



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, OCTOBER 18, 2016 - 7:00 PM**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY OCTOBER 18, 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 Committee
Presentation of the Quarterly Report by the Open Space and Trails Committee. (Burton)
- 1.2. Presentation Chesapeake Bay Senior Living PUD
Presentation and bi-annual status report on the Chesapeake Bay Senior Living Community Planned Unit Development (PUD), as provided by Section 4.10.10, "Development Schedule," Appendix A, Seabrook Code of Ordinances. (Landis / Friedrichs)

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 Chesapeake Bay Senior Living Community PUD

Hold a public hearing on a request for approval of Planned Unit Development/Plan including amendments to the Chesapeake Bay Senior Living Community Planned Unit Development previously approved by Ordinance 2015-11, located immediately East of Repsdorff 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](#)
[Ord 2016-26 Chesapeake Bay PUD.pdf](#)

4. CONSENT AGENDA

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

4.1. Pipeline Permit

Approve a request for a permit to relocate/lower a 6" pipeline which is located near the Poly One property, 5780 State Hwy. 146. (Landis)

Documents:

[Agenda Briefing - Dow.pdf](#)
[Permit Application.pdf](#)
[Project Cover Letter.pdf](#)
[Copy of the City of Seabrook Pipeline Ordinance.pdf](#)
[Exhibit A. Engineered Construction Drawings Including Profiles.pdf](#)

4.2. Agreement for Regional Watershed Protection Education Program

Approve an Interlocal Agreement between the City of Seabrook and Harris County to provide the City with administration and implementation of a regional watershed protection education program to meet state and federal requirements (MS4 permit), in an amount not to exceed \$6,334.56, effective September 1, 2016 through August 31, 2017. (Chairez)

Documents:

[watershed protection agreement.pdf](#)

4.3. Ethics Review Commission Reappointments

Approve the reappointment of Gene Scott and David Wilkerson as regular members to the Ethics Review Commission for a term ending **October 31, 2018. (Hicks)**

4.4. CLEMC Monthly Report

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

Documents:

[CLEMC Sept.pdf](#)

4.5. Fire Department Monthly Report

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

Documents:

[SVFD Sept.pdf](#)

- 4.6. Police Department Monthly Report
Approve the Seabrook Police Department monthly report for September 2016. (Wright)

Documents:

[PD Sept.pdf](#)

- 4.7. Building Department Monthly Report
Approve the Seabrook Building Department monthly report for September 2016. (Landis)

Documents:

[Bldg Sept.pdf](#)

- 4.8. Excused Absence
Approve an excused absence for Melissa Botkin for the October 4, 2016 regular City Council meeting. (Hicks)

5. NEW BUSINESS

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

- 5.1. Ordinance 2016-26 Chesapeake Bay Senior Living Community PUD
Consider and take all appropriate action on first reading of proposed Ordinance 2016-26, "Chesapeake Bay PUD Amendment". (Landis)

AN ORDINANCE AMENDING ORDINANCE 2015-11 APPROVING "CHESAPEAKE BAY PLANNED UNIT DEVELOPMENT ("PUD")" LOCATED IMMEDIATELY EAST OF REPSDORPH ROAD AND SOUTH OF BRUMMERHOP PARK, AS MORE PARTICULARLY DESCRIBED HEREIN, BY REVISING THE PLANNED UNIT DEVELOPMENT ("PUD") PLAN, REGULATIONS, RESTRICTIONS AND CONDITIONS ("PLAN") BY CREATING NEW PHASES II, III, AND IV, LIMITING ALL COMMERCIAL USES TO BE LOCATED WITHIN PHASE III TO THOSE PERMITTED WITHIN C-1 (LIGHT-COMMERCIAL DISTRICT), WITH THE EXCEPTION THAT RESTAURANTS SHALL BE A USE PERMITTED BY RIGHT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY.

Documents:

[Chesapeake Agenda Briefing.pdf](#)

[PZ report Chesapeake.pdf](#)

[Ord 2016-26 Chesapeake Bay PUD.pdf](#)

- 5.2. Ordinance 2016-27 Flood Damage Prevention
Consider and take all appropriate action on first reading of proposed Ordinance 2016-27, "Flood Damage Prevention". (Landis)

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS BY DELETING THE CURRENT CHAPTER 38, "FLOOD", ARTICLE II, "FLOOD DAMAGE PREVENTION" AND REPLACING IT WITH A

NEW ARTICLE II, UNDER THE SAME TITLE, "FLOOD DAMAGE PREVENTION" WHICH CONTAINS SECTIONS FOR STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND METHODS; DEFINITIONS; GENERAL PROVISIONS INCLUDING ADOPTING THE FLOOD INSURANCE RATE MAP (FIRM) AND FLOOD INSURANCE RATE STUDY (FIS), DATED JANUARY 6, 2017; ADMINISTRATION, PERMITTING AND VARIANCE PROCEDURES; AND PROVISIONS FOR FLOOD DAMAGE REDUCTION. THE CONTENTS OF THE NEW REPLACEMENT ARTICLE ARE SIMILAR TO THE CURRENT ARTICLE BUT ARE SOMETIMES WRITTEN IN A DIFFERENT MANNER..

THIS ORDINANCE PROVIDES FOR A PENALTY IN AN AMOUNT OF \$500.00, OR THE MAXIMUM PROVIDED BY LAW, FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALS ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith, SPECIFICALLY INCLUDING ORDINANCES NOS. 87-07, 91-17, 93-30, 96-19, 97-08, 08-10, 08-22, 08-28 AND 08-29; AND PROVIDES FOR SEVERABILITY AND NOTICE.

Documents:

[Agenda Briefing - Flood Damage Prevention.pdf](#)
[Ordinance No 2016-27 .pdf](#)
[Floodplain Ordinance - 01-06-2017 Maps .pdf](#)

5.3. Ordinance 2016-30 Travel Policy

Consider and take all appropriate action on first reading of proposed Ordinance 2016-30, "Revision to Personnel Policy Travel Regulations and Expense Reimbursement". (Gibbs)

AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, AMENIDNG THE CITY OF SEABROOK "PERSONNEL POLICIES", CHAPTER 4 "ORIENTATION AND TRAINING", SECTION 7 "TRAVEL REGULATIONS AND EXPENSE REIMBURSEMENT"; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT.

Documents:

[Ord 2016-30 Travel policy.pdf](#)
[Ord 2016-30 exhibit.pdf](#)

5.4. Ordinance 2016-31 No Parking

Consider and take all appropriate action on first reading of proposed Ordinance 2016-31. (Cook)

AN ORDINANCE AMENDING CHAPTER 90 OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS ENTITLED "TRAFFIC AND VEHICLES," ARTICLE III, "STOPPING, STANDING, AND PARKING," DIVISION 1, "GENERALLY," TO UPDATE AND PROVIDE FOR ADDITIONAL TRAFFIC REGULATIONS UNDER SECTION 90-80, "SCHEDULE I - NO PARKING ZONES" PERTAINING TO LAKESIDE DRIVE; 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:

[Ordinance 2016-31 .pdf](#)

5.5. Resolution 2016-20 Official City Newspaper

Consider and take all appropriate action on proposed Resolution 2016-20, "Designation of Official Newspaper". (Hicks)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS DESIGNATING THE CITY'S OFFICIAL NEWSPAPER, PURSUANT TO SECTION 11.12 OF THE CHARTER OF THE CITY OF SEABROOK, FOR PUBLICATION OF ALL ORDINANCES, NOTICES, AND OTHER MATTER

Documents:

[Observer proposal.pdf](#)
[Resolution 2016-20 .pdf](#)

5.6. Resolution 2016-21 Utility Easement

Consider and take all appropriate action on Resolution 2016-21, "Acceptance of a 10' Utility Easement from Joshua D. Piver and Samuel D. Piver out of Lot 7 and North 1/2 of Lot 8, Block 19, Morristown for Todville Sewer Line Repair." (Chairez)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, DETERMINING THAT EASEMENTS ARE NECESSARY FOR THE "TODVILL ROAD SEWER LINE REPAIR" PUBLIC IMPROVEMENTS PROJECT; APPROVING THE ACCEPTANCE OF SAID 10' UTILITY EASEMENT FROM JOSHUA D. PIVER AND SAMUAL D. PIVER, PROPERTY OWNERS OF A 0.0172 ACRE TRACT OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, OUT OF LOT 7 AND THE NORTH 1/2 OF LOT 8, BLOCK 19, MORRISTOWN, OF THE MAP OF SEABROOK, AS MORE PARTICULARLY DESCRIBED HEREIN

Documents:

[Resolution 2016-21 .pdf](#)
[Exhibit A_Utility Easement_Piver.pdf](#)

5.7. Resolution 2016-22 Utility Easement

Consider and take all appropriate action on Resolution 2016-22, "Acceptance of a 10' Utility Easement from Joseph A. Shuey Out of Lots 8 & 9, Block 19, Morristown for Todville Sewer Line Repair." (Chairez)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, DETERMINING THAT EASEMENTS ARE NECESSARY FOR THE "TODVILLE ROAD SEWER LINE REPAIR" PUBLIC IMPROVEMENTS PROJECT; APPROVING THE ACCEPTANCE OF SAID 10' UTILITY EASEMENT FROM JOSEPH A. SHUEY, PROPERTY OWNER OF A 0.0172 ACRE TRACT OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, OUT OF LOTS 8 & 9, BLOCK 19, MORRISTOWN, OF THE MAP OF SEABROOK, AS MORE PARTICULARLY DESCRIBED HEREIN

Documents:

[Resolution 2016-22.pdf](#)
[Exhibit A_Utility Easement_Shuey.pdf](#)

6. ROUTINE BUSINESS

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

6.1. 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**

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

Documents:

[072916 action items checklist.pdf](#)

6.3. Establish future meeting dates and agenda items

Documents:

[October calendar.pdf](#)

[November 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, October 14, 2016 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Meredith Brant, TRMC
Assistant City Secretary