



MINUTES  
TOWN HALL MEETING  
CITY COUNCIL  
W. E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
CITY OF SEALY, TEXAS  
MONDAY, MAY 20, 2019  
6:30 P.M.

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**1. Call to Order**

Mayor Whitehead called the meeting to order at 6:33 p.m.

**2. Invocation**

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

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

Present:

Janice Whitehead	Mayor
Chris Noack	Councilmember, Place 2
Sandra Vrablec	Councilmember, Place 3
Jennifer Sullivan	Councilmember, Place 4
Larry Koy	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

Absent:

Dee Anne Lerma	Councilmember, Place 1
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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  
James Long, Police Sergeant  
Tim Kirwin, City Attorney

**4. Public Comments.**

There were no public comments.

**5. Discussion concerning the continuation of the Main Street Program.**

Lloyd Merrell explained that the city's Main Street Program has been in a probationary stage that will end September 30, 2019. There are options for council to consider if the program is to continue. One consideration is to let the Sealy EDC take over the Main Street Program. One-third of the Main Street Programs are run through the Economic Development Corporation.

**6. Discussion concerning ideas, possible solutions, and plans for Downtown Revitalization.**

Lloyd Merrell gave an overview of proposed revitalization to the downtown area. He is working on raising private money to fund as much of the improvements as possible. The concern is making the area safe and ADA compliant. The center parking along Main Street has long been a safety concern. With the construction of the new water main, it will be the perfect time to include upgrades to the downtown area. Staff is working on parking alternatives if council decides to remove the center parking.

**7. Updates and Discussion on current and future City Projects:**

- **Wastewater Treatment Plant**

Mark Pulos provided an update on the progress of the new Wastewater Treatment Plant. The construction is approximately 85% complete and is ahead of schedule.

- **Rexville Road elevated tank**

Mr. Pulos reported that the Rexville elevated water tank project has been completed.

- **Main Street Water line improvement project**

Lloyd Merrell reported that bids for construction on the Main Street water line improvement project were opened on May 15<sup>th</sup>. Three bids were received. The council will consider awarding the bid at the May 28, 2019 council meeting. The project is expected to start in mid-July and last for approximately 270 days.

- **Highway 36 North Water and Sewer Extension project**

Mr. Merrell reported that the Highway 36 North water and sewer extension project will be advertised for bid on June 20<sup>th</sup> and June 27<sup>th</sup>. There will be a pre-bid conference on July 2<sup>nd</sup> and bid opening will be on July 10<sup>th</sup>. The project is expected to take approximately 300 days. This project has taken longer because it will require a lift station and additional property.

- **Sealy Economic Development office and Executive Director**

Robert Worley reported that the EDC is working on five industrial projects at this time. All together, they would create approximately 765 jobs. There are other non-industrial projects in the works, including retail and office projects. He reported that the EDC is setting up systems to help understand the fiscal impact of projects to the community,

- **Current and future housing plans and needs**

Warren Escovy provided an update on housing projects. Lazarus Project is a 36-72 unit assisted living facility near The Oaks. Plat approval has been given for a 74 unit multi-family development near Selman Elementary. There is a proposed 20 unit multi-family development on Schmidt Road. The plans have not been approved at this time. Dove Tail Crossing is a development of 100 single-family homes. This property is in the process of being annexed into the city. Tranquility Lakes is a proposed development of 112 single-family homes with phase one being 12 lots.

- **City Drainage projects**

Lawrence Siska reported on the drainage projects around the city. Staff has been, and will continue, to clean out Allen's Creek. Ditches all over the city are being cleaned. There is a very large drainage project that will begin along Front Street.



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

- Several citizens spoke about drainage problems throughout the city, including FM 1094 in Krampitz Subdivision, Schmidt Road, Allen's Creek, Town Park Center and the east side of the city.
- The proposed Schmidt Road apartments was a concern expressed including parking and traffic issues on Schmidt Road.
- Questions were asked regarding removing the 32 center parking spaces along Main Street due to safety issues. The city is working on plans to create an additional 35 spaces along Front Street and a lot owned by the city on Front Street.
- A request was made to put the downtown revitalization concept on the website to be viewed.

**9. 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;  
– Town Park Center, Cause No. 2019V-0062.
- b. **Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT.** A governmental body may discuss and deliberate in private session pertaining to economic development - Bent River project.

City council recessed open session at 7:45 p.m.

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

City council reconvened into open session at 8:29 p.m.

Councilman Noack moved to direct the TML Attorney to waive service of process and file plea to the jurisdiction and any other motions deemed necessary. Councilwoman Vrablec seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Noack, Vrablec, Sullivan, Koy, Burttschell  
NOES: None

The motion carried.

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

Councilman Noack

- He thanked staff for organizing the town hall meeting.

Councilwoman Vrablec

- None

Councilwoman Sullivan

- She thanked the staff for organizing the town hall meeting.

Councilman Koy

- None

Councilman Burttschell

- None

Mayor Whitehead

- She asked for a workshop at 5:00 p.m. on May 28, 2019 to discuss changes to Chapter 28 of the Code of Ordinances.

## 12. Adjournment

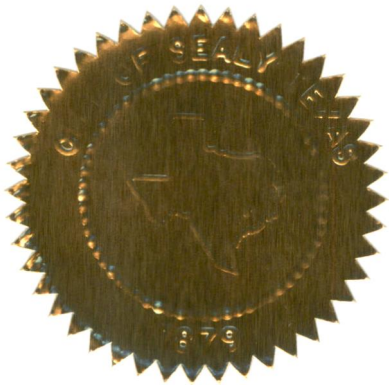
At 8:32 p.m., Councilwoman Vrabec moved that the city council stand adjourned until the next scheduled meeting. Councilman Burttschell seconded the motion. Mayor Whitehead called for the vote:

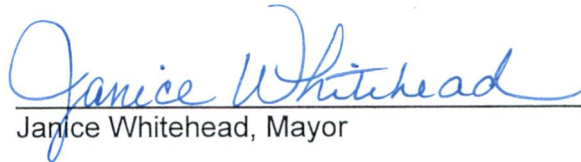
AYES: Whitehead, Noack, Vrabec, Sullivan, Koy, Burttschell

NOES: None

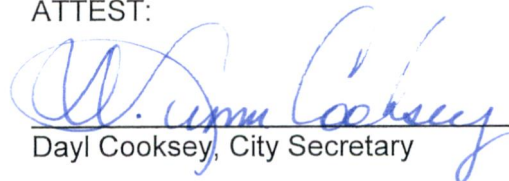
The motion carried.

**PASSED AND APPROVED** this 4<sup>th</sup> day of June 2019.



  
Janice Whitehead, Mayor

ATTEST:

  
Dayl Cooksey, City Secretary