

CERTIFICATE FOR RESOLUTION

STATE OF TEXAS §
COUNTY OF HARRIS §
CITY OF SEABROOK §

We, the undersigned officers of the City of Seabrook, Texas (the "City"), hereby certify as follows:

The City Council of the City convened in a regular meeting on November 1, 2016, at the regular meeting place thereof, within the City, and the roll was called of the duly constituted officers and members of the City Council, to wit:

Glenn Royal	Mayor
Robert Llorente	Council Member, Position 1
Mike Giangrosso	Council Member, Position 2
Gary Johnson	Council Member, Position 3
Melissa Botkin	Council Member, Position 4
Glenna Adovasio	Council Member, Position 5
O.J. Miller	Council Member, Position 6

and all of such persons were present, except Robert Llorente, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: as written

A RESOLUTION OF THE CITY COUNCIL OF SEABROOK, TEXAS RELATING TO INTERPRETATION OF THE SEABROOK CITY CHARTER IN RELATION TO REQUIRED QUORUMS IN GENERAL FOR CITY COUNCIL ACTION AND TO SPECIFICALLY DETERMINE THAT THE MAYOR IS A VOTING MEMBER OF CITY COUNCIL FOR DETERMINATION OF REQUIRED QUORUM UNDER THE CITY CHARTER AND THE TEXAS OPEN MEETING ACT.

(the "Resolution") was duly introduced for the consideration of the City Council. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, such motion, carrying with it the adoption of the Resolution, prevailed and carried by the following vote:

AYES: 6

NAYS: 0

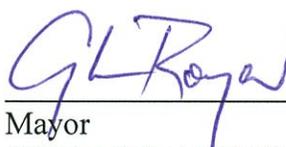
ABSTENTIONS: 0

That a true, full and correct copy of the Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the City Council's minutes of such meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the City Council's minutes of such meeting pertaining to the adoption of the Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the City Council as indicated therein; that each of the officers and members of the City Council was duly and sufficiently notified officially and personally, in advance, of the date, hour, place and subject of the aforesaid meeting, and that the Resolution would be introduced and considered for adoption at such meeting, and each of such officers and members consented, in advance, to the holding of such meeting for such purpose; that such meeting was open to the public as required by law; and that public notice of the date, hour, place and subject of such meeting was given as required by the Open Meetings Law, Chapter 551, Texas Government Code.

SIGNED AND SEALED this November 1, 2016.



City Secretary
CITY OF SEABROOK, TEXAS



Mayor
CITY OF SEABROOK, TEXAS



**CITY OF SEABROOK
RESOLUTION 2016-23**

A RESOLUTION OF THE CITY COUNCIL OF SEABROOK, TEXAS RELATING TO INTERPRETATION OF THE SEABROOK CITY CHARTER IN RELATION TO REQUIRED QUORUMS IN GENERAL FOR CITY COUNCIL ACTION AND TO SPECIFICALLY DETERMINE THAT THE MAYOR IS A VOTING MEMBER OF CITY COUNCIL FOR DETERMINATION OF REQUIRED QUORUM UNDER THE CITY CHARTER AND THE TEXAS OPEN MEETING ACT.

WHEREAS, the Office of the Attorney General of the State of Texas (“Attorney General”) has made inquiry regarding the presence of a quorum for the passage and approval of Resolution 2016-14 “Resolution Authorizing Publication of Notice of Intention to Issue Certificates of Obligation, in an Aggregate Principal Amount not to exceed \$7,100,000 for the Acquisition, Construction and Improvement of certain Public Works, and Authorizing Certain Other Matters Relating Thereto”, (the “Resolution”); and

WHEREAS, the adopted minutes of August 16, 2016, reflect that the Resolution was adopted by unanimous vote of the Mayor and three other City Council members, as referenced in the attached certified copy of the subject Minutes from the City Secretary reflecting a quorum of four (4) City Councilmembers were present and voting; and

WHEREAS, the Attorney General has made specific inquiry of whether the Mayor is a Council member for purposes of determining whether a quorum is present for adoption; and

WHEREAS, the City Council of the City of Seabrook has a paramount interest in insuring compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code as well as uniformity in interpretation and compliance with the requirements of the Seabrook City Charter (“Charter”); and

WHEREAS, the City Council is cognizant of Attorney General Opinions GA-0362 (2005), GA-130 (2003) that reflects that the Attorney General declines to interpret city charter provisions, absent matters that are preempted by state or federal law (see, GA-0433); and

WHEREAS, the Seabrook City Charter provides that City Council shall be composed of a Mayor and six (6) Councilmembers (Section 2.01); that the Mayor shall be the official head of City government, shall preside at all meetings of Council and shall vote on Council actions, (Section 2.04, emphasis supplied); that four (4) Councilmembers shall constitute a quorum and that no action of Council, (except as provided elsewhere by Charter or state law) shall be binding unless by affirmative vote of Councilmembers present, (Section 2.10, emphasis supplied); and

WHEREAS, consistent with the Seabrook City Charter, City Council determined that a quorum of four (4) City Councilmembers were present for the City Council meeting on August 16, 2016 for purposes of compliance with the Texas Open Meeting Act, consisting of the Mayor and three (3) other Councilmembers and that Resolution 2016-14 was thereafter adopted by unanimous vote of the Mayor and three (3) other City Councilmembers; and

WHEREAS, the inclusion of the Mayor for determination of the required quorum has been a historical course of conduct; was not a special occurrence for the adoption of the subject Resolution, and not subject to prior question of interpretation or ambiguity; and

WHEREAS, the Seabrook City Council finds that the intent of the Seabrook City Charter is and has been to recognize the Mayor as a voting Councilmember for purposes of determination of the requisite quorum for action by City Council as provided therein.

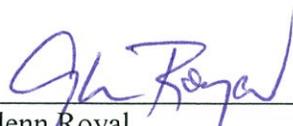
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS:

Section 1. That the City Council of the City of Seabrook adopts the preceding preamble paragraphs as if repeated verbatim herein and find them as matters of fact.

Section 2. That the Seabrook City Council finds and determines that the intent of the Seabrook City Charter is and has been to recognize the Mayor as a voting Councilmember for purposes of determination of the requisite quorum for action by City Council as provided therein.

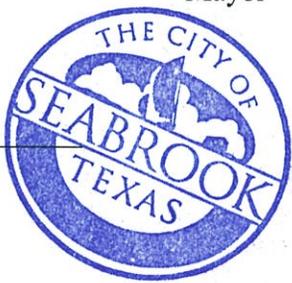
AND IT IS SO ORDERED.

PASSED AND ADOPTED with a quorum present, by an affirmative vote of a majority of Councilmembers present, on this **1st day of November, 2016**, in accordance with Seabrook City Charter Section 2.10.

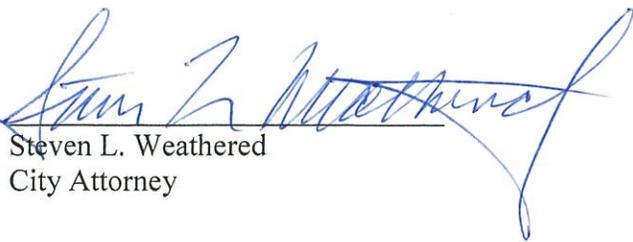
By: 
Glenn Royal
Mayor

ATTEST:

By: _____
Robin Hicks, TRMC
City Secretary



APPROVED AS TO FORM:


Steven L. Weathered
City Attorney

**CERTIFICATE
CITY OF SEABROOK**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Robin Hicks, duly appointed City Secretary of the City of Seabrook, Texas, do hereby certify that the attached document is a true and complete copy of the approved minutes of the August 16, 2016 regular City Council meeting, at which meeting a quorum of four (4) City Council members were present and voting.

I have hereunto set my hand and the official seal of the City of Seabrook on this the 25th day of October, 2016.




Robin Hicks, TRMC
City Secretary

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2
3
4 The City Council of the City of Seabrook met in regular session on Tuesday, August 16, 2016 at
5 7:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if
6 appropriate, take action on the items listed below.
7

8 **THOSE PRESENT WERE:**

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

21
22 Mayor Royal called the meeting to order at 7:00 p.m. and led the audience in the United States
23 and Texas Pledge of Allegiance.
24

25 **1. PRESENTATIONS**

26
27 **1.1. Oath of Office**

28 **Introduce new police officer Cynthia Jimenez and administer oath of office. (Wright /**
29 **Hicks)**

30
31 Chief Wright announced that it is a proud day for the Seabrook Police Department to introduce
32 new officer, Cynthia Jimenez, who has been with the Department for about three weeks. Officer
33 Jimenez has a bachelor's degree from the University of Houston in Criminal Justice and has
34 achieved her TCLEOSE certification. On Sunday morning, the Chief received a phone call from
35 a person who has complained in the past on officers, but this day he called to say what a fine
36 officer Seabrook hired and he gave compliments to her training officer, Jambrik. Cynthia
37 understands the value of the job and how to treat people right!
38

39 Chief Wright issued Officer Jimenez her badge, and she took her oath of office. Officer Jimenez
40 spoke to the audience and thanked the Police Department staff, especially her training Officer,
41 Jambrik, and thanked her family for being very supportive. Cynthia looks forward to many years
42 with the Seabrook Police Department.
43
44
45

46 **2. PUBLIC COMMENTS AND ANNOUNCEMENTS - None**
47 *At this time we would like to listen to any member of the audience on any subject matter,*
48 *whether or not that item is on the agenda. All comments are limited to a maximum of four*
49 *minutes for each speaker, shall be limited to city business or city-related business or matters of*
50 *general public interest, and shall not include any personal attacks. In accordance with the*
51 *Open Meetings Act, members may not discuss or take action on any item that has not been*
52 *posted on the agenda. When your name is called, please come to the podium and state your*
53 *name and address clearly into the microphone before making your comments. Thank you.*
54

55 **2.1. Mayor, City Council and/or members of the city staff may make announcements**
56 **about city/community events. (Council)**
57

58 Councilmember Adovasio announced several upcoming events, including the TXDOT Highway
59 146 relocation workshop; the Last Day of Summer at pool party; the SUMC Back to School
60 Bash; the CCISD Back to School event; the 2016 Seabrook Kids' Fish; and the Seabrook
61 Saltwater Derby, which is a 2 day event. City offices will be closed on Monday, September 5,
62 for the Labor Day holiday.
63

64 **3. SPECIFIC PUBLIC HEARINGS**
65

66 **3.1. Specific Public Hearing - Ordinance 2016-18 - Rezone**
67 **Hold a public hearing on proposed Ordinance 2016-18, "Amendment to the Official Zoning**
68 **Map to Rezone approximately 4.69 acres east of Bayport Boulevard and west of Old**
69 **Highway 146 from C-2 (Medium Commercial) to LI (Light Industrial). (Landis)**
70

71 **AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF**
72 **SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES,**
73 **APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION",**
74 **SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 4.69 ACRES OF**
75 **RESERVE A, BLOCK 1, BAYPORT LOGISTICS CENTER PHASE 2, ABSTRACT 52**
76 **OF THE RITSON MORRIS SURVEY, HARRIS COUNTY, TEXAS, AS MORE**
77 **PARTICULARLY DESCRIBED IN ATTACHMENT A, FROM C-2 MEDIUM**
78 **COMMERCIAL DISTRICT TO LI, LIGHT INDUSTRIAL DISTRICT; REQUIRING**
79 **THAT THE ZONING MAP BE AMENDED TO REFLECT THIS AMENDMENT;**
80 **MAKING SPECIFIC FINDINGS RELATING TO REZONING OF SUCH TRACT;**
81 **PROVIDING A PENALTY IN AN AMOUNT OF NOT MORE THAN \$2,000 FOR**
82 **VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE;**
83 **REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH,**
84 **AND PROVIDING FOR SEVERABILITY.**
85

86 Mayor Royal opened the public hearing.
87
88
89

90 Sean Landis, Deputy City Manager, gave a combined presentation for both items 3.1 and 3.2.
91 He stated that this request is for a rezone of approximately 7 acres total from C-2 (Medium
92 Commercial) to LI (Light Industrial), located south of the existing Gulf Winds facility inside the
93 City limits to the far north. Gulf Winds would like to expand their existing facilities operations,
94 in two (2) phases, with an extension of the parking lot to the south of the existing warehouse and
95 then in the near future there will be a need for an additional warehouse on the same location.
96 Currently, there is no timetable or design for the new warehouse. The surrounding properties
97 zoning include C-2 to the south, and LI to the north, east and west. On July 21, at their regular
98 meeting, the Planning & Zoning Commission, with Commissioner Davis absent, voted 6-0 in
99 favor of this project, recommending approval.

100

101 Applicant, Bill Friedrichs, with WMF Investments, explained that in late 2014, Gulf Winds
102 purchased 12 acres, thinking they had enough property for their facility operations. The nearby
103 gas station opened in March, 2009. WMF has had no commercial businesses interested in the
104 property. The proposal is to erect a 10 foot sound barrier/decorative fence between the existing
105 hotel and the proposed parking lot. The City's current property tax revenue on this portion, at its
106 current use, is about \$5,000. If this rezoning is approved, the City's new tax revenue, on the land
107 only, will be about \$35,000.

108

109 In response to questions from Council regarding formerly not being interested in a rezone, the
110 change in the value of the hotel, the value of the property as C-2, Mr. Friedrichs remarked that
111 WMF Investments' research indicates there is no interest in commercial businesses locating or
112 relocating to this far north property. In addition, there seems to be plenty of other locations for
113 commercial businesses including Retail at the Commons, the Traffic Circle, and spaces along
114 NASA Rd. 1.

115

116 Mr. Todd Stewart, owner and president of Gulf Winds International, spoke and explained that
117 Gulf Winds is one of the larger transportation businesses in this area. With Port of Houston
118 numbers growing, Gulf Winds is continuing to have a need to expand. This rezone is an
119 opportunity to make the expansion happen, to be more efficient internally, and to be more
120 competitive in the market. The need is there to maximize the current footprint so that all
121 containers can be handled on Gulf Winds property, rather than continuing to lease additional
122 property from the Port of Houston. The City will benefit from having all containers onsite, as the
123 personal property taxable value will increase. In addition, the expansion of the Gulf Winds
124 business will require the employment of more drivers who will buy gas, buy food, sleep in hotel
125 rooms. Gulf Winds is a family owned business that continually works to reinvest in the
126 community and be a good community partner.

127

128 Gulf Winds does not have a timeline or design for a second warehouse at this time because the
129 economy cannot be predicted, and the immediate need is for the parking lot, which will increase
130 the City's personal property tax base in the short run.

131

132

133

134 Discussion ensued among Council members regarding citizen complaints about damaged trucks
135 and u-turns on Old Highway 146; the creation of PUDs due to Gulf Winds not follow through
136 with plans approved by Council in the past; traffic control/lane management; no date or design
137 for a second warehouse; uses in LI including sexually oriented businesses; current warehouse
138 capacity; the aesthetics of having a parking lot seen as people are coming into the City; and if a
139 second warehouse was built, at where would the needed parking lot be located.

140
141 Steve Weathered, City Attorney, reminded Council that the request is for a zoning change, and
142 Council cannot place any land use restrictions on this property along with the zoning change.

143
144 Having no other speakers come forward, the Mayor closed the public hearing.

145
146 **3.2. Specific Public Hearing - Ordinance 2016-19 - Rezone**

147 **Hold a public hearing on proposed Ordinance 2016-19, "Amendment to the Official Zoning**
148 **Map to Rezone approximately 2.500 acres east of Bayport Boulevard and west of Old**
149 **Highway 146 from C-2 (Medium Commercial) to LI (Light Industrial). (Landis)**

150
151 **AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF**
152 **SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES,**
153 **APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION",**
154 **SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 2.500 ACRES OF TRACT**
155 **6J-1, ABSTRACT 52 OF THE RITSON MORRIS SURVEY, HARRIS COUNTY, TEXAS,**
156 **AS MORE PARTICULARLY DESCRIBED IN ATTACHMENT A, FROM C-2 MEDIUM**
157 **COMMERCIAL DISTRICT TO LI, LIGHT INDUSTRIAL DISTRICT; REQUIRING**
158 **THAT THE ZONING MAP BE AMENDED TO REFLECT THIS AMENDMENT;**
159 **MAKING SPECIFIC FINDINGS RELATING TO REZONING OF SUCH TRACT;**
160 **PROVIDING A PENALTY IN AN AMOUNT OF NOT MORE THAN \$2,000 FOR**
161 **VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE;**
162 **REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH,**
163 **AND PROVIDING FOR SEVERABILITY.**

164
165 Mayor opened the public hearing.

166
167 Having no speakers come forward, the Mayor closed the public hearing.

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173 THIS SPACE INTENTIONALLY LEFT BLANK
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179 **4. CONSENT AGENDA**

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

181
182 **4.1. Ordinance 2016-20 Public Safety Fleet Replacement**

183 Approve on second reading proposed Ordinance 2016-20, "Establishing a Public Safety
184 Vehicle/Equipment Replacement Fund. (Lab)

185
186 AN ORDINANCE ESTABLISHING A PUBLIC SAFETY VEHICLE/EQUIPMENT
187 REPLACEMENT FUND; ESTABLISHING CRITERIA AND SCHEDULES FOR THE
188 REPLACEMENT OF VEHICLES AND EQUIPMENT IN THE CITY OF SEABROOK
189 PUBLIC SAFETY FLEET; ESTABLISHING GUIDELINES FOR THE
190 ADMINISTRATION OF THE FUND; REPEALING ALL ORDINANCES OR PARTS OF
191 ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING
192 FOR SEVERABILITY.

193
194 **4.2. Ordinance 2016-21 Nunc Pro Tunc Correction**

195 Approve on second reading proposed Ordinance 2016-21, "Amending Nunc Pro Tunc The
196 Noise Regulations Ordinance". (Hicks)

197
198 AN ORDINANCE AMENDING ORDINANCE 2012-16 NUNC PRO TUNC, TO
199 CORRECT SCRIVNER'S ERROR BY AMENDING CHAPTER 55 OF THE CODE OF
200 ORDINANCES OF THE CITY OF SEABROOK, ENTITLED "NUISANCES AND
201 MISCELLANEOUS PROVISIONS," ARTICLE II, ENTITLED "NOISE," BY
202 REVISING REFERENCES IN SECTION 55-26, "ENFORCEMENT"; PROVIDING A
203 PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY
204 PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL
205 ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT
206 HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN
207 EFFECTIVE DATE.

208
209 **4.3. Resolution 2016-13 Public Safety Vehicle and Equipment Replacement Policy**

210 Approve proposed Resolution 2016-13, "Adoption of the Public Safety Vehicle and
211 Equipment Replacement Policy for the City of Seabrook." (Lab)

212
213 A RESOLUTION ADOPTING THE PUBLIC SAFETY VEHICLE AND EQUIPMENT
214 REPLACEMENT POLICY

215
216 **4.4. CLEMC Monthly Report**

217 Approve the Clear Lake Emergency Medical Corps (CLEMC) monthly report for July
218 2016. (Hunter)

219
220 **4.5. Fire Department Monthly Report**

221 Approve the Seabrook Volunteer Fire Department (SVFD) monthly report for July 2016.
222 (Gutaker)

223

- 224 **4.6. Police Department Monthly Report**
225 Approve the Seabrook Police Department monthly report for July 2016. (Wright)
226
- 227 **4.7. Building Department Monthly Report**
228 Approve the Seabrook Building Department monthly report for July 2016. (Landis)
229
- 230 **4.8. Special Event Permit Running Alliance Sport**
231 Approve a special event permit, temporary signs permit, and waiver of permit fees for
232 the Running Alliance Sport 9th Annual Toughest 10K on Sunday, September 18, 2016. All
233 supporting documentation, including a request for a waiver of the fees, has been
234 submitted. (Hicks)
235
- 236 **4.9. Excused Absence**
237 Approve an excused absence for Glenn Royal and O.J. Miller for the August 2, 2016
238 regular City Council meeting. (Hicks)
239
- 240 Motion was made by Councilmember Botkin and seconded by Councilmember Adovasio
241
242 To approve the Consent Agenda as presented.
243
- 244 MOTION CARRIED BY UNANIMOUS CONSENT
245
- 246 The Mayor changed the order of the agenda to go to Executive Session after Consent Agenda.
247
- 248 **6. EXECUTIVE SESSION**
249 *The City Council will now hold a closed executive meeting pursuant to the provisions of the*
250 *open meetings Act, Charter 551, Government Code, and Vernon's Texas Codes Annotated, in*
251 *accordance with the authority contained in one or more of the following sections: Section*
252 *551.071, Consultation with Attorney; Section 551.072, Real Property; Section 551.073,*
253 *Deliberation Regarding a Prospective Gift; Section 551.074, Personnel Matters; Section*
254 *551.076. Security Devices; and Section 551.087, Economic Development.*
255
- 256 At 7:54 p.m. Mayor Royal announced that the City Council will now hold a closed executive
257 meeting pursuant to the provisions of the Open Meetings Act, Chapter 551, Government Code,
258 and Vernon's Texas Codes Annotated, in accordance with the authority contained in Section
259 551.071, Consultation with Attorney.
260
- 261 **6.1. Executive Session 551.071**
262 Consult with an Attorney to receive legal advice on legal issues concerning municipal
263 boundaries. (Cook)
264
- 265 **6.2. Executive Session. 551.071**
266 Consult with an Attorney to receive legal advice on legal issues associated with a Water
267 Supply Contract with the City of Pasadena. (Cook)
268

269 7. OPEN MEETING

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

272

273 At 8:40 p.m. Mayor Royal reconvened the meeting in open session and stated that items 6.1 and
274 62 had been discussed, but that no action had been taken in executive session.

275

276 5. NEW BUSINESS

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

278

279 5.1. Ordinance 2016-18 Rezone 4.69 Acres

280 Consider and take all appropriate action on first reading of proposed Ordinance 2016-18,
281 "Amendment to the Official Zoning Map to Rezone approximately 4.69 acres east of
282 Bayport Boulevard and west of Old Highway 146 from C-2 (Medium Commercial) to LI
283 (Light Industrial). (Landis)

284

285 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF
286 SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES,
287 APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION",
288 SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 4.69 ACRES OF
289 RESERVE A, BLOCK 1, BAYPORT LOGISTICS CENTER PHASE 2, ABSTRACT 52
290 OF THE RITSON MORRIS SURVEY, HARRIS COUNTY, TEXAS, AS MORE
291 PARTICULARLY DESCRIBED IN ATTACHMENT A, FROM C-2 MEDIUM
292 COMMERCIAL DISTRICT TO LI, LIGHT INDUSTRIAL DISTRICT; REQUIRING
293 THAT THE ZONING MAP BE AMENDED TO REFLECT THIS AMENDMENT;
294 MAKING SPECIFIC FINDINGS RELATING TO REZONING OF SUCH TRACT;
295 PROVIDING A PENALTY IN AN AMOUNT OF NOT MORE THAN \$2,000 FOR
296 VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE;
297 REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HERewith,
298 AND PROVIDING FOR SEVERABILITY.

299

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

301

302 To deny on first reading the proposed Ordinance 2016-18, "Amendment to the Official Zoning
303 Map to Rezone approximately 4.69 acres east of Bayport Boulevard and west of Old Highway
304 146 from C-2 (Medium Commercial) to LI (Light Industrial).

305

306 Mayor Royal stated that his responsibility is to the taxpayers, and the current C-2 zoning can
307 generate revenue to the City. Making this change to go towards a parking lot has no benefit to
308 the residents of the City. Had there been designs to build a warehouse, this zoning change would
309 have been considered.

310

311 MOTION CARRIED BY UNANIMOUS CONSENT

312

313

314 **5.2. Ordinance 2016-19 Rezone 2.500 Acres**

315 Consider and take all appropriate action on first reading of proposed Ordinance 2016-19,
316 "Amendment to the Official Zoning Map to Rezone approximately 2.500 acres east of
317 Bayport Boulevard and west of Old Highway 146 from C-2 (Medium Commercial) to LI
318 (Light Industrial). (Landis)

319

320 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF
321 SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES,
322 APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION",
323 SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 2.500 ACRES OF TRACT
324 6J-1, ABSTRACT 52 OF THE RITSON MORRIS SURVEY, HARRIS COUNTY, TEXAS,
325 AS MORE PARTICULARLY DESCRIBED IN ATTACHMENT A, FROM C-2 MEDIUM
326 COMMERCIAL DISTRICT TO LI, LIGHT INDUSTRIAL DISTRICT; REQUIRING
327 THAT THE ZONING MAP BE AMENDED TO REFLECT THIS AMENDMENT;
328 MAKING SPECIFIC FINDINGS RELATING TO REZONING OF SUCH TRACT;
329 PROVIDING A PENALTY IN AN AMOUNT OF NOT MORE THAN \$2,000 FOR
330 VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE;
331 REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH,
332 AND PROVIDING FOR SEVERABILITY.

333

334 Motion was made by Councilmember Miller and seconded by Councilmember Botkin

335

336 To deny on first reading of proposed Ordinance 2016-19, "Amendment to the Official Zoning
337 Map to Rezone approximately 2.500 acres east of Bayport Boulevard and west of Old Highway
338 146 from C-2 (Medium Commercial) to LI (Light Industrial).

339

340 MOTION CARRIED BY UNANIMOUS CONSENT

341

342 **5.3. Resolution 2016-14 Intent to Issue Certificates of Obligation**

343 Consider and take all appropriate action on proposed Resolution 2016-14, "Authorizing
344 the Publication of Notice of Intention to Issue Certificates of Obligation in the Aggregate
345 Principal Amount Not to Exceed \$7,100,000 for the acquisition, construction, and
346 improvement of certain Public Works, and authorizing certain other matters relating
347 thereto." (Cook / Robuck)

348

349 Motion was made by Councilmember Miller and seconded by Councilmember Botkin

350

351 To approve proposed Resolution 2016-14, "Authorizing the Publication of Notice of Intention to
352 Issue Certificates of Obligation in the Aggregate Principal Amount Not to Exceed \$7,100,000 for
353 the acquisition, construction, and improvement of certain Public Works, and authorizing certain
354 other matters relating thereto."

355

356

357

358 John Robuck, Bond Attorney, stated that this is a continuation of the discussion from the last
359 Council meeting he and the other Bond Attorney, Marcus Dietz, attended. The bond market has
360 improved and it's a great environment to sell bonds. Hopefully we will get a good rate. If this
361 resolution is approved, the notice will be published in the paper for two (2) consecutive weeks,
362 on August 25 and September 1. The bonds can be sold on October 4 and we will close on
363 November 3. The resolution states \$7.1 million as the not to exceed amount, so that we can sell
364 up to that amount if we have to sell more bonds to generate the proceeds we need. The actual
365 amount is \$6,950,000.

366
367 MOTION CARRIED BY UNANIMOUS CONSENT
368

369 **8. ROUTINE BUSINESS**

370 *Council will discuss, consider and if appropriate, take action on the items listed below.*
371

372 **8.1. Reports**

373 **Reports and announcements concerning items of community interest. No discussion or**
374 **action will be taken by Council.**

375

376 **Council Liaisons:**

377

378 **a. Bay Area Houston Convention & Visitors Bureau** – no report at this time. The Bureau
379 is in transition. A sample contract and comments are circulating and a draft of a new agreement
380 will be brought to Council at some point. The Visitors Center is closed.

381

382 **b. Bay Area Houston Economic Partnership** – The celebration of the 40th anniversary is in
383 the works.

384

385 **c. Bay Area Transportation Partnership** – The Mayor will be chairing a meeting on
386 September 6 to bring all the different players together to discuss this region's trucking issue.
387 Some cities are opposed to heavy haul, which is a concern because the Port of Houston is on the
388 wrong side of the channel and their operations continue to expand and increase.

389

390 **d. Clear Lake Emergency Medical Corps** – CLEMC is looking into the purchase of
391 vehicles that can be used for non-emergency transports, which will generate income and
392 hopefully keep Seabrook's costs the same. CLEMC has a guaranteed contract now and is
393 working on two additional contracts.

394

395 **e. Economic Alliance, Port Region** – no report

396

397 **f. Galveston Bay Foundation** – no report

398

399 **g. Hotel Tax Liaison Committee** – no report

400

401 **h. Houston-Galveston Area Council** - no report

402

403 **8.2. Approve the Action Items Checklist which is attached and made a part of this**
404 **Agenda.**

405
406 TXDOT – Gayle Cook, City Manager, stated that there are no new updates at this time.
407 Economic Development continues to get call and continues to meet with property owners to
408 inform them how the City can help with relocation. TXDOT is hosting a relocation workshop on
409 August 17.

410
411 Projects – Ms. Cook stated the Public Works Complex should be vertical soon, as all the
412 ground work has been completed, with no issues.

413
414 Benches and Pelican purchase – Ms. Cook explained Rotary will be giving the City
415 \$5000 for park benches, and seven have been ordered at \$477 each. Four of the new benches
416 have been purchased by Council members. There will be an item on the next Council agenda
417 regarding Pelicans.

418
419 Motion was made by Councilmember Botkin and seconded by Councilmember Miller

420
421 To approve the Action Items Checklist.

422
423 MOTION CARRIED BY UNANIMOUS CONSENT

424
425 **8.3. Establish future meeting dates and agenda items**

426
427 The Council is on its regular schedule, and there will be joint meeting with EDC on
428 August 30 at 7pm to discuss the City's Branding and Landscape Master Plan.

429
430
431 Upon motion duly made and seconded, Mayor Royal adjourned the meeting at 9:00 p.m.

432
433 Approved this 6th day of September 2016.

434
435
436
437

438 
439
440
441
442 Robin Hicks, TRMC
443 City Secretary





Glenn Royal
Mayor