



MINUTES  
SEALY CITY COUNCIL  
415 MAIN STREET  
SEALY, TX 77474  
TUESDAY, SEPTEMBER 15, 2020  
6:00 P.M.

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1. **Call to Order**

Mayor Whitehead called the meeting to order at 6:12 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 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, Asst. City Manager  
Brooke Knoll, City Secretary  
Joey Schmidt, Fire Marshal/IT  
Mark Pulos, Public Works Director  
Lawrence Siska, Director of Parks/Streets/Drainage  
Robert Worley, Sealy EDC Executive Director  
Tim Kirwin, City Attorney  
Kimbra Hill, Main Street Manager

4. **Proclamations and Special Recognitions**

None

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

None

**6. CONSENT AGENDA**

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

- **September 1, 2020– Workshop Meeting**
- **September 1, 2020 – Regular Meeting**

Councilwoman Lerma 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. Discussion and possible action to approve or deny Sealy Tract General Plan, a land plan of approximately 160.1 acres located on FM-3013 and west of Harrison Road.**

Councilwoman Lerma moved to approve Sealy Tract General Plan, a land plan of approximately 160.1 acres located on FM-3013 and west of Harrison Road, with the conditions laid out by city staff. Councilman Noack seconded the motion. Mayor Whitehead called for the vote:

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

NOES: None

The motion carried.

**8. Discussion and possible action regarding a downtown Halloween event.**

Main Street Manager Kimbra Hill said that despite the COVID-19 pandemic, the Main Street Advisory Board wants to do something for the children on Halloween. Board member Chelsea Humes said the event will be called Halloween on Main. The proposed idea is to have vehicles line up at B&PW Park and proceed down Main Street. The block between Levine Park and City Hall will be shut down. Board members are expecting participation from approximately 60 vendors and will make sure these vendors are spaced at least 10 feet apart. Everyone will wear gloves and masks to pass out candy, and it will be held from 3:00 pm to 5:00 p.m. The police department already provided recommended signage and additional suggestions. The event will be advertised through social media and on a few marquees down Main Street.

Councilman Koy moved to approve the downtown Halloween event sponsored by the Main Street Program. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

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

NOES: None

The motion carried.

**9. Discussion and possible action to approve a resolution for an improvement project and the expenditure of funds to provide funding to promote new business development and enterprises. The proposed incentive will be used for structural demolition and/or**



**environmental remediation. The proposed incentives and expenditure of funds shall not exceed \$200,000.00. (*This is the second of two readings.*)**

Councilwoman Lerma moved to approve a resolution for an improvement project and the expenditure of funds to provide funding to promote new business development and enterprises. The proposed incentive will be used for structural demolition and/or environmental remediation. The proposed incentives and expenditure of funds shall not exceed \$200,000.00. Councilman Burttschell 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. 2020-25.)*

**10. Discussion and possible action to approve a Performance Agreement with John Wilson for Rooms 4 Rent building site.**

Councilwoman Lerma moved to approve a Performance Agreement with John Wilson for Rooms for Rent building site, with a revision to Section 1.1 to state that the EDC board will make the decisions, rather than leaving the decisions up to the EDC director. Councilman Noack 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 approve a 380 Economic Development Program for demolition and abatement of substandard, blighted, and nuisance structures.**

Councilman Noack moved to approve a 380 Economic Development Program for demolition and abatement of substandard, blighted, and nuisance structures. Councilwoman Lerma 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 to approve a property demolition under the 380 Economic Development Program for 207 North Meyer Street.**

Councilwoman Lerma moved to approve a property demolition under the 380 Economic Development Program for 207 North Meyer Street, and to take it down to the dirt. Councilwoman Sullivan seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

**13. Discussion and possible action to approve the request for proposals or qualifications for the Comprehensive Plan.**

Councilman Noack moved to approve the request for proposals or qualifications for the Comprehensive Plan. Councilwoman Sullivan 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 regarding increasing the drainage fee.**

Councilman Noack moved to direct staff to provide council with more information regarding the breakout of the current fees that are being charged for drainage and to look into other cities to make comparisons and bring that information to council. This information is to be presented at the October 20<sup>th</sup> meeting. Councilwoman Lerma seconded the motion. Mayor Whitehead called for the vote:

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

The motion carried.

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

- a) Update on Evelyn Court Project (Assistant City Manager)
- b) Update on COVID-19 Relief Funds
- c) Future 380 Agreements – Maass Flange and Hendrix
- d) Proceeding with RFQ's for Zoning, Comprehensive Plan, Drainage, and Water and Sewer Master Plans
- e) Delay in Revisions to City Ordinances

Lloyd Merrell and Warren Escovy briefly updated council on the topics listed above.

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

Councilman Burttschell

- None

Councilman Koy

- He wants to address the executive session items that he's mentioned at previous meetings.
- He requested an agenda item to discuss not hiring the proposed FY 2020-2021 positions and allocate those funds to other areas; these funds may or may not be used for the proposed FY 2020-2021 budget year. Instead of a warrant officer, he wants to allocate those funds towards lighting at Cryan Park.
- He would like Ordinance No. 2004-05 to be discussed at the September 24<sup>th</sup> workshop meeting.

**Councilwoman Sullivan**



- She requested an agenda item to discuss rethinking upcoming budget allocations and moving some of those funds to road improvements.

Councilwoman Vrablec

- None

Councilman Noack

- He inquired about an ordinance review workshop that is scheduled for next week.
- He said he would like Warren Escovy to track his time spent as the assistant city manager and planner. Mr. Escovy said he has that information and will send it to the city manager for council distribution.
- He said if a councilmember and/or staff hears something about the upcoming election, he/she should be part of the solution and not the problem. He said to help put the rumor to rest.

Councilwoman Lerma

- She wants to call attention to the Evelyn Court project; that structure has been up for a number of months and she is concerned as to why staff did not recognize the structural elevation issue sooner.
- She would like to see every development not be able to offer cash payment in lieu of park land.
- She would like an agenda item/update on how staff plans to advise neighbors of variance requests.
- She would like to come up with a plan to codify ordinances on a more frequent basis.
- She mentioned that other City boards may need training on the conduction of meetings.

Mayor Whitehead

- She mentioned that board training was scheduled before COVID. Staff and council can look at other future options.
- She thanked everyone for being patient and changing this meeting to a ZOOM meeting.
- She reminded everyone that the virtual TML Conference scheduled for October 14<sup>th</sup>-16<sup>th</sup>. She said to let the city secretary know whether or not you plan on attending.
- She said the first meeting in November is on election night, and she would like council to consider moving that meeting to Monday, November 9<sup>th</sup>.

## 17. Adjournment

At 7:43 p.m., Councilwoman Lerma 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.

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**PASSED AND APPROVED** this 6<sup>th</sup> day of October 2020.



Janice Whitehead  
Janice Whitehead, Mayor

ATTEST:

Brooke Knoll  
Brooke Knoll, City Secretary