



**SEABROOK CITY COUNCIL  
NOTICE OF MEETING  
TUESDAY, APRIL 6, 2021 - 6:00 PM**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL WILL MEET ON **TUESDAY, APRIL 6, 2021 AT 6:00 PM** BY TELECONFERENCE TO **DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

DUE TO THE CONTINUED INCREASE IN COVID-19 POSITIVE CASES, **THIS MEETING WILL BE OPEN TO THE PUBLIC VIA REMOTE ACCESS THAT ALLOWS FOR TWO-WAY COMMUNICATIONS FOR THOSE DESIRING TO PARTICIPATE. MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING BY REGISTERING AT THE FOLLOWING LINK: [www.seabrooktx.gov/public-mtg-040621](http://www.seabrooktx.gov/public-mtg-040621)**

*In order to view all exhibits during the meeting, members of the public can use a desktop PC, laptop, tablet, or iPad to enter the above address into the Google Chrome address bar to be taken directly into the meeting, or may download the GoToWebinar app on their Android or iPhone free of charge and use Meeting ID: 847-691-835 when prompted.*

**MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AND ATTACHMENTS ONLINE AT [WWW.SEABROOKTX.GOV/AGENDAS](http://WWW.SEABROOKTX.GOV/AGENDAS).**

**1. PRESENTATIONS**

**1.1** Presentation of a Proclamation to recognize Helen Burton for her hard work, dedication, and loyalty to the City of Seabrook and the Seabrook Open Space and Trails Committee. *Thom Kolupski, Mayor, Gayle Cook, City Manager and Kevin Padgett, Director of Public Works*

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

**1.2** Presentation of a Proclamation to recognize April 4-10, 2021 as National Library Week. *Thom Kolupski, Mayor*

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

**1.3** Presentation of a Proclamation to recognize April 11-17, 2021 as National Public Safety Telecommunications Week. *Thom Kolupski, Mayor*

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

**1.4** Presentation of a Proclamation to recognize April 11-17, 2021 as National Animal Control Officer Appreciation Week. *Thom Kolupski, Mayor*

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

**1.5** Presentation of a Proclamation to recognize April 18-24, 2021 as National Volunteer Week. *Thom Kolupski, Mayor*

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

**1.6** Presentation of the Audit for FY 2019/2020. *Daniel Hebert, Belt Harris Pechacek*

**ATTACHMENT:** [CAFR](#)

## **2. PUBLIC COMMENTS AND ANNOUNCEMENTS**

*At this time, we would like to listen to any member of the public who has registered to speak 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 unmute your device mic and state your name and address clearly before making your comments. Thank you.*

## **3. CONSENT AGENDA**

**3.1** Approve on second reading Ordinance 2021-08, "Revision to Personnel Policy Work Week". *Yesenia Garza, Director of Human Resources*

**ATTACHMENTS:** [Ordinance 2021-08](#) [Policy](#)

AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, AMENDING THE CITY OF SEABROOK "PERSONNEL POLICIES", CHAPTER 5, "COMPENSATION AND BENEFITS", SECTION 25, "WORK WEEK" BY REPLACING THE SECTION WITH AN UPDATED "WORK WEEK" POLICY AND MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT

**3.2** Approve on second reading Ordinance 2021-07, "Add the uses of 'Auto Repair/Detailing, Auto Rental and Leasing, Quick Lube/Oil Change, and Tire Dealers and Service' to the Comprehensive Land Use Matrix as a Conditional Use". *Sean Landis, Deputy City Manager*

**ATTACHMENTS:** [Ordinance 2021-07](#) [PZ Report](#) [Exhibit Presentation](#)

AN ORDINANCE 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 MAXTRIX", BY REQUIRING WITHIN THE SH 146 SOUTH COMMERCIAL DISTRICT, (146-S), AND THE SH 146 MAIN COMMERCIAL ZONING DISTRICT, (146-M), A CONDITIONAL USE PERMIT FOR THE FOLLOWING USES: "AUTO REPAIR/DETAILING", "AUTO RENTAL AND LEASING", "QUICK LUBE/OIL CHANGE", AND "TIRE DEALERS AND SERVICE"; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

**3.3 Approve on second reading Ordinance 2021-06, "Add the uses of 'Storage, Boat; Inside and Storage, Recreational Vehicle, Inside' to the Comprehensive Land Use Matrix as a Conditional Use".** *Sean Landis, Deputy City Manager*

**ATTACHMENTS:** [Ordinance 2021-06](#) [PZ Report](#) [Exhibit Presentation](#)

AN ORDINANCE 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 REQUIRING WITHIN A (WAD) WATERFRONT ACTIVITY ZONING DISTRICT A CONDITIONAL USE PERMIT FOR THE FOLLOWING USES: "STORAGE, BOAT; INSIDE", AND "STORAGE, RECREATIONAL VEHICLE; INSIDE"; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

**3.4 Accept Audit and Comprehensive Annual Financial Report (CAFR) for FY 2019/2020.** *Michael Gibbs, Director of Finance*

**ATTACHMENTS:** [Agenda Briefing](#) [CAFR](#)

**3.5 Review and approve the addition of Right of Way to Harbortown Court within Old Seabrook Village Section A.** *Brian Craig, City Engineer and Assistant Director of Public Works*

**ATTACHMENTS:** [Agenda Briefing](#) [ROW Dedication](#) [Plat](#) [Original Plan Record Drawing](#)

**3.6 Review and approve the water, sanitary sewer, storm sewer, and streets as public infrastructure for Oak Alley Subdivision.** *Brian Craig, City Engineer and Assistant Director of Public Works*

**ATTACHMENTS:** [Agenda Briefing](#) [Confirmation of completion](#) [Request for Acceptance](#)

#### **4. CLOSED EXECUTIVE SESSIONS**

**4.1 Conduct a Closed Executive Session to consult with the City Attorney to discuss legal issues only related to proposed contract between City and Ameresco Incorporated as provided under Texas Government Code Section 551.071.** *Gayle Cook, City Manager*

**4.2 Conduct a Closed Executive Session to consult with City Attorney to discuss legal issues only related to regulation of nuisances - animal control and noise as provided under Texas Government Code Section 551.071.** *Gayle Cook, City Manager*

#### **5. NEW BUSINESS**

**5.1 Consider and take all appropriate action on an agreement between the City of Seabrook and Ameresco Incorporated for services related to the installation of water meters and advanced metering infrastructure within a Performance Contract Project, in an**

amount not to exceed \$2,961,500.00, and authorize the City Manager to sign the agreement. *Gayle Cook, City Manager*

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

**5.2** Consider and take all appropriate action on a Cooperative Purchasing Agreement between the City of Seabrook and Tarrant County, Texas, to take advantage of cost savings associated with the upcoming purchase of police vehicles. *Michael Gibbs, Director of Finance*

**ATTACHMENTS:** [Agenda Briefing](#) [Agreement](#)

**5.3** Consider and take all appropriate action on a request by Seabrook Properties, LLC. to enter into a Capital Recovery Domestic Water and Sanitary Sewer Impact Fee Credit Agreement as established by the Texas Local Government Code Chapter 395.

*Sean Landis, Deputy City Manager*

**ATTACHMENTS:** [Agenda Briefing](#) [State Law](#) [Request Letter](#)

## **6. OLD BUSINESS**

**6.1** Consider and take all appropriate action on first reading of Ordinance 2021-04, "Feeding of Wildlife and Nuisance Animals Prohibited". *Dwayne Vanselous, Animal Control Officer*

**ATTACHMENTS:** [Agenda Briefing](#) [Ordinance 2021-04](#)

AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, CHAPTER 10, "ANIMALS", ARTICLE 1, "GENERAL", CREATING A NEW SECTIONS 10-11, "FEEDING OF WILDLIFE PROHIBITED", AND SECTION 10-12, "NUISANCE ANIMALS", ALL AS DEFINED AND PROVIDED HEREIN WITH RELATED UPDATES; PROVIDING PENALTIES FOR VIOLATION BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY, NOTICE AND ESTABLISHING AN EFFECTIVE DATE

## **7. DISCUSSION**

**7.1** Discuss, consider, and if appropriate, take action on Miramar Division Drainage Improvements and presentation on design, community impact, and environmental impact. *Sean Landis, Deputy City Manager, Kevin Padgett, Director of Public Works, and Brian Craig, City Engineer and Assistant Director of Public Works*

**ATTACHMENT:** [Presentation](#)

**7.2** Discuss, consider, and if appropriate, take action on Noise Ordinance, noise complaints, and possible modifications. *Sean Wright, Chief of Police and Gayle Cook, City Manager*

## **8. ROUTINE BUSINESS**

**8.1** Update and report on various items that require no action, including SH 146 Expansion Project, City of Seabrook CIP Projects, City of Seabrook Grant Administration, May 1, 2021 General Election, and 2021 State Legislative Session. *Gayle Cook, City*

*Manager and Robin Lenio, City Secretary*

**8.2** Update and discuss report by City Manager on COVID related issues. *Gayle Cook, City Manager and Brad Goudie, Director of Emergency Services*

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

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 Thursday, April 1, 2021 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Robin Lenio, TRMC /RL/  
City Secretary

