

1 The City Council of the City of Seabrook met in regular session on Tuesday, March 15, 2016 at  
2 7:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if  
3 appropriate, take action on the items listed below.

4  
5 **THOSE PRESENT WERE:**

- |    |                        |                        |
|----|------------------------|------------------------|
| 6  | GLENN R. ROYAL         | MAYOR                  |
| 7  | ROBERT LLORENTE        | COUNCIL PLACE NO. 1    |
| 8  | MIKE GIANGROSSO        | COUNCIL PLACE NO. 2    |
| 9  | GARY JOHNSON           | MAYOR PRO TEM &        |
| 10 |                        | COUNCIL PLACE NO. 3    |
| 11 | MELISSA BOTKIN         | COUNCIL PLACE NO. 4    |
| 12 | GLENNA ADOVASIO        | COUNCIL PLACE NO. 5    |
| 13 | O.J. MILLER - Ex. Abs. | COUNCIL PLACE NO. 6    |
| 14 | GAYLE COOK             | CITY MANAGER           |
| 15 | SEAN LANDIS            | ASSISTANT CITY MANAGER |
| 16 | STEVE WEATHERED        | CITY ATTORNEY          |
| 17 | ROBIN HICKS            | CITY SECRETARY         |

18  
19 Mayor Royal called the meeting to order at 7:00 p.m. and led the audience in the United States  
20 and Texas Pledge of Allegiance.

21  
22 **1.0 PRESENTATIONS**

23  
24 **1.1 Proclamation commemorating the 50th Anniversary of the Vietnam War and**  
25 **recognizing and honoring Vietnam Veterans and their families for their service and**  
26 **sacrifice. (Royal)**

27  
28 Mayor Royal read the proclamation, stating that it is an honor to commemorate the  
29 Vietnam War and Seabrook is very honored to have Veterans come to the City and visit  
30 the Veteran’s Memorial on Main Street. Mayor Royal and the other Councilmembers  
31 present took a photograph with the representatives with the Daughters of the American  
32 Revolution. Flora Callaway, the Regent of the Sam Houston Chapter of DAR, stated the  
33 organization is made up of members who are all direct lineage, traced back to specific  
34 individuals, from someone who supported the Revolutionary War. DAR is 2000 women  
35 strong across the Nation, with the largest chapter of DAR in the world being the Sam  
36 Houston Chapter with approximately 200 members. The Houston area has a total of 30  
37 chapters. DAR chapters work with local communities and the Sam Houston Chapter is  
38 delighted to have a memorial service on March 29 at Seabrook’s Veteran’s Memorial.  
39 Vietnam Vets are welcome and encouraged to attend the service on March 29.

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41  
42  
43  
44

45 **1.2 Presentation of the semi-annual Seabrook Economic Development**  
46 **Corporation report. (SEDC)**  
47

48 Mr. Paul Dunphey, President, and Paul Chavez, EDC Director, gave the report to  
49 Council. Mr. Dunphey referenced the items completed in the last 6 months as well as  
50 future items/projects, including the water tank relocation; the “buy local” coupon books,  
51 the storefront façade improvement grant; and Celebration Seabrook. Mr. Dunphey stated  
52 that Council worked hand in hand with the EDC Board on all of the projects. EDC  
53 participated in choosing the Economic Alliance business of the Year, which was Maas  
54 Nursery. The Seabrook Neighborhood Empowerment Zone was revised this year to  
55 include Old Seabrook to help EDC control and fund activities in the future. EDC has  
56 been active in the upset to the Comprehensive Master Plan, which will be and economic  
57 development tool to give EDC direction and focus.  
58

59 Future challenges are vacant properties, unmotivated owners, large parcels of land not  
60 shovel ready, and the uncertainty of the 146 project timeline; although the uncertainty is  
61 getting to be less and less.  
62

63 EDC’s job is to incentivize businesses to try to keep them in the City. Old Seabrook has  
64 been discussed for a long time and the Board does not have any definite thoughts, but has  
65 discussed one way streets, sidewalks, parking to help the existing businesses and  
66 encourage new businesses. The EDC’s goals are development of the commercial corridor  
67 and Old Seabrook; the study of infrastructure to encourage economic development;  
68 promoting sites for commercial network.  
69

70 Paul Chavez, Director of Economic Development, has been working with the Planning &  
71 Zoning Commission and the Council on zoning ordinances, especially with the update of  
72 the Comprehensive Master Plan. He has been reviewing relocations for businesses  
73 during the 146 expansion, so that partnerships are entered into with the businesses for  
74 incentives. He has been working on full development of the Point to ensure future  
75 developers are interested.  
76

77 **2.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**  
78

79 Mark Caldwell, 2510 DeFour Trace, owner of Stonemarc One, stated that the 9.8 acre  
80 parcel that he is trying to rezone was tabled by Council, and he would like to request the  
81 item be brought off the table and put on the next Council agenda. Having sat in on the  
82 Comprehensive Master Plan review meetings, Mr. Caldwell the north area is being  
83 viewed as an area optimal for light industrial/commercial uses due to site visibility and  
84 access to Highway 146. However, every property is unique to the uses for which it might  
85 be suitable. The 9.8 acre parcel is long and narrow with C2 zoned frontage, but if it  
86 remains C2, it will probably remain undeveloped.  
87  
88

89 **2.1 Mayor, City Council and/or members of the city staff may make announcements**  
90 **about city/community events. (Council)**

91 Councilmember Giangrosso announced several upcoming events, including the Harris  
92 County Mayors' and Councils' Association monthly meeting on Thursday, March 17, at  
93 6:30pm in Webster; the Lucky Trails Marathon; the Gulf Coast Community Protection  
94 and Recovery District public hearing on March 22; the Easter Egg hunt; 2016 Trash  
95 Bash; the concert to raise money for new park benches; the Evelyn Meador Library  
96 community clean up; Keels and Wheels; the membership drive for Seabrook Association  
97 on March 16 from 5:30-7:00; and the March 29 Vietnam War Commemoration. City  
98 offices will be closed on March 25 for Good Friday.

99 Mayor Royal announced that the GCCPRD, headed by County Judges, has released a  
100 report on storm surge protection options which states that a Coastal Spine along and  
101 extended out from the Galveston Seawall is option #1 and a levee along State Highway  
102 146 is option #2. The Mayor published a letter regarding the report, the options, and his  
103 support of option #1 and opposition to option #2. The post reached 14,367 users and was  
104 shared 210 times. The Mayor has received several emails from area Mayors in support of  
105 option #1, and today Commissioner Jack Morman sent a letter of support. Citizens can  
106 email comments to GCCPRD regarding the storm surge protection options, and the  
107 Mayor asked if citizens would please email comments to GCCPRD, if they are unable to  
108 attend the public hearing on March 22.

109 **3.0 SPECIFIC PUBLIC HEARING(S)**

110 **3.1 Public Hearing on proposed Ordinance 2016-09, "Parking Prohibited on Streets and**  
111 **Private Property." (Landis)**

112  
113 **AN ORDINANCE AMENDING CHAPTER 90 OF THE CODE OF ORDINANCES**  
114 **OF THE CITY OF SEABROOK, ENTITLED "TRAFFIC AND VEHICLES,"**  
115 **ARTICLE III, "STOPPING, STANDING, AND PARKING," DIVISION 1,**  
116 **"GENERALLY," BY REPEALING SECTION 90-65 AND REPLACING IT**  
117 **UNDER THE SAME SECTION NUMBER WITH A NEW TITLE, "PARKING**  
118 **BUSES, TRUCK TRACTORS, TRAILERS, OR OTHER VEHICLES WITH TWO**  
119 **OR MORE AXLES EXCEEDING 14,000 LBS GROSS WEIGHT RATING**  
120 **(GVWR) ON STREETS"; REPEALING SECTION 90-66 AND REPLACING IT**  
121 **UNDER THE SAME SECTION NUMBER WITH A NEW TITLE, "PARKING**  
122 **BUSES, TRUCK TRACTORS, TRAILERS, OR OTHER VEHICLES WITH TWO**  
123 **OR MORE AXLES EXCEEDING 14,000 LBS GROSS WEIGHT RATING**  
124 **(GVWR) ON PRIVATE PROPERTY"; RENUMBERING SUBSEQUENT**  
125 **SECTIONS ACCORDINGLY; PROVIDING A PENALTY IN AN AMOUNT NOT**  
126 **TO EXCEED \$200, OR THE MAXIMUM AMOUNT PERMITTED BY LAW FOR**  
127 **VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE**  
128 **CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES**  
129 **INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR**  
130 **SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

131 Mayor Royal opened the public hearing.

132  
133 Sean Landis, Deputy City Manager, stated that recently, as the City has been patrolled,  
134 staff has notice an increase in 18 wheelers and tractor trailers parked in the City. As a  
135 result of the increase in the number of 18 wheelers parked in the City, staff is  
136 recommending a modification of the ordinance to help control the situation. The  
137 proposed modification is to remove Section 90-65 of the Code of Ordinances, which  
138 regulates semi-trucks or tractors on any City streets during normal working hours (this  
139 controls overnight parking on public streets). Section 90-65 does not address private  
140 property. The recommendation is to create a prohibition where semi-trucks or tractors,  
141 over 14,000 lbs GVWR, can only stand, stop or park on public streets for no longer than  
142 an hour. There is an exception in the modification for making a delivery, picking up or  
143 providing a service to a local business. In addition, a new Section 90-66 has been  
144 created, which regulates parking on private property, and requires parking for no longer  
145 than an hour, unless the semi-truck or tractor is an accessory to the use of the existing  
146 business or unless making a delivery, picking up or providing a service. There are no  
147 changes to the remaining sections, other than renumbering.

148  
149 Council asked specific questions regarding clarification of whether a trailer over 14,000  
150 lbs is included in the modifications, and if such a trailer is parked in front of someone's  
151 house, would it be in violation. Mr. Landis stated there may be a violation under a  
152 different ordinance in the Code. Council asked if recreational vehicles are included in the  
153 modifications, as most are over 14,000lbs. Council suggested that 14,000lbs is too small,  
154 and would pull in other types of vehicles that are not intended to be covered by the  
155 proposed modifications. Mr. Landis stated that RV's and boats are not prohibited on  
156 private property, but parking them in the street is a violation, under the current Code. Mr.  
157 Landis stated that staff can go back and modify the ordinance to adjust the weight ratings.

158  
159 Having no additional speakers come forward, the Mayor closed the public hearing.

160  
161 **4.0 CONSENT AGENDA**

162  
163 **4.1 Approve on second and final reading Proposed Ordinance 2016-06, "Issuance of**  
164 **Conditional Use Permit to allow a Hotel without a full service restaurant". (Landis)**

165  
166 **AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK,**  
167 **APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 12, "TEMPORARY**  
168 **AND NONTEXT CHANGES," SECTION 12.03, "CONDITIONAL USE PERMITS**  
169 **GRANTED", BY ADDING A NEW PARAGRAPH (22) GRANTING A**  
170 **CONDITIONAL USE PERMIT FOR A "HOTEL (WITHOUT FULL SERVICE**  
171 **RESTAURANT)" TO BE LOCATED AT 2710 NASA PARKWAY, WITHIN THE**  
172 **C-2 (COMMERCIAL - MEDIUM) ZONING DISTRICT AND ESTABLISHING**  
173 **ANY APPLICABLE CONDITIONS FOR THE OPERATION OF THE BUSINESS**  
174 **IN ACCORDANCE WITH LAW; PROVIDING A PENALTY IN AN AMOUNT**  
175 **NOT TO EXCEED \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF**

176 BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR  
177 PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH;  
178 AND PROVIDING FOR SEVERABILITY.

179  
180 **4.2 Approve on second and final reading Ordinance 2016-10, "Altering Speed Limits**  
181 **Along SH 146 Frontage Red Bluff/Seabrook Circle." (Cook)**

182  
183 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK,  
184 CHAPTER 90 "TRAFFIC AND VEHICLES" ARTICLE II, "SPEED  
185 RESTRICTIONS", SECTION 90-31 "ENUMERATION OF LIMITS" BY  
186 ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR  
187 VEHICLES UNDER THE PROVISIONS OF SECTION 545.356, TEXAS  
188 TRANSPORTATION CODE, ON BASIS OF AN ENGINEERING AND TRAFFIC  
189 INVESTIGATION, WITHIN THE CORPORATE LIMITS OF THE CITY OF  
190 SEABROOK, ALONG SH 146, FRONTAGE ROAD NORTH AND SOUTH OF  
191 RED BLUFF ROAD, AND SEABROOK CIRCLE, AS SET OUT IN THIS  
192 ORDINANCE; AND PROVIDING FOR A PENALTY OF A FINE NOT TO  
193 EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR VIOLATION OF ANY  
194 PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL  
195 ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN  
196 CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

197  
198 **4.3 Approve Monthly Public Safety Reports for January and February 2016. (Wright)**  
199

200 **4.4 Approve Monthly Building Department Reports for January and February 2016.**  
201 **(Landis)**

202  
203 **4.5 Approve Quarterly Communications and Marketing Report. (Dearman) The**  
204 **report is available in the Office of the City Secretary and will be available at the**  
205 **City Council meeting.**

206  
207 **4.6 Approve an excused absence for O.J. Miller for the March 01, 2016 regular City**  
208 **Council meeting. (Hicks)**

209  
210 **4.7 Approve the minutes of the February 9, 2016 special joint City Council meeting with**  
211 **the Open Space and Trails Committee. (Hicks)**

212  
213 **4.8 Approve the minutes of the March 1, 2016 regular City Council meeting. (Hicks)**  
214

215 **END OF CONSENT AGENDA**

216  
217 Motion was made by Councilmember Llorente and seconded by Councilmember  
218 Adovasio to approve the Consent Agenda as presented.

219  
220 MOTION CARRIED BY UNANIMOUS CONSENT

221 **5.0 NEW BUSINESS**

222  
223 **5.1 Consider approval on first reading of proposed Ordinance 2016-09, "Parking**  
224 **Prohibited on Streets and Private Property." (Landis)**

225  
226 **AN ORDINANCE AMENDING CHAPTER 90 OF THE CODE OF ORDINANCES**  
227 **OF THE CITY OF SEABROOK, ENTITLED "TRAFFIC AND VEHICLES,"**  
228 **ARTICLE III, "STOPPING, STANDING, AND PARKING," DIVISION 1,**  
229 **"GENERALLY," BY REPEALING SECTION 90-65 AND REPLACING IT**  
230 **UNDER THE SAME SECTION NUMBER WITH A NEW TITLE, "PARKING**  
231 **BUSES, TRUCK TRACTORS, TRAILERS, OR OTHER VEHICLES WITH TWO**  
232 **OR MORE AXLES EXCEEDING 14,000 LBS GROSS WEIGHT RATING**  
233 **(GVWR) ON STREETS"; REPEALING SECTION 90-66 AND REPLACING IT**  
234 **UNDER THE SAME SECTION NUMBER WITH A NEW TITLE, "PARKING**  
235 **BUSES, TRUCK TRACTORS, TRAILERS, OR OTHER VEHICLES WITH TWO**  
236 **OR MORE AXLES EXCEEDING 14,000 LBS GROSS WEIGHT RATING**  
237 **(GVWR) ON PRIVATE PROPERTY"; RENUMBERING SUBSEQUENT**  
238 **SECTIONS ACCORDINGLY; PROVIDING A PENALTY IN AN AMOUNT NOT**  
239 **TO EXCEED \$200, OR THE MAXIMUM AMOUNT PERMITTED BY LAW FOR**  
240 **VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE**  
241 **CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES**  
242 **INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR**  
243 **SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

244  
245 Motion was made by Councilmember Johnson and seconded by Councilmember Llorente

246  
247 To set this item aside until the next Council meeting, in order for staff to go back and  
248 adjust the weight ratings in the modification.

249  
250 MOTION CARRIED BY UNANIMOUS CONSENT

251  
252 **5.2 Consider approval of a Funding Agreement between the City Council and the**  
253 **Seabrook Economic Development Corporation to provide funding through EDC**  
254 **sales tax revenue, to assist the relocation of the existing municipally owned Public**  
255 **Works facility, in an amount not to exceed \$2,500,000.00. (Cook / Chavez)**

256  
257 Motion was made by Councilmember Johnson and seconded by Councilmember  
258 Giangrosso

259  
260 To approve a Funding Agreement between the City Council and the Seabrook Economic  
261 Development Corporation to provide funding through EDC sales tax revenue, to assist the  
262 relocation of the existing municipally owned Public Works facility, in an amount not to  
263 exceed \$2,500,000.00

264  
265 MOTION CARRIED BY UNANIMOUS CONSENT

266 **5.3 Consideration and approval on first of two readings of proposed Resolution 2016-**  
267 **02, "EDC Projection Designation Relocation and Improvements for Public Works**  
268 **Facilities" (Cook)**  
269

270 **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK,**  
271 **TEXAS, DESIGNATING THE PAYMENT BY THE SEABROOK ECONOMIC**  
272 **DEVELOPMENT CORPORATION OF DEBT SERVICE FOR CERTIFICATES**  
273 **OF OBLIGATION, NOT TO EXCEED \$2,500,000.00, TO BE ISSUED BY THE**  
274 **CITY OF SEABROOK FOR THE RELOCATION AND IMPROVEMENTS FOR**  
275 **PUBLIC WORKS FACILITIES AS AN AUTHORIZED PROJECT OF THE**  
276 **SEABROOK ECONOMIC DEVELOPMENT CORPORATION.**

277 Motion was made by Councilmember Llorente and seconded by Councilmember  
278 Adovasio

279 To approve on first of two readings proposed Resolution 2016-02, "EDC Projection  
280 Designation Relocation and Improvements for Public Works Facilities".

281 MOTION CARRIED BY UNANIMOUS CONSENT

282 Gayle Cook, City Manager, stated that as a result of the 2010 BP oil spill, BP and  
283 TransOcean have funds to be awarded. There will be a total of \$4.4 billion awarded, and  
284 the amount available to Texas right now is approximately \$308 million. Grantees will  
285 not be required to contribute matching funds, and leveraging of funds is encouraged, but  
286 not necessary. The scoring criteria consists of the economic benefits; the environmental  
287 benefits; comprehensive factors; project logistics; and community engagement.  
288 Applications will be taken until April 15, submitted online, and reviewed and scored by  
289 TCEQ, the General Land Office, the Texas Parks and Wildlife Department, TXDOT, and  
290 the Governor's Office of Economic Development and Tourism. The applications will be  
291 put out for public comment for 45 days, then Commissioner Baker will take the public  
292 comments and create a project list to be submitted to the U.S. Treasury. If the Treasury  
293 accepts the project list, it goes back to Commissioner Baker for final selection. June or  
294 July will be the first cut. Between July and the end of 2016, early 2017, the City will be  
295 submitting additional information, if the projects are chosen, and then grant agreements  
296 will be drafted.

297 The grant funding is available to entities 25 miles inland. One of the key components is  
298 joint ventures, benefitting more than one community or region. The City of Seabrook  
299 was targeted by a consulting group who is working with cities in the surrounding area to  
300 make application for projects that will benefit the region. This is a 15 year process and  
301 applications will roll over from year to year for the entire 15 years. The City will not  
302 have to re-apply for any projects that are not yet awarded. The consultant is CVI, out of  
303 Houston, and direct and indirect costs can be included in the applications to cover  
304 consultant fees. Payments are made through reimbursement. The proposed resolutions  
305 2016-03 through 2016-08 are the proposed projects.

306 **5.4 Consideration and approval of proposed Resolution 2016-03. (Cook)**

307 **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SEABROOK,**  
308 **TEXAS, SUPPORTING ACTION TO PURSUE STATE OF TEXAS AND**  
309 **FEDERAL RESTORE ACT GRANTS FOR PINE GULLY BANK**  
310 **STABILIZATION IMPROVEMENTS TO ELIMINATE CHANNEL**  
311 **SEDIMENTATION THROUGH DREDGING AND OTHER IMPROVEMENTS;**  
312 **AND SETTING FORTH OTHER PROVISIONS RELATED THERETO.**

313 Ms. Cook explained that once the City finished Pine Gully and the jetty, the agreement  
314 with the Port of Houston and the Galveston Bay Foundation was to follow through with  
315 monitoring. The City is waiting on the monitoring report, but by sight, staff still sees  
316 reasons for concern, and some improvement could be completed. This resolution/project  
317 is to complete further assessment and study for bank stabilization. If the numbers on  
318 report show the original project to be constructed accurately, then this grant application  
319 will be revoked. This project would be a joint venture with the City of LaPorte.

320 Motion was made by Councilmember Llorente and seconded by Councilmember Johnson

321 To approve proposed Resolution 2016-03.

322 MOTION CARRIED BY UNANIMOUS CONSENT

323 **5.5 Consider approval of proposed Resolution 2016-04. (Cook)**

324 **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK,**  
325 **TEXAS, SUPPORTING ACTION TO PURSUE STATE OF TEXAS AND**  
326 **FEDERAL RESTORE ACT GRANTS FOR PINE GULLY BANK JETTY**  
327 **REHABILITATION AND IMPROVEMENT; AND SETTING FORTH OTHER**  
328 **PROVISIONS RELATED THERETO.**

329  
330 Ms. Cook stated this project is the same as the project for Resolution 2016-03, for jetty  
331 rehabilitation. Staff sees improvements that might need to be made, but is waiting on the  
332 monitoring report. This project is a joint venture with the Galveston Bay Foundation and  
333 the Port of Houston.

334  
335 Motion was made by Councilmember Giangrosso and seconded by Councilmember  
336 Llorente

337 To approve proposed Resolution 2016-04.

338 MOTION CARRIED BY UNANIMOUS CONSENT

339

340

341 **5.6 Consider approval of proposed Resolution 2016-05. (Cook)**

342  
343 **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SEABROOK,**  
344 **TEXAS, SUPPORTING ACTION TO WORK WITH HARRIS COUNTY TO**  
345 **PURSUE STATE OF TEXAS AND FEDERAL RESTORE ACT GRANTS FOR**  
346 **THE REPLACEMENT OF PINE GULLY BRIDGE AND CITY OF SEABROOK**  
347 **WATERLINE; AND SETTING FORTH OTHER PROVISIONS RELATED**  
348 **THERE TO.**

349  
350 Ms. Cook explained this project has been on the CIP list and the cost estimate is \$1.7  
351 Million, which includes engineering the bridge and figuring out how to intertwine the  
352 hike and bike trail. This is a joint venture with Harris County and the Flood Control  
353 District. It includes boring into the 8” water line that is connected to the bridge now and  
354 putting in a 20” line. If the cost estimate changes, the City would submit an addendum to  
355 the original application. The County has recently gotten this project approved through  
356 their bond program, so this grant would be helping them with their costs.

357  
358 Motion was made by Councilmember Giangrosso and seconded by Councilmember  
359 Adovasio

360  
361 To approve proposed Resolution 2016-05.

362 MOTION CARRIED BY UNANIMOUS CONSENT

363 **5.7 Consider approval of proposed Resolution 2016-06. (Cook)**

364  
365 **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SEABROOK,**  
366 **TEXAS, SUPPORTING ACTION TO PURSUE STATE OF TEXAS AND**  
367 **FEDERAL RESTORE ACT GRANTS FOR CONSTRUCTION AND**  
368 **OPERATIONS OF A NATURE CENTER AT PINE GULLY PARK AND**  
369 **CAROTHERS COASTAL GARDENS; AND SETTING FORTH OTHER**  
370 **PROVISIONS RELATED THERE TO.**

371  
372 Ms. Cook stated this is an educational piece that was discussed year ago, but never came  
373 to fruition. An architect did a quick drawing of a proposed Nature Center at Carothers,  
374 and with Carothers being well liked by everybody, but underutilized, this is a good  
375 project for submission. The Nature Center would include an open air pavilion, a board  
376 walk, educational signage, a kayak launch and establishment of new wetlands. This  
377 would be a multi-phase project.

378  
379 Motion was made by Councilmember Llorente and seconded by Councilmember Johnson

380 To approve proposed Resolution 2016-06.

381 MOTION CARRIED BY UNANIMOUS CONSENT

382 **5.8 Consider approval of proposed Resolution 2016-07. (Cook)**  
383

384 **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SEABROOK,**  
385 **TEXAS, SUPPORTING ACTION TO PURSUE STATE OF TEXAS AND**  
386 **FEDERAL RESTORE ACT GRANTS FOR RELOCATION AND**  
387 **CONSTRUCTION OF THE CITY OF SEABROOK WASTEWATER**  
388 **TREATMENT PLANT INCLUDING A REGIONALIZATION FEASIBILITY**  
389 **STUDY; AND SETTING FORTH OTHER PROVISIONS RELATED THERETO.**  
390

391 Ms. Cook stated this project was put into planning when Ike occurred because large  
392 infrastructure is the most vulnerable during disaster events. The cost estimate is \$32  
393 million for 4 phases. The project is for a small plant design, to handle a quarter of a  
394 million gallons per day, and construction of cement basins with option for building  
395 additional basins. There is room now for this project next to the new Public Works  
396 Complex. This is a joint venture with the City of Pasadena and the Port of Houston.  
397 Pasadena currently uses some of the capacity from the sewer plant. The Port would like  
398 to use gray water for the irrigation for the berms.  
399

400 Motion was made by Councilmember Llorente and seconded by Councilmember  
401 Giangrosso

402 To approve proposed Resolution 2016-03.

403 MOTION CARRIED BY UNANIMOUS CONSENT

404 **5.9 Consider approval of proposed Resolution 2016-08. (Cook)**  
405

406 **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK,**  
407 **TEXAS, SUPPORTING ACTION TO PURSUE STATE OF TEXAS AND**  
408 **FEDERAL RESTORE ACT GRANTS FOR A REGIONAL TRAIL**  
409 **IMPROVEMENT PROJECT; AND SETTING FORTH OTHER PROVISIONS**  
410 **RELATED THERETO.**  
411

412 Ms. Cook explained this is a great regional project that came together. All participating  
413 entities have little links within the trails systems to connect to Seabrook trails. This  
414 would be a great tourism attraction for the entire region. This would complete the goal  
415 the Open Space and Trail Committee has had for years.  
416

417 Motion was made by Councilmember Giangrosso and seconded by Councilmember  
418 Johnson

419 To approve proposed Resolution 2016-08.

420 MOTION CARRIED BY UNANIMOUS CONSENT

421

422 **5.10 Consideration and action on proposed Resolution 2016-09, "Opposing Central**  
423 **Region Alternative Design #2 (CR#2) Storm Surge Suppression Alternative by**  
424 **GCCPRD". (Royal)**  
425

426 **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SEABROOK,**  
427 **TEXAS, OPPOSING THE CONCEPT AND ANY ACTION TO PURSUE STORM**  
428 **SUPPRESSION ALTERNATIVE #2 (CR#2) FROM THE FEBRUARY 23, 2016,**  
429 **PHASE 2 REPORT BY THE GULF COAST COMMUNITY PROTECTION AND**  
430 **RECOVERY DISTRICT ("GCCPRD") AND PROVIDING FOR THE DELIVERY**  
431 **OF SUCH RESOLUTION TO GCCPRD, REGIONAL ECONOMIC**  
432 **DEVELOPMENT AGENCIES AND STATE LEGISLATORS THAT REPRESENT**  
433 **THE CITY OF SEABROOK.**  
434

435 Mayor Royal stated that he is in opposition of building a levee along State Highway 146.  
436

437 Motion was made by Councilmember Giangrosso and seconded by Councilmember  
438 Adovasio  
439

440 To approve Resolution 2016-09, "Opposing Central Region Alternative Design #2  
441 (CR#2) Storm Surge Suppression Alternative by GCCPRD".  
442

443 MOTION CARRIED BY UNANIMOUS CONSENT  
444

445 **5.11 Consideration and approval of proposed Resolution 2016-10, "Supporting Central**  
446 **Region Alternative Design #1 (CR#1) Storm Suppression Alternative by**  
447 **GCCPRD". (Royal)**  
448

449 **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SEABROOK,**  
450 **TEXAS, SUPPORTING STORM SUPPRESSION ALTERNATIVE #1 (CR#1)**  
451 **FROM THE FEBRUARY 23, 2016, PHASE 2 REPORT BY THE GULF COAST**  
452 **COMMUNITY PROTECTION AND RECOVERY DISTRICT ("GCCPRD") AND**  
453 **PROVIDING FOR THE DELIVERY OF SUCH RESOLUTION TO GCCPRD,**  
454 **REGIONAL ECONOMIC DEVELOPMENT AGENCIES AND STATE**  
455 **LEGISLATORS THAT REPRESENT THE CITY OF SEABROOK.**  
456

457 Motion was made by Councilmember Adovasio and seconded by Councilmember  
458 Johnson  
459

460 To approve Resolution 2016-10, "Supporting Central Region Alternative Design #1  
461 (CR#1) Storm Suppression Alternative by GCCPRD".  
462

463 MOTION CARRIED BY UNANIMOUS CONSENT  
464  
465

466 **5.12 Consideration and approval of an Economic Development agreement by**  
467 **and between Burkes' Outlet Stores, LLC, and the Seabrook Economic Development**  
468 **Corporation for performance and consideration pursuant to the Seabrook Façade**  
469 **Incentive Program guidelines. Said agreement was approved by the Seabrook**  
470 **Economic Development Corporation on March 10, 2016. (Chavez)**

471 Paul Chavez, Director of Economic Development, explained Burke's was able to pursue  
472 this grant with approval from the owner. Burke's made the application and supplied  
473 drawings, a budget, and a letter from the owner. Burke's recently renewed their lease for  
474 10 years. EDC will provide \$40,000, and Burke's will provide well over \$500,000.

475 Motion was made by Councilmember Johnson and seconded by Councilmember  
476 Giangrosso

477 To approve an Economic Development agreement by and between Burkes' Outlet Stores,  
478 LLC, and the Seabrook Economic Development Corporation for performance and  
479 consideration pursuant to the Seabrook Façade Incentive Program guidelines, with  
480 approval from the Seabrook Economic Development Corporation on March 10, 2016.

481 MOTION CARRIED BY UNANIMOUS CONSENT

482 **5.13 Consideration and approval of the purchase of one (1) 2016 Tahoe for the Police**  
483 **Department from Caldwell Country Chevrolet through the HGAC BuyBoard**  
484 **program (Contract No VE11-15) in the amount of \$31,696 and purchase of**  
485 **equipment for vehicle in the amount of \$14,768 for a grand total of \$46,464,**  
486 **and authorizing the City Manager to execute the appropriate documents. This is an**  
487 **unbudgeted item. (Cook)**

488 Ms. Cook stated this request is not a modification to the current budget, as there should  
489 be a surplus in the Police Department budget because of position vacancies, but request  
490 for approval of the purchase of the vehicle along with lights, a carrier, striping, inside  
491 operation equipment. This is the 2<sup>nd</sup> vehicle replaced this year and there were two  
492 replaced last year. For the totaled PD vehicle, the City is pursuing the other driver's  
493 insurance company.

494 Motion was made by Councilmember Adovasio and seconded by Councilmember  
495 Johnson

496 To approve the purchase of one (1) 2016 Tahoe for the Police Department from Caldwell  
497 Country Chevrolet through the HGAC BuyBoard program (Contract No VE11-15) in the  
498 amount of \$31,696 and purchase of equipment for vehicle in the amount of \$14,768 for a  
499 grand total of \$46,464, and authorizing the City Manager to execute the appropriate  
500 documents.

501 MOTION CARRIED BY UNANIMOUS CONSENT

502

503 **5.14 Consideration and approval of Supplemental Appropriation 2016-02 to**  
504 **purchase one (1) 2016 Ford F150 4x2 (Contract No 072-A1) in the amount of**  
505 **\$26,777 and purchase of equipment for vehicle in the amount of \$1,872 for a grand**  
506 **total of \$28,649, and authorizing the City Manager to execute the appropriate**  
507 **documents. This is an unbudgeted item. (Cook)**  
508

509 Ms. Cook stated that one of the Community Development vehicles is in need of \$3000  
510 worth of repairs and the vehicle is not worth \$3000.

511  
512 Motion was made by Councilmember Johnson and seconded by Councilmember  
513 Giangrosso

514  
515 To approve Supplemental Appropriation 2016-02 to purchase one (1) 2016 Ford F150  
516 4x2 (Contract No 072-A1) in the amount of \$26,777 and purchase of equipment for  
517 vehicle in the amount of \$1,872 for a grand total of \$28,649, and authorizing the City  
518 Manager to execute the appropriate documents.

519  
520 MOTION CARRIED BY UNANIMOUS CONSENT

521  
522 **5.15 Consider approval of an addendum to the contract with Food and Vine Time**  
523 **Productions for production services for Celebration Seabrook event for 2016-**  
524 **17. (Cook)**

525  
526 The Mayor moved this item up in the agenda, so that the owners of Food and Vine Time  
527 Productions did not have to stay for the entire Council meeting.

528  
529 LeaAnn Dearman, Director of Communications, explained that the final budget from the  
530 inaugural event last year far exceeded expectations on sponsors, vendors, and drink ticket  
531 sales. The final total cost was only \$11,000, after receiving sponsorships and expenditure  
532 of Hotel Occupancy Tax funds.

533  
534 The new concept for this year's festival includes a Saturday main event; one main music  
535 stage, instead of two; increased kids activities; and the addition of a Sunday art  
536 oriented/focused, kid friendly event to make it a two day festival.

537  
538 The ideas for the Sunday event include free admission (to incorporate feedback from the  
539 inaugural festival); vendors who cater to children; a pet parade, which is fun and  
540 inexpensive to produce, with an entry fee and proceeds going to the Animal Shelter. The  
541 participating pets would need to be registered with the City (have their shots), and TML  
542 has assured staff that liability insurance for pets would be minimum cost; an interactive  
543 art piece, which can be used by the City after the festival or auctioned; and inclusion of  
544 the Pelicans in some way, as the selfie stations with the Pelicans were successful at the  
545 first festival. The Sunday event might be held at Endeavor to make it a multi-location  
546 festival. No alcohol will be served on Sunday. The idea is to be conservative in growth,  
547 with Saturday very similar to last year's event, and Sunday bringing a free element for the

548 community, for families, that is outdoors. Sunday would be inexpensive to produce  
549 because the off street tenting from Saturday could be used, for no additional cost, and  
550 there is a potential for securing additional sponsors who are interested in a two day  
551 festival, which will assist with overall funding. There isn't budget to make every idea  
552 come to fruition, but the idea is to bring people to stay in Seabrook for two days for a  
553 destination experience. There are not a lot of monetary changes between the 2015 and  
554 2016 budgets. The 2015 budget was \$132,926, and the 2016 budget is \$139,000. Staff  
555 will be asking for an additional \$5,000 from HOT funds for advertising, and the Sunday  
556 event will be completely covered by HOT funds. Staff is asking for \$12,000 this year out  
557 of the general fund.

558  
559 Gayle Cook, City Manager, explained the consideration for this item is for approval of  
560 the addendum to the original agreement with Food and Vine Time Productions to engage  
561 their services for the 2016 festival and approval of the preliminary 2016 festival budget.  
562 When Council starts looking at the City's 2016/17 budget, there may be discussion of  
563 additional funds for individual departments to cover the cost for Public Works and Parks  
564 employees assist with getting everything set up for both Saturday and Sunday.

565  
566 Motion was made by Councilmember Llorente and seconded by Councilmember  
567 Adovasio

568  
569 To approve an addendum to the contract with Food and Vine Time Productions for  
570 production services for the Celebration Seabrook event for 2016-17.

571  
572 MOTION CARRIED BY UNANIMOUS CONSENT

573

574 **6.0 ROUTINE BUSINESS**

575  
576 **6.1 Approve the Action Items Checklist which is attached and made a part of this**  
577 **agenda. (Council)**

578  
579 Hwy 146 – Gayle Cook, City Manager, stated there are no new updates from TXDOT at  
580 this time. The Economic Development Department has been busy answering questions,  
581 and it is anticipated that the volume of calls will increase, as businesses have more  
582 contact with TXDOT and the appraisers. The Mayor added that within construction  
583 circles, the Hwy 146 expansion project is deemed a high priority TXDOT project.

584  
585 Strategic Plan – Ms. Cook stated there is no update at this time. Council will have a  
586 special workshop session on April 29 to discuss the current plan and whether or not to  
587 add new goals.

588  
589  
590  
591

592 Projects - Ms. Cook stated that March 31 is the bid opening for the Public Works and  
593 Animal Control Complex. Ten companies signed in during the pre-bid meeting. This is a  
594 new bid, with a number of alternates, after there were only 3 bidders the first time and all  
595 3 were over budget. The Monroe Splash Pad is almost complete and there will be a grand  
596 opening in late April/May. Fencing will be installed around the pad. It will be  
597 maintained by staff, will be closed on Mondays for maintenance, and will be open April  
598 through September. Staff will not be required to be at the pad when it is opened, as users  
599 will be able to push a button to turn it on, and it will automatically turn off/time out after  
600 a certain period of time. The hours are 10am to sundown, and staff will lock the gates at  
601 sundown.

602  
603 Tabled item – Councilmember Giangrosso asked that this item be placed on the next City  
604 Council agenda.

605  
606 Motion was made by Councilmember Johnson and seconded by Councilmember  
607 Giangrosso

608  
609 To approve the Action Items Checklist.

610  
611 MOTION CARRIED BY UNANIMOUS CONSENT

612  
613 **6.2 Establish future meeting dates and agenda items. (Council)**

614  
615 Council is on the regular agenda schedule, plus a special meeting on March 29 at  
616 7:00p.m. to receive and accept the City’s Audit for Fiscal Year 2014/15.

617  
618 Upon motion duly made and seconded, Mayor Royal adjourned the meeting at 8:49 p.m.

619  
620 Approved this 19th day of April, 2016.

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629  
630

\_\_\_\_\_  
Glenn Royal  
Mayor

\_\_\_\_\_  
Robin Hicks, TRMC  
City Secretary