



MINUTES
SEALY CITY COUNCIL
415 MAIN STREET
SEALY, TX 77474
TUESDAY, JULY 21, 2020
6:00 P.M.

1. **Call to Order**

Mayor Whitehead called the meeting to order at 6:05 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
Dee Anne Lerma	Councilmember, Place 1
Chris Noack	Councilmember, Place 2
Sandra Vrabec	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, 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.**

Roxanna Saldana said she supports Allen's Creek clean-out and widening project. She also said that it doesn't make sense for the City to maintain the park at Hunter's Crossing; this should be the developer's job. She feels as though city parks should be taken care of first, such as adding

lighting at Cryan Park. She said the fee for loss of green space should be reviewed again and believes it should be increased from \$300 to \$1,200, as the Planning Commission recommended.

6. CONSENT AGENDA

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

- **June 15, 2020 - Workshop**
- **July 15, 2020 - Special Meeting**

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

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

The motion carried.

7. Presentation, discussion and possible action from engineer and staff regarding Allen's Creek clean-out and widening project.

Tommy Kuykendall with Civil Corp gave a PowerPoint presentation stated that working on Allen's Creek is complex, and there are many factors. He provided a few viable recommendations for alleviating flooding issues in the area.

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

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

The motion carried.

9. Discussion and possible action to approve, conditionally approve, or disapprove a Final Plat for Hunters Crossing Sec. 1, located approximately south of FM-2187 and west of Sealy Homestead.

Councilwoman Lerma moved to approve a Final Plat for Hunters Crossing Sec. 1, located approximately south of FM-2187 and west of Sealy Homestead. Councilman Burttschell seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

10. Discussion and possible action to approve conditionally approve, or disapprove a Preliminary Plat for Dove Landing Sec. 2, located approximately at the southeast corner of FM-3013 and FM-3538.

Councilman Noack moved to approve a Preliminary Plat for Dove Landing Sec. 2, located approximately at the southeast corner of FM-3013 and FM-3538. 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 regarding Sealy ISD paving of stadium parking lot.

City Manager Lloyd Merrell plans to meet with Sealy ISD Superintendent Brian Hallmark regarding a paving timeline for the stadium parking lot.

Councilman Noack and Councilman Burttschell feel that the paving can be held off until the school district finds the funding. They feel as though compliance is necessary; however, they would not be opposed to granting an additional extended variance.

Councilman Koy, Councilwoman Sullivan, Councilwoman Vrabec, and Councilwoman Lerma all feel as though the parking lot needs to be paved. This has been an ongoing issue for over three years.

The mayor stated that council has made their decision very clear, and she would like to see a timeline presented to council before September 1st.

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

Councilwoman Sullivan moved to adopt a resolution to approve Sealy EDC's expenditure of funds for Maass Flanges' business expansion project in an amount not to exceed \$205,000.00. Councilman Noack 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. 2020-19.)

13. Discussion and possible action to approve a Performance Agreement between the Sealy EDC and Maass Flanges to promote new and expanded business development, in an amount not to exceed \$205,000.

Councilman Koy moved to approve a Performance Agreement between the Sealy EDC and Maass Flanges to promote new and expanded business development, in an amount not to exceed \$205,000. Councilwoman Lerma 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 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 second 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 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. 2020-20.)

- 15. Discussion and possible action to approve a Performance Agreement between the Sealy EDC and Andrew Krampitz and Erin Krampitz (Edward Jones Project) to promote new and expanded business development, in an amount not to exceed \$28,000.**

Councilman Burttschell moved to approve a Performance Agreement between the Sealy EDC and Andrew Krampitz and Erin Krampitz (Edward Jones Project) to promote new and expanded business development, in an amount not to exceed \$28,000. Councilwoman Lerma 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 appoint five individuals to serve on the Planning Commission.**

Councilwoman Lerma moved to appoint Clayton Schavrda, Denyce Treybig, Roxanna Saldana, Robert Goddard, and Aletha Jeske to serve on the Planning Commission. Councilman Burttschell 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 appoint eight individuals to serve on the Main Street Advisory Board.**

Councilwoman Lerma moved to appoint Chelsea Humes, Jessie Tipton, Chris Beckendorff, Yolanda Sanchez, Christina Luffman, Paul Beckwith, Sheryl Moore, and Shannon Ward to serve

on the Main Street Advisory Board. Councilman Burttschell seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

18. Discussion and possible action to adopt an ordinance regarding food service establishment inspection postings. (*This is the first of two readings.*)

Councilwoman Sullivan moved to adopt an ordinance regarding food service establishment inspection postings. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

19. Discussion and possible action regarding utility accounts related to penalties and interest.

Lloyd Merrell explained that the City was looking at charging penalties and interest beginning July 1st; however there was a spike in COVID-19 cases when that time came. City Attorney Tim Kirwin recommended complying with the governor's orders. He is going to look into this topic and will provide council with an update.

No formal action was taken.

20. City Manager's report and discussion:
a) Working on balancing the FY 2020-2021 budget

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

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

Councilman Burttschell

- He requested a finance update at the next regularly scheduled meeting.

Councilman Koy

- None

Councilwoman Sullivan

- She requested an agenda item to discuss and possibly approve a drainage project, specifically, the widening of Allen's Creek.
- She requested an agenda item to discuss redefining the 100-year storm to the Atlas 14 standards.
- She requested an agenda item to discuss improvements to the pond at Cryan Park.

Councilwoman Vrablec

- She mentioned that TxDOT may need to install a yield sign at Hwy 90 and the loop where the new traffic signals are. She has also noticed that people are driving right through the traffic lights at Hwy 36.

Councilman Noack

- He would like some information (an email will suffice) regarding a comment that made earlier in the meeting. He heard that the City is going to be taking over park maintenance for the Hunter's Crossing subdivision.

Councilwoman Lerma

- As of 8:42 p.m., Councilwoman Lerma was no longer a participant in the ZOOM meeting.

Mayor Whitehead

- She would like staff to check into the widening of Allen's Creek at the railroad.

22. Adjournment

At 8:48 p.m., Councilman Burttschell moved that the city council stand adjourned until the next scheduled meeting. Councilwoman Vrablec seconded the motion. Mayor Whitehead called for the vote:

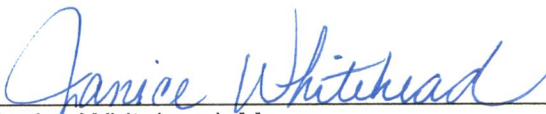
AYES: Whitehead, Noack, Vrablec, Sullivan, Koy, Burttschell

NOES: None

The motion carried.

PASSED AND APPROVED this 4th day of August 2020.





Janice Whitehead, Mayor

ATTEST:



Brooke Knoll, City Secretary