



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

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**1. Call to Order**

Mayor Pro tem Vrablec called the meeting to order at 6:23 p.m.

**2. Invocation and Pledges of Allegiance**

Brigid Stevenson, Sealy Police Chaplain gave the invocation. Chief Jay Reeves led the Pledges of Allegiance.

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

Present:

|                   |                                      |
|-------------------|--------------------------------------|
| 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               |
| Adam Burttschell  | Councilmember, Place 6               |

Absent:

|                  |       |
|------------------|-------|
| Janice Whitehead | Mayor |
|------------------|-------|

A quorum was declared present.

Staff attending:

Lloyd Merrell, City Manager  
Dayl Cooksey, City Secretary  
Warren Escovy, Asst. City Manager  
Jay Reeves, Chief of Police  
Lawrence Siska, Director of Streets, Parks and Drainage  
Mark Pulos, Public Works Director  
Joey Schmidt, Fire Marshal  
Robert Worley, Executive Director Sealy EDC

**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:**
  - 1. **July 16, 2019 – Workshop**
  - 2. **July 16, 2019**
  - 3. **July 22, 2019 – Town Hall**
  - 4. **July 24, 2019 – Workshop**
  
- b. **Discussion and possible action to adopt an ordinance for the annexation of approximately 45.11-acre tract of land situated in Austin County and located near the intersection of Rice Field Road and FM 3013. (This is the second of two readings.) (This ordinance is enrolled as Ordinance No. 2019-11.)**
  
- c. **Discussion and possible action to approve an Ordinance amending Section 2-102 of Chapter 2 of the Code of Ordinances regarding the Main Street program. (This is the second of two readings.) (This ordinance is enrolled as Ordinance No. 2019-12.)**

Councilman Koy asked that consent agenda item “d” be removed from the consent agenda and voted on separately.

Councilwoman Lerma moved to approve consent agenda items a, b, and c. Councilman Noack seconded the motion. Mayor Pro tem Vrablec called for the vote:

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

The motion carried.

- d. **Discussion and possible action to approve a resolution authorizing the expenditure of funds for the Sealy Main Street Program by the Sealy Economic Corporation, in an amount not to exceed \$80,000. (This is the second of two readings.)**

Councilwoman Lerma moved to approve a resolution authorizing the expenditure of funds for the Sealy Main Street Program by Sealy EDC in an amount not to exceed \$80,000. Councilman Noack seconded the motion. Mayor Pro tem Vrablec called for the vote:

AYES: Lerma, Noack, Vrablec, Burttschell  
NOES: Sullivan, Koy

The motion carried. *(This resolution is enrolled as Resolution No. 2019-21.)*

**7. Presentation by Clayton Harris with TxDOT and discussion concerning current and proposed projects.**

Clayton Harris with Texas Department of Transportation provided updates on the current and proposed TxDOT projects in the Sealy Area. He reviewed the IH-10 construction and the steps that are being taken to make sure it is as safe as possible during the construction.

Councilwoman Lerma asked about the traffic light on Highway 36 in front of Chicken Express and the traffic light to be installed on Loop 350 at Hwy. 90. These projects are expected to be let in October. Construction will likely begin after the first of the year.

**8. Discussion and possible action to approve the use of the Hill Community Center for branch early voting for elections held by Austin County Elections office beginning in 2020.**

Kim Rinn, Austin County Elections Official, reported that due to a new House Bill 1888, Austin County Elections will no longer be able to accommodate the citizens of the south end of Austin County by setting up a temporary branch polling location. Beginning in 2020, branch early voting is only allowed if the branch polling location operates during the same hours as the main early voting location. She requested that the City allow the use of the Hill Community Center for the branch early voting.

Councilwoman Lerma moved to approve the use of the Hill Community Center for branch early voting for election held by Austin County Elections office beginning in 2020. Councilman Koy seconded the motion. Mayor Pro tem Vrablec called for the vote:

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

The motion carried.

**9. Discussion and possible action to approve an ordinance amending Section 2-31 of the City of Sealy Code of Ordinances setting salaries for Mayor and Councilmembers. (*This is the first of two readings.*)**

Councilwoman Sullivan moved to table action on this item until information from other comparable cities is received. Councilman Koy seconded the motion. Mayor Pro tem Vrablec called for the vote:

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

The motion carried.

**10. Discussion and possible action regarding a Municipal Utility District.**

City Attorney Tim Kirwin requested that this item be tabled.

Councilwoman Sullivan moved to table this item. Councilman Koy seconded the motion. Mayor Pro tem Vrablec called for the vote:

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

The motion carried.

**11. Discussion and possible action to approve a list of surplus items for disposal by public auction, competitive sealed bid, negotiated sale, and /or destruction.**

Councilwoman Lerma moved to approve a list of surplus items for disposal by public auction, competitive sealed bid, negotiated sale, and/or destruction. Councilman Burttschell seconded the motion. Mayor Pro tem Vrablec called for the vote:

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

NOES: None

The motion carried.

**12. Discussion and possible action to direct staff concerning utility rates.**

City Manager Lloyd Merrell reviewed the utility rate study and addressed the reason for the increases. Councilwoman Sullivan reported that a utility study in the Texas Municipal League magazine shows Sealy's utility rates, even with the increase, is still below the average for a community the size of Sealy.

Council requested that staff provide notices to the citizens concerning the reason and need for the utility rate increases. Information can be included in the October 2019 utility billing, along with notices on Facebook and the City website.

**13. Discussion and possible action to approve a denial resolution regarding proposed rate increase for CenterPoint Energy.**

Councilwoman Lerma moved to approve a denial resolution regarding proposed rate increase for CenterPoint Energy. Councilman Koy seconded the motion. Mayor Pro tem Vrablec called for the vote:

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

NOES: None

The motion carried. *(This resolution is enrolled as Resolution No. 2019-22.)*

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

- **City Manager's vacation days**

Mr. Merrell will be on vacation beginning August 13, 2019 through August 19, 2019.

- **Sealy EDC ribbon cutting and open house**

The Sealy EDC will have a ribbon cutting and open house on Thursday, August 8, 2019 at 7:00 p.m., at the new offices.

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

Councilman Burttschell

- None

Councilman Koy

- He asked if something can be done to deter people from driving the wrong way in the City Hall front parking lot.

Councilwoman Sullivan

- She asked that items of concern brought up at the Town Hall meeting be addressed and updates given.
- She asked about the ADA accessibility ramp for Studio Blend Gallery. Tim Kirwin said an ADA specialist came out to assess the downtown area.
- She requested that staff follow up on the school fencing material and if it can be used at the Police Department.

Councilman Noack

- He reminded staff to provide a report regarding activities in Code Enforcement.

Councilwoman Lerma

- She reported that the lamp and light are out on Main Street at the railroad tracks.
- Two signs that need attention – the CVS sign is very faded, and the Paramount Promotions sign on the front of the building is missing several letters. The sign on the side seems to be damaged as well.
- She requested an item concerning implementing an ordinance regarding vehicle storage lots.

Mayor Pro tem Vrablec

- She reported that the sign at Pizza Hut is missing. There is a pole; however, there is no sign.

**16. Adjournment.**

At 7:43 p.m., Councilwoman Sullivan moved that the City Council stand adjourned until the next scheduled meeting. Councilwoman Lerma seconded the motion. Mayor Pro tem Vrablec called for the vote:

AYES: Lerma, Noack, Vrablec, Sullivan, Koy, Burttshell

NOES: None

The motion carried.

**PASSED AND APPROVED** this 20<sup>th</sup> day of August 2019.

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Janice Whitehead, Mayor

ATTEST:

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Dayl Cooksey, City Secretary