



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, SEPTEMBER 20, 2016 - 7:00 PM**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY SEPTEMBER 20, 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. EDC Semi-Annual Report

Presentation of the semi-annual Seabrook Economic Development Corporation report. (Chavez)

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, shall be limited to city business or city-related business or matters of general public interest, and shall not include any personal attacks. 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. Public Hearing EDC 2016/17 Budget

Present the FY 2016/17 Seabrook Economic Development Corporation Budget. (Chavez)

Documents:

3.2. Public Hearing CCD 2016/17 Budget

Present the FY 2016/17 Crime Control & Prevention District Budget. (Wright)

Documents:

[Ord 2016-23 CCD.pdf](#)

3.3. Public Hearing General, Enterprise, and Special Funds 2016/17 Budget

Present the General, Enterprise, and Special Funds Budgets for FY 2016/17. (Cook)

Documents:

[Ord 2016-24 Operating.pdf](#)

3.4. Public Hearing on proposed Chesapeake Bay Senior Living Community PUD

Conduct a Public Hearing on submittal of Preliminary Plan by Chesapeake Bay for modification of Planned Unit Development (approved by Ordinance 2015-11), located immediately East of Repsdorph Road and South of Brummerhop Park by creating a Phase II, III, and IV, limiting all commercial uses to be located within Phase III to those permissible within C-1 (Light-Commercial District) with the exception that Restaurants shall be a Use by Right and not require a Conditional Use Permit. (Landis)

Documents:

[Chesapeake Agenda Briefing.pdf](#)

[PZ report Chesapeake.pdf](#)

[PUD document.pdf](#)

4. BID AWARDS

4.1. Bid Award Project 2016-11

Consider and take all appropriate action on a Bid Award for Project 2016-11, Relocation of the Water Plant. (Chairez)

Documents:

[Agenda Briefing Form Bid Project 2016-11.pdf](#)

[Bid Project 2016-11 Award Recommendation 9-12-16.pdf](#)

5. CONSENT AGENDA

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

5.1. Resolution 2016-15 EDC Project Hampton Inn

Approve on second of two readings proposed Resolution 2016-15, "EDC Project Designation for Seabrook Hospitality, LP (Hampton Inn) and Authorization for Business Development Grant for Reconstruction of Hotel." (Chavez)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, AUTHORIZING A PROJECT OF THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION, TO PROVIDE BUSINESS INCENTIVES TO SEABROOK HOSPITALITY, LP, DOING BUSINESS AS THE HAMPTON INN, IN AN AMOUNT NOT TO EXCEED \$40,000 FOR HOTEL CONSTRUCTION IMPROVEMENTS, PURSUANT TO THE TERMS AND CONDITIONS OF THE "ECONOMIC DEVELOPMENT AGREEMENT", ATTACHED HERETO.

Documents:

[Resolution 2016-15 Hampton.pdf](#)

5.2. Investment Policy

Approve proposed Resolution 2016-18, "Adoption of the City's Investment Policy." (Gibbs)

Documents:

[Resolution 2016-18.pdf](#)

5.3. CLEMC Monthly Report

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

Documents:

[CLEMC Aug 2016.pdf](#)

5.4. Fire Department Monthly Report

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

Documents:

[SVFD Aug 2016.pdf](#)

5.5. Police Department Monthly Report

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

Documents:

[PD Aug 2016.pdf](#)

5.6. Building Department Monthly Report

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

Documents:

[Bldg Aug 2016.pdf](#)

5.7. Special Event Houston Happy Hikers

Approve a special event permit and waiver of permit fees for the Houston Happy Hikers 5K and 10K Walks on Saturday, November 12, 2016, from 8:30 am until 3:00pm at Miramar Park. All supporting documentation, including a request for a waiver of the fees, has been submitted. (Hicks)

Documents:

[Happy Hikers Special Event Application.pdf](#)

5.8. Excused Absence

Approve an excused absence for Robert Llorente and Mike Giangrosso for the September 6, 2016 regular City Council meeting. (Hicks)

6. NEW BUSINESS

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

6.1. Ordinance 2016-22 EDC Budget

Consider and take all appropriate action on first and final reading of proposed Ordinance 2016-22, "Seabrook Economic Development Corporation (EDC) Budget for FY 2016/17." (Chavez)

AN ORDINANCE APPROVING AND ADOPTING THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2016 AND ENDING ON SEPTEMBER 30, 2017 FOR THE CITY OF SEABROOK; APPROPRIATING FUNDS; AND NOTING A PUBLIC HEARING WAS HELD BY THE SEABROOK CITY COUNCIL ON SEPTEMBER 20, 2016.

Documents:

[Ord 2016-22 EDC.pdf](#)

6.2. Ordinance 2016-23 CCD Budget

Consider and take all appropriate action on first and final reading of proposed Ordinance 2016-23, "Seabrook Crime Control & Prevention District (CCD) Budget for FY 2016/17, as approved by the District's Board of Directors." (Wright)

AN ORDINANCE APPROVING AND ADOPTING THE SEABROOK CRIME CONTROL AND PREVENTION DISTRICT BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2016 AND ENDING ON SEPTEMBER 30, 2017 FOR THE CITY OF SEABROOK; APPROPRIATING FUNDS; AND NOTING A PUBLIC HEARING WAS HELD BY THE SEABROOK CITY COUNCIL ON SEPTEMBER 20, 2016.

Documents:

[Ord 2016-23 CCD.pdf](#)

6.3. Ordinance 2016-24 City Budget

Consider and take all appropriate action, by required record vote, on first and final reading of proposed Ordinance 2016-24, "Budget Ordinance for FY 2016/17". (Cook/Gibbs)

AN ORDINANCE APPROVING AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2016 AND ENDING ON SEPTEMBER 30, 2017 FOR THE CITY OF SEABROOK; APPROPRIATING FUNDS; AND NOTING A PUBLIC HEARING WAS HELD BY THE SEABROOK CITY COUNCIL ON SEPTEMBER 20, 2016 IN ACCORDANCE WITH THE CITY'S CHARTER AND WITH STATE LAW.

Documents:

[Ord 2016-24 Operating.pdf](#)

6.4. Ordinance 2016-25 Tax Ordinance

Consider and take all appropriate action on first and final reading of Ordinance 2016-25, "Tax Ordinance". (Gibbs)

Four separate motions are required: 1) to approve a tax rate of \$0.394574 cents per \$100.00 valuation of assessed property for operations and maintenance; 2) to approve a tax rate of \$0.170603 cents per \$100.00 valuation of assessed property for the

interest and sinking fund; 3) to approve the property tax rate of \$0.565177 cents per \$100.00 valuation which is equal to the effective tax rate; and 4) to approve proposed Ordinance 2016-25, "Tax Ordinance" on first and final reading with the reading of the caption serving as the reading of the ordinance and requiring a record vote. (Cook)

AN ORDINANCE FIXING AND LEVYING MUNICIPAL AD VALOREM TAXES FOR THE CITY OF SEABROOK, TEXAS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017 AND DIRECTING THE ASSESSMENT AND COLLECTION THEREOF.

Documents:

[Ord 2016-25 Tax Ordinance.pdf](#)

- 6.5. Resolution 2016-17 Water and Wastewater Utility Rates
Consider and take appropriate action on proposed Resolution 2016-17, "Updating Water and Wastewater Utility Rates." (Gibbs)

A RESOLUTION UPDATING WATER AND WASTEWATER UTILITY RATES AND DEPOSITS EFFECTIVE WITH THE OCTOBER 15 - NOVEMBER 15 BILLING CYCLE FOR THE CITY OF SEABROOK. THIS RESOLUTION REPLACES RESOLUTION 2015-30 WHICH WAS APPROVED ON OCTOBER 20, 2015.

Documents:

[Resolution 2016-17 water rates.pdf](#)

- 6.6. Chesapeake Bay Senior Living Community Request to Amend PUD
Consider and take all appropriate action on submittal of Preliminary Plan by Chesapeake Bay for modification of Planned Unit Development (approved by Ordinance 2015-11), located immediately east of Repsdorph Road and South of Brummerhop Park by creating a Phase II, III, and IV, limiting all commercial uses to be located within Phase III to those permissible within C-1 (Light-Commercial District) with the exception that Restaurants shall be a Use by Right and not require a Conditional Use Permit. (Landis)

Documents:

[Chesapeake Agenda Briefing.pdf](#)

[PZ report Chesapeake.pdf](#)

[PUD document.pdf](#)

- 6.7. BAHCVB Agreement
Consider and take all appropriate action on the Bay Area Houston Convention and Visitors Bureau ("BAHCVB") Agreement in an amount equal to 15% of the City's Hotel Occupancy Tax (HOT) revenues for a period beginning October 1, 2016 to September 30, 2019, with the right to terminate after one (1) year. (Cook)

Documents:

[CVB Contract 2016.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:

[072916 action items checklist.pdf](#)

7.3. Establish future meeting dates and agenda items

Documents:

[Sept calendar.pdf](#)

[Oct calendar.pdf](#)

8. EXECUTIVE SESSION

The City Council will now hold a closed executive meeting pursuant to the provisions of the open meetings Act, Charter 551, Government Code, and Vernon's Texas Codes Annotated, in accordance with the authority contained in one or more of the following sections: Section 551.071, Consultation with Attorney; Section 551.072, Real Property; Section 551.073, Deliberation Regarding a Prospective Gift; Section 551.074, Personnel Matters; Section 551.076. Security Devices; and Section 551.087, Economic Development.

8.1. Section 551.071

Pursuant to Section 551.071, Texas Government Code, consult with attorney to receive legal advice regarding Code of Ordinances, Appendix A, "Comprehensive Zoning", Section 4.10, "Planned Unit Developments". (Cook)

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, September 16, 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