



MINUTES
SEALY CITY COUNCIL
415 MAIN STREET
SEALY, TX 77474
TUESDAY NOVEMBER 19, 2019
6:00 P.M.

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 Vrablec	Councilmember, Place 3/Mayor Pro tem
Jennifer Sullivan	Councilmember, Place 4
Larry Koy	Councilmember, Place 5
Adam Burttschell	Councilmember, Place 6

Absent:

None

A quorum was declared present.

Staff attending:

Lloyd Merrell, City Manager
Warren Escovy, Assistant City Manager / Planning Director
Brooke Knoll, City Secretary
Lawrence Siska, Director of Streets, Parks and Drainage
Mark Pulos, Public Works Director
Robert Worley, Executive Director SEDC
Kimbra Hill, Executive Assistant SEDC
Jay Reeves, Police Chief
Tim Kirwin, City Attorney

4. **Proclamations and Special Recognitions**

- a. **Municipal Court Week**
- b. **2017 City Employee Service Awards**

Mayor Whitehead presented the Sealy Municipal Court staff with a proclamation recognizing Municipal Court Week.

Mayor Whitehead presented the following six City employees with 2017 service awards:

5 years: Leticia Villagomez, Chrissy McGee, Ward Hagen

10 years: Eric Bryant, Chad Matura

15 years: Scott Riske

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

Tiffany Young with Focusing Families shed light on this organization. Focusing Families helps sexual assault and domestic violence victims around the area. The organization offers free services for victims such as counseling, legal, and shelter. Ms. Young stated that there is a trained staff member available 24/7 to answer phone calls. The number to call is (979) 826-7000.

6. CONSENT AGENDA

a. Discussion and possible action regarding approval of minutes for the following meetings:

- **October 21, 2019 – Workshop Meeting**
- **November 5, 2019 – Regular Meeting**

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

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

The motion carried.

7. Discussion and possible action regarding a petition for disannexation received from Elvia Morales, Victor and Maria Salinas, Randall Behrens, Juan and Edith Almeida, Alfredo and Berth Rangel, and Valentin and Mariana Cerda.

City Attorney Tim Kirwin informed the council that the petition does not meet state law requirements.

Councilman Noack moved to direct staff to do more research and requested that the applicants submit a legal petition. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

8. Discussion and possible action to approve a variance for LGI Homes concerning lot width and lot size of property located on FM-3013 behind the Walmart Distribution Center.

Councilwoman Lerma moved to approve a variance for LGI Homes concerning lot width and lot size of property located on FM-3013 behind the Walmart Distribution Center, subject to the

conditions outlined in the memorandum that council received. Councilman Noack seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

9. Discussion and possible action to approve a Land Plan for LGI Homes located on FM-3013 behind the Walmart Distribution Center.

Councilwoman Lerma moved to approve a Land Plan for LGI Homes located on FM-3013 behind the Walmart Distribution Center, subject to a preliminary plat being submitted within one year. Councilman Noack seconded the vote. Mayor Whitehead called for the vote:

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

The motion carried.

10. Discussion and possible action to approve a preliminary plat for Retreat at Sealy located at 1500 Hwy 90 West.

Councilwoman Sullivan moved to approve a preliminary plat for Retreat at Sealy located at 1500 Hwy 90 West, under the condition that full recommendations by staff are met. Councilman Koy seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

11. Discussion and possible action to approve a building line variance for property located at 119 North Fowlkes Street.

Councilwoman Lerma moved to approve a building line variance for property located at 119 North Fowlkes Street, under the condition that the 25' building line be adhered to. Councilwoman Sullivan seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

12. Discussion and possible action to approve a resolution supporting the proposed rehabilitation of affordable rental housing known as the Cedar Cove Apartments located at 1400 Eagle Lake Drive.

Councilman Noack moved to approve a resolution supporting the proposed rehabilitation of affordable rental housing known as the Cedar Cove Apartments located at 1400 Eagle Lake Drive. Councilwoman Sullivan seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

(This resolution is enrolled as Resolution No. 2019-40.)

13. Discussion and possible action to approve a resolution waiving building permit fees for Fieser Development, Inc. in the amount of \$250.00, for the renovation of the Cedar Cove Apartments located at 1400 Eagle Lake Drive.

Councilwoman Lerma moved to approve a resolution waiving building permit fees for Fieser Development, Inc. in the amount of \$250.00, for the renovation of the Cedar Cove Apartments located at 1400 Eagle Lake Drive. Councilwoman Vrabec seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

(This resolution is enrolled as Resolution No. 2019-41.)

14. Discussion and possible action to amend the EDC budget to allocate \$300,000 to fund improvements to B&PW Park.

Councilman Burttschell moved to amend the EDC budget to allocate \$300,000 to fund improvements to B&PW Park. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

15. Discussion and possible action to approve a resolution for EDC funding for B&PW Park improvements, in an amount not to exceed \$300,000. (*This is the first of two readings.*)

Councilman Burttschell moved to approve a resolution for EDC funding for B&PW Park improvements, in an amount not to exceed \$300,000. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

16. Discussion and possible action to approve an Interlocal Agreement for Law Enforcement between the City of Sealy and Austin County.

Councilwoman Lerma moved to approve an Interlocal Agreement for Law Enforcement between the City of Sealy and Austin County, subject to an address change. Councilwoman Vrablec seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

17. Discussion and possible action to update the City of Sealy's organizational chart.

Councilman Noack moved to update the City of Sealy's organizational chart, as proposed. Councilwoman Vrablec seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

18. Discussion and possible action to approve a nuisance ordinance. (*This is the first of two readings.*)

Councilwoman Sullivan moved to approve a nuisance ordinance. Councilman Koy seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

19. Presentation and discussion by the President of the Sealy EDC regarding the marketing trip to China.

Sealy EDC President Wyn McCready gave the council an update on the China marketing trip.

20. Discussion and possible action regarding transparency between the Sealy EDC and the City of Sealy on EDC projects.

City Manager Lloyd Merrell informed council that he, Robert Worley, Wyn McCready, Warren Escovy and Councilman Koy met prior to the council meeting to discuss this topic.

Robert Worley will begin providing council with a staff report on a monthly basis; however, certain projects are required to remain confidential.

No action was taken.

21. Discussion and possible action to approve a resolution declaring certain items as surplus or salvage.

Councilwoman Sullivan moved to approve a resolution declaring certain items as surplus or salvage. Councilman Koy seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

(This resolution is enrolled as Resolution No. 2019-42.)

22. Discussion and possible action to authorize staff to execute a Memorandum of Understanding with the Austin County Crime Stoppers.

Councilman Burttschell moved to authorize staff to execute a Memorandum of Understanding with the Austin County Crime Stoppers. Councilwoman Vrabec seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

23. Discussion and possible action to authorize staff to execute an Agreement Regarding Crime Stoppers Operations.

Councilwoman Sullivan moved to authorize staff to execute an Agreement Regarding Crime Stoppers Operations. Councilman Koy seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

24. City Manager's report and possible discussion:

- Annual Shop Small Business Saturday to be held on 11/30
- FY 2018-2019 Budget Amendments on 12/3 Agenda
- GLO Project Update on 12/3 Agenda
- Bids for lighting at Cryan Park
- Little Dribblers Basketball Program

Lloyd Merrell briefly updated the council on the items listed above.

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

Councilwoman Lerma

- None

Councilman Noack

- He commended staff on the flyer that went out with the October billing statements regarding the utility rates. He said it was very informative.
- He said the new Christmas decorations look fantastic and thanked Lawrence Siska and staff for their hard work.

- He inquired about the "cell phone use prohibited" sign on Tiger Lane. Lawrence Siska said he will notify the school district that it needs to be replaced.
- He requested that staff be transparent with council on new businesses coming into Sealy.
- He would like staff to look into lighting improvement options around the city. He noticed that it was very dark in some areas on Halloween night.

Councilwoman Vrablec

- She would like staff to look into lighting improvement options in front of City Hall.
- She asked if the City has received an application for the Fantasy of Lights Parade.
- She wished everyone a happy and safe Thanksgiving.

Councilwoman Sullivan

- None

Councilman Koy

- He said that it may be necessary to look into putting street lights along FM-3538 since that area is currently building up.
- He requested an update from Warren Escovy on the building by the historical society that was recently moved.
- He said there is a decorative light on Main and Walker that is out.
- He would like to meet with staff and Strand Associates sometime in January to discuss drainage along Allen's Creek.

Councilman Burttschell

- None

Mayor Whitehead

- She stated that she has been receiving correspondence regarding the ducks at B&PW Park and has spoken with Chief Reeves regarding this issue.
- She asked for an update on the Mark A. Chapman dedication plaque.
- She will not be able to attend the second council meeting in December.

26. Adjournment.

At 8:29 p.m., Councilwoman Vrablec moved that the city council stand adjourned until the next scheduled meeting. Councilwoman Sullivan seconded the motion. Mayor Whitehead called for the vote:

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

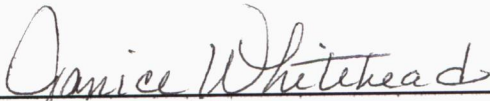
NOES: None

The motion carried.

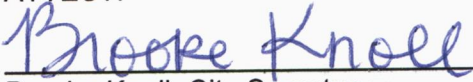
CERTIFICATION

PASSED AND APPROVED this 3rd day of December 2019.





Janice Whitehead, Mayor

ATTEST:


Brooke Knoll, City Secretary