



**MINUTES  
SEALY CITY COUNCIL  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, AUGUST 20, 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 Pledges of Allegiance**

Mayor Whitehead gave the invocation and 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 Vrabec	Councilmember, Place 3/Mayor Pro tem
Larry Koy	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

Absent:

Jennifer Sullivan	Councilmember, Place 4
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A quorum was declared present.

Staff attending:

Lloyd Merrell, City Manager  
Dayl Cooksey, City Secretary  
Brooke Christoferson, Deputy City Secretary  
Jay Reeves, Chief of Police  
Steven Kutra, Finance Director  
Lawrence Siska, Director of Streets, Parks and Drainage  
Mark Pulos, Public Works Director  
Robert Worley, Executive Director Sealy EDC  
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:**

- 1. August 6, 2019 - Workshop**
- 2. August 6, 2019**

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

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

NOES: None

The motion carried.

**7. Presentation by Melissa Washington with the Texas General Land Office regarding availability of Harvey Relief Funds.**

Melissa Washington with the Texas General Land Office spoke of the availability of Harvey Relief Funds for homeowners in Austin County. She stated that there are two pools of money, and there is still money in each pool. She reviewed the stipulations for both the Texas Homeowner Assistance Program and the Homeowner Reimbursement Program. Both of these programs are for primary residences. She stated that these relief funds are not being utilized much in Austin County. Ms. Washington encourages everybody, not matter what one's income level is, to apply for assistance if needed.

The main regional office is located in Sugarland. There is a satellite office for the Homeowner's Assistance Program located in Sealy, and it is open from 9 a.m. to 4 p.m. on Thursdays. The satellite offices for the Homeowner's Reimbursement Program are located in Brookshire and Wharton County, and they are open from 9 a.m. to 4 p.m. on Mondays.

**8. Presentation by Patrick Wiltshire with Public Management, Inc., concerning current and future grant opportunities.**

Joy Rice with Public Management, Inc. stated that Patrick Wiltshire sends his apologies for not being able to attend. Ms. Rice updated the council on current, future, and pending grants.

**9. Discussion and possible action to approve a resolution authorizing the submission of an application to the Texas General Land Office related to Hurricane Harvey Disaster Recovery.**

Councilwoman Lerma moved to approve a resolution authorizing the submission of an application to the Texas General Land Office related to Hurricane Harvey Disaster Recovery. Councilwoman Vrablec seconded the motion. Mayor Whitehead called for the vote:

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

NOES: None

The motion carried.

*(This resolution is enrolled as Resolution No. 2019-23.)*

**10. Discussion and possible action to approve a Master Plat for Lazarus and PMI project.**

Councilman Koy moved to approve a Master Plat for Lazarus and PMI project. Councilman Burttschell seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

**11. Discussion and possible action to approve a Final Plat for Lazarus and PMI project.**

Councilwoman Lerma moved to approve a Final Plat for Lazarus and PMI project. Councilwoman Vrablec seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

**12. Quarterly presentation and discussion by Robert Worley, Executive Director of the Sealy Economic Development Corporation.**

Robert Worley updated the council on industrial and residential projects being proposed and/or contemplated for Sealy. He reported that interviews for the Sealy Main Street Manager position will begin Thursday, August 22, 2019 and extend through Friday, August 30, 2019. He also stated that the Sealy EDC's 6-year rolling cash report has been completed.

**13. Discussion and possible action to approve the City of Sealy Personnel Policies and Procedures Manual.**

Councilwoman Vrablec moved to approve the City of Sealy Personnel Policies and Procedures Manual. Mayor Whitehead seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

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

Finance Director Steven Kutra provided a PowerPoint presentation of the monthly financials for the City of Sealy.

**15. Discussion and possible action to approve a resolution accepting the proposed Financial Management Policy.**

Councilwoman Lerma moved to approve a resolution accepting the proposed Financial Management Policy. Councilwoman Vrablec seconded the motion. Mayor Whitehead called for the vote:



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

The motion carried.

*(This resolution is enrolled as Resolution No. 2019-24.)*

16. **Discussion regarding the property tax rate for the 2019-2020 fiscal year. If proposed tax rate will exceed the rollback rate or the effective tax rate (whichever is lower), take record vote, and schedule the required public hearing(s).**

Councilman Noack moved to propose at tax rate of \$0.39807/\$100 valuation for the 2019-2020 fiscal year. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

The deputy city secretary took a record vote as follows:

Mayor Whitehead – Aye  
Councilwoman Lerma – Aye  
Councilman Noack – Aye  
Councilwoman Vrablec – Aye  
Councilman Koy – Aye  
Councilman Burttschell – Aye

There were no opposing votes. The motion carried.

The two public hearings on the proposed tax rate will be held on September 11, 2019 and September 17, 2019 at 6:00 p.m.

17. **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.)***

No motion was made.

18. **Discussion and possible action to adopt a resolution authorizing the expenditure of funds by the Sealy EDC for the Main Street Program in an amount not to exceed \$9,000. *(This is the first of two readings.)***

Councilman Burttschell moved to adopt a resolution authorizing the expenditure of funds by the Sealy EDC for the Main Street Program in an amount not to exceed \$9,000. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

**19. Discussion and possible action to adopt a resolution amending the Schedule of Fees regarding storm water detention capacity.**

Councilwoman Lerma moved to table action on this item until after executive session. Councilman Noack seconded the motion. Mayor Whitehead called for the vote:

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

NOES: None

The motion carried.

**20. Discussion and possible action to appoint a member to serve on the Sealy Parks Board.**

Councilman Noack moved to appoint John Williamson to serve on the Sealy Parks Board. Councilman Koy seconded the motion. Mayor Whitehead called for the vote:

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

NOES: None

The motion carried.

**21. Discussion and possible action to adopt a resolution authorizing TML Multistate Intergovernmental Employee Benefits Pool the power to negotiate and engage in settlement discussions concerning filing of Form 1095 with the Internal Revenue Service on behalf of the City of Sealy, Texas.**

Councilwoman Lerma moved to adopt a resolution authorizing TML Multistate Intergovernmental Employee Benefits Pool the power to negotiate and engage in settlement discussions concerning filing of Form 1094 and Form 1095 with the Internal Revenue Service on behalf of the City of Sealy, Texas. Councilwoman Vrabec seconded the motion. Mayor Whitehead called for the vote:

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

NOES: None

The motion carried.

*(This resolution is enrolled as Resolution No. 2019-26.)*

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

The city manager did not give a report.

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

- **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.

The city council recessed open session at 7:22 p.m.



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

The city council reconvened into open session at 8:39 p.m. The city council revisited item 19.

Councilwoman Lerma moved to approve a resolution amending the Schedule of Fees regarding storm water detention capacity. Councilwoman Vrablec seconded the motion. Mayor Whitehead called for the vote:

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

NOES: None

The motion carried.

*(This resolution is enrolled as Resolution No. 2019-25.)*

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

Councilman Burttschell

- He asked if staff has made contact with the railroad regarding the damaged crossing. Lawrence Siska confirmed that the issue has been addressed.
- He inquired about the progress at Allen's Creek.

Councilman Koy

- He asked if there will be another budget workshop and said that he would like to see the final version of the budget.
- He said he attended a TML conference in San Antonio, and it was very informative. He appreciates the City taking the time and expense to send him to training.

Councilwoman Vrablec

- None

Councilman Noack

- He asked if the 380 agreements will be taken into account on the next budget.

Councilwoman Lerma

- She requested an agenda item to review the schedule of fees.
- She requested an agenda item regarding the Capital Improvement Advisory Committee. She would like to gain a better understanding of how the committee is selected and what the qualifications are.
- She requested a notice of possible quorum for all future council and EDC meetings.
- She stated that requests for future agenda items used to be prior to executive session. She would like to see it this way again.

Mayor Whitehead

- She stated that there is a problem with junk vehicles. Three-four new junk yards are opening up around town, and she would like to know where we are on the permitting process. Lloyd Merrell said that he will ask the building official to attend the next council meeting to provide an update.

- She reported that an update on one or two of the 380 agreements will be on the next meeting's agenda.
- She reminded everyone that the public hearings for the tax rate will be held on September 11 and September 17.
- She would like to look into a prospective date for a town hall meeting with the Texas General Land Office.

**26. Adjournment.**

At 8:51 p.m., Councilman Koy moved that the city council stand adjourned until the next scheduled meeting. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

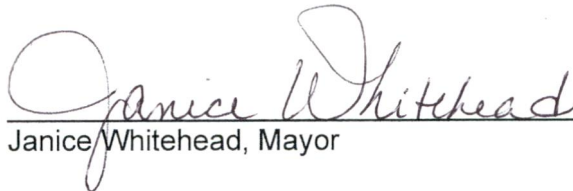
AYES: Whitehead, Lerma, Noack, Vrablec, Koy, Burttschell

NOES: None

The motion carried.

**PASSED AND APPROVED** this 3<sup>rd</sup> day of September 2019.



  
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Janice Whitehead, Mayor

ATTEST:

  
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Dayl Cooksey, City Secretary