



**MINUTES  
SEALY CITY COUNCIL  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, APRIL 23, 2019  
6:00 P.M.**

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**1. Call to Order**

Mayor Whitehead called the meeting to order at 6:00 p.m.

**2. Invocation and Pledge of Allegiance**

Brigid Stevenson, Police 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  
Robert Worley, Sealy EDC Executive Director  
Tim Kirwin, City Attorney

**4. Proclamations and Special Recognitions**

- **National Small Business Week**
- **National Travel and Tourism Week**
- **National Day of Prayer**
- **Municipal Clerks Week**

Mayor Whitehead read and presented the proclamations above.

**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:
  - March 30, 2019
  - April 9, 2019
- b. 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, ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UPON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION, UPON CERTAIN STREETS AND HIGHWAYS, OR PARTS THEREOF, WITHIN THE CORPORATE LIMITS OF THE CITY OF SEALY, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY IN AN AMOUNT OF NOT LESS THAN ONE DOLLAR (\$1.00) OR MORE THAN TWO HUNDRED DOLLARS (\$200.00) FOR VIOLATION OF ANY PROVISION HEREOF. *(This is the second of two readings.)***

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

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

NOES: None

The motion carried.

**7. Director of Parks/Streets/Drainage/Building Services Report.**

- Budget requests/updates
- City-wide clean-up
- Front Street closures
- Substandard building demolitions
- Mowing/Shredding
- Mosquito spraying update
- Update on new employee

Lawrence Siska, Director of Parks/Streets/Drainage/Building Services, provided an update on current and up-coming projects for his various departments.

**8. City Secretary Report:**

- Election process/update
- Public information requests
- Records retention
- Budget requests
- HOT Funds application/forms

Dayl Cooksey, City Secretary, provided an update concerning on-going activities and proposed budget requests.

**9. Discussion and possible action to approve a resolution of the City of Sealy, Texas suspending the May 10, 2019 effective date of CenterPoint Energy Houston Electric, LLC's requested rate change.**

Urbano Anzaldúa spoke to the Council regarding the request by CenterPoint Energy Houston Electric for a rate increase.

Councilman Noack moved to approve the resolution as stated above. Councilman Hinze seconded the motion. Mayor Whitehead called for the vote:

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

NOES: None

ABSTAIN: Vrablec

The motion carried.

**10. Discussion and possible action to ratify the Enterprise drainage easement.**

City Attorney Tim Kirwin explained that this item will ratify a drainage and utility easement that was not approved by council but was filed and signed by the previous city manager.

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

NOES: None

The motion carried.

Councilman Hinze moved to ratify the Enterprise drainage and utility easement as presented. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

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

NOES: None

The motion carried.

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

- **City Manager Meeting in Missouri City on April 12<sup>th</sup>**

Mr. Merrell reported that he attended a City Manager meeting on April 12<sup>th</sup>.

- **Texas City Manager Meeting in Fort Worth on June 27-30<sup>th</sup>**

He will attend the Texas City Managers meeting in Fort Worth

- **Workshop on May 14<sup>th</sup> to discuss Downtown and Main Street programs**

Mr. Merrell asked that the City Council hold a workshop to discuss Downtown and Main Street programs prior to the 14<sup>th</sup> council meeting, beginning at 5:00 p.m.

- **Town Hall meeting for May 15<sup>th</sup>**

Mr. Merrell would like to hold a Town Hall meeting on May 20<sup>th</sup> instead of May 15<sup>th</sup> to discuss City Government concerns. The meeting can be held at the Hill Community Center to allow additional room. The meeting will be from 6:30 p.m. to 7:30 p.m.

- **Plaque for Chapman Family for contributions to B&PW Park**

A plaque is being designed to be placed at the B&PW Park in honor of the Mark A. Chapman Foundation for their contributions to the community.

- **HOT Fund application and requirements**

The appointed committee completed the suggested changes to the HOT Fund application and requirements. The information provided from the Hotel Lodging Association and suggested by the City Attorney were used in the update. Council was given a draft copy of the proposed forms.

- **Enterprise Pipeline presentation**

Representatives from Enterprise pipeline will be at the next City Council meeting to give a presentation.

- **Ethics Manual**

The Ethics Manual will be on the agenda on May 14<sup>th</sup> for Council consideration.

- **Meeting Dates**

Due to the city attorney schedule, Mr. Merrell requests that the City Council change the regular meeting dates to the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday instead of 2<sup>nd</sup> and 4<sup>th</sup>. This will be placed on the agenda for consideration.

- **Sealy EDC office sub-lease**

In response to a previously posed question by Council, it was determined that the Sealy EDC office at 313 Main Street cannot be sub-leased.

- **Weekly updates from Strand Association on infrastructure projects**

Mr. Merrell reported that he is requiring a weekly update on the infrastructure projects from Strand and Associates.

Mr. Merrell asked that Chief Reeves update Council on the concerns regarding large truck traffic on Hardeman Street. Chief Reeves reported that large truck traffic is not prohibited on that roadway. He said he asked his officers if they have seen the trucks cutting through on the roadway mentioned and they said they have not.

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

- a. **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;  
– Chapter 28 Code of Ordinances.
- b. **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;  
– Town Park Center, Cause No. 2017V-0040.

City Council recessed open session at 6:52 p.m.

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

City Council reconvened into open session at 8:08 p.m. Mayor Whitehead stated that no action was needed.

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

Councilwoman Lerma

- She requested that the City's logo be changed on the City website to the newer version.

Councilman Noack

- He requested an agenda item to discuss Main Street construction and proposed projects in the area.

Councilwoman Vrablec

- None

Councilwoman Sullivan

- None

Councilman Koy

- He requested an agenda item to review the HOT Funds application and rules.
- He asked for an update from TxDOT regarding the construction on IH-10 and any safety issues associated with the project.
- He stated that the annexation may be delayed due to two additional problems.
- He would like to hear from the Sealy Fire Department and Enterprise Pipeline regarding safety of the facility.

Councilman Hinze

- He asked if there has been additional progress on the Bent River project. Mr. Merrell said it is still being held up by the State Comptroller's office. They have until June 20<sup>th</sup>.
- He asked what can be done to have property owners clean up the area. He reported that the property around Palais Royal and Jin's has a fence falling down, and the area is not kept mowed and cleaned.

Mayor Whitehead

- Mayor Whitehead reported that the trains are blowing their horns when they are in the vicinity of Mesquite Grill. Lawrence Siska said the railroad has the right to use the horn on that loop.

**15. Adjournment**

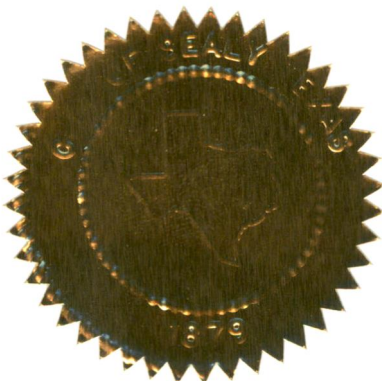
At 8:16 p.m., Councilwoman Lerma moved that the City Council stand adjourned until the next scheduled meeting. Councilman Hinze seconded the motion. Mayor Whitehead called for the vote:

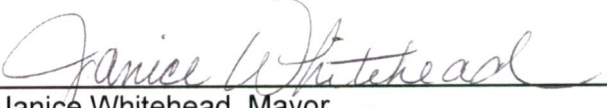
AYES: Whitehead, Lerma, Noack, Vrablec, Sullivan, Koy, Hinze

NOES: None

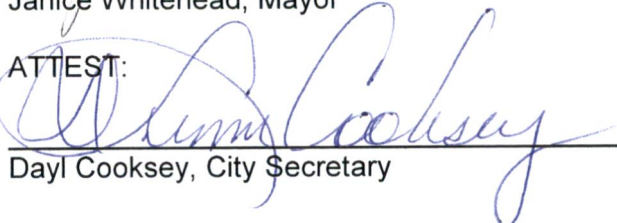
The motion carried.

**PASSED AND APPROVED** this 14<sup>th</sup> day of May 2019.



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

ATTEST:

  
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Dayl Cooksey, City Secretary