



**MINUTES
SEALY CITY COUNCIL
415 MAIN STREET
SEALY, TX 77474
WEDNESDAY, JULY 15, 2020
6:00 P.M.**

1. Call to Order

Mayor Whitehead called the meeting to order at 6:10 p.m.

2. Invocation and Pledges of Allegiance

Mayor Whitehead gave the Invocation.

3. Roll Call and Certification of a Quorum

Present:

Janice Whitehead	Mayor
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:

Dee Anne Lerma	Councilmember, Place 1
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A quorum was declared present.

Staff attending:

Lloyd Merrell, City Manager
Warren Escovy, Asst. City Manager
Brooke Knoll, City Secretary
Joey Schmidt, Fire Marshal/IT
Kimbra Hill, Main Street Manager
Lawrence Siska, Director of Parks/Streets/Drainage
Robert Worley, Sealy EDC Executive Director
Tim Kirwin, City Attorney

4. Proclamations and Special Recognitions

None

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

Diane Wuthrich commented that she was impressed with how the 5:00 p.m. ZOOM workshop was conducted. She expressed her concerns about City drainage and wants staff to consider possible solutions, which could potentially be in the form of CO's and/or grant funds.

Roxanna Saldana said that she would like to see more retention added. She feels that drainage plans should be submitted at the beginning of the process and requested that all plats go to council for approval. She also requested that lighting be added at Cryan Park.

6. CONSENT AGENDA

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

- **June 16, 2020 - Workshop**
- **June 16, 2020 - Regular Meeting**
- **June 22, 2020 – Special Meeting**

Councilman Burttschell moved to approve the consent agenda. Councilman Koy seconded the motion. Mayor Whitehead called for the vote:

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

NOES: None

The motion carried.

7. Discussion and possible action to approve or deny a preliminary plat for a property located on Sens Road, known as Red Oak Estates Sec.1.

Councilman Noack began to make a motion to deny a preliminary plat, but then rescinded his motion.

Councilman Burttschell moved to approve a preliminary plat for a property located on Sens Road, known as Red Oak Estates Sec. 1. Councilwoman Sullivan seconded the motion. Mayor Whitehead called for the vote:

AYES: Sullivan, Burttschell, Whitehead

NOES: Noack, Koy, Vrablec

The motion failed.

8. Discussion and possible action to approve or deny four setback variances for a property located at 402 4th Street.

Councilman Koy moved to approve variance requests #1, #2 and # 3 and deny request #4 for a property located at 402 4th Street. Councilwoman Sullivan seconded the motion. Mayor Whitehead called for the vote:

AYES: Sullivan, Koy, Burttschell

NOES: Whitehead, Noack, Vrablec

The motion failed.

9. Discussion and possible action to adopt a resolution to approve Sealy EDC's expenditure of funds for Maass Flange's business expansion project in an amount not to exceed \$205,000.00. (*This is the first of two readings.*)

Jennifer Sullivan moved to adopt a resolution to approve Sealy EDC's expenditure of funds for Maass Flange's business expansion project in an amount not to exceed \$205,000.00. Mayor Whitehead seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

10. **Discussion and possible action to adopt a resolution to approve Sealy EDC's expenditure of funds using a Historic District Improvement Grant to Andrew Krampitz and Erin Krampitz (Edward Jones Project) to promote new business development in an amount not to exceed \$28,000.00. (*This is the first of two readings.*)**

Councilman Burttschell moved to adopt a resolution to approve Sealy EDC's expenditure of funds using a Historic District Improvement Grant to Andrew Krampitz and Erin Krampitz (Edward Jones Project) to promote new business development in an amount not to exceed \$28,000.00. Councilwoman Sullivan seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

11. **Discussion and possible action to adopt an ordinance approving a Sealy EDC Budget Amendment in the amount of \$250,000.00 to reimburse the City under its 380 Program related to businesses impacted by COVID-19. (*Only one reading is required for passage of this ordinance.*)**

Councilwoman Sullivan moved to adopt an ordinance approving a Sealy EDC Budget Amendment in the amount of \$250,000.00 to reimburse the City under its 380 Program related to businesses impacted by COVID-19. *Councilman Koy seconded the motion. Mayor Whitehead called for the vote:*

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

The motion carried.

12. **Discussion and possible to approve Amendment No. 1 to the Administrative Services Agreement between the Sealy EDC and the City of Sealy.**

Councilwoman Sullivan moved to approve Amendment No. 1 to the Administrative Services Agreement between the Sealy EDC and the City of Sealy. Councilman Koy seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

13. Discussion and possible action to approve a gas gate contract with Diamond D&B Energy Services, LLC.

Councilman Noack moved to approve a gas gate contract with Diamond D&B Energy Services, LLC., with the change order No. 1. Councilwoman Vrabec seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

14. Discussion and possible action to execute a contract with Stateside for right of way services and authorize City Manager or Mayor to execute same.

Councilwoman Sullivan moved to execute a contract with Stateside for right of way services and authorize City Manager or Mayor to execute same. Councilwoman Vrabec seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

15. Discussion and possible action to adopt an ordinance amending Parks Board membership and removal. (*This is the second of two readings.*)

Councilman Koy moved to table the agenda item. Councilman Burttschell seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

16. Presentation and discussion by Warren Escovy regarding enterprise zones.

Warren Escovy gave a brief introduction/overview of the Texas Enterprise Zone. He described it as a tool to attract businesses at no cost to the City. There will be a workshop on July 21st and a public hearing and first reading ordinance will be presented to council on August 4th.

17. City Manager's report and discussion:

- a) Sealy Oaks plans were re-submitted
- b) Staff's need for an adequate amount of time to fulfill council members' requests
- c) Request for additional railings in the Downtown area
- d) Update on easement acquisition for the Hwy 36 sewer line project
- e) Update on RFP's for zoning and comprehensive plan

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

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

Councilman Burttschell

- He requested a future workshop to discuss zoning.
- He asked if a notification can be sent to neighbors regarding the variance request at 402 4th Street.
- He inquired about pool operations. Lawrence Siska reported that all is well.
- He requested that council be provided with more information pertaining to the planning commission agenda items.

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 the Sealy Community Foundation returning \$60,000 to the City of Sealy.
- He requested an executive session to discuss the purchase of land/real estate for Allen's Creek widening.

Councilwoman Sullivan

- She requested a presentation and discussion regarding the platting process. She thinks this will be beneficial for both council members and citizens.
- She said there was a reference to changes to the landscape ordinance. She would like staff to provide copies of the legislative changes

Councilwoman Vrablec

- She agreed that there needs to be a future workshop to discuss zoning.

Councilman Noack

- He requested a future agenda item to review and approve the food establishment ordinance with a new rating system.
- He requested a future agenda item to discuss the drainage between Kloecker Road and the Retreat at Sealy. He wants to make sure the e-mails between himself and Mike Zapalac and attachments are included in the meeting packet.
- He would like a work flow chart that shows the platting process.
- He would like an update regarding changes to the Sealy Oaks plans. He said this can be provided in the weekly city manager report.
- He would like the mayor, city manager and city attorney to put together a document that spells out what council can and cannot do regarding land use. He believes this will help clear up citizens' concerns and would be a good educational tool.

Mayor Whitehead

- She said there is exciting news regarding a kick off meeting this upcoming Friday, July 17th for the \$195,000 grant that was received.

19. Adjournment

At 9:10 p.m., Councilwoman Vrablec moved that the city council stand adjourned until the next scheduled meeting. Mayor Whitehead seconded the motion. Mayor Whitehead called for the vote:

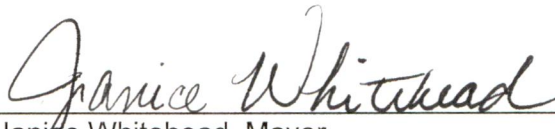
AYES: Whitehead, Noack, Vrablec, Sullivan, Koy, Burttschell

NOES: None

The motion carried.

PASSED AND APPROVED this 21st day of July 2020.





Janice Whitehead, Mayor

ATTEST:



Brooke Knoll, City Secretary