



SEABROOK CITY COUNCIL  
NOTICE OF REGULAR CITY COUNCIL MEETING  
TUESDAY, AUGUST 7, 2018 - 6:00 PM

For city information visit [www.seabrooktx.gov](http://www.seabrooktx.gov)  
For SH 146 updates visit [www.sh146.com](http://www.sh146.com)

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY AUGUST 7, 2018 AT 6:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 1ST 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) 291-5690 FOR FURTHER INFORMATION.

**PLEDGE OF ALLEGIANCE**

**1. WORKSHOP**

1.1 City Council and City Staff will hear a presentation on, review and discuss, and if necessary, take all appropriate action on the FY 2018-2019 Capital Improvements Program (CIP) projects. (Cook / Matlock)

**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. PRESENTATIONS**

3.1 Presentation on the post event report for Yachty Gras 2018. (Howard)

**4. CONSENT AGENDA**

4.1 Approve on second reading proposed Ordinance 2018-19, "Amending the City of Seabrook Code of Ordinances to Revise 'Appendix B,' 'Master Fee Schedule' to provide for Annual Fee Review and Authorize the City Manager to Make Interim Adjustments of Such Fees." (Cook)  
ATTACHMENT: Ordinance 2018-19

AN ORDINANCE AMENDING THE CODE OF ORDINANCE OF THE CITY OF SEABROOK, TEXAS, TO PROVIDE FOR ANNUAL REVIEW BY CITY COUNCIL OR AS IT OTHERWISE DETERMINES, OF FEES CONTAINED IN THE MASTER FEE SCHEDULE, AUTHORIZING THE CITY MANAGER TO MAKE INTERIM ADJUSTMENTS OF THE SUBJECT FEES AS DETERMINED REASONABLE AS PROVIDED HEREIN; MAKING FINDINGS OF FACTS; REPEALING AND REPLACING ALL ORDINANCES OR RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR NOTICE AND EFFECTIVE DATE

4.2 Approve on second reading proposed Ordinance 2018-18, "Revise Section 90-5, Multi-Way Stop Signs at Todville Road and East Meyer." (Wright)  
ATTACHMENTS: Ordinance 2018-18 Exhibit A

AN ORDINANCE AMENDING CHAPTER 90 OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS, ENTITLED "TRAFFIC AND VEHICLES," ARTICLE 1, "IN GENERAL," SECTION 90-5, "STOP SIGNS DESIGNATED," SUBSECTION (1), "MULTI-WAY STOP SIGNS," AND ADDING A NEW MULTI-WAY STOP AT THE INTERSECTION OF TODVILLE ROAD AND EAST MEYER AVENUE, 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

**5. NEW BUSINESS**

5.1 Consider and take all appropriate action on proposed Resolution 2018-25, "Acceptance of a Special Warranty Deed from Seabrook Assets LLC for a tract approximately 4.1031 acres". (Cook)

ATTACHMENTS: Agenda Briefing Resolution 2018-25 Special Warranty Deed Plat

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, APPROVING THE ACCEPTANCE OF A SPECIAL WARRANTY DEED FROM SEABROOK ASSETS LLC, PROPERTY OWNERS, FOR A TRACT CONTAINING APPROXIMATELY 4.1031 ACRES OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, BEING PART OF THAT CERTAIN CALLED 45.925 ACRE TRACT CONVEYED BY CRAIG C. LAZZARI TO TRUST ME INC, RECORDED UNDER CLERK'S FILE NUMBER R732953 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, MORE PARTICULARLY DEPICTED IN THE ATTACHED DEED HEREIN, FOR PURPOSE OF DEDICATING RIGHT OF WAY CONSTRUCTION OF A PROPOSED PUBLIC ROAD EXTENSION

5.2 Consider and take all appropriate action on proposed Resolution 2018-26, "Authorization for Advanced Funding Agreement with Texas Department of Transportation for Utility Relocations Along SH 146". (Cook)

ATTACHMENTS: Agenda Briefing Resolution 2018-26 Resolution 2018-15 Advanced Funding Agreement Bid Tab TxDot Minute Order

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, AUTHORIZING AN ADVANCED FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION ("TXDOT"), FOR RELOCATIONS OF WATER AND SANITARY SEWER INFRASTRUCTURE ALONG THE SH 146 EXPANSION PROJECT ("Project"); AUTHORIZING THE MAYOR TO EXECUTE THE "ADVANCED FUNDING AGREEMENT" ATTACHED HERETO AS EXHIBIT "A"; AUTHORIZING THE CITY MANAGER TO TAKE ALL STEPS NECESSARY TO PROCEED WITH THE PROJECT

5.3 Consider and take all appropriate action on proposed Resolution 2018-27, "Authorization for State Infrastructure Bank Loan #S2019 002-01," in an amount of \$3,700,000.00 for a term of 20 years at an interest rate of 3.15%. The first payment due and in proposed budget for FY 2018/2019. (Cook)

ATTACHMENTS: Agenda Briefing Resolution 2018-27 Resolution 2018-15 SIB Loan Agreement Amortization Table TxDot Minute Order

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, AUTHORIZING THE EXECUTION OF A LOAN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION ("TXDOT"), FOR RELOCATIONS OF WATER AND SANITARY SEWER INFRASTRUCTURE OR RIGHT OF WAY ACQUISITION ALONG THE SH 146 EXPANSION PROJECT ("Project"); AUTHORIZING THE MAYOR TO EXECUTE THE "STATE INFRASTRUCTURE BANK LOAN S2018-002-01" ATTACHED HERETO AS EXHIBIT "A"; AUTHORIZING THE CITY MANAGER TO TAKE ALL STEPS NECESSARY TO PROCESS THE LOAN

5.4 Consider and take all appropriate action on design elements of the SH 146 project and an amendment (SBKs801) to agreement (SBKs701) with SWA Group for the design services of SH 146 in an amount of \$26,013.00, including reimbursables. This is not a budgeted item and will require a budget amendment. (Cook)

ATTACHMENTS: Agenda Briefing SBKs701 SBKs801

5.5 Consider and take all appropriate action on an addendum to the contract for the sale of property of approximately 2.0514 acres out of the Ritson Morris Survey, Abstract 52. This property is generally located on Lakeside Drive and adjacent to the City of Seabrook's Water Facility.

ATTACHMENTS: Agenda Briefing Resolution 2018-19 Amendment

**6. OLD BUSINESS**

6.1 Remove from the table and consider and take all appropriate action on membership with the Clear Lake Area Chamber of Commerce. (Kolupski)

**7. DISCUSSION ITEM**

7.1 Discuss and take all appropriate action for consideration of requesting the Planning and Zoning Commission's review/recommendation for amending the Comprehensive Zoning Code to allow tattoo parlors/body art establishments as a conditional use, with any appropriate conditions for such use in zoning district C-2 (Medium Commercial District). (Kolupski)

ATTACHMENTS: Agenda Briefing Ordinance 2012-15 Sec. 2.04 Sec. 2.07 Sec. 4.11 Map of Address

**8. ROUTINE BUSINESS**

8.1 Approve the Action Items Checklist which is attached and made a part of this agenda. (Council)

ATTACHMENT: Action Item Checklist

8.2 Establish future meeting dates and agenda items. (Council)

**9. EXECUTIVE SESSION**

9.1 551.074

Deliberating the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of the position of Director of Emergency Services. (Cook)

**10. OPEN SESSION**

Council will reconvene in open session to allow for possible action on any of the agenda items listed above under "Executive Session."

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, August 3, 2018 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Stephanie Martinez,  
Executive Administrative Assistant