



**SEABROOK CITY COUNCIL  
NOTICE OF REGULAR CITY COUNCIL MEETING  
TUESDAY, FEBRUARY 6, 2018- 7:00 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 FEBRUARY 6, 2018 AT 7:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 FIRST 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) 291-5600 OR FAX (281) 291-5690 FOR FURTHER INFORMATION.

**PLEDGE OF ALLEGIANCE**

**1. 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-relate business or matters of general public interest, and shall not include any personal attacks. In accordance with the 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.*

**1.1** Mayor, City Council and/or members of the City Staff may make announcements about city/community events. (Council)

**2. SPECIFIC PUBLIC HEARINGS**

**2.1** Conduct a Public Hearing on proposed text changes to Appendix A, "Comprehensive Zoning", Article 6, "Sign Standards".

**3. CONSENT AGENDA**

**3.1** Approve on second reading proposed Ordinance 2018-03, "Amendments to the Seaside RV Resort and Cabanas PUD." (Landis)

**ATTACHMENT:** [Ordinance 2018-03](#)

AN ORDINANCE AMENDING ORDINANCE 2017-07 APPROVING "SEASIDE RV RESORT AND CABANAS PUD", A TRACT OF APPROXIMATELY 8.822 ACRES SITUATED IN ABSTRACT 52, OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, LOCATED IMMEDIATELY EAST OF OLD HIGHWAY 146 AND NORTH OF RED BLUFF ROAD, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A," BY REVISING THE EXISTING PLANNED UNIT DEVELOPMENT ("PUD") PLAN, REGULATIONS, RESTRICTIONS AND CONDITIONS ("PLAN") ONLY IN RELATION TO THE MODIFICATION OF THE SITE PLAN, TO PROVIDE FOR A SINGLE MEANS OF EGRESS TO BE LOCATED EAST OF OLD STATE HIGHWAY 146, ELIMINATING THE SECONDARY MEANS OF EGRESS NORTH OF RED BLUFF ROAD, ADJUSTING THE NUMBER OF "CLASS A" RV SITES FROM 90 SITES TO 86 SITES, AND THE NUMBER OF RENTAL CABANAS FROM 40 UNITS TO 37 UNITS, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY AND NOTICE

**3.2 Approve on second reading proposed Ordinance 2018-05, "Amending the Water Conservation and Drought Contingency Plan." (Craig / Padgett)**

**ATTACHMENT:** [Ordinance 2018-05](#)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS AMENDING CHAPTER 95, "UTILITIES", ARTICLE III, "WATER CONSERVATION" AND DROUGHT CONTINGENCY PLAN OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS BY UPDATING THE UTILITY PROFILE USING THE PREVIOUS FIVE YEARS WATER USE DATA; UPDATING THE WATER CONSERVATION GOALS BASED ON THE HISTORIC USE DATA; SHOWING THE UPDATE TO THE WATER RATE STRUCTURE; AND BY INCORPORATING THE ENTIRE PLAN INTO THE CODE INSTEAD OF BY REFERENCE ONLY, AS DEPICTED IN EXHIBIT "A"

THIS ORDINANCE PROVIDES A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE RELATING TO FIRE SAFETY AND FIVE HUNDRED DOLLARS (\$500.00) FOR ALL OTHER OFFENSES; REPEALS ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDES FOR SEVERABILITY AND PROVIDES FOR AN EFFECTIVE DATE

**3.3 Approve the City auction items list for the annual surplus auction. (Padgett)**

**ATTACHMENTS:** [Agenda Briefing](#) [Auction List](#) [Auctioneers](#)

**3.4 Reaffirm the reappointment of Mike DeHart, Dodie Miller, and Greg Aguilar as members to the Planning & Zoning Commission for a term ending January 1, 2019. (Council)**

**3.5 Approve the reappointment of regular members Michele Glaser, Margaret Hunt and Edelmiro Muniz, and alternate member Jared Kelly to the Board of Adjustment / Building Standards Commission for a term ending January 1, 2020. (Council)**

**3.6 Approve the minutes of the January 16, 2018 Special City Council meeting. (Hicks)**

**ATTACHMENT:** [January 16, 2018 special minutes](#)

**3.7 Approve the minutes of the January 16, 2018 Regular City Council meeting. (Hicks)**

**ATTACHMENT:** [January 16, 2018 regular minutes](#)

#### **4. NEW BUSINESS**

**4.1** Consider and take all appropriate action on proposed Resolution 2018-09, "Homeland Security Grant Division (HSGD) Fiber Optic Network." (Padgett)  
**ATTACHMENTS:** [Agenda Briefing](#) [Resolution 2018-09](#) [HSGD Funding Announcement](#)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, PROVIDING THAT GRANT FUNDS IN THE AMOUNT OF \$328,950 SHALL BE PAID TO THE CITY OF SEABROOK FOR THE PURCHASE AND INSTALLATION OF AN UNDERGROUND FIBER OPTIC NETWORK SYSTEM TO ENHANCE SCADA CONNECTIVITY FOR HOMELAND SECURITY AND AUTHORIZING GAYLE COOK, CITY MANAGER TO ADMINISTER SUCH GRANT

**4.2** Consider and take all appropriate action on proposed Resolution 2018-10, "Support for the Low Income Housing Tax Credit (LIHTC) application by Seaside Lodge at Chesapeake Bay." (Landis)  
**ATTACHMENTS:** [Application](#) [Resolution 2018-10](#)

A RESOLUTION OF THE CITY OF SEABROOK, TEXAS, SUPPORTING A DEVELOPMENT TO BE KNOWN AS SEASIDE LODGE AT CHESAPEAKE BAY, A DEVELOPMENT FOR SENIORS TO BE LOCATED THAT NORTHEAST QUADRANT OF ELAM STREET AND LARRABEE STREET, SEABROOK, TEXAS, THE APPLICANT BEING SEASIDE LODGE, LP, A TEXAS LIMITED PARTNERSHIP TO BE FORMED; AND AUTHORIZING THE MAYOR TO ACT AS THE EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S SUPPORT OF THIS DEVELOPMENT

**4.3** Consider and take all appropriate action on proposed Resolution 2018-11, "Providing an in-kind contribution for the Low Income Housing Tax Credit (LIHTC) application by Seaside Lodge at Chesapeake Bay." (Landis)  
**ATTACHMENTS:** [Application](#) [Resolution 2018-11](#)

A RESOLUTION OF THE CITY OF SEABROOK, TEXAS, PROVIDING FOR AN IN-KIND CONTRIBUTION FOR A DEVELOPMENT TO BE KNOWN AS SEASIDE LODGE AT CHESAPEAKE BAY, A DEVELOPMENT FOR SENIORS TO BE LOCATED IN THE NORTHEAST QUADRANT OF ELAM STREET AND LARRABEE STREET, SEABROOK, TEXAS, THE APPLICANT BEING SEASIDE LODGE, LP, A TEXAS LIMITED PARTNERSHIP TO BE FORMED; AND AUTHORIZING THE MAYOR TO ACT AS THE EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S SUPPORT OF THIS DEVELOPMENT

**4.4** Consider and take all appropriate action on proposed Ordinance 2018-04, "Ordering the General City Election to be Held on May 5, 2018 and a June 9, 2018 Run Off Election, if necessary." (Hicks)  
**ATTACHMENTS:** [Agenda Briefing](#) [Ordinance 2018-04](#) [Notice of Election](#)

AN ORDINANCE CALLING AND ESTABLISHING PROCEDURES FOR THE GENERAL CITY OFFICERS' ELECTION FOR COUNCIL POSITION 1,3, AND 5 TO BE HELD ON MAY 5, 2018; AND FOR A RUN OFF ELECTION ON JUNE 9, 2018, IF REQUIRED, AND MAKING OTHER PROVISIONS RELATED TO THESE ELECTIONS

**4.5** Consider and take all appropriate action on the 2017 Celebration Seabrook budget to fund event expenditures that exceed the amount of revenue generated by the event, in an amount not to exceed \$26,000, from the Hotel Occupancy Tax reserve fund and give direction on future

Celebration Seabrook events. (Dearman)  
**ATTACHMENTS:** [Agenda Briefing](#) [Budget](#)

## **5. ROUTINE BUSINESS**

**5.1** Approve the Action Items Checklist which is attached and made a part of this Agenda. (Council)

**ATTACHMENT:** [Action Item Checklist](#)

**5.2** Update on Hurricane Harvey expenses, and claims, and all other associated items. (Cook)

**5.3** Establish future meeting dates and agenda items. (Council)

## **6. CLOSED EXECUTIVE SESSION**

### **6.1 Section 551.071**

Conduct a closed executive session to consult with an Attorney to receive legal advice on legal issues associated with Sign Regulations update. (Landis)

### **6.2 Section 551.071**

Conduct a closed executive session to consult with an Attorney to receive legal advice on legal issues associated with the sale or purchase of real property by City. (Cook)

### **6.3 Section 551.072**

Conduct a closed executive session to deliberate the purchase, exchange, lease, or value of property to avoid detrimental effect on City in negotiations with third person. (Cook)

## **7. OPEN SESSION**

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

**7.1** Consider and take all appropriate action regarding offer of purchase received from PG Legacies Inc. for 2.0514 acres of City property located at the west line Lakeside Drive, north of Repsdorff Road, (Ritson Morris Survey, Abstract 52, Harris County, Texas, being out of Lots 14 and 15 of Ruggles Subdivision, recorded in Volume 5, Page 30 of Harris County Map Records and being more particularly described in attached exhibit). (Cook)

**7.2** Consider and take all appropriate action on first reading of proposed Ordinance 2018-06, "Amendments to Sign Standards." (Landis)

**ATTACHMENTS:** [Agenda Briefing](#) [Ordinance 2018-06](#) [P&Z Report](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, "APPENDIX A", "COMPREHENSIVE ZONING", ARTICLE 6, "SIGN STANDARDS", BY DELETING THE EXISTING ARTICLE IN ITS ENTIRETY AND REPLACING IT WITH NEW PREVISIONS UNDER THE SAME CHAPTER TITLE "SIGN STANDARDS"; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDNG FOR SEVERABILTY AND NOTICE

## **8. CLOSED EXECUTIVE SESSION**

### **8.1 Section 551.074**

Conduct a closed executive session to deliberate the evaluation and duties of

the City Manager. (Kolupski)

**9. OPEN SESSION**

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

I certify that this notice was posted on the bulletin board on or before Friday, February 2, 2018 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Stephanie Martinez,  
Executive Administrative Assistant