



MINUTES  
SEALY CITY COUNCIL  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, DECEMBER 17, 2019  
6:00 P.M.

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1. **Call to Order**

Mayor Pro tem Vrablec called the meeting to order at 6:00 p.m.

2. **Invocation and Pledges of Allegiance**

Police Chaplin Brigid Stevenson gave the invocation and Mayor Pro tem Vrablec 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
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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  
Kim Kaiser, HR Administrator  
Fawn Mackey, Court Administrator  
Chris Hudson, Police Captain  
Robert Worley, Executive Director SEDC  
Tim Kirwin, City Attorney

4. **Proclamations and Special Recognitions**

• **2019 Employee Service Awards**

HR Administrator Kim Kaiser and Mayor Pro tem Sandra Vrablec presented the following five City employees with 2019 service awards:

5 years: Ivan Tapia, Ana Casique

10 years: Natalie Tiemann, Lawrence Siska, Keith Drlik

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

None

**6. CONSENT AGENDA**

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

**• December 3, 2019 – Regular Meeting**

Councilwoman Sullivan moved to approve the consent agenda. Councilwoman Lerma seconded the motion. Mayor Pro tem Vrabec called for the vote:

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

NOES: None

The motion carried.

**7. Discussion and possible action to authorize the City Manager to enter into a demand response contract with Voltus.**

Councilwoman Lerma moved to authorize the City Manager to enter into a demand response contract with Voltus. Councilman Burttschell seconded the motion. Mayor Pro tem Vrabec called for the vote:

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

NOES: None

The motion carried.

**8. Discussion and possible action to approve a drainage easement dedicated to Valbridge Property Advisors on City property located at Cryan Park.**

Councilman Noack moved to approve a drainage easement dedicated to Valbridge Property Advisors on City property located at Cryan Park. Councilwoman Lerma seconded the motion. Mayor Pro tem Vrabec called for the vote:

AYES: Lerma, Noack, Burttschell

NOES: Vrabec, Sullivan, Koy

The motion failed.

Councilwoman Sullivan moved to direct staff to get an appraisal of the easement in question, if the developer wishes to obtain an easement from the City. Motion died for the lack of a second motion.

Councilman Noack moved to approve a drainage easement dedicated to Valbridge Property Advisors on City property located at Cryan Park, contingent on the developer paying a fair market value for the easement. Councilwoman Sullivan seconded the motion. Mayor Pro tem Vrablec called for the vote:

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

The motion carried.

**9. Discussion and possible action to approve a final plat for Retreat at Sealy located at 1500 Hwy 90 West.**

Councilwoman Lerma moved to approve a final plat for Retreat at Sealy located at 1500 Hwy 90 West. Councilman Burttschell seconded the motion. Mayor Pro tem Vrablec called for the vote:

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

The motion carried.

**10. Discussion and possible action to approve or deny a variance from Section 28-94 (c) building line for a property located at 535 Hardeman Street.**

Councilwoman Lerma moved to table this item due to an address error. Mayor Pro tem Vrablec 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 Performance Reimbursement Agreement between the Sealy Economic Development Corporation and CCA Southeast, Inc., contractor for Hailiang Copper Texas for Direct Pay Administration.**

Councilwoman Lerma moved to approve a Performance Reimbursement Agreement between the Sealy Economic Development Corporation and CCA Southeast, Inc., contractor for Hailiang Copper Texas for Direct Pay Administration. 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 approve a Resolution approving EDC funding in the amount not to exceed \$53,612.52 to reimburse the City of Sealy, Texas, for obligations under the Prasek's 380 Agreement. (*This is the first of two readings.*)**

Councilwoman Lerma moved to approve a Resolution approving EDC funding in the amount not to exceed \$53,612.52 to reimburse the City of Sealy, Texas, for obligations under the Prasek's



380 Agreement. 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.

- 13. Discussion and possible action to approve an ordinance amending the Sealy Economic Development Corporation's fiscal year 2019-2020 budget. (*Per the City of Sealy Home Rule Charter, Section 3.12. (1) Procedure to Enact Legislation, only one reading is required for final passage of this ordinance.*)**

Councilwoman Lerma moved to approve an ordinance amending the Sealy Economic Development Corporation's fiscal year 2019-2020 budget. Councilwoman Sullivan seconded the motion. Mayor Pro tem Vrablec called for the vote:

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

The motion carried.

*(This ordinance is enrolled as Ordinance No. 2019-24.)*

- 14. Discussion and possible action to appoint a Building Advisory Committee for proposed space planning.**

Mayor Pro tem Vrablec moved to appoint Warren Escovy, Mark Pulos, Lawrence Siska, Fawn Mackey, Jennifer Sullivan, and herself to a Building Advisory Committee for proposed space planning. 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.

- 15. Discussion and possible action to direct staff to go out for proposals, qualifications or bids for the Comprehensive Plan.**

Councilwoman Lerma moved to direct staff to go out for proposals, qualifications or bids for the Comprehensive Plan, to include both low and high citizen participation. 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.

- 16. Discussion and possible action to direct staff to start the competitive bidding process for the track renovations at B&PW Park and an addition to the City Barn.**

Councilwoman Sullivan moved to direct staff to start the competitive bidding process for the track renovations at B&PW Park and an addition to the City Barn. Councilwoman Lerma seconded the motion. Mayor Pro tem Vrabec called for the vote:

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

The motion carried.

**17. City Manager's report and possible discussion:**

- **No quorum for December 12<sup>th</sup> Capital Improvement Advisory Committee meeting. Next CIAC meeting will be held on January 14<sup>th</sup>.**
- **Please advise Mark Pulos if you plan on attending the ribbon cutting ceremony at the WWTP**
- **Bid opening for Hwy 36 water line-January 7<sup>th</sup>**
- **Update on Main Street Manager Position**

City Manager Lloyd Merrell briefly updated the council on the topics listed above.

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

Councilwoman Lerma

- She wants the variance request for 525 Hardeman Street to be placed on the next agenda.
- She'd like staff to make contact with the Planning Commission and CIAC members to make sure that they're committed to serving on those boards.

Councilman Noack

- He requested an update on the downtown parking. He said that an update via e-mail would suffice.
- He thanked City staff for the Christmas party.

Councilwoman Sullivan

- None

Councilman Koy

- He requested that Brazos Mill development be placed in closed session at the January 7<sup>th</sup> meeting.
- He requested a drainage meeting with Tommy Kuykendall with Strand Associates, Inc. and Warren Escovy; he then wants to report back to council on January 7<sup>th</sup>. This meeting would involve drainage along Allen's Creek from the B&PW park to the I-10 Feeder Road.
- He requested the EDC's list of businesses that require grants of more than \$10,000, what they consist of, and any other information on the proposed business or housing addition.
- He requested a follow up on the nuisance ordinance at the next meeting, or he'd like to see that there is some action on the ordinance. This is in regard to the hogs on Gebhardt Road.
- He said there is a new company on Hwy 90 W and FM-3538. He would like to know what they're doing with the land.



- He thinks the City should quit hiring new individuals and start utilizing existing staff. He'd like to have a discussion regarding a hiring freeze of new employees not approved by council.
- He requested an agenda item regarding removal of center parking and other work being done on Main Street.

Councilman Burttschell

- He shares Councilwoman Lerma's comments regarding board participation. He stated that each committee is vital.
- He notified staff that there is more damage on the train tracks on Highway 36.

Mayor Pro tem Vrablec

- None

19. **Adjournment.**

At 7:17 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, Burttschell

NOES: None

The motion carried.

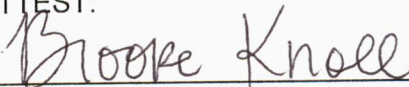
**CERTIFICATION**

**PASSED AND APPROVED** this 7<sup>th</sup> day of January 2020.



  
\_\_\_\_\_  
Janice Whitehead, Mayor

ATTEST:

  
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Brooke Knoll, City Secretary