

1 The City Council of the City of Seabrook met in regular session on Tuesday, January 19, 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 | 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 Recognition of Brandon Szews in the Information Technology Department for an**
25 **outstanding job in the implementation of the L3 Video Project. (Wright)**

26
27 Sean Wright, Police Chief, stated that life is complicated by technology, including those
28 serving in the Police Department. The latest technology available and approved for use
29 by the Police Department is body cameras and car cameras (in-car video cameras). Chief
30 Wright recognized Brandon Szews in the Information Technology Department for
31 implementing entire body camera and car camera project, handling every aspect, and
32 completing the project perfectly.

33
34 **1.2 Introduce and hold a badge ceremony for newly promoted Sergeant William**
35 **Haskett. (Wright)**

36
37 Chief Wright recognized Sergeant William Haskett, who has served 10 years at the City
38 of Seabrook, including time as a field training officer and for the past two years in the
39 Criminal Investigation Division. Chief Wright stated that Sergeant Haskett is an
40 outstanding employee.

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45 **1.3 Introduce new police officers Kim Boniface, Taylor Stinson, and Matthew**
46 **Tollett and administer oaths of office. (Wright and Hicks)**
47

48 Chief Wright stated the officers being administered oaths are among the best of the best.
49 The City Secretary administered the oaths of office.
50

51 **2.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**
52

53 No speakers came forward to speak during the public comments portion of the meeting.
54

55 **2.1 Mayor, City Council and/or members of the city staff may make announcements**
56 **about city/community events. (Council)**

57 Councilor Giangrosso announced several upcoming events, including Yachty Gras; the
58 Christmas Boat Parade; and the Rabies Vaccine event. Also, a fundraiser will be held on
59 Thursday, January 21 at the Kemah House of Flowers to benefit the sea scouts.

60 **3.0 SPECIFIC PUBLIC HEARING(S)**
61

62 **3.1 Proposed Ordinance 2016-02, "Issuance of Conditional Use Permit to allow a Hotel**
63 **without a full service restaurant". (Landis)**
64

65 **AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK,**
66 **APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 12, "TEMPORARY**
67 **AND NONTEXT CHANGES," SECTION 12.03, "CONDITIONAL USE PERMITS**
68 **GRANTED", BY ADDING A NEW PARAGRAPH (21) GRANTING A**
69 **CONDITIONAL USE PERMIT FOR A "HOTEL (WITHOUT FULL SERVICE**
70 **RESTAURANT)" TO BE LOCATED AT 3000 NASA PARKWAY, WITHIN THE**
71 **C-2 (COMMERCIAL - MEDIUM) ZONING DISTRICT AND ESTABLISHING**
72 **ANY APPLICABLE CONDITIONS FOR THE OPERATION OF THE BUSINESS**
73 **IN ACCORDANCE WITH LAW; PROVIDING A PENALTY IN AN AMOUNT**
74 **NOT TO EXCEED \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF**
75 **BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR**
76 **PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH;**
77 **AND PROVIDING FOR SEVERABILITY.**
78

79 Mayor Royal opened the public hearing.
80

81 Sean Landis, Deputy City Manager, stated this request is for reconstruction of a three 3
82 story, 70 room Hampton Inn hotel that was destroyed by a fire on April 30, 2015. A
83 Conditional Use Permit is required because more than 50% of the building was damaged
84 by the fire. The new hotel will be located west of Elam, next to the Edgelake
85 Apartments, on Nasa Rd. 1. The property is currently zoned in a C-2 district. The
86 Planning and Zoning Commission approved recommendation to Council for approval of
87 the Conditional Use Permit by a vote of four members, with three members absent.

88 The applicant stated that he owned the Hampton Inn before the fire. The plans for the
89 new building are drawn and the Hilton Corporation has approved them. Before the fire,
90 the Hampton Inn was the highest tax generating hotel in Seabrook, and the number 2
91 rated Hampton branded hotel in Texas. The day before the fire news was received that
92 the hotel was ranked in the top 10% in the world. In 2014, the Hampton Inn saw over
93 19,000 guests, who were encouraged to visit local restaurants and put money back into
94 the City. There were 21 employees who were active in the community. The slab was
95 saved from the fire, so the footprint will stay the same. There will be LED lighting on the
96 outside of the building. The first floor will be 14 feet high instead of the original 10 feet
97 in height. There will be an enlarged breakfast area; beer and wine will be served in the
98 suite shop; there will be RFID controlled locks; the rooms will have Smart TVs; and
99 there will be a swimming pool with outdoor seating and a theatre. The general shape will
100 look the same, but everything else will be different. An application has been submitted to
101 the Hilton Corporation, and is pending, for a liquor license to have a bar outside,
102 connected to the pool. The conference area will be the same size as before, of over 1,000
103 square feet, which will hold 100 theatre style seats and 60-70 banquet style seats. Right
104 now discussions with the insurance company are occurring for having 80-85 guest rooms,
105 if the building is built entirely of concrete. Before the fire, occupancy ran a little over
106 70% with 70 rooms. The majority of guests were corporate.

107
108 Michael Gzertner, Architect for Holiday Inn Express, 5008 Denver Drive, Galveston,
109 spoke in favor of approval of the Conditional Use Permit. He stated the Hampton Inn is a
110 great product with a great occupancy rate, a good daily rate, and it draws business from
111 surrounding communities. Holiday Inn Express is 100% in support of this project.

112
113 Barth Patel, owner of the property at 2710 Nasa Parkway, spoke in favor of the approval
114 of the Conditional Use Permit for the Hampton Inn. He stated the economy of the area is
115 increasing, and adding more hotels to this City is good. It will definitely be a great
116 project and a success.

117
118 Having no other speakers come forward, Mayor Royal closed public hearing.

119
120 **4.0 CONSENT AGENDA**

121
122 **4.1 This item was pulled from the Consent Agenda by Mayor Royal.**

123
124 **4.2 Approve Monthly Building Department Report for December 2015. (Landis)**

125
126 **4.3 Approve an excused absence for Robert Llorente for the January 05, 2016 special
127 and regular City Council meetings. (Hicks)**

128
129 **4.4 Approve the minutes of the December 15, 2015 regular City Council meeting.
130 (Hicks)**

131
132 **4.5 Approve the minutes of the January 05, 2016 special City Council meeting. (Hicks)**

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4.6 Approve the minutes of the January 05, 2016 regular City Council meeting. (Hicks)

END OF CONSENT AGENDA

Motion was made by Councilmember Botkin and seconded by Councilmember Llorente

To approve the Consent Agenda, with the exception of item 4.1.

MOTION CARRIED BY UNANIMOUS CONSENT

4.1 Approve Monthly Public Safety Report for December 2015. (Wright)

Mayor Royal pointed out that the CLEMC part of the report indicated 14 gunshots/stabbings in the month of December. The Mayor wants to make sure that 14 is an error. The City Manager stated she would double check the number and get back with Council.

Motion was made by Councilmember Giangrosso and seconded by Councilmember Johnson

To approve the Monthly Public Safety Report for December 2015.

MOTION CARRIED BY UNANIMOUS CONSENT

5.0 NEW BUSINESS

5.1 Consider approval on first reading of Proposed Ordinance 2016-02, "Issuance of Conditional Use Permit to allow a Hotel without a full service restaurant". (Landis)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 12, "TEMPORARY AND NONTEXT CHANGES," SECTION 12.03, "CONDITIONAL USE PERMITS GRANTED", BY ADDING A NEW PARAGRAPH (21) GRANTING A CONDITIONAL USE PERMIT FOR A "HOTEL (WITHOUT FULL SERVICE RESTAURANT)" TO BE LOCATED AT 3000 NASA PARKWAY, WITHIN THE C-2 (COMMERCIAL - MEDIUM) ZONING DISTRICT AND ESTABLISHING ANY APPLICABLE CONDITIONS FOR THE OPERATION OF THE BUSINESS IN ACCORDANCE WITH LAW; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

177 Councilmember Johnson left the dias and did not participate in the discussion and the
178 voting on this item.

179
180 Motion was made by Councilmember Llorente and seconded by Councilmember Botkin

181
182 To approve on first reading proposed Ordinance 2016-02, "Issuance of Conditional Use
183 Permit to allow a Hotel without a full service restaurant".

184
185 Several Councilmembers expressed their approval of bringing the Hampton Inn back and
186 were looking forward to having the business in the community. Mayor Royal reiterated
187 that he his pro-hotel in the City, and commented that the fire was traumatic and because
188 he was stuck in traffic on Highway 146, he was able to make phone calls to State
189 Representatives and Senators about the needed fix for 146. The fire had a lot of impetus
190 to push that highway project.

191
192 THE MOTION CARRIED BY UNANIMOUS CONSENT, WITH COUNCILMEMBER
193 JOHNSON NOT VOTING.

194
195 **5.2 Consider recommendations of the Public Safety Task Force for 2016 expenditures**
196 **from the Public Safety Fund in the amount of \$87,049.00. (Galyean)**

197
198 Jeff Galyean, Director of Emergency Management, stated that the Public Safety Fund is
199 funded through a \$3 fee on residents' water bills. During the 2014/2015 Fiscal Year;
200 \$98,000 was collected, minus 10% for reserves, for a total available for expenditures on
201 equipment or services that enhance Public Safety of \$88,200.

202
203 The Fire Safety Task Force is made up of the Police Chief, the Fire Chief, the Clear Lake
204 Emergency Medical Corps Chief, a representative from the Public Works Department, a
205 representative from the Community Emergency Response Team, the City Manager, and
206 the Deputy City Manager.

207
208 The proposed list of equipment is as follows:

- 209
- 210 10 pulse oximeters
- 211 1 utility trailer
- 212 1 weather station
- 213 6 school zone beacons
- 214 1 message board
- 215 4 packs (6 in each pack) of LED flares
- 216 2 CERT Pry Bars
- 217 3 Morphoidents (Portable ID)
- 218 1 Rad 57 CO2 Monitor
- 219 1 Pipe finder
- 220 Storage CERT
- 221

222 The total for all requested items is \$87,049.00.

223

224 Motion was made by Councilmember Johnson and seconded by Councilmember Miller

225

226 To approve the recommendations of the Public Safety Task Force for 2016 expenditures
227 from the Public Safety Fund in the amount of \$87,049.00

228

229 MOTION CARRIED BY UNANIMOUS CONSENT

230

231 **5.3 Consider participation in the Economic Alliance Advocacy trip to Washington,**
232 **D.C. April 11-14, 2016. The 2015/2016 Budget includes funds for one Council**
233 **representative to attend the April event in Washington, D.C. (Royal)**

234

235 Mayor Royal stated Paul Dunphey will be participating in this event for the Economic
236 Development Corporation. He explained that this trip is a different trip from the Space
237 tour, with a smaller group, and includes several meetings over the four days in
238 Washington. In addition, this trip will be a good opportunity to discuss coastal storm
239 surge, transportation funding, export/import, waterfront funds for the Port, and the
240 petrochemical plant.

241

242 Several Council members stated they cannot attend. The Mayor suggested Council send
243 the City Manager or the Deputy City Manager. Ms. Cook stated that either she or Sean
244 Landis, Deputy City Manager, will go on this trip to Washington in April.

245

246 Motion was made by Councilmember Llorente and seconded by Councilmember
247 Adovasio

248

249 To send either the City Manager or the Deputy City Manager to participate in the
250 Economic Alliance Advocacy trip to Washington, D.C. April 11-14, 2016

251

252 MOTION CARRIED BY UNANIMOUS CONSENT

253

254 **6.0 ROUTINE BUSINESS**

255

256 **6.1 Approve the Action Items Checklist which is attached and made a part of this**
257 **agenda. (Council)**

258

259 Highway 146 – Gayle Cook, City Manager, stated there is no new information on the
260 Highway 146 Expansion Project since the last Council meeting. City staff is hearing
261 more and more reports that businesses are receiving the TXDOT letters regarding
262 appraisals and negotiations. City staff is just waiting to hear from someone about who
263 has the first appointment with TXDOT. May 1 is the deadline for getting offers in, and
264 any mediation will be after May 1. There is no information on the railroad negotiations
265 at this time.

266

267 Strategic Update – Ms. Cook delivered a copy of last year’s goals to Council for review
268 before giving staff any comments and/or questions that may arise. Master plan – listen to
269 tape
270

271 Projects – completing Splash Pad – parking lot in motion – next thing to be discussed is
272 some type of fencing; fiber options connections have been tied off; fire truck is coming
273 along as well; architect appointment this week on PW next bid. Dry cut will go to an
274 additional parking lot area. Arthur – temporary; crushed granite parking lot in the front;
275 are we considering a cross walk there with signage? LED lights are not to state code; an
276 elevating the crossway would be approved by (listen to tape). Gayle – we will brainstorm
277 on signage. Mike and O.J. expressed concern about the crosswalks. Arthur, we may look
278 at a sidewalk to the neighborhood to enter the park - listen to the tape. Arthur – either
279 sidewalk or extension of the trail. Pelican’s Nest – on the same side.
280

281 Motion was made by Councilmember Miller and seconded by Councilmember
282 Giangrosso
283

284 To approve the Action Items Checklist.
285

286 MOTION CARRIED BY UNANIMOUS CONSENT
287

288 **6.2 Establish future meeting dates and agenda items, including dates for joint meetings**
289 **with City boards and commissions. (Council)**

290 Gayle Cook, City Manager, explained that as part of the strategic plan, staff and Council
291 have been talking about joint meetings with the various City boards. The boards are
292 working on their goals and will bring them back to Council at an off-Tuesday special
293 joint meeting. Staff is suggesting a joint meeting on February 9 with the Open Space and
294 Trails Committee. The intent is to have all the joint meetings completed before Council’s
295 strategic planning workshop in April. By consensus Council agreed to a joint meeting
296 with the Open Space and Trails Committee on February 9 at 6:00p.m. The EDC and
297 Planning and Zoning joint meetings with Council will be after the first draft of
298 Comprehensive Master Plan is completed. The Mayor asked that the Citizens for Space
299 exploration trip be on the next agenda.

300 **7.0 EXECUTIVE SESSION**
301

302 At 8:02 p.m. Mayor Royal announced that the City Council will now hold a closed
303 executive meeting pursuant to the provisions of the Open Meetings Act, Chapter 551
304 Government Code, and Vernon’s Texas Codes Annotated, in accordance with the
305 authority contained in Section 551.074, Personnel Matters.
306
307
308

309 **Section 551.074**
310 **7.1 pursuant to Section 551.074, Texas Government Code, conduct an Executive Session**
311 **to deliberate the evaluation and duties of the City Manager. (Royal)**
312

313 **Section 551.074**
314 **7.2 Pursuant to Section 551.074, Texas Government Code, conduct an Executive Session**
315 **to deliberate the evaluation and duties of the City Secretary. (Royal)**
316

317 **8.0 OPEN MEETING**
318

319 At 8:50 p.m. Mayor Royal reconvened the meeting in open session and stated that items
320 7.1 and 7.2 had been discussed, but that no action had been taken in executive session.
321

322 **Council will reconvene in open session to allow for possible action on any of the agenda**
323 **items listed above under "Executive Session".**
324

325 No action was taken in open meeting on the executive session items.
326

327 Upon motion duly made and seconded, Mayor Royal adjourned the meeting at 8:53 p.m.
328

329 Approved this 1st day of March, 2016.
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338 Robin Hicks, TRMC
339 City Secretary



Glenn Royal
Mayor

