



**MINUTES  
SEALY CITY COUNCIL  
W.E. HILL COMMUNITY CENTER  
1000 MAIN STREET  
SEALY, TX 77474  
TUESDAY, JUNE 2, 2020  
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 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  
Scott Riske, Police Captain  
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  
Mercedes Bencomo, Deputy City Secretary  
Kimbra Hill, Main Street Manager  
Tim Kirwin, City Attorney

**4. Proclamations and Special Recognitions**

None

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

Carolyn Bilski stated that citizens trust council to make accountable decisions. She feels as though Sealy's quality of life is not being protected. She believes that too much money and too many variances are being granted for multi-family projects. She asked council to postpone any action on awarding any more economic development recommendations until the drainage issue at Allen's Creek has been resolved.

Roxanna Saldana stated that citizens feel as though they are being ignored. She claimed that nothing has been done to address drainage issues at Allen's Creek. She included pictures from this past week's rain event. She acknowledged that there is no zoning in Sealy; however, there are ordinances in place that the developers need to follow. She feels as though the council is giving away too many variances. She wants the public to be made aware when developers request variances. She suggested putting a sign on the property or mailing out letters to inform the citizens.

Diane Wuthrich said she is not against growth; however, she is against destroying neighborhoods. She would like to see more transparency. She is concerned about the storm water drainage. She feels as though money can be better utilized to address issues at Allen's Creek. Public information requests have been submitted to get more answers.

Mayor Whitehead moved to address item 15 under item 11. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

**6. CONSENT AGENDA**

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

- **May 19, 2020 – Regular Meeting**

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

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

The motion carried.

**7. Sealy Chamber of Commerce and Visitor and Convention Center quarterly report.**

Tammy Hall with the Sealy Chamber of Commerce and Visitor and Convention Center gave an overview of the quarterly report supplied by the chamber.

Mayor Whitehead noticed a potential error in the budget report and requested that the council be provided with a revised copy.

Mayor Whitehead moved to table this item until the next meeting. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

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

NOES: None

The motion carried.

**8. Presentation by a member of the Sealy Community Foundation regarding Sealybration. (Koy)**

Melanie Willingham with the Sealy Community Foundation stated that there is no guarantee of an illness-free event; however, the Sealy Community Foundation will make every attempt to adhere to safety guidelines to reduce the spread of COVID-19 during Sealybration.

She noted multiple events in surrounding areas that are still scheduled to resume as planned.

Dwayne Cooper stated that there are currently 45 softball teams signed up; there will still be a carnival as well.

The 12<sup>th</sup> annual event will be held on July 10, 11 and 12 at B&PW Park. Tracy Lawrence will headline the music lineup on Saturday night.

**9. Presentation of the FY 2019 Comprehensive Annual Financial Report (CAFR) by a representative from Belt Harris Pechacek, LLLP.**

Robert Belt with Belt Harris Pechacek, LLLP presented the FY 2019 audit results to the council. He stated that the City is in very good shape from a fund balance perspective.

Total revenues for the City's general revenue fund were slightly more than \$6 million. Expenditures were approximately \$5.9 million. There was a net increase in the general revenue fund balance of about \$250,000.00.

**10. Discussion and possible action on Parks Board and Planning Commission membership, duties, roles, responsibilities, quorums, and ordinances on same.**

Mayor Whitehead stated that there are attendance issues with both the Parks Board and Planning Commission. She mentioned combining the two boards.

Citizen Carolyn Bilski expressed her belief that combining the Parks Board and Planning Commission would be a conflict of interest.

Councilwoman Sullivan suggested including an advertisement with the water bill.

Councilwoman Lerma would like to see applicants attend a training session before joining a board.

These two boards will remain separate. The Planning Commission will be kept at 7 members, the Parks Board will be changed to 5 members, and training for board members will be provided by staff. The deadline to submit board applications to the city secretary is extended to July 10, 2020.

**11. Discussion and possible action to approve a Performance Agreement between the Sealy EDC and Patches by Smith and Co., which includes funding for proposed incentives and the expenditure of funds for retail development.**

Councilwoman Lerma moved to approve a Performance Agreement between the Sealy EDC and Patches by Smith and Co., which includes funding for proposed incentives and the expenditure of funds for retail development, in an amount not to exceed \$5,000. Councilwoman Sullivan seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

**15. Discussion and possible action to approve a resolution approving Sealy EDC's expenditure of funds to Bill's Supermarket, Inc. to promote new and expanded business development. (This is the first of two readings.)**

Councilwoman Lerma moved to approve a resolution approving Sealy EDC's expenditure of funds to Bill's Supermarket, Inc. to promote new and expanded business development, in an amount not to exceed \$15,000.00. Councilman Noack seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

**12. Discussion and possible action to approve a resolution approving Sealy EDC's expenditure of funds to reimburse the City of Sealy for the 380 Economic Development Program for Businesses impacted by COVID-19 epidemic. (This is the first of two readings.)**

Councilman Noack moved to approve a resolution approving Sealy EDC's expenditure of funds to reimburse the City of Sealy for the 380 Economic Development Program for Businesses impacted by COVID-19 epidemic, in an amount not to exceed \$250,000.00. Councilwoman Sullivan seconded the motion. Mayor Whitehead called for the vote:

AYES: Whitehead, Lerma, Noack, Vrablec, Sullivan, Burttshell  
NOES: Koy

The motion carried.

**13. Discussion and possible action to approve a resolution approving Sealy EDC's expenditure of funds to Hendrix Industries, Inc., to promote new and expanded business development. (This is the first of two readings.)**

Councilwoman Sullivan moved to approve a resolution approving Sealy EDC's expenditure of funds to Hendrix Industries, Inc., to promote new and expanded business development, in an amount not to exceed \$205,000.00. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

**14. Discussion and possible action to approve a resolution approving Sealy EDC's expenditure of funds to Bellville Medical Center to promote new and expanded business development. (This is the first of two readings.)**

Councilwoman Lerma moved to approve a resolution approving Sealy EDC's expenditure of funds to Bellville Medical Center to promote new and expanded business development, in an amount not to exceed \$180,000.00. Councilman Burttschell seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

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

Councilwoman Lerma moved to approve a Resolution declaring certain property (vehicle) salvage/surplus property and ordering its disposition. 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 regarding animal control facility.**

Police Chief Jay Reeves met with a local contractor and provided council with an estimate for modifications to the existing animal control facility.

Councilwoman Lerma stated that she'd like to see some additional estimates.

**18. Discussion and possible action to approve a Reliant Energy electricity contract.**

City Manager Lloyd Merrell stated that the rate presented at the previous meeting was .04165; it is .04199 as of today; he was informed that it would increase to .043 the following day. This rate of .04199 will be effective for three years.

Councilwoman Lerma moved to approve a Reliant Energy electricity contract at a rate of .04199 kWh. Councilwoman Sullivan seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

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

- a. **Easement paperwork has been sent to all property owners for the Hwy 36 Sewer Line Project**
- b. **Paving on Main Street**
- c. **Mosquito Spraying**

- d. Hwy 36 Water Line Project Update**
- e. Update on traffic light at Hwy 90 and Loop 350 and traffic light at Hwy 36 near Chicken Express**

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

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

Councilwoman Lerma

- In the future, she would like agenda items to include the incentive amounts.
- She requested an agenda item regarding the Allen's Creek clean out and widening project.
- She requested an update on the status of delinquent HOT taxes for Rooms 4 Rent.
- Restaurant inspection policy
- She requested an ordinance regarding the restaurant rating posting.
- She requested an agenda item regarding the zoning project update.
- She would like the tree ordinance to be considered.

Councilman Noack

- He is pleased with the FY 2019 CAFR results. He said it shows that staff and council are doing a great job.

Councilwoman Vrablec

- She would like the tree ordinance to be considered.
- She requested that staff check Municode because she believes some things are missing.
- She said the ditch that runs behind the KC Hall needs to be cleaned out.
- She said the zoning topic needs to start being discussed again.
- She would like council to do a complete review of all ordinances.

Councilwoman Sullivan

- She inquired about prospective dates for a special budget meeting.

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 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 new construction that has water run offs to Allen's Creek.
- He requested that copy of the Treasurer's Report from the May 26, 2020 SEDC meeting be distributed to all councilmembers.
- He thanked staff for filling the pothole at 715 Front Street.

Councilman Burttschell

- He requested a drainage workshop.
- He wants to make sure staff is following through with mail-outs regarding potential variances.

Mayor Whitehead

- None

**21. Adjournment**

At 8:42 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.

**PASSED AND APPROVED** this 16<sup>th</sup> day of June 2020.

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Janice Whitehead, Mayor

ATTEST:

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Brooke Knoll, City Secretary