

1 The City Council of the City of Seabrook met in regular session on Tuesday, August 2, 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 – Ex. Abs.	MAYOR
7 ROBERT LLORENTE	COUNCIL PLACE NO. 1
8 MIKE GIANGROSSO	COUNCIL PLACE NO. 2
9 GARY JOHNSON	COUNCIL PLACE NO. 3
10 MELISSA BOTKIN	COUNCIL PLACE NO. 4
11 GLENNA ADOVASIO	COUNCIL PLACE NO. 5
12 O.J. MILLER - Ex. Abs.	MAYOR PRO TEM & COUNCIL PLACE NO. 6
13	
14 GAYLE COOK	CITY MANAGER
15 SEAN LANDIS	DEPUTY CITY MANAGER
16 XOCHYTL GREER	CITY ATTORNEY
17 ROBIN HICKS	CITY SECRETARY
18	

19 Councilmember Gary Johnson called the meeting to order at 7:00 p.m. and led the audience in  
20 the United States and Texas Pledge of Allegiance.  
21

22 **1. PRESENTATIONS**

23  
24 **1.1. Recognition of the 4th of July Kids' Parade**

25 **Recognize Nancy Jones, Hilda Giangrosso, and the many wonderful volunteers for their**  
26 **outstanding work and dedication to making the 4th of July Kids' Parade an exciting,**  
27 **special, and fun event. (Royal)**  
28

29 Councilmember Johnson presented Nancy Jones and Hilda Giangrosso with certificates  
30 of appreciation and thanked them for their hard work and dedication to making the Kids' 4<sup>th</sup> of  
31 July Parade so fun and special every year. Charlotte Gionetti was absent, but also recognized for  
32 her contribution and will be presented with a certificate of recognition as well.  
33

34 **2. PUBLIC COMMENTS AND ANNOUNCEMENTS - None**

35 **At this time we would like to listen to any member of the audience on any subject matter,**  
36 **whether or not that item is on the agenda. All comments are limited to a maximum of four**  
37 **minutes for each speaker, shall be limited to city business or city-related business or**  
38 **matters of general public interest, and shall not include any personal attacks. In**  
39 **accordance with the Open Meetings Act, members may not discuss or take action on any**  
40 **item that has not been posted on the agenda. When your name is called, please come to the**  
41 **podium and state your name and address clearly into the microphone before making your**  
42 **comments. Thank you.**

43 **2.1. Mayor, City Council and/or members of the city staff may make announcements**  
44 **about city/community events. (Council)**  
45

46 Councilmember Giangrosso announced several upcoming event, including Swim n'  
47 Movie night; the 2016 Seabrook Kids' Fish; the 2016 Saltwater Derby; the Public Safety Back to  
48 School pool party on August 11.  
49

50 **3. CONSENT AGENDA**

51 **Council will discuss, consider and if appropriate, take action on the items listed below.**  
52

53 **3.1. Ordinance 2016-17 Adoption of Comprehensive Master Plan**

54 **Approve on second reading proposed Ordinance 2016-17, "Adoption of the City of**  
55 **Seabrook Comprehensive Master Plan 2035". (Landis)**  
56

57 **AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, ADOPTING THE**  
58 **"SEABROOK COMPREHENSIVE MASTER PLAN 2035" PURSUANT TO TEXAS**  
59 **LOCAL GOVERNMENT CODE CHAPTER 213 AND SECTION 11.23 OF THE**  
60 **SEABROOK CITY CHARTER AS PROVIDED HEREIN; REPEALING ALL**  
61 **ORDINANCES AND RESOLUTIONS INCONSISTENT OR IN CONFLICT**  
62 **HEREWITH; AND PROVIDING FOR SEVERABILITY.**  
63

64 **3.2. Planning & Zoning Commission Rules**

65 **Consider and take all appropriate action on the Planning & Zoning Commission's Rules**  
66 **and Procedures. (Landis)**  
67

68 **3.3. Quarterly Investment Report**

69 **Approve the quarterly investment report for the 3rd quarter of Fiscal Year 2015-16 as**  
70 **required by the Public Funds Investment Act. (Gibbs)**  
71

72 **3.4. Dissolution of Comprehensive Master Plan Review Commission**

73 **Consider and take all appropriate action on the dissolution of the Comprehensive Master**  
74 **Plan Review Commission, pursuant to Section 11.23(b) of the City Charter. (Royal)**  
75

76 **3.5. Special Event SUMC Picnic**

77 **Approve a special event permit, temporary signs permit, and waiver of permit fees for**  
78 **the Seabrook United Methodist Church Picnic on Sunday, August 21, 2016, from 10:00am**  
79 **until 1:00pm at Meador Park. All supporting documentation, including a request for a**  
80 **waiver of the fees, has been submitted. (Hicks)**  
81

82 **3.6. Special Event Permit Cross Country Meet**  
83 **Approve a special event permit and waiver of permit fees for the CCISD High School Cross**  
84 **Country Meet on Wednesday, October 7, 2016 from 7:30am until 12:00pm at Miramar**  
85 **Park. All supporting documentation, including a request for a waiver of the fees, has been**  
86 **submitted. (Hicks)**

87  
88 **3.7. Excused Absence July 19**  
89 **Approve an excused absence for Mike Giangrosso and Melissa Botkin for the July 19, 2016**  
90 **regular City Council meeting. (Hicks)**

91  
92 **3.8. Minutes June 7 regular meeting**  
93 **Approve minutes of the June 7, 2016 regular City Council meeting. (Hicks)**  
94

95 **3.9. Minutes June 21 special meeting**  
96 **Approve minutes of the June 21, 2016 special City Council meeting. (Hicks)**  
97

98 **3.10. Minutes July 11 special meeting**  
99 **Approve minutes of the July 11, 2016 special City Council meeting. (Hicks)**  
100

101 **3.11. Minutes July 12 special meeting**  
102 **Approve minutes of the July 12, 2016 special City Council meeting. (Hicks)**  
103

104 Motion was made by Councilmember Adovasio and seconded by Councilmember Botkin  
105

106 To approve the Consent Agenda as presented.  
107

108 MOTION CARRIED BY UNANIMOUS CONSENT  
109

110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120

THIS SPACE INTENTIONALLY LEFT BLANK

121 **4. NEW BUSINESS**

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

123

124 **4.1. Ordinance 2016-20 Public Safety Fleet Replacement**

125 Consider and take all appropriate action on first reading of proposed Ordinance 2016-20,  
126 "Establishing a Public Safety Vehicle/Equipment Replacement Fund. (Lab)

127

128 AN ORDINANCE ESTABLISHING A PUBLIC SAFETY VEHICLE/EQUIPMENT  
129 REPLACEMENT FUND; ESTABLISHING CRITERIA AND SCHEDULES FOR THE  
130 REPLACEMENT OF VEHICLES AND EQUIPMENT IN THE CITY OF SEABROOK  
131 PUBLIC SAFETY FLEET; ESTABLISHING GUIDELINES FOR THE  
132 ADMINISTRATION OF THE FUND; REPEALING ALL ORDINANCES OR PARTS OF  
133 ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING  
134 FOR SEVERABILITY.

135

136 Gayle Cook, City Manager, stated that this is the fund that was discussed earlier in budget  
137 discussions. This is a vehicle and equipment replacement fund from funds the Chief had leftover  
138 in his budget. This ordinance establishes a special fund, and Council will see a budget  
139 amendment later for approval.

140

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

142

143 To approve, on first reading, proposed Ordinance 2016-20, "Establishing a Public Safety  
144 Vehicle/Equipment Replacement Fund."

145

146 MOTION CARRIED BY UNANIMOUS CONSENT

147

148 **4.2. Ordinance 2016-21 Nunc Pro Tunc correction**

149 Consider and take all appropriate action on first reading of proposed Ordinance 2016-21,  
150 "Amending Nunc Pro Tunc The Noise Regulations Ordinance". (Hicks)

151

152 AN ORDINANCE AMENDING ORDINANCE 2012-16 NUNC PRO TUNC, TO  
153 CORRECT SCRIVNER'S ERROR BY AMENDING CHAPTER 55 OF THE CODE OF  
154 ORDINANCES OF THE CITY OF SEABROOK, ENTITLED "NUISANCES AND  
155 MISCELLANEOUS PROVISIONS," ARTICLE II, ENTITLED "NOISE," BY  
156 REVISING REFERENCES IN SECTION 55-26, "ENFORCEMENT"; PROVIDING A  
157 PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY  
158 PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL  
159 ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT

160 **HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN**  
161 **EFFECTIVE DATE.**

162

163 Robin Hicks, City Secretary, explained that when the original noise regulations ordinance was  
164 adopted, there were a couple of typos in it that referenced incorrect sections of the Code. This  
165 ordinance corrects those typos.

166

167 Motion was made by Councilmember Llorente and seconded by Councilmember Giangrosso

168

169 To approve, on first reading, proposed Ordinance 2016-21, "Amending Nunc Pro Tunc The  
170 Noise Regulations Ordinance".

171

172 MOTION CARRIED BY UNANIMOUS CONSENT

173

174 **5. OLD BUSINESS**

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

176

177 **5.1. Ordinance 2015-20 Rezone of 6.322 acres**

178 Consider and take all appropriate action on first reading of proposed Ordinance 2015-20,  
179 "Amendment to the Official Zoning Map to rezone 6.322 acres of Tract 31, Abstract 52,  
180 Ritson Morris Survey, Harris County, Texas, located east of Old Highway 146 and  
181 immediately north of Red Bluff road from C-2 to R-2. This item was tabled on November  
182 17, 2015 and no vote was taken on first reading. (Landis)

183

184 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF  
185 SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES,  
186 APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION",  
187 SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING THE PROPERTY  
188 LOCATED ON TRACT 31, BEING an 6.322 ACRES TRACT OF LAND SITUATED IN  
189 ABSTRACT 52 IN THE RITSON MORRIS SURVEY, HARRIS COUNTY, TEXAS,  
190 FROM C-2 COMMERCIAL-MEDIUM DISTRICT TO R-2 RESIDENTIAL-SINGLE  
191 FAMILY DETACHED SMALL LOT DISTRICT; REQUIRING THAT THE ZONING  
192 MAP BE AMENDED TO RELFECT THIS AMENDMENT; MAKING SPECIFIC  
193 FINDINGS RELATING TO REZONING OF SUCH TRACT; PROVIDING A PENALTY  
194 IN AN AMOUNT OF NOT MORE THAN \$2,000.00 FOR VIOLATION OF ANY  
195 PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL  
196 ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT  
197 HEREWITH; AND PROVIDING FOR SEVERABILITY.

198

199 Councilmember Botkin recused herself from discussion and voting on this item.

200

201 Councilmember Johnson stated that this item must first be removed from the table.

202

203 Motion was made by Councilmember Llorente and seconded by Councilmember Giangrosso to  
204 remove this item from the table.

205

206 MOTION CARRIED BY UNANIMOUS CONSENT

207

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

209

210 To approve, on first reading, proposed Ordinance 2015-20, "Amendment to the Official Zoning  
211 Map to rezone 6.322 acres of Tract 31, Abstract 52, Ritson Morris Survey, Harris County, Texas,  
212 located east of Old Highway 146 and immediately north of Red Bluff road from C-2 to R-  
213 2. This item was tabled on November 17, 2015 and no vote was taken on first reading.

214

215 Council discussed with Deputy City Manager, Sean Landis, the location of this property; the  
216 proximity of other residential areas; the Port of Houston's proposed rail location; the proposed  
217 new road for truck traffic; the agreement with the Port of Houston regarding a berm and a sound  
218 wall; the retention pond; the prior complaints in that area due to noise; and what's best for the  
219 City long term.

220

221 The applicant, Mark Caldwell, with Stonemarc One, stated that he understands all of Council's  
222 concerns. When Red Bluff straightens out, there will be no commercial frontage. This is a  
223 different scenario from former complaints about noise because the berm is substantial. There are  
224 two builders interested in these lots. This area has great access to Highway 146. No businesses  
225 currently located along Highway 146 interested in relocating here.

226

227 Sean Landis, Deputy City Manager, stated that sales tax is a major concern for the City, and  
228 when you give up commercial property, it's a major concern. The Master Plan Review  
229 Commission stated in their deliberation, that if this property is not suitable for C-2, then maybe  
230 it's more of a C-3 zoning district. This request is a zoning change, so Council cannot require  
231 certain uses or development. Council could approve a limited or reduced zoning district.

232

233 MOTION TO APPROVE WAS DENIED BY UNANIMOUS CONSENT

234

235

236

237

238 **6. ROUTINE BUSINESS – Melissa returned to the dias**  
239 **Council will discuss, consider and if appropriate, take action on the items listed below.**

240  
241 **6.1. Approve the Action Items Checklist which is attached and made a part of this**  
242 **Agenda.**

243  
244 TXDOT – Gayle Cook, City Manager, stated that TXDOT is in different stages of  
245 negotiations with 44 offers on the table and one property that has closed on the northern end,  
246 which is an empty tract in front of the town center. No news on the negotiations with Union  
247 Pacific, but TXDOT says the talks with Union Pacific are moving forward.

248  
249 Project updates – Ms. Cook explained that staff had a meeting this morning on the  
250 construction of the Public Works Complex. All of the pad sites are now complete, and  
251 everything is progressing according to the timeline.

252  
253 Benches and Pelicans – LeaAnn Dearman, Director of Communications, explained she  
254 has a meeting scheduled with Marcy and Jack Fryday and will bring information to Council in  
255 September. Ms. Cook will check with staff on quotes for park benches.

256  
257 The Strategic Plan will be updated on a quarterly basis with Department Directors giving  
258 brief presentations of progress on their action items.

259  
260 Motion was made by Councilmember Giangrosso and seconded by Councilmember Botkin

261  
262 To approve the Action Items Checklist.

263  
264 MOTION CARRIED BY UNANIMOUS CONSENT

265  
266 **6.2. Establish future meeting dates and agenda items.**

267  
268 Staff would like to have a joint meeting with EDC on August 30 at 7:00pm to discuss  
269 corridor landscaping with the consultant giving a presentation.

270  
271 For the September 6 regular meeting Councilmembers Giangrosso, Llorente, and  
272 Adovasio will be out of town for Labor Day. If there is not a quorum on September 6, there may  
273 be a need to schedule a special meeting in early September, due to budget calendar requirements.

274  
275  
276

277 Upon motion duly made and seconded, Councilmember Johnson adjourned the meeting at 7:49  
278 p.m.

279  
280 Approved this 6<sup>th</sup> day of September 2016.

281

282

283

284

285

286

287

288

289

290

291

292



---

Gary Johnson  
Councilmember Position 3



---

Robin Hicks, TRMC  
City Secretary

