



**MINUTES
SEALY CITY COUNCIL
415 MAIN STREET
SEALY, TX 77474
TUESDAY, JULY 2, 2019
6:00 P.M.**

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 Chaplin, gave the invocation. The Sealy Junior Boys All Stars District 13 Champions 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/Mayor Pro tem
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
Brooke Christoferson, Deputy City Secretary
Mark Pulos, Public Works Director
Lawrence Siska, Director of Streets/Parks/Drainage
Robert Worley, Executive Director SEDC
Jay Reeves, Police Chief
Tim Kirwin, City Attorney

4. Proclamations and Special Recognitions

- **Sealy Junior Boys All Stars District 13 Champions**

Mayor Whitehead presented the members of the Sealy Junior Boys All Start District 13 Championship Team with a proclamation.

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:**
 - **June 18, 2019**
- b. **Discussion and possible action to adopt a resolution approving funding by the Sealy 4B Economic Development Corporation for Harvest Moon Apartments for infrastructure improvements. (*This is the second of two readings.*)**

Councilwoman Sullivan made the motion to approve consent agenda items 6a and 6b as presented. Councilwoman Vrabec seconded the motion. Mayor Whitehead called for the vote:

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

NOES: None

The motion carried.

(The resolution for item 6b is enrolled as Resolution 2019-17.)

7. **PUBLIC HEARING (1st) – ANNEXATION: The City of Sealy proposes to institute annexation proceedings to enlarge and extend the boundary limits of the City of Sealy, Texas to incorporate an approximate 45.11-acre tract of land situated in Austin County and located near the intersection of Rice Field Road and FM 3013.**

a. **Open Public Hearing**

Mayor Whitehead opened the public hearing at 6:10 p.m.

b. **Receive Public Comments**

There were no public comments.

c. **Close Public Hearing**

Mayor Whitehead closed the public hearing at 6:11 p.m.

8. **Discussion and possible action regarding Sealy Chamber of Commerce and Visitor and Convention Center quarterly report.**

Tammy Hall with the Sealy Chamber of Commerce and Visitor and Convention Center was in attendance to answer any questions the council may have regarding the quarterly report.

9. **Discussion and possible action regarding a departmental report presented by Mark Pulos, Public Works Director.**

Mark Pulos updated the council on current Public Works projects.

10. Discussion and possible action regarding a departmental report presented by Lawrence Siska, Director of Streets/Parks/Drainage/Building Services.

Lawrence Siska updated the council on current streets, parks, drainage, and building services projects.

11. Discussion and possible action to approve a Historic District Improvement Grant for 313 Main Street funded by the Sealy 4B Economic Development Corporation, in an amount not to exceed \$2,500.

Councilman Burttschell made the motion to approve a Historic District Improvement Grant for 313 Main Street funded by the Sealy 4B Economic Development Corporation, in an amount not to exceed \$2,500. Councilman Noack seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Noack, Vrabec, Sullivan, Burttschell

NOES: Koy

The motion carried.

12. Discussion and possible action to approve a performance agreement for a Historic District Improvement Grant for 313 Main Street funded by the Sealy 4B Economic Development Corporation with Amy and George Fogle, not to exceed \$2,500.

Councilman Noack made the motion to approve a performance agreement for a Historic District Improvement Grant for 313 Main Street funded by the Sealy 4B Economic Development Corporation with Amy and George Fogle, not to exceed \$2,500. Councilwoman Vrabec seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Noack, Vrabec, Sullivan, Burttschell

NOES: Koy

The motion carried.

13. Discussion and possible action to approve the Main Street Manager job description and pay scale.

Councilman Burttschell made the motion to approve the Main Street Manager job description and pay scale as presented. Councilwoman Vrabec seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Noack, Vrabec, Burttschell

NOES: Sullivan, Koy

The motion carried.

14. Discussion and possible action to appoint member(s) to serve on the Sealy Planning Commission.

Councilman Noack moved to appoint Dwayne Virnau, Annie Smith, Errick Statum, and Ellen Remmert to serve on the Sealy Planning Commission. Councilwoman Sullivan seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

15. Discussion and possible action to approve a proposed public improvement district (PID) for a 157-acre tract located approximately on FM-3013 behind Walmart Distribution.

Councilwoman Sullivan made the motion to approve a proposed public improvement district (PID) for a 157-acre tract located approximately on FM-3013 behind Walmart Distribution. Councilwoman Vrabec seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

16. Discussion and possible action to adopt an ethics policy.

Councilwoman Sullivan made the motion to adopt an ethics policy as presented. Councilwoman Vrabec seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

17. City Manager's report and possible discussion.

- **Council review of department budgets-July 9th at 5 p.m.**
Mr. Merrell said that dinner will be provided, and Finance Director Steven Kutra will send council a preview copy before the July 9th meeting.
- **2016 drainage project kick off meeting with GLO grant manager-July 10th**
Mr. Merrell stated that this meeting is in regards to the \$2 million drainage project grant.
- **Hwy 36 N water and sewer project update**
Mr. Merrell reported that the sewer line is not buried at the correct depth. Staff will meet with Strand Associates to re-design the line; he said that this may take some extra time, but it will get done.

18. 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.**

There was no executive session.

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

There was no executive session.

20. Request(s) for future agenda items and comment(s).

Councilman Noack

- He inquired about how much information the Sealy Chamber is required to submit to council. He said it's really great information; however, he wants to make sure that an abundant amount of time isn't being spent creating the packet.
- He inquired about the plaque at the B&PW Park in honor of the Mark A. Chapman Foundation. Mr. Merrell reported that it's being worked on.

Councilwoman Vrablec

- None

Councilwoman Sullivan

- She reiterated Councilwoman Lerma's concern from the June 18, 2019 council meeting. The Highway 36 northbound lanes of the crossing between 2nd and Columbus Street are missing large chunks of road between the tracks. She is worried that someone may fall in. She would like staff to contact the railroad to fix this issue.

Councilman Koy

- He requested a financial audit on CO's to see how much can be used on drainage projects throughout the city.
- He stated that the city's primary focus should be on furnishing water, gas, sewer, and safety. He stated he would love to have the Main Street Program; however, he feels this is not an ideal time.

Councilman Burttschell

- None

Mayor Whitehead

- She noticed that the Sealy Community Foundation had not come before council to request an extension on the B&PW Park hours for Sealybration. The ordinance was revised, and park hours can now be extended at the discretion of the city manager.
- She stated that she would like to have a town hall meeting on July 22nd to discuss zoning, demolition projects, and paving projects that will occur on the East side of town.

21. Adjournment.

At 7:09 p.m., Councilman Koy moved that the city council stand adjourned until the next scheduled meeting. Councilwoman Vrablec seconded the motion. Mayor Whitehead called for the vote:

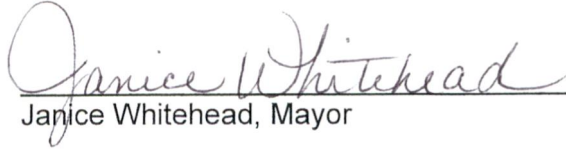
AYES: Whitehead, Noack, Vrablec, Sullivan, Koy, Burttschell

NOES: None

The motion carried.

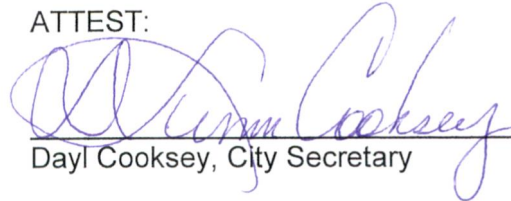
PASSED AND APPROVED this 16th day of July 2019.





Janice Whitehead, Mayor

ATTEST:



Dayl Cooksey, City Secretary