



**SEABROOK CITY COUNCIL  
NOTICE OF REGULAR CITY COUNCIL MEETING  
TUESDAY, SEPTEMBER 20, 2022 - 5:00 PM**

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

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

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY, SEPTEMBER 20, 2022 AT 5:00 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. COMPREHENSIVE MASTER PLAN**

1.1 Conduct a public hearing on "Adoption of the City of Seabrook Comprehensive Master Plan 2040". *Sean Landis, Deputy City Manager*

**ATTACHMENT(S):** [Public Hearing Notice](#)

1.2 Presentation of the Comprehensive Master Plan Review Commission Recommendations for update to the Comprehensive Master Plan 2040. *Sean Landis, Deputy City Manager*

**ATTACHMENT(S):** [Review Commission Official Report](#) [Presentation](#)

1.3 Consider and take all appropriate action on first reading of proposed Ordinance 2022-15 "Adoption of the City of Seabrook Comprehensive Master Plan 2040". *Sean Landis, Deputy City Manager*

**ATTACHMENT(S):** [Agenda Briefing](#) [Ordinance 2022-15](#) [Final Draft](#)  
[- Comprehensive Master Plan 2040](#)

AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, ADOPTING THE "SEABROOK COMPREHENSIVE MASTER PLAN 2040" PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 213 AND SECTION 11.23 OF THE SEABROOK CITY CHAPTER AS PROVIDED HEREIN; REPEALING ALL ORDINANCES AND RESOLUTIONS INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY

## **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. BOARDS AND COMMISSIONS**

**3.1** Consider and take all appropriate action on appointment on one (1) primary alternate position to the Board of Adjustment/Building Standards Commission, for a term to expire January 1, 2025. *City Council*

**ATTACHMENT(S):** [Bland application](#) [Davidson application](#) [Halbison application](#)

**3.2** Consider and take all appropriate action on appointment on one (1) secondary alternate position to the Board of Adjustment/Building Standards Commission, for a term to expire January 1, 2023. *City Council*

**ATTACHMENT(S):** [Bland application](#) [Davidson application](#) [Halbison application](#)

## **4. CONSENT AGENDA**

**4.1** Approve on second and final reading Ordinance 2022-14 "Master Fee Schedule Update". *Robin Lenio, City Secretary*

ATTACHMENT(S): [Ordinance 2022-14](#) [Master Fee Schedule](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, TO UPDATE "APPENDIX B", ENTITLED "MASTER FEE SCHEDULE" BY UPDATING AND AMENDING EMERGENCY MEDICAL SERVICES FEE; UPDATING AND AMENDING CONTRACTOR REGISTRATION FEES, BASE PERMIT FEES, IMPACT FEES, AND ADMINISTRATIVE FEES FOR PLANNING & ZONING / COMMUNITY DEVELOPMENT / BUILDING DEPARTMENT; UPDATING AND AMENDING PARK FEES TO ADD FEES FOR BAY AREA VETERANS MEMORIAL; ADDING PERMANENT SIGN PERMIT FEES; ADDING SHORT TERM RENTAL PROPERTY FEES; ADDING TOURISM & ART PROGRAM FEES FOR SEABROOK PELICANS; MAKING FINDINGS OF FACT; REPEALING AND REPLACING ALL REFERENCES TO SUCH FEES AND CHARGES IN ALL ORDINANCES OR RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR NOTICE AND EFFECTIVE DATE

**4.2** Approve the renewal of the Administrative Staffing Services Agreement for fiscal year 2022-2023, between the City of Seabrook and the Seabrook Economic Development Corporation, in an amount not to exceed \$288,942.00. This is a budgeted item that was approved by Seabrook EDC on September 8, 2022.

*Paul Chavez, Economic Development Director*

ATTACHMENT(S): [Staffing Services Agreement](#)

**4.3** Approve the minutes of the July 18, 2022 City Council and Open Space and Trails Committee Special Joint Meeting. *Robin Lenio, City Secretary*

ATTACHMENT(S): [July 18, 2022 Joint Meeting Minutes](#)

## **5. NEW BUSINESS**

**5.1** Consider and take all appropriate action on the first reading of proposed Ordinance 2022-19, "Update to Designated Time for School Zone at Lakeside Drive". Jackie Rasco, Council At Large Position 1

ATTACHMENT(S): [Agenda Briefing](#) [Ordinance 2022-19](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, TO UPDATE CHAPTER 90 "TRAFFIC AND VEHICLES" ARTICLE II, "SPEED RESTRICTIONS", SECTION 90-34, "SCHOOL ZONES", BY AMENDING THE DESIGNATED TIME FOR SPEEDS IN THE SCHOOL ZONE AT LAKESIDE DRIVE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED TWO

HUNDRED DOLLARS (\$200.00) OR THE MAXIMUM AMOUNT PROVIDED BY LAW 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

**5.2** Consider and take all appropriate action on authorizing the City Manager to enter into an agreement with CenterPoint Energy for the upgrade of all existing streetlights to Light Emitting Diode (LED) fixtures beginning with Mystic Village Subdivision and proceed with all other street lights within the city limits. *Brian Craig, City Engineer and Assistant Director of Public Works*

**ATTACHMENT(S):** [Agenda Briefing](#) [LED Installation Agreement](#)  
[City of Seabrook Account Summary](#) [STL Rates](#)

## **6. OLD BUSINESS**

**6.1** Discuss, consider, and if necessary take all appropriate action on a report from the Garden Manager for the Carothers Community Garden and any applicable items in association with Resolution 2021-14, Establishment of Carothers Community Garden. *Buddy Hammann, Mayor Pro Tem and Council at Large Position 5*

**ATTACHMENT(S):** [Resolution 2021-14](#) [Carothers Community Garden Rules and Guidelines](#) [Garden Photos](#)

**6.2** Discuss, consider, and if necessary take all appropriate action on proposals received for the installation of approximately 750 feet of fencing along the northern border of Carothers Coastal Gardens east tract to be funded out of Fund 41 - Carothers Coastal Gardens. *Buddy Hammann, Mayor Pro Tem and Council at Large Position 5*

**ATTACHMENT(S):** [Agenda Briefing](#) [Proposals](#) [Entrance](#) [Pine Gully](#) [Carothers](#) [Aerial Photo](#)

**6.3** Consider and take all appropriate action on removal of a plaque at Bay Area Veterans Memorial to correct wrong information originally engraved. *Jackie Rasco, Council At Large Position 1*

**ATTACHMENT(S):** [National Personnel Records Center Information](#)  
[Original Engraving Information](#)

## **7. ROUTINE BUSINESS**

**7.1** Update on 2022 Celebration Seabrook Festival. *LeaAnn Petersen, Director of Public Affairs*

**7.2** City Manager update and report to City Council on various items that require no action, including Recap for Seabrook Boards and Commissions, SH 146 Expansion Projects, Red Bluff Expansion Project, Port of Houston Rail Spur, Gulf Coast Protection District, CenterPoint Substation, City of Seabrook CIP Projects, and any City of Seabrook Grant Administration. *Gayle Cook, City Manager*

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

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

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.

I certify that this notice was posted on the bulletin board on or before Friday, September 16, 2022 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Maria Lawler  
Deputy City Secretary

