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The City Council of the City of Seabrook met in regular session on Tuesday, July 19, 2016 at 7:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

- | | |
|----------------------------|--|
| GLENN R. ROYAL | MAYOR |
| ROBERT LLORENTE | COUNCIL PLACE NO. 1 |
| MIKE GIANGROSSO – Ex. Abs. | COUNCIL PLACE NO. 2 |
| GARY JOHNSON | COUNCIL PLACE NO. 3 |
| MELISSA BOTKIN – Ex. Abs. | COUNCIL PLACE NO. 4 |
| GLENNA ADOVASIO | COUNCIL PLACE NO. 5 |
| O.J. MILLER | MAYOR PRO TEM &
COUNCIL PLACE NO. 6 |
| GAYLE COOK | CITY MANAGER |
| SEAN LANDIS | ASSISTANT CITY MANAGER |
| STEVE WEATHERED | CITY ATTORNEY |
| ROBIN HICKS | CITY SECRETARY |

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

1. PUBLIC COMMENTS AND ANNOUNCEMENTS - None
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. 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.

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

Councilmember Llorente announced several upcoming events, including Swim n Movie night and Music and Picnic on Main.

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46 **2. SPECIFIC PUBLIC HEARINGS**

47
48 **2.1. Public Hearing Comprehensive Master Plan**

49 **Public hearing on proposed Ordinance 2016-17, "Adoption of the City of Seabrook**
50 **Comprehensive Master Plan 2035". (Landis)**

51
52 **AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, ADOPTING THE**
53 **"SEABROOK COMPREHENSIVE MASTER PLAN 2035" PURSUANT TO TEXAS**
54 **LOCAL GOVERNMENT CODE CHAPTER 213 AND SECTION 11.23 OF THE**
55 **SEABROOK CITY CHARTER AS PROVIDED HEREIN; REPEALING ALL**
56 **ORDINANCES AND RESOLUTIONS INCONSISTENT OR IN CONFLICT**
57 **HEREWITH; AND PROVIDING FOR SEVERABILITY**

58
59 Mayor Royal opened the public hearing.

60
61 Sean Landis, Assistant City Manager, explained that if a City has a zoning ordinance, that City
62 must adopt and maintain a Comprehensive Master Plan. Council appointed a Comprehensive
63 Master Plan Review Commission, and over the past several months the Commission has
64 reviewed the old Plan and made changes. The document before Council tonight is the updated
65 Comprehensive Master Plan. Staff recommends Council accept this updated plan and approve it.

66
67 Having no speakers come forward, the Mayor closed the public hearing.

68
69 **3. CONSENT AGENDA**

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

71
72 **3.1. Communications and Marketing Report**

73 **Approve the Communications and Marketing Report. (Dearman)**

74
75 **3.2. CLEMC Monthly Report**

76 **Approve the Clear Lake Emergency Medical Corps (CLEMC) monthly report for June**
77 **2016. (Hunter)**

78
79 **3.3. Fire Department Monthly Report**

80 **Approve the Seabrook Volunteer Fire Department (SVFD) monthly report for June 2016.**
81 **(Gutaker)**

82
83 **3.4. Item 3.4 Police Department Monthly Report was pulled from the Consent Agenda by the**
84 **City Manager.**

85
86 **3.5. Building Department Monthly Report**

87 **Approve the Seabrook Building Department monthly report for June 2016. (Landis)**
88
89
90

91 **3.6. Special Event Permit Bay Area Running Club**
92 **Approve a special event permit for the Bay Area Running Club 5K Fun Run starting and**
93 **finishing at Outriggers on Saturday, August 13, 2016, from 7:00 a.m. to 9:00 a.m. All**
94 **supporting documentation and fees have been submitted and approved. (Applicant)**
95

96 **3.7. Excused Absence June 21**
97 **Approve an excused absence for Melissa Botkin and Robert Llorente for the June 21, 2016**
98 **regular and special City Council meetings. (Hicks)**
99

100 **3.8. Excused Absence July 5**
101 **Approve an excused absence for Melissa Botkin for the July 5, 2016 regular City Council**
102 **meeting. (Hicks)**
103

104 **3.9. Excused Absence July 11 & 12**
105 **Approve an excused absence for Melissa Botkin for the July 11 and 12, 2016 special City**
106 **Council budget workshop meetings. (Hicks)**
107

108 **3.10. Minutes June 21 regular meeting**
109 **Approve minutes of the June 21, 2016 regular City Council meeting. (Hicks)**
110

111 **3.11. Minutes June 27 joint meeting**
112 **Approve minutes of the June 27, 2016 special joint meeting of the City Council, the Master**
113 **Plan Review Commission, the Planning & Zoning Commission and the Economic**
114 **Development Corporation. (Hicks)**
115

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

117

118 To approve the Consent Agenda, with the exception of item 3.4.

119

120 MOTION CARRIED BY UNANIMOUS CONSENT

121

122 **3.4 Police Department Monthly Report**

123 **Approve the Seabrook Police Department monthly report for June 2016. (Wright)**
124

125 Gayle Cook, City Manager, explained the attachment for this item is a different format. It's a
126 high level report that gives details and a look at trends. This report is the same for every City.

127

128 Motion was made by Councilmember Miller and seconded by Councilmember Adovasio

129

130 To approve the Seabrook Police Department monthly report for June 2016.

131

132 MOTION CARRIED BY UNANIMOUS CONSENT

133

134

135

136 **4. NEW BUSINESS**

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

138

139 **4.1. Ordinance 2016-17 Adoption of Comprehensive Master Plan**

140 **Consider and take all appropriate action on first reading of proposed Ordinance 2016-17,**
141 **"Adoption of the City of Seabrook Comprehensive Master Plan 2035". (Landis)**

142

143 **AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, ADOPTING THE**
144 **"SEABROOK COMPREHENSIVE MASTER PLAN 2035" PURSUANT TO TEXAS**
145 **LOCAL GOVERNMENT CODE CHAPTER 213 AND SECTION 11.23 OF THE**
146 **SEABROOK CITY CHARTER AS PROVIDED HEREIN; REPEALING ALL**
147 **ORDINANCES AND RESOLUTIONS INCONSISTENT OR IN CONFLICT**
148 **HEREWITH; AND PROVIDING FOR SEVERABILITY**

149

150 Motion was made by Councilmember Llorente and seconded by Councilmember Adovasio

151

152 To approve, on first reading, Ordinance 2016-17, "Adoption of the City of Seabrook
153 Comprehensive Master Plan 2035."

154

155 Council members agreed that the Master Plan was well done, professional, with a lot of citizen
156 involvement. Members agreed this document will be used to give the City visions and help push
157 it forward.

158

159 The Mayor thanked the members of the Review Commission for their hard work over the past 18
160 months, especially because the appointment to the Commission was supposed to last only 6
161 months.

162

163 **MOTION CARRIED BY UNANIMOUS CONSENT**

164

165 **4.2. Strategic Plan**

166 **Consider and take all appropriate action on the proposed Seabrook 2016 Strategic Plan, as**
167 **recommended by consultant. (Cook)**

168

169 Gayle Cook, City Manager, stated that Council has a document with the consultant, Ron Cox's,
170 full report, including goals, vision elements, and action steps.

171

172 Ron Cox, Consultant, explained that this is the third year in a row that he has worked with
173 Seabrook on Strategic Planning. Council attended a retreat in April to discuss the governance
174 structure and past successes. At that workshop, Council and staff reviewed the Comprehensive
175 Master Plan citizen survey results, discussed issues and challenges, and formed the following
176 vision elements: governance; communications and image; economic development; organizational
177 development; mobility and infrastructure; quality of life; safe and secure city; State Highway
178 146. Strategies and goals were prepared and then prioritized. On June 14 staff came together in
179 a workshop and prepared the implementation plan.

180

181 Ms. Cook stated that staff appreciates Ron's leadership. The action items for the Strategic Plan
182 will match what Department Directors have listed as goals in the budget.

183
184 Motion was made by Councilmember Llorente and seconded by Councilmember Adovasio

185
186 To approve the proposed Seabrook 2016 Strategic Plan, as recommended by consultant.

187
188 MOTION CARRIED BY UNANIMOUS CONSENT

189
190 **4.3. Thoroughfare Plan**

191 **Consider and take all appropriate action on the proposed City of Seabrook Thoroughfare**
192 **Plan, as recommended by consultant. (Cook)**

193
194 Gaby Tassin, with consultant Cobb Fendley, explained that a thoroughfare plan is for the future,
195 to help cities plan for a transportation network and an orderly development to preserve right-of-
196 way. Thoroughfare plans help reduce costs, reduce environmental impacts, and assists with
197 decision making for infrastructure. A thoroughfare plan will enable smart growth.

198
199 With this plan, Seabrook wanted to establish a vision for the City; preserve right-of-way (ROW);
200 establish a well-connected transportation system; create consistent design standards; and
201 establish smart growth guidelines. Cobb Fendley drafted this plan with community input, the
202 people who live, play and work here. During Comprehensive Master Plan Community Meeting,
203 participants identified there following needs/desires for transportation: improvement of mobility;
204 safety; improvement of operations of traffic signals; enhancement of sidewalks; use of water
205 taxis; and better access management. City Council, the Planning & Zoning Commission, and the
206 Economic Development Corporation gave their input as well, at a special joint meeting. This
207 plan before Council tonight incorporates all input.

208
209 Gayle Cook, City Manager, stated that the plan being reviewed by Council is for proposed
210 thoroughfares. The decision is for preserving the rights-of-ways, and not for constructing the
211 roads/streets. The idea is to use this Thoroughfare Plan as a guide, and review it every year. As
212 projects come forward, the ROW will be flagged. The proposed thoroughfares are as follows:

213
214 1. Connector Road – A proposed Industrial Road previously noted as Commercial Road (i.e.
215 “Cruise Terminal Access Road”). This is a thoroughfare that is part of the Port of Houston
216 Master Plan and Agreements between the City of Seabrook and the Port of Houston. Portions of
217 the road will be located on Bayport property and portions within the city limits.

218
219 2. Connector Extension – A proposed Industrial Street to allow for future commercial/industrial
220 development to connect to the future Connector Road and allow commercial and heavier truck
221 traffic to be diverted from Red Bluff, Principal Arterial, adjacent to R-1.

222
223 3. Red Bluff Bypass – A proposed Principal Arterial that will allow an alternate route to
224 Connector Road for residential traffic and eliminating the S-Turn through R-1 zone and into a C-
225 2 zone.

- 226 4. Red Bluff Extension – A proposed Principal Arterial extension that will allow SH 146
227 frontage road access as well as adjacent connectivity to C-2 zoning for outgoing residential
228 traffic and eliminating the S-Turn of Red Bluff as a thoroughfare collecting that traffic volume.
229
- 230 5. Red Bluff Collector – A proposed Collector that will allow for future R-1 development to
231 ingress and egress outside of existing Mystic Village and/or Park Road access
232
- 233 6. Palm Bay Minor Arterial – A proposed Minor Arterial allowing for secondary ingress and
234 egress for Seabrook Island to SH 146 future frontage roads
235
- 236 7. Humble Dr Local Extension – A proposed Local Street extending a thoroughfare out from
237 Humble Drive in El Lago at White Elementary back to Lakeside Dr. in Seabrook for better
238 access to school and adjacent residential to a C-2 zone
239
- 240 8. Humble Dr. – Maintain and improve existing Humble Dr as a City access point to a well once
241 future development begins
242
- 243 9. SH 146 Retail Collector – A proposed conceptual Collector for future retail development and
244 redevelopment along the east side of SH 146 after the expansion project that will provide for
245 interconnection between multiple centers without ingress and egress to frontage road through
246 multiple drives
247
- 248 10. El Mar Minor Arterial Extension – A proposed Minor Arterial that would extend El Mar past
249 the library to Todville Road as a additional means of access from Todville to SH 146
250
- 251 11. Lake Cove Minor Arterial – A proposed Minor Arterial that allows an additional ingress and
252 egress out of Lake Cove via Water Way to SH 146 and in close proximity to C-2
253
- 254 12. Kenneth Royal Minor Arterial – A proposed Minor Arterial that would extend Kenneth
255 Royal from Bay Elementary to N. Meyer allowing for better mobility in and around school and
256 adjoining residential areas
257
- 258 13. NASA Parkway North Minor Arterial – A proposed Minor Arterial that would allow a
259 secondary entry into a C-2 zone along NASA Parkway and interconnection to SH 146 frontage
260 for future commercial growth
261
- 262 Ms. Cook suggested taking a roll call vote on approval of each proposed thoroughfare.
263
- 264 1. Connector Road
- | | | |
|-----|----------|-----|
| 265 | Llorente | yay |
| 266 | Johnson | yay |
| 267 | Adovasio | yay |
| 268 | Miller | yay |
| 269 | Royal | yay |
- 270

271 2. Connector Extension

272 Llorente yay
273 Johnson yay
274 Adovasio yay
275 Miller yay
276 Royal yay

277

278 3. Red Bluff Bypass

279 Llorente yay
280 Johnson yay
281 Adovasio yay
282 Miller yay
283 Royal yay

284

285 4. Red Bluff Extension

286 Llorente yay
287 Johnson yay
288 Adovasio yay
289 Miller yay
290 Royal yay

291

292 5. Red Bluff Collector

293 Llorente yay
294 Johnson yay
295 Adovasio yay
296 Miller yay
297 Royal yay

298

299 6. Palm Bay Minor Arterial

300 Llorente nay
301 Johnson nay
302 Adovasio nay
303 Miller nay
304 Royal nay

305

306 7. Humble Dr Local Extension

307 Llorente yay
308 Johnson yay
309 Adovasio yay
310 Miller yay
311 Royal yay

312

313

314

315

- 316 8. Humble Dr.
317 Llorente yay
318 Johnson yay
319 Adovasio yay
320 Miller yay
321 Royal yay
322
323 9. SH 146 Retail Collector
324 Llorente yay
325 Johnson yay
326 Adovasio yay
327 Miller yay
328 Royal yay
329
330 10. El Mar Minor Arterial Extension
331 Llorente nay
332 Johnson nay
333 Adovasio nay
334 Miller nay
335 Royal nay
336
337 11. Lake Cove Minor Arterial – Council would like to get resident input
338 Llorente undecided
339 Johnson undecided
340 Adovasio undecided
341 Miller undecided
342 Royal undecided
343
344 12. Kenneth Royal Minor Arterial
345 Llorente yay
346 Johnson yay
347 Adovasio yay
348 Miller yay
349 Royal yay
350
351 13. NASA Parkway North Minor Arterial
352 Llorente yay
353 Johnson yay
354 Adovasio yay
355 Miller yay
356 Royal yay
357
358
359
360

361 Motion was made by Councilmember Llorente and seconded by Councilmember Miller

362

363 To approve all proposed thoroughfares with the exception of 6 and 10, and to consider 11 at a
364 future date after approval of the residents.

365

366 MOTION CARRIED BY UNANIMOUS CONSENT

367

368 **4.4. Hotel Occupancy Tax Fund request**

369 **Consider and take all appropriate action on a request from Craig Eubanks of Escuderia**
370 **Charities in the amount of \$40,000.00 from Hotel Tax Funds, FY 2015/16. If approved,**
371 **Council must make a finding that the expenditure meets the criteria for hotel tax funds.**
372 **(Applicant)**

373

374 Craig Eubanks, applicant, stated the future lies along the corridor from Houston to the Bay Area
375 to Galveston, and discussions have occurred with Bob Fuller about expanding the Keels &
376 Wheels event to include an Auto Corsa event. The idea came about because as a member of the
377 Seabrook Rotary, there is a lot of hard work put into fundraising through smaller events (a bigger
378 event could raise much more money), and the vintage racing club in Texas recently lost their
379 home tract on Highway 6, south of Bryan/College Station, and that club needs a new venue.
380 Johnson Space Center stood out as a good venue, and after a year of discussions, Washington has
381 approved this event. NASA is interested because they have an opportunity to market the Orion
382 Space Project. Auto Corsa has events with over 100,000 attendees. The Pittsburgh event attracts
383 250,000 attendees. This new event will serve as a blueprint for Speed Week Houston, and will
384 always be held the first week in May. As the event grows, there may be a need to move the date
385 to the last weekend in April, and eventually have 10 days of related events involving autos, boats
386 and aircraft. There will be six Grand Marshals: Bryan Redman; Jim Hall; Price Cobb; Davy
387 Jones; Peter Egan; and Burt Levy. Because the Auto Corsa event will be at the same time as
388 Keels and Wheels, there will be a shuttle taking people from Johnson Space Center to Lakewood
389 Yacht Club. Keels and Wheels should see about a 25% increase in attendance with the addition
390 of the Auto Corsa event. There will be 320-400 racing teams with 48 individual 20 minute races
391 over a 3 day period. The event will probably draw 30,000-35,000 spectators. Houston, Nassau
392 Bay, Pasadena and Webster have pledged support, but have not stated any financial numbers to
393 date.

394

395 The Mayor discussed with the applicant that the marketing materials for this event sites the City
396 of Seabrook as a sponsor/financial contributor, and pointed out to the applicant that Council has
397 not approved any financial support. The Mayor asked staff to verify whether Houston, Nassau
398 Bay, Pasadena, and Webster have pledged support.

399

400

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405

406 The Mayor asked applicant if Bob Fuller, with Keels and Wheels, has agreed to partner on this
407 event. Mr. Eubanks stated that he has received no response from Keels and Wheels, even though
408 he has reached out to Mr. Fuller several times. The Mayor stated that he has spoken to Mr.
409 Fuller, and Keels and Wheels is sponsored with Hotel Occupancy Tax funds. Keels and Wheels
410 is filling Seabrook hotels the weekend of the event. The hotels acknowledge that the Auto Corsa
411 event could be a great event, but they would prefer that it be on a different weekend and not the
412 same dates as Keels and Wheels.

413

414 Councilmember Miller asked if the money is in the budget to fund this request. Ms. Dearman
415 stated that the City allows an applicant to come forward at least 90 days before the proposed
416 event. The 2015/16 HOT budget has been created without allocation for this event; therefore,
417 the current HOT budget would have to be amended in order to fund this request.

418

419 Motion was made by Councilmember Miller and seconded by Councilmember Adovasio

420

421 To deny a request from Craig Eubanks of Escuderia Charities in the amount of \$40,000.00 from
422 Hotel Tax Funds, FY 2015/16, and to direct applicant to cease and desist the use of City of
423 Seabrook in marketing materials and in reference to financial support or sponsorship.

424

425 MOTION CARRIED BY A 4-1 VOTE, WITH COUNCILMEMBER LLORENTE
426 DISSENTING (NAY VOTE).

427

428 **4.5. Special Permit Music & Picnic on Main**

429 **Consider and take all appropriate action on a special permit for the Music & Picnic on**
430 **Main event on Friday, July 22, 2016 from 7:30pm until 10:00pm on Main Street by the**
431 **gazebo. (Dearman)**

432

433 LeaAnn Dearman, Director of Communications, stated that the this event will take place on Mai
434 Street by the Gazebo. Based on one of the vision elements in the Strategic Plan, staff decided to
435 hold an event on a night when people are coming out for fireworks in June and July. This event
436 will bring people together for a picnic, to listen to music, and to watch the fireworks. It is a low
437 cost event for the City, and no parking and no fishing signs will be erected along Main Street.
438 Seabrook Association is going to supply free water. The Mayor commented that the City has put
439 on this event in the past, and it was a big success.

440

441 Motion was made by Councilmember Adovasio and seconded by Councilmember Llorente

442

443 To approve a special permit for the Music & Picnic on Main event on Friday, July 22, 2016 from
444 7:30pm until 10:00pm on Main Street by the gazebo.

445

446 MOTION CARRIED BY UNANIMOUS CONSENT

447

448

449

450

451 **5. OLD BUSINESS**
452 **Council will discuss, consider and if appropriate, take action on the items listed below.**
453

454 **5.1. Public Safety Fleet Replacement Program**
455 **Consider and take all appropriate action on the Public Safety Fleet Replacement Program**
456 **and possible establishment of a Replacement Fund with an amendment to the Fiscal Year**
457 **2015-16 Crime District Budget. (Cook)**
458

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

460
461 To approve the establishment of a Public Safety Fleet Replacement Fund with an amendment to
462 the Fiscal Year 2015-16 Crime District Budget.

463
464 MOTION CARRIED BY UNANIMOUS CONSENT
465

466 **6. ROUTINE BUSINESS**
467 **Council will discuss, consider and if appropriate, take action on the items listed below.**
468

469 **6.1. Approve the Action Items Checklist which is attached and made a part of this**
470 **Agenda.**
471

472 TXDOT – Gayle Cook, City Manager, stated that staff has expressed the desire to have
473 better updates from TXDOT on each parcel. TXDOT is working on an update, and the City
474 should have it before week’s end. Staff will continue to monitor the status.
475

476 Strategic Plan – This item can be removed from the Action Items Checklist.
477

478 Projects - Staff had an on-site progress meeting for the Public Works Complex. The
479 vegetation has been scraped and the property has been graded.
480

481 Councilmember Johnson asked that an item be added to the Action Items Checklist for Pelicans
482 and Park Benches.
483

484 Motion was made by Councilmember Llorente and seconded by Councilmember Miller
485

486 To Approve the Action Items Checklist, to remove the Strategic Plan from the checklist, and to
487 add an item for Pelicans and Park Benches.
488

489 MOTION CARRIED BY UNANIMOUS CONSENT
490

491

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496 **6.2. Establish future meeting dates and agenda items**

497
498 Council will have regularly scheduled meetings, and there is a quorum for the August 2 regular
499 meeting.

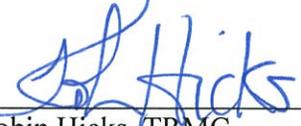
500
501 Upon motion duly made and seconded, Mayor Royal adjourned the meeting at 9:09 p.m.

502
503 Approved this 6th day of September 2016.

504
505
506
507



Glenn Royal
Mayor

508
509 
510
511
512 Robin Hicks, TRMC
513 City Secretary

