



**CRIME CONTROL & PREVENTION DISTRICT FOLLOWED BY SEABROOK CITY COUNCIL  
NOTICE OF MEETINGS  
TUESDAY, SEPTEMBER 21, 2021 - 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 CRIME CONTROL & PREVENTION DISTRICT BOARD OF DIRECTORS WILL MEET ON **TUESDAY SEPTEMBER 21, 2021 AT 6:00 PM** IMMEDIATELY FOLLOWED BY A MEETING OF THE SEABROOK CITY COUNCIL 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) 291-5663 OR CITYSEC@SEABROOKTX.GOV FOR FURTHER INFORMATION.

**PLEDGE OF ALLEGIANCE**

**1. PRESENTATIONS - CCPD**

1.1 Hear and receive a presentation on the establishment of the Seabrook Crime Control and Prevention District and an update on the District's activities and benefits to the Community. *Sean Wright, Chief of Police*

**2. PUBLIC COMMENTS AND ANNOUNCEMENTS - CCPD**

*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.

**REGISTER ONLINE TO SPEAK IN PERSON DURING PUBLIC COMMENTS:** [www.seabrooktx.gov/speaker-registration](http://www.seabrooktx.gov/speaker-registration)

**3. SPECIFIC PUBLIC HEARING - CCPD**

3.1 Hold a Public Hearing on the proposed FY 2021/2022 Budget for the Crime Control and Prevention District. *Sean Wright, Chief of Police*

**ATTACHMENT(S):** [Public Hearing Notice](#)

**4. NEW BUSINESS - CCPD**

4.1 Consider and take all appropriate action on election of a President and a Vice President of the Board of Directors of the Seabrook Crime Control and Prevention District, for a term ending September, 2022. *Board of Directors*

4.2 Consider and take all appropriate action on first and final reading of proposed Ordinance 2021-01 CCPD, "Budget Ordinance FY2021/2022." *Sean Wright, Chief of Police*

**ATTACHMENT(S):** [Agenda Briefing](#) [Ordinance 2021-01 CCPD](#) [Exhibit](#)

**THE REGULAR CITY COUNCIL MEETING WILL BEGIN IMMEDIATELY FOLLOWING THE ADJOURNMENT OF THE CRIME CONTROL AND PREVENTION DISTRICT MEETING**

**5. 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 Texas 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.*

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5.1 Mayor, City Council, and/or members of the City staff may make announcements about City/Community events. *City Council*

**ATTACHMENT(S):** **Events Memo**

## **6. BOARDS AND COMMISSIONS**

6.1 Interview Candidates for open positions on the Ethics Review Commission and the Planning & Zoning Commission. *City Council*

**ATTACHMENT(S):** [Mahan application](#) [Thompson application](#)

6.2 Consider and take all appropriate action on the appointment of a regular member to the Ethics Review Commission for a term to expire October 31, 2023. *City Council*

6.3 Consider and take all appropriate action on the appointment of a member to the Planning & Zoning Commission to fill a vacancy left by Rob Hefner, for a term to expire January 1, 2023. *City Council*

## **7. SPECIFIC PUBLIC HEARINGS**

7.1 Conduct a Public Hearing on the proposed FY 2021/2022 Budget for the Crime Control and Prevention District. *Sean Wright, Chief of Police*

**ATTACHMENT(S):** [Public Hearing Notice](#)

7.2 Conduct a Public Hearing on the proposed FY 2021/2022 Budget for the Seabrook Economic Development Corporation. *Paul Chavez, Director of Economic Development*

**ATTACHMENT(S):** [Public Hearing Notice](#)

7.3 Conduct a Public Hearing on the proposed FY 2021/2022 Budgets for the City of Seabrook General, Enterprise, and Special Funds. *Gayle Cook, City Manager, and Michael Gibbs, Director of Finance*

**ATTACHMENT(S):** [Public Hearing Notice](#)

7.4 Conduct a Public Hearing to present the 2021 Tax Year proposed Property Tax Rate for the City of Seabrook. *Gayle Cook, City Manager, and Michael Gibbs, Director of Finance*

**ATTACHMENT(S):** [Public Hearing Notice](#)

## **8. CONSENT AGENDA**

8.1 Approve on second reading Ordinance 2021-13, "Prohibition of Use of

Hazardous Materials in Fencing Construction". *Sean Landis, Deputy City Manager*

**ATTACHMENT(S):** [Ordinance 2021-13](#)

AN ORDINANCE AMENDING APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE III, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", BY ADDING ADDITIONAL SUPPLEMENTARY PROVISIONS FOR FENCING BY REVISING SECTIONS 3.02.13 ("R-LD"), 3.03.13 ("R-1"), 3.04.11 ("R-2"), 3.05.11 ("R-3"), 3.06.13 ("C-1"), 3.07.13 ("C-2"), 3.08.13 ("C-3"), 3.09.12 ("146-S"), 3.10.13 ("WAD"), 3.11.10 ("MMU"), 3.12.03 (H) ("OS"), 3.13.13 ("MH"), 3.14.14 ("LI"), AND 3.16.12 ("146-M"), ALL UNDER THE SUBTITLE "SUPPLEMENTARY REGULATIONS" TO SUCH SECTIONS, TO CREATE PROHIBITION OF THE USE OF HAZARDOUS MATERIALS FOR FENCING CONSTRUCTION AS PROVIDED HEREIN, TO INCLUDE, BUT NOT LIMITED TO, BARBED WIRE, CONCERTINA WIRE, RAZOR WIRE, ELECTRICALLY CHARGED WIRE, AND/OR ANY OTHER MATERIALS DESIGNED OR CAPABLE OF CAUSING UNREASONABLE HARM TO PERSONS OR ANIMALS; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

**8.2** Approve on second reading Ordinance 2021-14, "Revisions to the Alcoholic Beverages Ordinance". *Robin Lenio, City Secretary*

**ATTACHMENT(S):** [Ordinance 2021-14](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, CHAPTER 6, "ALCOHOLIC BEVERAGES", BY AMENDING SECTION 6-3, "RESTRICTION ON SALE OR USE OF ALCOHOL", SECTION 6-4, "MINIMUM DISTANCE FROM CERTAIN USES", SECTION 6-6, "NOTICE OF APPLICATION FOR WAIVER", SECTION 6-7, "EXCEPTIONS TO REQUIRED MINIMUM DISTANCES", AND SECTION 6-10, "PERMIT FEES AND ISSUANCE", TO CONFORM TO CHANGES TO THE TEXAS ALCOHOLIC BEVERAGE CODE AND TO MEET THE CURRENT NEEDS OF THE CITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

**8.3** Approve on second reading Ordinance 2021-15, "Amending the City of Seabrook City Code of Ordinances to Update 'Appendix B' 'Master Fee Schedule'". *Robin Lenio, City Secretary*

**ATTACHMENT(S):** [Ordinance 2021-15](#) [Appendix B](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, TO UPDATE "APPENDIX B", ENTITLED "MASTER FEE SCHEDULE" BY UPDATING AND AMENDING WASTEWATER FEES, PERMIT FEES FOR SEASONAL CHRISTMAS TREE SALES, CAROTHERS COASTAL GARDENS RENTAL FEES, POST SEASON SWIMMING POOL FACILITY RENTAL FEES, DAILY POOL FEES, PARK FEES, UTILITY FEES, INCLUDING WATER METER TAMPERING FEES, WATER TAP FEES, WATER SERVICE "MATERIAL COSTS", AND WATER METER AUDIT FEES; MAKING FINDINGS OF FACT; REPEALING AND REPLACING ALL REFERENCES TO SUCH FEES AND CHARGES IN ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR NOTICE AND EFFECTIVE DATE

**8.4** Approve the Quarterly Investment Reports for the second and third quarters of Fiscal Year 2020-2021, as required by the Public Funds Investment Act (PFIA). *Michael Gibbs, Director of Finance*

**ATTACHMENT(S):** [Agenda Briefing](#) [Second Quarter Report](#) [Third Quarter Report](#)

**8.5** Approve Resolution 2021-13, "Adoption of the City's Investment Policy". *Michael Gibbs, Director of Finance*

**ATTACHMENT(S):** [Agenda Briefing](#) [Resolution 2021-13](#)

A RESOLUTION ADOPTING THE NEW INVESTMENT POLICY FOR THE CITY OF SEABROOK IN ACCORDANCE WITH STATE LAW AND THE PUBLIC FUNDS INVESTMENT ACT (PFIA)

**8.6** Approve the termination of the campaign treasurer appointments for Seabrook inactive candidateS, pursuant to Seabrook Resolution 2021-04, approved by the City Council on February 2, 2021, and Chapter 252 of the Texas Election Code. *Robin Lenio, City Secretary*

**ATTACHMENT(S):** [Agenda Briefing](#) [Resolution 2021-04](#)

## **9. NEW BUSINESS**

**9.1** Consider and take all appropriate action on first and final reading of Ordinance 2021-21, "Amendment No. 2 amending the budget for the Fiscal Year beginning October 1, 2020 and ending September 30, 2021 for City department encumbrances". *Michael Gibbs, Director of Finance*

**ATTACHMENT(S):** [Agenda Briefing](#) [Ordinance 2021-21](#) [Exhibit](#)

AN ORDINANCE AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021 BY AUTHORIZING CERTAIN ADDITIONS IN THE AMOUNT OF \$1,752,692 FOR GENERAL AND CAPITAL RESERVE CIP FUND 28 FUND; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO FACILITATE THE CHANGES IDENTIFIED; AND FINDING AVAILABLE UNENCUMBERED FUNDS FOR THE SUPPLEMENTAL APPROPRIATION AND/OR RESERVE REDUCTION

**9.2** Consider and take all appropriate action on first and final reading of proposed Ordinance 2021-17, "Seabrook Crime Control and Prevention District Budget for FY 2021/2022". *Sean Wright, Chief of Police*

**ATTACHMENT(S):** [Agenda Briefing](#) [Ordinance 2021-17](#) [Exhibit](#)

AN ORDINANCE APPROVING AND ADOPTING THE SEABROOK CRIME CONTROL AND PREVENTION DISTRICT BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2021 AND ENDING ON SEPTEMBER 30, 2022 FOR THE CITY OF SEABROOK; APPROPRIATING FUNDS; AND NOTING A PUBLIC HEARING WAS HELD BY THE SEABROOK CITY COUNCIL ON SEPTEMBER 21, 2021

**9.3** Consider and take all appropriate action on first and final reading of proposed Ordinance 2021-18, "Seabrook Economic Development Corporation Budget for FY 2021/2022". *Paul Chavez, Director of Economic Development*

**ATTACHMENT(S):** [Agenda Briefing](#) [Ordinance 2021-18](#) [Exhibit](#)

AN ORDINANCE APPROVING AND ADOPTING THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2021 AND ENDING ON SEPTEMBER 30, 2022 FOR THE CITY OF SEABROOK; APPROPRIATING FUNDS; AND NOTING A PUBLIC HEARING WAS HELD BY THE SEABROOK CITY COUNCIL ON SEPTEMBER 21, 2021.

**9.4** Consider and take all appropriate action on first and final reading of Ordinance 2021-19, "City of Seabrook General, Enterprise, and Special Funds Budgets for FY 2021/2022". *Gayle Cook, City Manager, and Michael Gibbs, Director of Finance*

**ATTACHMENT(S):** [Agenda Briefing](#) [Ordinance 2021-19](#) [Operating Budget](#) [CIP Summary](#)

AN ORDINANCE APPROVING AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2021 AND ENDING ON SEPTEMBER 30, 2022 FOR THE CITY OF SEABROOK; APPROPRIATING FUNDS; AND NOTING A PUBLIC HEARING WAS HELD ON SEPTEMBER 21, 2021 IN ACCORDANCE WITH THE CITY'S CHARTER AND WITH STATE LAW.

**9.5** Consider and take all appropriate action on first and final reading of proposed Ordinance 2021-20, "Tax Ordinance", levying the ad valorem property tax of the City of Seabrook on all taxable property within the corporate limits of the city on January 1, 2021, and adopting a tax rate of \$0.52444 per \$100 of valuation for 2021; providing revenues for payment of current municipal maintenance and operation expenses and for payment of interest and principal on outstanding debt. *Gayle Cook, City Manager, and Michael Gibbs, Director of Finance*

**ATTACHMENT(S):** [Agenda Briefing](#) [Ordinance 2021-20](#)

Four separate motions are required:

- 1) "I move to approve a tax rate of \$39.0106 cents per \$100 valuation of assessed property for operations and maintenance";
- 2) "I move to approve a tax rate of \$13.4338 cents per \$100 valuation of assessed property for the interest and sinking fund";
- 3) "I move that the property tax rate be increased with the adoption of a tax rate of \$0.52444, which is effectively a 1.45% increase in the tax rate. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 2.00 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$-9.74";
- 4) "I move to approve Proposed Ordinance 2021-20, "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".

AN ORDINANCE FIXING AND LEVYING THE MUNICIPAL AD VALOREM

TAXES FOR THE CITY OF SEABROOK, TEXAS, FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2022 AND DIRECTING THE ASSESSMENT AND COLLECTION THEREOF

**9.6** Consider and take all appropriate action on first reading of Ordinance 2021-16, "Revising Arson Reward". *Kevin Rodgers, Fire Marshal*

**ATTACHMENT(S):** [Ordinance 2021-16](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK CHAPTER 34, "FIRE PREVENTION AND PROTECTION", BY REVISING SECTION 34-1, "ARSON REWARD"; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

**9.7** Consider and take all appropriate action on a proposal and addendum to proposal constituting the agreement between the City of Seabrook and Kennedy Demolition Contractors for demolition of the structures in the proposal attached at Carothers Coastal Gardens, located at 502 Pine Gully, in an amount not to exceed \$31,320.00. The demolition was approved on September 7, 2021 by City Council with the acceptance of the Carothers Coastal Gardens Task Force II Final Report. *Kevin Padgett, Director of Public Works*

**ATTACHMENT(S):** [Agenda Briefing](#) [Proposal](#) [Addendum](#)

**9.8** Consider and take all appropriate action on sponsorship, in the amount of \$2,000.00, for the Salute to Heroes event taking place at South Short Harbor Resort on October 15, 2021. *LeaAnn Petersen, Director of Community & Visitor Relations*

**ATTACHMENT(S):** [March 3 2020 minutes](#)

**9.9** Consider and take all appropriate action on the designation of Mayor Thom Kolupski and Councilmember Mike Giangrosso as the City of Seabrook representatives to the HGAC 2021 General Assembly, per the Council liaison appointments approved on June 15, 2021. *City Council*

**ATTACHMENT(S):** [Letter](#) [Liaison Table](#)

## **10. DISCUSSION**

**10.1** Discuss, consider and, if necessary, take all appropriate action on provisions and direction for short term rentals in the City of Seabrook. *Ed Klein, Councilmember, Position 1*



## **11. ROUTINE BUSINESS**

11.1 Update and report on various items that require no action, including Tropical Storm Nicholas, SH 146 Expansion Project, City of Seabrook CIP Projects, City of Seabrook Grant Administration, and COVID-19 related issues.  
*Gayle Cook, City Manager*

11.2 Establish future meeting dates and agenda items. *City Council*

ATTACHMENT(S): [Calendar](#)

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 17, 2021 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Robin Lenio, TRMC  
City Secretary

