



MINUTES
SEALY CITY COUNCIL
415 MAIN STREET
SEALY, TX 77474
TUESDAY, FEBRUARY 18, 2020
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
Brooke Knoll, City Secretary
Warren Escovy, Assistant City Manager
Jay Reeves, Police Chief
Joey Schmidt, Fire Marshal/IT
Lawrence Siska, Director of Parks/Streets/Drainage
Tim Kirwin, City Attorney
Kimbra Hill, Main Street Manager
Kim Kaiser, HR Administrator

4. **Proclamations and Special Recognitions**

- 2020 Employee Service Awards

James Long was presented an award for 10 years of service.
Jason Maines was presented an award for 15 years of service.

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

Marc Young initially thanked Sandra Vrabec and Warren Escovy for appealing the FEMA flood plain maps. The initial line went directly through his home. He then went on to say that he is a licensed engineer and has serious concerns about the new city gas gate. He does not think the design will be sufficient and is willing to sit down with city staff to discuss his concerns.

6. CONSENT AGENDA

- a. **Discussion and possible action regarding approval of minutes for the meeting held:**
 - **February 4, 2020**
- b. **Discussion and possible action to approve a contract with Netspark IP & Telecom for telecommunications, data, information, wireless, and other services.**

Councilwoman Lerma moved to approve the consent agenda. Councilwoman Vrabec 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 post event reports from the Sealy Community Foundation for the Sealybration and Fantasy of Lights events-2019.

Melanie Willingham with the Sealy Community Foundation reviewed the post event reports for the 2019 Sealybration and Fantasy of Lights events with the council.

8. Discussion and possible action to consider a request by the Main Street Advisory Board to hold the second annual Mudbugs on Main event in the Downtown District on April 4, 2020.

Councilwoman Lerma moved to authorize the Main Street Advisory Board to hold the second annual Mudbugs on Main event in the Downtown District on April 4, 2020. Councilwoman Vrabec seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

9. Discussion and possible action to approve a 2019 TxCDBG Engineering Services Contract.

Councilwoman Sullivan moved to approve a 2019 TxCDBG Engineering Services Contract. Councilwoman Vrabec seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

10. Discussion and possible action to approve a variance per Section 80-11 (a) (3) and (b) (4) to allow an off-site sandwich board sign.

Councilwoman Lerma moved to approve a temporary variance for six months to allow an off-site sandwich board sign. Councilman Noack 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 Land Plan for a property located at 3587 Ward Bend Road.

Councilwoman Lerma moved to approve a Land Plan for a property located at 3587 Ward Bend Road. Councilman Burttschell 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 Preliminary Plat for a property located at 3587 Ward Bend Road.

Councilwoman Sullivan moved to approve a Preliminary Plat for a property located at 3587 Ward Bend Road, under the conditions listed in the planning director's memo. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

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

NOES: None

The motion carried.

13. Discussion and possible action to approve the following variances for a property located at 203 Hardeman Street:

- **Variance per Section 28-11 (b) for lot length on the house**
- **Variance per Section 28-11 (b) for lot length on HOA**
- **Variance per Section 28-11 (a) for lot width on HOA**
- **Variance per Section 28-12 for off street parking**
- **Variance per Section 28-11 (c) for lot size**

Councilwoman Lerma moved to approve the following variances for a property located at 203 Hardeman Street, subject to conditions listed in the planning director's memo. Councilman Burttschell seconded the motion. Mayor Whitehead called for the vote:

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

NOES: None

The motion carried.

14. Discussion and possible action to approve a Resolution declaring certain property as salvage/surplus property and ordering its disposition.

Councilwoman Lerma moved to approve a Resolution declaring certain property as salvage/surplus property and ordering its disposition. 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. 2020-07.)

15. Discussion and possible action to establish a drainage committee.

Mayor Whitehead moved to table this item for discussion at the priorities meeting on February 29. Councilwoman Sullivan 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 a future drainage workshop.

Councilman Koy moved to table this item for discussion at the priorities meeting on February 29. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

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

NOES: None

The motion carried.

17. Discussion and possible action to adopt an ordinance amending parking regulation in the Downtown District. *(This is the first of two readings.)*

Councilwoman Sullivan moved to adopt an ordinance amending parking regulation in the Downtown District. Councilman Koy seconded the motion. Mayor Whitehead called for the vote:

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

NOES: None

The motion carried.

18. City Manager's report and possible discussion:

- **Street paving in the Lakeside subdivision off of FM-2187**
- **Update on status of TCEQ filing for pig rescue farm off of Gebhardt Road**
- **WWTP will be fully functional the week beginning February 17**

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

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

Councilwoman Lerma

- She would like staff to look into the lack of quorums for the Planning Commission and Parks Board.

Councilman Noack

- He requested adding an item at the end of the priorities meeting agenda to discuss the objectives for the city manager for the upcoming year.
- He asked staff to update council on Marc Young's gas gate concern.

Councilwoman Vrabec

- She also stated her concerns about the Planning Commission and Parks Board's attendance issues.
- She told council and staff to let the city secretary know if they can attend the chamber banquet by February 19.

Councilwoman Sullivan

- She stated that the City-wide cleanup is scheduled for April 18th at 9 a.m.

Councilman Koy

- He requested a discussion on the tax abatement policy, bid procedures, and differences between business and industrial versus residential bids and abatements.
- He requested a discussion on contractors (outside of bids) working on City utilities and City rules on the inspection of those procedures.
- He'd like a copy of the newest City and Downtown District maps to be distributed to council.

Councilman Burttschell

- None

Mayor Whitehead

- None

20. Adjournment

At 7:32 p.m., Councilwoman Vrabec 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, Vrabec, Sullivan, Koy, Burttschell

NOES: None

The motion carried.

PASSED AND APPROVED this 3rd day of March 2020.





Janice Whitehead, Mayor

ATTEST:



Brooke Knoll, City Secretary