



MINUTES  
SEALY CITY COUNCIL  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, MAY 19, 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

Staff Attending:

Lloyd Merrell, City Manager  
Brooke Knoll, City Secretary  
Warren Escovy, Assistant City Manager  
Jay Reeves, Police Chief  
Steven Kutra, Finance Director  
Joey Schmidt, Fire Marshal/IT  
Mark Pulos, Public Works Director  
Lawrence Siska, Director of Parks/Streets/Drainage  
Robert Worley, Executive Director SEDC  
Chrissy McGee, Building Official  
Tim Kirwin, City Attorney

4. **Proclamations and Special Recognitions**

Mayor Whitehead proclaimed April as Fair Housing Month in the City of Sealy.

Councilwoman Lerma moved to address item 11 before item 7. Councilwoman Sullivan seconded the motion. Mayor Whitehead called for the vote:

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

NOES: None

The motion carried.

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

Carolyn Bilski, Nick Tirey, Diane Wuthrich and Roxanne Saldana spoke in opposition of the Sealy Oaks Apartments that will be located at approximately 1457 South Circle Drive. They addressed their concerns regarding drainage, potential crime, and limited parking. These citizens feel as though Sealy's management is too aggressive.

Joe Mora, the developer for Sealy Oaks Apartments, explained that professional plans were devised by engineers. He said he is invested in Sealy because he owns seven local properties and paid over \$20,000 in property taxes last year. He admitted that there can be crime in apartments, but stated there is crime in neighborhoods as well. He feels as though some citizens are making false statements and being unfair.

**6. CONSENT AGENDA**

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

- April 24, 2020 – Special Meeting
- May 5, 2020 – Regular Meeting

Councilwoman Sullivan moved to approve the consent agenda. Councilwoman Lerma 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 review the City's restaurant inspection policy. (Noack)**

Building Official Chrissy McGee informed council that the City conducts health inspections for 62 locations biannually. She explained how and why staff performs the inspections. If the City wants more inspections, additional staff will be required. She proposed implementing a "restaurant of the month" incentive/recognition.

City Attorney Tim Kirwin suggested that some cities give their restaurants a grade/rating, and the owners are required to post their ratings on the doors of their establishments.

No action was taken.

**7. Discussion and possible action to approve or deny a variance request by Sealy ISD regarding parking lot material.**

Sealy citizen Nick Tirey expressed his belief that Sealy ISD has had ample time (approximately three years) to pave the parking lot. He stated the ordinance was created for beautification; the parking lot was designed to be paved, and the funds are present; therefore, he thinks council should require the school to fulfill their commitment.



Councilwoman Sullivan moved to deny a variance request by Sealy ISD regarding parking lot material. Councilman Koy seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

8. **Discussion and possible action to approve or deny a variance request regarding a dual building line for a property located at 525 Hardeman Street.**

Councilman Noack moved to approve a variance request regarding a dual building line for a property located at 525 Hardeman Street. Councilman Koy 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 or deny a variance request to allow an access easement instead of a 60' ROW for a property located at 2078 Sally Gail.**

Councilwoman Burttschell moved to approve a variance request to allow an access easement instead of a 60' ROW for a property located at 2078 Sally Gail, with the recommendation from the Planning Commission. Councilman Koy seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

10. **Discussion and possible action to select a firm to help secure electricity rates.**

Councilwoman Sullivan moved to select a proposal submitted by ADK Solutions, LLC to help secure electricity rates. 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 regarding potential pool and splash pad opening date(s).**

Lawrence Siska, Director of Parks/Streets/Drainage, informed council that the pool will open on Tuesday, June 9<sup>th</sup> at 25 percent capacity. He stated the restrooms at the pool, along with all tables and chairs will be cleaned hourly. The splash pad will remain closed until further notice.

No action was taken.

**13. Discussion and possible action regarding potential park facility openings.**

Lawrence Siska, Director of Parks/Streets/Drainage, informed council that all City-owned halls will remain closed throughout the month of June, and this topic will be revisited in July. Restrooms at Levine Park, B&PW Park, and Scranton Park will also remain closed until further notice. Ball games at B&PW Park can resume on Monday, June 15<sup>th</sup>.

No action was taken.

**14. Discussion and possible action regarding animal control facility. (Sullivan)**

Police Chief Jay Reeves and Public Works Director Mark Pulos proposed building a more suitable animal shelter on the opposite side of the existing parking lot. A change in location will work better with the drainage. Chief Reeves expressed a need to provide better conditions than what currently exist, while maintaining a low cost to do so. He said he plans on meeting with a contactor next week and will present the quotes to council at the next meeting.

**15. Discussion and possible action to approve a Resolution declaring certain property (computer and office equipment) as salvage/surplus property and ordering its disposition.**

Councilwoman Sullivan moved to approve a Resolution declaring certain property (computer and office equipment) as salvage/surplus property and ordering its disposition. Councilwoman Lerma 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. 2020-12.)*

**16. Discussion and possible action to approve a Resolution declaring certain property (vehicle) salvage/surplus property and ordering its disposition.**

Councilman Burttschell move to approve a Resolution declaring certain property (vehicle) salvage/surplus property and ordering its disposition. 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. 2020-13.)*

**17. Discussion and possible action on six-year projection cash report of Sealy 4B Economic Development Corporation. (Koy)**

The council reviewed the Sealy Economic Development Corporation's six-year projection cash report. Sealy EDC Executive Director Robert Worley explained that this report is a budget tool in essence, and it changes on a regular basis.



**18. Monthly financial report presented by the Director of Finance.**

Finance Director Steven Kutra reviewed the financial report for the first six months of the current fiscal year with the city council.

**19. City Manager's report and discussion:**

- a. Highway 36 Water Line Project Update
- b. Highway 36 Sewer Line Project Update
- c. Main Street Water Line Project Update
- d. Paving Project Update

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

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

Councilwoman Lerma

- She requested an update from staff on the stoplight in front of Chicken Express, as well as the stoplight at Highway 90 and South Circle Drive.
- She wants council to be informed of new development when new plans are submitted.
- She'd like an update from staff on the status of Allen's Creek clean-out and widening.
- She requested regular updates on the status of delinquent HOT taxes for Rooms 4 Rent.
- She requested to see council reports on health inspections.
- She'd like to see a "restaurant of the month" program be implemented.
- She requested an ordinance regarding the restaurant rating posting.
- She requested a future agenda item regarding the zoning project update.

Councilman Noack

- He said if a time limit is set at the meetings, he wants to make sure it's enforced.
- He requested a copy of the current health inspection ordinance.
- He asked council to brainstorm ideas on how the City can get better information out to the public. He wants to make sure citizens' expectations of council are accurate.

Councilwoman Vrablec

- She requested a copy of the newest ordinance on the health department.
- She requested an executive session to discuss the planning commission and planning department.

Councilwoman Sullivan

- She requested a full report on the Sealy Oaks Apartments.
- She requested a future agenda item to discuss staff recommendations for adjusting the budget to account for the loss of revenue due to the COVID-19 pandemic.
- She stated that the city manager was to inquire with the International City Manager's Association for ideas on goals and objectives to build upon. She requested an agenda item to start working on this.

Councilman Koy

- He requested a future agenda item to review, change, and/or replace parts of Ordinance No. 2004-05 (the Municipal Drainage Utility System).
- He requested a future agenda item to discuss plans for Sealybration.
- He requested a future agenda item to engineer, bid, and construct drainage channel along Allen's Creek between Rexville Road and the I-10 Feeder Road.

- He requested a future agenda item to discuss halting any construction between Hwy 90 and the I-10 Feeder and from Hwy 36 to Miller Road.
- He wants staff to apply for grants from the federal government to fund employees' salaries during the time period they were not at work due to the COVID-19 pandemic.
- He would like staff to verify whether or not TLD Ramp has water, sewer, gas, and/or electric power. He said a trailer has been sitting on the property since December.
- He inquired about the proposed detention pond at Dove Landing.
- He said there is a pothole in the road at 715 Front Street.

Councilman Burttschell

- He would like staff to provide council with information on the Sealy Oaks Apartment complex, perhaps the information that the Planning Commission received at their previous meeting.
- He reiterated the importance of attendance at City board meetings.
- He wants to know if the City has received any profit/loss information from local hotels.

Mayor Whitehead

- She would like to see budget amendments as soon as possible.
- She said the city manager received information on performance review evaluations. Councilmembers can let her know if they would like to receive the information.

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

- a. **Texas Government Code, Section 551.072. DELIBERATION REGARDING REAL PROPERTY. The City may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property as deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person.**

The city council adjourned open session at 8:23 p.m.

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

The city council reconvened into open session at 8:48 p.m. Mayor Whitehead stated that no action was needed.

**23. Adjournment**

At 8:48 p.m., Councilwoman Lerma moved that the city council stand adjourned until the next scheduled meeting. Councilwoman Vrabec 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 2<sup>nd</sup> day of June 2020.



Janice Whitehead  
Janice Whitehead, Mayor

ATTEST:

Brooke Knoll  
Brooke Knoll, City Secretary