



SEABROOK CITY COUNCIL  
NOTICE OF REGULAR CITY COUNCIL MEETING  
TUESDAY, APRIL 5, 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)

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY APRIL 5, 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 April 3-9, 2022 as National 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](#)

1.2 Presentation of a Proclamation to recognize April 10-16, 2022 as National Public Safety Telecommunicators Week. The Seabrook Police Department would like to recognize Dispatchers Michael Miner, Marcus McCarroll, Nicole Khan, William Walker, Robert Ozment, Elizabeth Santillan, Diana Martinez, and Debbie Dauster. *Thom Kolupski, Mayor*

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

**1.3** Presentation of a Proclamation to recognize April 10-16, 2022 as National Animal Control Officer Appreciation Week. The Seabrook Police Department would like to recognize Lead Animal Control Officer, Dwayne Vanselous, and Animal Control Officer, Christopher Hebert. *Thom Kolupski, Mayor*

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

**1.4** Presentation of the Government Finance Officers Association of the United States and Canada (GFOA) Certificate of Achievement for Excellence in Financial Reporting to Michael Gibbs, Director of Finance; Kathryn Shannahan, Accounting Manager; and the City of Seabrook's Finance Department for its annual comprehensive financial report for the fiscal year ended September 30, 2020. This is the 41<sup>st</sup> consecutive year that the City has received this prestigious award. *Gayle Cook, City Manager and Thom Kolupski, Mayor*

**ATTACHMENT(S):** [Agenda Briefing](#) [Certificate of Award](#)

**1.5** Presentation of the Audit for FY 2020/2021. *Belt Harris Pechacek Representative*

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

**1.6** Presentation of an update on the SH 146 Expansion Project. *Jamal Elahi, P.E., Area Engineer, TXDOT-SEHAO Area Office*

## **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):** [Events Memo](#)

## **3. BID AWARD**

3.1 Consider and take all appropriate action on a Bid Award to Freese and Nichols Inc., for Proposal (RFP) #2022-01 for the Comprehensive Master Plan Update for \$114,500.00, and authorize the City Manager to negotiate, approve and sign a contract. *Sean Landis, Deputy City Manager*

**ATTACHMENT(S):** [Agenda Briefing](#) [Bid Summary](#) [HGAC Cooperative Purchasing Report](#) [HGAC Cooperative Purchasing Details](#) [Legal Notice 07.14](#) [Legal Notice 07.21](#) [Agreement Cover Page](#) [Conflict of Interest Questionnaire](#)

#### **4. BOARDS AND COMMISSIONS**

4.1 Consider and take all appropriate action on the appointment of a regular member to the Ethics Review Commission to fill the vacancy left by Carl Kuehnel, for a term to expire October 31, 2023. *City Council*

**ATTACHMENT(S):** [Gonzalez Application](#)

#### **5. CONSENT AGENDA**

5.1 Approve on second reading Ordinance 2022-07, "Axe Throwing Venue".  
*Sean Landis, Deputy City Manager*

**ATTACHMENT(S):** [Ordinance 2022-07](#) [Exhibit](#)

REQUEST TO AMEND THE CODE OF THE CITY OF SEABROOK APPENDIX "A", "COMPREHENSIVE ZONING", ARTICLE III, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE LAND USE MATRIX", BY ADDING THE USE OF "AXE THROWING VENUE" TO TABLE 3-A, "USES PERMITTED BY RIGHT AND CONDITIONAL USES", AS A "CONDITIONAL USE" WITHIN DISTRICTS "(C-2) MEDIUM COMMERCIAL DISTRICT", "(C-3) HEAVY COMMERCIAL DISTRICT", "(WAD) WATERFRONT ACTIVITY DISTRICT", "(MMU) MARINE ORIENTED MIXED USE DISTRICT", "(POD) POINT OVERLAY DISTRICT", "(STCOD) SEABROOK TOWN CENTER OVERLAY DISTRICT", "(OS) OLD SEABROOK DISTRICT", "(LI) LIGHT INDUSTRIAL DISTRICT", "(146-S) SH 146 SOUTH COMMERCIAL DISTRICT", "(146-M) SH 146 MAIN COMMERCIAL DISTRICT"; 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

5.2 Accept Audit and Comprehensive Annual Financial Report (CAFR) for FY 2020/2021. *Michael Gibbs, Director of Finance*

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

5.3 Approve the Quarterly Investment Report for the first quarter of Fiscal Year 2021-2022, as required by the Public Funds Investment Act (PFIA). *Michael Gibbs, Director of Finance*

ATTACHMENT(S): [Agenda Briefing](#) [First Quarter Report](#)

## 6. NEW BUSINESS

6.1 Consider and take all appropriate action on first reading of Ordinance 2022-08, "Amendments to Seabrook Town Center PUD (Planned Unit Development)". *Sean Landis, Deputy City Manager*

ATTACHMENT(S): [Agenda Briefing](#) [Ordinance 2022-08](#) [Exhibit](#)

AN ORDINANCE AMENDING ORDINANCE 2021-01 FOR UPDATE REVISIONS TO "SEABROOK TOWN CENTER "PUD" (PLANNED UNIT DEVELOPMENT)", CONSISTING OF THREE TRACTS OF LAND, APPROXIMATELY 19.5355 ACRES SITUATED IN ABSTRACT 52, OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, GENERALLY LOCATED EAST OF LAKESIDE DRIVE, WEST OF STATE HIGHWAY 146, NORTH OF REPSDORPH ROAD, AND SOUTH OF OAK DALE WAY, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO, BY REVISING THE EXISTING PLANNED UNIT DEVELOPMENT ("PUD") PLAN REGULATIONS, RESTRICTIONS, TERMS AND CONDITIONS, ("PLAN") , MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"; ATTACHED HERETO; 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

6.2 Consider and take all appropriate action on Resolution 2022-10, "Submission of Grant Application to the Port of Houston Community Grant Program Friendship Park Equipment". *Gayle Cook, City Manager*

ATTACHMENT(S): [Resolution 2022-10](#)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, AUTHORIZING THE SUBMISSION OF A 2022 PORT OF HOUSTON COMMUNITY GRANT PROGRAM APPLICATION TO THE PORT OF HOUSTON FOR AN ESTIMATED AMOUNT OF \$50,000 IN GRANT FUNDS; AND AUTHORIZING THE CITY MANAGER TO ACT AS THE CITY'S

EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVES IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN CONNECTION WITH THE GRANT

**6.3** Consider and take all appropriate action on Resolution 2022-11, "Submission of Grant Application to the Port of Houston Community Grant Program Seabrook Wildlife Refuge Trail Head Improvements". *Gayle Cook, City Manager*

**ATTACHMENT(S):** [Resolution 2022-11](#)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, AUTHORIZING THE SUBMISSION OF A 2022 PORT OF HOUSTON COMMUNITY GRANT PROGRAM APPLICATION TO THE PORT OF HOUSTON FOR AN ESTIMATED AMOUNT OF \$50,000 IN GRANT FUNDS; AND AUTHORIZING THE CITY MANAGER TO ACT AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVES IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN CONNECTION WITH THE GRANT

## **7. OLD BUSINESS**

7.1 Consider and take all appropriate action on findings regarding the use of existing overhead lights at Friendship Park after established park hours. *Kevin Padgett, Director of Public Works*

**ATTACHMENT(S):** [Agenda Briefing](#) [Current Lighting Specs 200 IMF 30 degree](#) [Current Lighting Specs 300 W down](#) [Current Lighting Specs 400 IMF 30 degree](#) [Specs 200 W Angled](#) [Specs 300 W Down](#) [Specs 400 W Angled](#) [Quote 200 W Angled](#) [Quote 300 W Down](#) [Quote 400 W Angled](#) [Summary](#)

## **8. ROUTINE BUSINESS**

8.1 City Manager update and report to City Council on various items that require no action, including SH 146 Expansion Projects, Red Bluff Expansion Project, Gulf Coast Protection District, CenterPoint Substation and Industrial Area, City of Seabrook CIP Projects, and any City of Seabrook Grant Administration. *Gayle Cook, City Manager*

8.2 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, April 1, 2022 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Robin Lenio, TRMC  
City Secretary

