec seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Noack, Vrabec, Sullivan, Koy, Hinze

NOES: Lerma

The motion carried.

*(This resolution is enrolled as Resolution No. 2019-04.)*

**11. Discussion and possible action regarding Hotel/Motel Occupancy Tax policies, procedures, and application process.**

Councilman Koy requested that this be placed on the agenda. He said that the forms that are in place are ninety percent complete. He also asked that the attorney review the audit that was conducted in 2016 on the Sealy Community Foundation. He said everyone applying for the funds are required to use the same form and turn it in at the same time; however, not everyone turns in quarterly reports. He also asked if all funds were not used for an event, would the money need to be returned to the city. City Attorney Tim Kirwin said that it would need to be returned. Council may consider placing a deadline on the return of funds not used. He suggested that the city use the forms provided by the Hotel and Lodging Association for the application and process.

He reviewed the audit that was performed and suggested that the city follow the five things that the auditor recommended.

Councilwoman Sullivan wanted to clarify that there is no quarterly report for all HOT Fund expenditures. Post Event reports must be completed for each event using HOT Funds and provided to Council.

Mayor Whitehead asked that the committee, made up of city staff that review the applications for HOT Funds include a member of Council. She would like to make sure the events planners that are using the HOT Funds make sure there is advertisement for the hotels.

The City Attorney will provide updated guidelines for the HOT Funds disbursement for Council consideration.

**12. Discussion and possible action to approve amendments to the Sealy Economic Development Corporation bylaws.**

Councilwoman Lerma moved to approve the amendments to the Sealy Economic Development Corporation bylaws as requested by board of directors. Councilman Koy seconded the motion. Mayor Whitehead called for the vote:



AYES: Whitehead, Lerma, Noack, Vrablec, Sullivan, Koy, Hinze

NOES: None

The motion carried.

*(A copy of the amendment is attached to and made a part of these minutes.)*

**13. Discussion and possible action on Sealy Economic Development Corporation Board and City Manager's recommendation to employ Robert Worley as a Department Director to serve as Sealy Economic Development Corporation Executive Director.**

Councilwoman Lerma moved to approve the City Manager's recommendation to employ Robert Worley as a Department Director to serve as Sealy Economic Development Corporation Executive Director. Councilwoman Vrablec seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Lerma, Noack, Vrablec, Sullivan, Koy, Hinze

NOES: None

The motion carried.

**14. Discussion and possible action to authorize the purchase of a Dump Truck.**

Councilwoman Sullivan moved to authorize the purchase of a Freightliner dump truck in the amount of \$101,411. Councilman Koy seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Lerma, Noack, Vrablec, Sullivan, Koy, Hinze

NOES: None

The motion carried.

**15. Discuss, consider and take action to adopt an ordinance, resolution, or policy regarding use and rental of city facilities.**

Councilwoman Lerma moved to adopt a resolution providing for policy regarding use and rental of city facilities. Councilman Noack seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Lerma, Noack, Vrablec, Sullivan, Koy, Hinze

NOES: None

The motion carried.

*(This resolution is enrolled as Resolution No. 2019-05.)*

16. **Discussion and possible action to approve an ordinance in which the caption reads:**  
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEALY, TEXAS, PROVIDING THAT A GENERAL MUNICIPAL ELECTION BE HELD ON MAY 4, 2019, FOR THE PURPOSE OF ELECTING TWO (2) COUNCILMEMBERS; DESIGNATING THE POLLING PLACE FOR SUCH ELECTION; PROVIDING THE FORM OF THE BALLOT FOR SUCH ELECTION; DIRECTING THE GIVING OF NOTICE OF SUCH ELECTION; AND PROVIDING DETAILS RELATING TO THE HOLDING OF SUCH ELECTION.**

*(According to the City of Sealy Home Rule Charter, Section 3.12(3) – Procedures to Enact Legislation, only one reading is required for final passage of this ordinance.)*

Councilwoman Sullivan moved to approve the ordinance as captioned above. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Lerma, Noack, Vrabec, Sullivan, Koy, Hinze

NOES: None

The motion carried.

*(This ordinance is enrolled as Ordinance No. 2019-01.)*

17. **Discussion regarding parking in the downtown area.**

Councilman Noack reported that he has received complaints regarding lack of parking from businesses in the downtown area. He asked if the business owners can place signs to signify or identify certain parking spaces for certain businesses. City Attorney Tim Kirwin said that this cannot be done on a public street.

18. **Discussion and possible action to approve a resolution authorizing the Mayor to execute and the City Secretary to attest an Interlocal agreement with Sealy ISD for conducting early voting and the sharing of a polling place on election day.**

Councilwoman Sullivan moved to approve a resolution authorizing the Mayor to execute and the City Secretary to attest an Interlocal agreement with Sealy ISD for conducting early voting and the sharing of a polling place on Election Day. Councilman Koy seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Lerma, Noack, Vrabec, Sullivan, Koy, Hinze

NOES: None

The motion carried.

*(This resolution is enrolled as Resolution No. 2019-06.)*

19. **EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):**  
**a. Discussion pertaining to economic development pursuant to Section 551.087 of the Texas Government Code – concerning the Bent River project.**

The City Council recessed open session at 7:56 p.m.

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

The City Council reconvened into open session at 9:04 p.m. Mayor Whitehead stated that no action was needed for items discussed in executive session.

**21. Request(s) for future agenda items and comment(s).**

Councilwoman Lerma

- None

Councilman Noack

- City Manager review on the next agenda
- Update on Town Park Center

Councilwoman Vrablec

- City Manager review on the next agenda

Councilwoman Sullivan

- The Sealy Trash-off will be held on Saturday, April 6, 2019.

Councilman Koy

- He thanked the Police Department for handling negative social media posts in a timely and professional way.

Councilman Hinze

- He requested an executive session to discuss two economic development projects.

Councilwoman Lerma reminded everyone about the Chamber of Commerce Chili cook-off.

Mayor Whitehead

- None

**22. City Manager's report and possible discussion.**

- **Update on the Main Street program**  
The City's main street program is on probation. Debra Dresher with the state office, is working with the Main Street Board. She is recommending a survey be performed to see what the community wants from the program. There will need to be funding available to the Main Street Program.
- **Update on the removal of the median sign on Main Street**  
Weather permitting, the median sign will be removed tomorrow.
- **Update on repairs to the B&PW walking trail**  
Curbs have been poured on the first part of the walking trail
- **Update on IH-10 expansion**  
All deeds have been given to TxDOT. They will accept them in March.
- **Personnel policies and procedure manual**  
This item will be placed on the agenda for the second meeting in February.



### 23. Adjournment

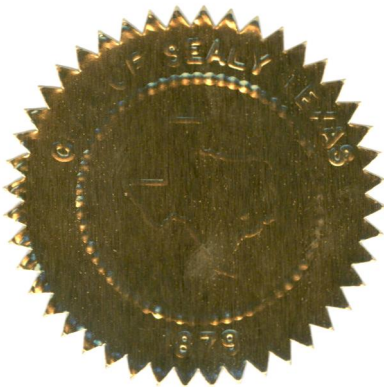
At 9:14 p.m., Councilman Hinze moved that the City Council stand adjourned until the next scheduled meeting. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

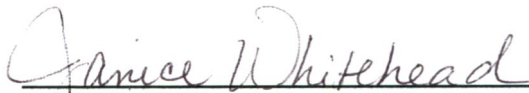
AYES: Whitehead, Lerma, Noack, Vrablec, Sullivan, Koy, Hinze

NOES: None

The motion carried.

**PASSED AND APPROVED** this 12<sup>th</sup> day of February 2019.



  
\_\_\_\_\_  
Janice Whitehead, Mayor

ATTEST:  
  
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Dayl Cooksey, City Secretary