



SEABROOK CITY COUNCIL  
NOTICE OF REGULAR CITY COUNCIL MEETING  
TUESDAY, AUGUST 1, 2023 - 6:00 PM

For city information visit [www.seabrooktx.gov](http://www.seabrooktx.gov)

For SH 146 updates visit [www.sh146.com](http://www.sh146.com)

For Seabrook Economic Development visit [www.seabrooktx.gov/463/SEDC](http://www.seabrooktx.gov/463/SEDC)

For Agenda Center visit [www.seabrooktx.gov/agendacenter](http://www.seabrooktx.gov/agendacenter)

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY AUGUST 1, 2023 AT 6:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 1ST STREET, SEABROOK, TEXAS, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE, 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5663 OR CITYSEC@SEABROOKTX.GOV FOR FURTHER INFORMATION.

**PLEDGE OF ALLEGIANCE**

**1. PRESENTATIONS**

1.1 Presentation to recognize recipients of the Seabrook Hero Award, Robert Turner and Emmanuel Garcia. *Thom Kolupski, Mayor*

**2. PUBLIC COMMENTS AND ANNOUNCEMENTS**

*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, shall be limited to City business or City-related business or matters of general public interest, and shall not include any personal attacks. In accordance with the Texas 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.

**REGISTER ONLINE TO SPEAK IN PERSON DURING PUBLIC COMMENTS:**

[www.seabrooktx.gov/speaker-registration](http://www.seabrooktx.gov/speaker-registration)

**2.1** Mayor, City Council and/or members of the City staff may make announcements about City/Community events. City Council

**ATTACHMENT(S):** [Event Memo](#)

### **3. SPECIFIC PUBLIC HEARING**

Conduct a public hearing on a request to amend the code of the City of Seabrook Appendix A, "Comprehensive Zoning", Section 1.10 "Definitions", by creating a definition for "(CBD) Cannabidiol Sales"; and amend Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix" by adding "Cannabidiol (CBD) Sales" as a "Use by Right" within a (C-2) "Medium Commercial District", (C-3) "Heavy Commercial District" and (LI) "Light Industrial District". Sean Landis, Deputy City Manager

**ATTACHMENTS:** [Agenda Briefing](#) [Public Hearing Notice](#)

### **4. CONSENT AGENDA**

**4.1** Approve the minutes of the June 20, 2023 regular City Council meeting.

*Robin Lenio, City Secretary*

**ATTACHMENT(S):** [June 20 2023 minutes](#)

**4.2** Approve the minutes of the July 18, 2023 regular City Council meeting.

*Robin Lenio, City Secretary*

**ATTACHMENT(S):** [July 18 2023 minutes](#)

**4.3** Approve the minutes of the July 25, 2023 special City Council meeting.

*Robin Lenio, City Secretary*

**ATTACHMENT(S):** [July 25 2023 minutes](#)

### **5. NEW BUSINESS**

**5.1** Consider and take all appropriate action on first reading of Ordinance 2023-16, "Establishing Definition of "(CBD) Cannabidiol Sales" and Permitted Districts of Use. Sean Landis, Deputy City Manager

**ATTACHMENT(S):** [Agenda Briefing](#) [Ordinance 2023-16](#) [Presentation](#)  
[PZ Report](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX "A", "COMPREHENSIVE ZONING", ARTICLE 1, "IN GENERAL" SECTION 1.10 "DEFINITIONS", BY CREATING A DEFINITION FOR "(CBD) CANNABIDIOL SALES"; AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX "A", "COMPREHENSIVE ZONING", ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE LAND USE REGULATION MATRIX", BY ADDING "(CBD) CANNABIDIOL SALES" TO TABLE 3-A "USES PERMITTED BY RIGHT AND CONDITIONAL USES", AS A "USE BY RIGHT" WITHIN THE (C-2), (C-3), AND (LI) ZONING DISTRICTS; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000.00 PER OFFENSE FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.

**5.2** Consider and take all appropriate action on first reading of Ordinance 2023-18, "Amendment and Update to Personnel Policies for Employee Assistance Program and Holidays" *Yesenia Garza, Director of Human Resources*

**ATTACHMENT(S):** [Agenda Briefing](#) [Ordinance 2023-18](#) [Holidays EAP](#)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEABROOK UPDATING AND AMENDING CITY OF SEABROOK PERSONNEL POLICIES, CHAPTER 5, "COMPENSATION AND BENEFITS" BY ADDING SECTION 29, "EMPLOYEE ASSISTANCE PROGRAM" POLICY AND SECTION 10, "HOLIDAYS" BY REPLACING THAT SECTION WITH AN UPDATED "HOLIDAYS" POLICY.

**5.3** Consider and take all appropriate action on the renewal of a contract between the City of Seabrook and the Bay Area Houston Economic Partnership (BAHEP) for consulting and ancillary economic development services beginning October 1, 2023, and ending September 30, 2026, in a base amount of \$20,000.00 annually. *Paul Chavez, Director of Economic Development*

**ATTACHMENT(S):** [BAHEP Contract](#)

**5.4** Consider and take all appropriate action on a Cost Share Agreement between the City of Seabrook and Lakewood Yacht Club for the division of costs for the rehabilitation of Lakewood Yacht Club Drive, in an amount not to exceed \$75,000.00 contributed by each party to the agreement and authorize the City Manager to execute agreement. *Gayle Cook, City Manager*

**ATTACHMENT(S):** [Agenda Briefing](#) [Cost Share Agreement](#)

**5.5** Consider and take all appropriate action on first reading of Ordinance 2023-19, "Calling a Special Bond Election to be held within the City of Seabrook, Texas; Making Provisions for the Conduct and the Giving of Notice of the Special Election; and Containing Other Provisions Related Thereto". *Gayle Cook, City Manager and Michael Gibbs, Director of Finance*

**ATTACHMENT(S):** [Ordinance 2023-19](#)

## **6. ROUTINE BUSINESS**

**6.1** Quarterly Strategic Plan Update. *Gayle Cook, City Manager*

**6.2** City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, SH 146 Expansion Projects, Port of Houston Rail Spur, Gulf Coast Protection District, City of Seabrook CIP Projects, Legislative Update, and any City of Seabrook Grant Administration. *Gayle Cook, City Manager*

**6.3** Establish future meeting dates and agenda items. *City Council*

**ATTACHMENT(S):** [Calendar](#)

## **7. CLOSED EXECUTIVE SESSION**

### **7.1 Section 551.074**

Conduct a closed executive session to deliberate the evaluation and duties of the City Secretary. *Robin Lenio, City Secretary*

## **8. OPEN SESSION**

*Council will reconvene in Open Session to allow for possible action on any of the agenda items listed above under "Closed Executive Session".*

THE CITY COUNCIL RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT, (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

I certify that this notice was posted on the City of Seabrook website, [www.seabrooktx.gov/agendacenter](http://www.seabrooktx.gov/agendacenter), pursuant to Texas Government Code, Section 551.043(b)(1)-(3), on or before Friday, July 28, 2023 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Maria Lawler  
Deputy City Secretary

