



**MINUTES  
SEALY CITY COUNCIL  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, NOVEMBER 17, 2020  
6:00 P.M.**

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**1. Call to Order**

Mayor Bilski called the meeting to order at 6:00 p.m.

**2. Invocation and Pledges of Allegiance**

Pastor Rusty Griffin gave the Invocation. Councilwoman Sullivan led the Pledges of Allegiance.

**3. Roll Call and Certification of a Quorum**

Present:

Carolyn Bilski	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  
Brooke Knoll, City Secretary  
Steven Kutra, Finance Director  
Robert Worley, SEDC Executive Director  
Scott Riske, Police Captain  
Mark Pulos, Public Works Director  
Lawrence Siska, Director of Parks/Streets/Drainage  
Tim Kirwin, City Attorney

**4. Proclamations and Special Recognitions**

None

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

Ronnie Smith spoke in opposition of a variance request at 405 Gebhardt Road. He believes variances should only be issued for hardship cases. He provided the city secretary with a petition that was signed by himself and neighbors.

Felicitia Fernandez said she is in agreeance with Mr. Smith. She is concerned about the number of variances that have been approved.

**6. CONSENT AGENDA**

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

**• November 9, 2020- Special Meeting**

Councilwoman Sullivan moved to approve the consent agenda as presented. Councilwoman Vrabec seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

**7. Presentation, discussion, and possible action by Sealy Community Foundation regarding COVID-19 and other health and safety protocols for Fantasy of Lights events.**

Melanie Willingham updated council on Sealy Community Foundation's plan of action regarding health and safety protocols for Fantasy of Lights events. She said there will be hand sanitization stations, individuals will be asked to practice social distancing, and vendors will have hand sanitizer as well.

Mayor Bilski and Councilwoman Vrabec expressed their concerns about the number of people allowed in the Hill Community Center for the cookoff. Mayor Bilski said the judging would be best if done outdoors. Melanie Willingham said that is not possible, but the judges can easily be spread out inside of the building.

There was brief discussion about potentially rerouting the parade; however, Mrs. Willingham informed council that the route needs approval by the State. Police Chief Jay Reeves has already been granted approval for the current route. The officers are maxed out with the traditional route, according to Police Captain Scott Riske. The proposed new route would require 8 additional officers.

Councilwoman Lerma acknowledged that there is no face mask mandate; however, she would like to come up with a way to encourage people to wear face masks in the crowd.

Councilwoman Sullivan suggested getting word out on Facebook and the Sealy News asking people to go to areas that are less crowded. She also asked if free masks will be provided. Melanie Willingham said she can make that happen, if that is what council wants.

Councilman Koy suggested forming a small committee of councilmembers/Sealy Community Foundation members and coming up with ideas to present to council on December 1<sup>st</sup>. He said a decision can be made at that time.



Councilwoman Lerma will work with Melanie Willingham on coming up with a plan.

No formal action was taken.

**8. Financial report presented by the Director of Finance.**

Steven Kutra provided a presentation regarding the financial report, and council informed him that they would like to see reports on a more frequent basis.

**9. Discussion and possible action regarding budget, fund balances, and finances.**

Councilwoman Sullivan moved to add an agenda item on the next meeting for budget amendments. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

**10. PUBLIC HEARING: The City Council will hold a public hearing to receive comments concerning Big Oak Townhomes Replat No. 1.**

Mayor Bilski opened the public hearing at 7:10 p.m.

There were no public comments.

Mayor Bilski closed the public hearing at 7:12 p.m.

**11. Discussion and possible action to approve or deny a variance from Sec 11 (a) minimum lot width for a replat located at 815 W Front Street (Big Oak Townhomes).**

Councilwoman Lerma moved to approve a variance from Sec 11 (a) minimum lot width for a replat located at 815 W Front Street (Big Oak Townhomes). Councilman Burttschell seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

**12. Discussion and possible action to approve or deny a Land Plan (99 lots and 6 reserves) for a property located approximately south of Eagle Lake Road, north of Rexville Road, and west of Brast Road in Sealy's extraterritorial jurisdiction (ETJ).**

Engineer Larence Turner with Kaluza Inc. and developer Scott Lease with Campbell Garrett Distinctive Homes & Estates, LP provided council with information regarding a prospective development, known as Cane Belt Estates.

Councilwoman Sullivan moved to approve the Land Plan (99 lots and 6 reserves) for a property located approximately south of Eagle Lake Road, north of Rexville Road, and west of Brast Road in Sealy's extraterritorial jurisdiction (ETJ). Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

**13. Discussion and possible action to approve a contract with Blue Cross Blue Shield for employee medical coverage.**

Councilwoman Vrabec moved to table a contract with Blue Cross Blue Shield for employee medical coverage until December 1<sup>st</sup>. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

**14. Discussion and possible action regarding surplus culverts.**

Lawrence Siska reported that 44 surplus culverts were listed on GovDeals.com last month for \$1,400 per culvert. There were 811 views, but no bids.

Councilman Burttschell moved to lower the price to \$999 per culvert and run the listing for 60 days. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

**15. Discussion and possible action regarding parkland fees.**

Councilwoman Lerma moved to increase the dedication requirement to 1.8 acre of public parkland per 100 dwelling units and increase the fee to \$1,200 per lot/unit for the in lieu of parkland fee. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

**16. Discussion and possible action to increase the current \$2.00 drainage fee.**

Councilman Burttschell moved to table this agenda item. Councilman Noack seconded the motion. Mayor Bilski called for the vote:

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

The motion carried.

**17. Discussion and possible action on department and staff reports:**  
**a) Code Enforcement:**



- i. Health Inspections
- ii. Restaurant Ratings
- b) Building Official:
  - i. Inspections Report
- c) Municipal Court:
  - i. Monthly Report

Warren Escovy and Fawn Mackey presented department reports to council. No formal action was taken.

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

- a) Results of public responses to zoning
- b) Update regarding Corona Relief Fund spending plan

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

**19. Requests for future agenda items, comments, and announcements.**

Councilman Burttschell

- He thanked staff for all of the information that was provided during this meeting.
- He wants a discussion regarding the comprehensive plan and master drainage plan on the December 1<sup>st</sup> agenda.

Councilman Koy

- He requested a December 1<sup>st</sup> agenda item to amend the EDC bylaws.
- He wants a presentation from a representative to discuss the Emergency Services No. 2 newly passed sales tax and how it affects the local entities.
- He wants to know more about the fencing at the police department.
- He provided a list of suggested street light placement for new developments.
- He asked if Christmas lights are supposed to be on already. Lawrence Siska said the lights on Hwy 36 are usually turned on the Wednesday before Thanksgiving, and the rest are turned on the following Monday after Thanksgiving.

Councilwoman Sullivan

- None

Councilwoman Vrabec

- She inquired about the contract from Badger Meter.

Councilman Noack

- None

Councilwoman Lerma

- She would like to see an ordinance on the variance notifications. Warren Escovy said staff will push to place this on the December 15<sup>th</sup> agenda.
- She would like an agenda item regarding extending the ETJ.

Mayor Bilski

- She inquired about why there has not been a parks board meeting. Lawrence Siska said the reasoning is due to the virus.

**20. Adjournment**

At 8:45 p.m., Councilwoman Vrablec moved that the city council stand adjourned until the next scheduled meeting. Councilwoman Lerma seconded the motion. Mayor Bilski called for the vote:

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

NOES: None

The motion carried.

**PASSED AND APPROVED** this 1<sup>st</sup> day of December 2020.



*Carolyn Bilski*

Carolyn Bilski, Mayor

ATTEST:

*Brooke Knoll*

Brooke Knoll, City Secretary