



SEABROOK CITY COUNCIL  
NOTICE OF REGULAR CITY COUNCIL MEETING  
TUESDAY, OCTOBER 18, 2022 - 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)

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NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY, OCTOBER 18, 2022 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 of a Proclamation to recognize October 16 - 22, 2022 as National Friends of the Library Week and receive a report and update on Evelyn Meador Library Activities. *Thom Kolupski, Mayor and Milagros Tanega, Library Branch Manager*

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

**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**

**3.1** Conduct a Public Hearing on a request for a Conditional Use Permit to establish a "Bar" at 1805 First Street, as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures". *Sean Landis, Deputy City Manager*

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

**4. CONSENT AGENDA**

**4.1** Approve on second reading proposed Ordinance 2022-19, "Update to Designated Time for School Zone at Lakeside Drive". *Jackie Rasco, Council At Large Position 1*

**ATTACHMENT(S):** [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

**4.2** Approve on second reading proposed Ordinance 2022-20, "Modifying PD Civil Service Classification System". *Gayle Cook, City Manager*

**ATTACHMENT(S):** [Ordinance 2022-20](#) [Exhibit A](#) [Exhibit B](#)

AN ORDINANCE MODIFYING AND CONTINUING A CIVIL SERVICE CLASSIFICATION SYSTEM CONSISTING OF CLASSES, POSITIONS, PAY GRADES AND COMPENSATION LEVELS IN THE CLASSIFIED SERVICE OF THE SEABROOK POLICE DEPARTMENT; REESTABLISHING GROSS MONTHLY BASE SALARY RATES FOR EACH CLASSIFICATION; REESTABLISHING CERTAIN BENEFITS FOR CLASSIFIED MEMBERS; PROVIDING FOR A REPEAL WITH LIMITED EXTENSION; PROVIDING A SEVERABILITY CLAUSE, AN EFFECTIVE DATE, CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT AND REPLACING PREVIOUSLY ADOPTED ORDINANCE 2020-06

**4.3** Approve the renewal of the Texas General Land Office Coastal Lease for Coastal Public Land Surface Lease #SL 20100062 for Pine Gully Jetties and authorize City Manager to sign lease. This agreement is for ten years, effective on March 1, 2023. *Gayle Cook, City Manager*

**ATTACHMENT(S):** [Agenda Briefing](#) [GLO Surface Lease Renewal](#)

## **5. NEW BUSINESS**

**5.1** Consider and take all appropriate action on an update to the design of the Emergency Medical Services (EMS) and Emergency Operations Center (EOC) for CIP# FAC 25. *BRW Architects*

**ATTACHMENT(S):** [Agenda Briefing](#) [EMS-EOC Programming & Conceptual Study](#)

**5.2** Consider and take all appropriate action on the approval of the award and the Joint Participation Interlocal Agreement between the City of Seabrook and Harris County for Pine Gully Pier Replacement in an amount not to exceed \$500,000.00. *Gayle Cook, City Manager*

**ATTACHMENT(S):** [Agenda Briefing](#) [Joint Participation Interlocal Agreement](#)

**5.3** Consider and take all appropriate action on first reading of proposed Ordinance 2022-21 "Issuance of Conditional Use Permit to Allow a "Bar Use" at 1805 First Street in the 146-M (SH 146 Main Commercial Zoning District). *Sean Landis, Deputy City Manager*

**ATTACHMENT(S):** [Agenda Briefing](#) [Ordinance 2022-21](#) [Exhibit CUP Application](#)

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 13, "TEMPORARY AND NONTEXT CHANGES," SECTION 13.03, BY ADDING A NEW PARAGRAPH (29) GRANTING A CONDITIONAL USE PERMIT FOR A "BAR" TO BE LOCATED AT 1805 FIRST STREET, WITHIN THE 146-M (SH 146 MAIN COMMERCIAL ZONING DISTRICT) AND ESTABLISHING ANY APPLICABLE CONDITIONS FOR THE OPERATION OF THE BUSINESS IN ACCORDANCE WITH LAW; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 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 AND PROVIDING FOR AN EFFECTIVE DATE.

**5.4** Consider and take all appropriate action on first reading of proposed Ordinance 2022-22 "Amendments to the Short Term Rental Ordinance in the City of Seabrook Code of Ordinances". *Sean Landis, Deputy City Manager*

**ATTACHMENT(S):** [Agenda Briefing](#) [Ordinance 2022-22](#) [Planning & Zoning Official Report](#)

AN ORDINANCE AMENDING THE SEABROOK CITY CODE OF ORDINANCES, CHAPTER 18, "BUILDINGS AND BUILDING REGULATIONS", BY AMENDING ARTICLE VIII, "REQUIREMENTS FOR OWNERS OF RESIDENTIAL PROPERTIES USED AS SHORT-TERM RENTALS", SECTION 18-603, "SHORT-TERM RENTAL PERMIT APPLICATION", SUBSECTION (C) "ANY EXISTING SHORT-TERM RENTAL SHALL HAVE NINETY (90) DAYS FROM ADOPTION OF THIS ORDINANCE TO COMPLETE THE REQUIRED REGISTRATION AND OBTAIN THEIR SHORT-TERM RENTAL PERMIT"; REDEFINING THE DEADLINE TO OBTAIN THE REQUIRED PERMIT FROM NINETY (90) DAYS TO JANUARY 1, 2023; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$500.00 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

**5.5** Consider and take all appropriate action on first reading of proposed Ordinance 2022-23 "Update of Pressure Sewer System Requirements". *Brian Craig, City Engineer and Assistant Director of Public Works*

**ATTACHMENT(S):** [Agenda Briefing](#) [Ordinance 2022-23](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, CHAPTER 95 "UTILITIES", ARTICLE IV "SEWERS AND SEWAGE DISPOSAL", DIVISION 2 "PRESSURE SEWER SYSTEM", SECTION 95-131 "PRESSURE SEWER LINES AND GRINDER PUMPS REQUIRED FOR NEW CONSTRUCTION", BY COMPLETELY REPLACING THE CURRENT TITLE AND TEXT, TO ADDRESS NEW REQUIREMENTS DUE TO CHANGED CONDITIONS; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 PER OFFENSE FOR VIOLATION OF ANY PROVISION THEREIN BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY, NOTICE AND EFFECTIVE DATE.

**5.6** Consider and take all appropriate action on Resolution 2022-31, "Authorizing Execution of a Memorandum of Agreement for access to the Federal Integrated Public Alert and Warning System (IPAWS). *Brad Goudie, Director of Emergency Services*

**ATTACHMENT(S):** [Agenda Briefing](#) [Resolution 2022-31](#)  
[Memorandum of Agreement](#)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, AUTHORIZING EXECUTION OF A MEMORANDUM OF AGREEMENT, ATTACHED HERETO, BETWEEN THE CITY OF SEABROOK AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR PARTICIPATION IN THE HARRIS COUNTY MASS NOTIFICATION SYSTEM PROVIDING ACCESS TO THE FEDERAL INTEGRATED PUBLIC ALERT AND WARNING SYSTEM (IPAWS).

**5.7** Consider and take all appropriate action on the approval of a membership and recommended representatives on an application with the Electric Reliability Council of Texas, Inc. (ERCOT) for Membership Year 2023 and authorizing the City Manager to take all necessary action to execute agreement. *Gayle Cook, City Manager*

**ATTACHMENT(S):** [Agenda Briefing](#) [2023 ERCOT Membership](#)  
[Application and Agreement](#) [2023 ERCOT Membership List](#)

**5.8** Consider and take all appropriate action on the approval of a list of recommended projects by the Open Space and Trails Committee for Carother's Coastal Gardens (East Tract) to be funded and constructed during FY 2022-2023 in the amount not to exceed \$220,000.00 *Sean Landis, Deputy City*

*Manager*

**ATTACHMENT(S):** [Agenda Briefing](#)

**5.9** Consider and take all appropriate action on the approval of a services agreement between the City of Seabrook and Aramark for facility mats and Public Works uniforms. The services agreement is for 36 months with the option to extend an additional 12 months. *Kevin Padgett, Director of Public Works*

**ATTACHMENT(S):** [Agenda Briefing](#) [Services Agreement-City Hall/PD](#) [Services Agreement-Public Works](#)

**5.10** Consider and take all appropriate action on the reappointment of Prosecutors, Robert Richter, Jr. and Randall B. Strong to the Municipal Court for terms of office which begins October 19, 2022 and ends on October 18, 2026, and increase in amount of \$200.00 per hour. *Gayle Cook, City Manager*

**ATTACHMENT(S):** [Agenda Briefing](#) [Richter Agreement](#) [Strong Agreement](#)

## **6. DISCUSSION**

**6.1** Discuss, consider, and if necessary, take action on an update to the design of the Pine Gully Pier CIP# P27. *Richard B. Ewer, P.E., Celerity Engineering, Inc.*

**ATTACHMENT(S):** [Agenda Briefing](#)

## **7. ROUTINE BUSINESS**

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

**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, Public Meeting Livestreaming Project, 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](#)

## **8. CLOSED EXECUTIVE SESSION**

### **8.1 Section 551.071**

Conduct a Closed Executive Session to consult with Attorneys regarding legal issues related to the Centerpoint Substation, as provided by Texas Government Code, Section 551.071. *Gayle Cook, City Manager*

### **8.2 Section 551.071**

Conduct a Closed Executive Session to consult with Attorneys regarding legal issues related to the City of Pasadena Water Supply and Wastewater Treatment Agreement, as provided by Texas Government Code, Section 551.071. *Gayle Cook, City Manager*

## **9. 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".*

**9.1** Consider and take all appropriate action on the update to the 24" Bypass Water Line at Taylor Lake with the City of Pasadena. *Gayle Cook, City Manager*

**ATTACHMENT(S):** [Design Agreement](#)

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, October 14, 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

