



**SEABROOK CITY COUNCIL  
NOTICE OF REGULAR CITY COUNCIL MEETING  
TUESDAY, JUNE 21, 2016 - 7:00 PM**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY JUNE 21, 2016 AT 7:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE, 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5600 OR FAX (281) 291-5710 FOR FURTHER INFORMATION.

**PLEDGE OF ALLEGIANCE**

**1. PRESENTATIONS**

1.1. Open Space and Trails Recognitions

**Presentation of certificates of recognition to the volunteers who work tirelessly to help maintain and beautify the Seabrook parks and trails. (Burton)**

1.2. Open Space and Trails Committee Report

**Presentation of the Open Space and Trails Committee Quarterly Report. (Burton)**

1.3. Presentation of RFP Analysis by Consultant

**Presentation of Request for Proposal (RFP) 2016-17 Analysis by consultant, IPS Advisors, for employee medical and dental insurance benefits. (Cook / Consultant)**

Documents: [IPS PRESENTATION - CITY OF SEABROOK 2016 - RFP ANALYSIS - FINAL.PDF](#)

**2. PUBLIC COMMENTS AND ANNOUNCEMENTS**

**At this time we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker. In accordance with the Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the**

**microphone before making your comments. Thank you.**

- 2.1. Mayor, City Council and/or members of the city staff may make announcements about city/community events. (Council)

### **3. SPECIFIC PUBLIC HEARINGS**

- 3.1. Specific Public Hearing Seabrook Town Center Overlay District  
**Public Hearing on proposed Ordinance 2016-16, amending the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulations", creating a new Section 4.16 "Seabrook Town Center Overlay District Regulations". (Landis)**

**AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 4, "SPECIAL USE REGULATIONS", CREATING A NEW SECTION 4.16 "SEABROOK TOWN CENTER OVERLAY DISTRICT REGULATIONS", SUCH DISTRICT CONSISTING OF THE AREA LYING WEST OF THE WESTERN EDGE OF STATE HIGHWAY 146 RIGHT-OF-WAY, NORTH OF VERMILLION DRIVE REAR PROPERTY LINES, EAST OF ED WHITE ELEMENTARY SCHOOL, SOUTH OF OAK DALE WAY REAR PROPERTY LINES, AND SOUTH OF SEABROOK METHODIST CHURCH, AS FURTHER DEPICTED IN ATTACHMENT A, HEREIN, BY ADDING SITE AND ARCHITECTURAL REGULATIONS FOR THE AREA KNOWN COMMONLY AS "SEABROOK TOWN CENTER", AND AMENDING SECTION 3.15, "COMPREHENSIVE LAND USE MATRIX", ACCORDINGLY BY ADDING "SEABROOK TOWN CENTER OVERLAY DISTRICT" "USES" PERMITTED BY RIGHT AND BY CONDITIONAL USE WITHIN SUCH DISTRICT; RECODIFYING THE CURRENT SECTION 4.16 "TELECOMMUNICATION TOWERS AND ANTENNAE" UNDER A NEW SECTION 4.25 UNDER THE SAME TITLE, TO ALLOW FOR FUTURE EXPANSION OF ARTICLE 4; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 PER OFFENSE FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.**

Documents: [CITY COUNCIL AGENDA BRIEFING SEABROOK TOWN CENTER OVERLAY DISTRICT 6-21-2016 CITY COUNCIL MEETING.PDF](#), [REPORT TO CC 05-19-2016 SEABROOK TOWN CENTER OVERLAY DISTRICT.PDF](#), [ORD 2016-16 SEABROOK TOWN CENTER OVERLAY DISTRICT ORDINANCE 6-8-2016 SLW CLEAN 061516.PDF](#), [OVERLAY ORDINANCE LANGUAGE-3 ATTACHMENT A WITH UNDERLINES 6-08-2016 SLWR061416.PDF](#), [MATRIX WITH STCOD- DISTRICT MARKUP \(2\) ATTACHMENT B UNDERLINED 6-08-2016 2.PDF](#)

### **4. BID AWARDS**

- 4.1. Bid Award to Blue Cross Blue Shield (BCBS)  
**Consider, discuss, and authorize approval of or take action on Bid Award for Request for Proposal (RFP) 2016-17 to Blue Cross Blue Shield (BCBS) for employee medical insurance benefits, as recommended by consultant, IPS Advisors. (Cook / Consultant)**

Documents: [AGENDA BRIEFING FORM - BID AWARD HEALTH INSURANCE.PDF](#), [CONTRIBUTIONS - FINAL - HEALTH INSURANCE.PDF](#), [MM05.PDF](#), [MM16.PDF](#), [MMH9.PDF](#)

- 4.2. Bid Award to Aetna Dental Freedom of Choice

Consider, discuss, and authorize approval of or take action on Bid Award for Request for Proposal (RFP) 2016-17 to Aetna Dental Freedom of Choice for employee dental insurance benefits, as recommended by consultant, IPS Advisors. (Cook / Consultant)

Documents: [AGENDA BRIEFING FORM - BID AWARD DENTAL INSURANCE.PDF](#)

- 4.3. Bid Award and Contract with Statewide Services, Inc.  
Consider, discuss, and authorize approval of or take action on Bid Award for Project 2016-03 and authorize execution of a contract with Statewide Services, Inc. for Waterline Improvements at two different locations at Todville Road and East Meyer and at the south side of Red Bluff from Old Highway 146 to the southwest corner of Red Bluff and Bayview Drive, in an amount not to exceed \$157,435.00. (Padgett/Chairez)

Documents: [AGENDA BRIEFING - BIDAWARD\\_WATERLINE\\_PROJECT\\_2016-03.PDF](#), [RECOMMENDATION LETTER - 2016 WATER LINE.PDF](#), [WATERLINE EXHIBIT.PDF](#), [2016\\_03 STATEWIDE FORM 1295.PDF](#)

- 4.4. Bid Award and Contract with Precise Services, Inc.  
Consider, discuss, and authorize approval of or take action on Bid Award for Project 2016-06 and authorize execution of a Contract with Precise Services, Inc., for Paving Improvements on Delabrook Court, in an amount not to exceed \$171,681.00. (Padgett/Chairez)

Documents: [AGENDA BRIEFING - BIDAWARD\\_DELABROK\\_PROJECT\\_2016-06.PDF](#), [RECOMMENDATION LETTER - DELABROOK COURT PAVING.PDF](#), [DELABROOK EXHIBIT.PDF](#), [PSI 2016\\_06 FORM 1295.PDF](#)

## 5. CONSENT AGENDA

**Council will discuss, consider and if appropriate, take action on the items listed below.**

- 5.1. Ordinance 2016-15 Charter references  
**Approve on second reading proposed Ordinance 2016-15. (Hicks)**

**AN ORDINANCE AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, ENTITLED "ADMINISTRATION," ARTICLE II, "CITY COUNCIL," DIVISION 2, "RULES OF PROCEDURE," SECTION 2-47(6), "AGENDA; ESTABLISHING," SECTION 2-48(3) AND SECTION 2-48(6)9D), "ORDER OF BUSINESS," SECTION 2-54, "CONFORMANCE WITH THE CITY CHARTER" AND ARTICLE IV, "ORDINANCES," SECTION 2-96, "INTRODUCTION OF ORDINANCES" AND SECTION 2-99, "VOTE ON FINAL PASSAGE" BY UPDATING THE REFERENCES TO SPECIFIC SECTIONS TO CORRESPOND WITH RECENT AMENDMENTS OF THE CITY'S CHARTER; REPEALING ALL ORDINANCE OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

Documents: [ORDINANCE 2016-15 CHARTER REFERENCE UPDATE CS SLW BL \(CLEAN\) 060216.PDF](#)

- 5.2. Ordinance 2016-14 No Parking Zones  
**Approve on second reading proposed Ordinance 2016-14. (Cook)**

AN ORDINANCE AMENDING CHAPTER 90 OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, ENTITLED "TRAFFIC AND VEHICLES," ARTICLE III, "STOPPING, STANDING, AND PARKING," DIVISION 1, "GENERALLY," TO UPDATE AND FURTHER CLARIFY SECTION 90-61 CURRENTLY ENTITLED, "PARKING PROHIBITED SIGNS;" BY ADDING NEW PROVISIONS AND REVISING TITLE TO "NO PARKING - DESIGNATION GENERALLY;" BY ADDING A NEW SECTION 90-80, "SCHEDULE I - NO PARKING ZONES"; PROVIDING FOR A PENALTY IN AN AMOUNT OF NOT MORE THAN TWO HUNDRED DOLLARS (\$200.00) FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR NOTICE.

Documents: [ORD NO 2016-14 PARKING CLEAN UP 053106 CM CA 060316 CLEAN \(NEW TABLE 90-8\)F.PDF](#)

- 5.3. Seabrook Economic Development Corporation Administrative Services Agreement

**Approve the Administrative Services Agreement between the City of Seabrook and the Seabrook Economic Development Corporation for Fiscal Year 2016/17. (Cook)**

Documents: [EDC ADMIN SVC AGR.PDF](#)

- 5.4. CLEMC Monthly Report

**Approve the Clear Lake Emergency Medical Corps (CLEMC) monthly report for May 2016. (Hunter)**

Documents: [CLEMC REPORT MAY 2016.PDF](#)

- 5.5. Fire Department Monthly Report

**Approve the Seabrook Volunteer Fire Department (SVFD) monthly report for May 2016. (Gutaker)**

Documents: [SVFD MAY 2016 STATUS REPORT FOR CITY OF SEABROOK.PDF](#)

- 5.6. Police Department Monthly Report

**Approve the Seabrook Police Department monthly report for May 2016. (Wright)**

Documents: [PD STATS MAY 2016.PDF](#)

- 5.7. Building Department Monthly Report

**Approve the Seabrook Building Department monthly report for May 2016. (Landis)**

Documents: [BUILDING DEPARTMENT REPORT MAY.PDF](#)

- 5.8. Excused Absence

**Approve an excused absence for Gary Johnson and Glenna Adovasio for the June 7, 2016 special and regular City Council meetings. (Hicks)**

## 6. NEW BUSINESS

**Council will discuss, consider and if appropriate, take action on the items**

listed below.

6.1. Ordinance 2016-16 Overlay District Amendment

**Discuss, consider, and authorize approval of or take action on first reading of proposed Ordinance 2016-16, amending the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulations", creating a new Section 4.16 "Seabrook Town Center Overlay District Regulations". (Landis)**

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 4, "SPECIAL USE REGULATIONS", CREATING A NEW SECTION 4.16 "SEABROOK TOWN CENTER OVERLAY DISTRICT REGULATIONS", SUCH DISTRICT CONSISTING OF THE AREA LYING WEST OF THE WESTERN EDGE OF STATE HIGHWAY 146 RIGHT-OF-WAY, NORTH OF VERMILLION DRIVE REAR PROPERTY LINES, EAST OF ED WHITE ELEMENTARY SCHOOL, SOUTH OF OAK DALE WAY REAR PROPERTY LINES, AND SOUTH OF SEABROOK METHODIST CHURCH, AS FURTHER DEPICTED IN ATTACHMENT A, HEREIN, BY ADDING SITE AND ARCHITECTURAL REGULATIONS FOR THE AREA KNOWN COMMONLY AS "SEABROOK TOWN CENTER", AND AMENDING SECTION 3.15, "COMPREHENSIVE LAND USE MATRIX", ACCORDINGLY BY ADDING "SEABROOK TOWN CENTER OVERLAY DISTRICT" "USES" PERMITTED BY RIGHT AND BY CONDITIONAL USE WITHIN SUCH DISTRICT; RECODIFYING THE CURRENT SECTION 4.16 "TELECOMMUNICATION TOWERS AND ANTENNAE" UNDER A NEW SECTION 4.25 UNDER THE SAME TITLE, TO ALLOW FOR FUTURE EXPANSION OF ARTICLE 4; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 PER OFFENSE FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

Documents: [CITY COUNCIL AGENDA BRIEFING SEABROOK TOWN CENTER OVERLAY DISTRICT 6-21-2016 CITY COUNCIL MEETING.PDF](#), [REPORT TO CC 05-19-2016 SEABROOK TOWN CENTER OVERLAY DISTRICT.PDF](#), [ORD 2016-16 SEABROOK TOWN CENTER OVERLAY DISTRICT ORDINANCE 6-8-2016 SLW CLEAN 061516.PDF](#), [OVERLAY ORDINANCE LANGUAGE-3 ATTACHMENT A WITH UNDERLINES 6-08-2016 SLWR061416.PDF](#), [MATRIX WITH STCOD- DISTRICT MARKUP \(2\) ATTACHMENT B UNDERLINED 6-08-2016 2.PDF](#)

7. ROUTINE BUSINESS

**Council will discuss, consider and if appropriate, take action on the items listed below.**

7.1. Reports

**Reports and announcements concerning items of community interest. No discussion or action will be taken by Council.**

Council Liaisons:

- a. Bay Area Houston Convention & Visitors Bureau
- b. Bay Area Houston Economic Partnership
- c. Bay Area Transportation Partnership
- d. Clear Lake Emergency Medical Corps
- e. Economic Alliance, Port Region
- f. Galveston Bay Foundation
- g. Hotel Tax Liaison Committee
- h. Houston-Galveston Area Council

7.2. Approve the Action Items Checklist which is attached and made a part of this Agenda.

Documents: [041116 ACTION ITEMS CHECKLIST.PDF](#)

7.3. Establish future meeting dates and agenda items

Documents: [JUNE CALENDAR.PDF](#), [JULY CALENDAR.PDF](#)

**THE CITY COUNCIL RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT, (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.**

I certify that this notice was posted on the bulletin board on or before Friday, June 17, 2016 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Robin Hicks, TRMC  
City Secretary