



**SEABROOK CITY COUNCIL  
NOTICE OF REGULAR CITY COUNCIL MEETING  
TUESDAY, JANUARY 21, 2020 - 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 JANUARY 21, 2020 AT 7:00 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 on the recent promotion of Officer Fernando Rodriguez to the rank of Sergeant. *Sean Wright, Chief of Police*

**1.2** Presentation of a Life Saving Award for assisting in a major accident which resulted in saving a life to Amy Wilson and Sergeant Rodriguez. *Brad Goudie, Director of Emergency Services*

**1.3** Presentation honoring and recognizing long time City employee, Jeff Galyean, Director of the Office of Emergency Management, for his hard work, loyalty, dedication, and amazing accomplishments. *Thom Kolupski, Mayor*

**1.4** Presentation to introduce City Council to a newly created, formatted, and secured online website page for City staff to store, organize, share, and post information that City Council members can access from any device. *Stephanie Martinez, Executive Administrative Assistant*

**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.*

**2.1** Mayor, City Council, and/or members of City Staff may make announcements about City/Community events, including other agency events and meetings attended by City Council members. *City Council*

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

### **3. CONSENT AGENDA**

**3.1** Approve on second reading proposed Ordinance 2020-02, "Restaurant-Full Service." *Sean Landis, Deputy City Manager*

**ATTACHMENTS:** [Ordinance 2020-02](#) [PZ Report](#) [Land Use Matrix](#)

AN ORDINANCE AMENDING THE 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 ADDING "RESTAURANT-FULL SERVICE" AS A "PERMITTED" USE WITHIN THE FOLLOWING LAND USE DISTRICTS: MEDIUM COMMERCIAL (C-2)", "HEAVY COMMERCIAL (C-3)", "WATER ACTIVITY (WAD)", "MARINE ORIENTED MIXED USE (MMU)", "POINT OVERLAY (POD)", "SEABROOK TOWN CENTER COMMERCIAL DEVELOPMENT OVERLAY (STCOD)", "OLD SEABROOK (OS)", "SH 146 SOUTH COMMERCIAL (146-S)", "SH146 MAIN COMMERCIAL (146-M)", "LIGHT INDUSTRIAL (LI)", AND AS A "CONDITIONAL USE" WITHIN THE FOLLOWING LAND USE DISTRICT "LIGHT COMMERCIAL (C-1)"; 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

**3.2** Approve on second reading proposed Ordinance 2020-03, consenting to disannexation of 7.45 acre tract upon Petition filed by owner, INEOS Styrolution America, LLC, conditioned upon approval of Industrial District Agreement for the newly created District 3, which shall be subject to execution by Mayor on approval of this Ordinance at second/final reading. *Gayle Cook, City Manager*

**ATTACHMENTS:** [Ordinance 2020-03](#) [Industrial District Agreement](#)  
[Petition](#) [Exhibit A - Property Description](#) [Exhibit A-1 - Map](#)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS CONSENTING TO DISANNEXATION, UPON PETITION OF INEOS STYROLUTION AMERICA LLC ("INEOS"), OWNER OF 7.45 ACRE TRACT BEING OUT OF THE RITSON MORRIS LEAGUE, ABSTRACT NO. 52 HARRIS COUNTY, TEXAS, BEING A PORTION OF ALL THAT CERTAIN CALLED 42.249 ACRE TRACT CONVEYED BY DEED ON SEPTEMBER 28, 2007 FROM NOVA CHEMICALS INC. TO INEOS NOVA LLC, (AKA STYROLUTION AMERICA LLC) AS RECORDED IN CLERKS FILE NO. 20070671675 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS IN THE PETITION ATTACHED HERETO AS EXHIBIT "1", AND INCORPORATED BY REFERENCE, FOR CREATION OF THE "SEABROOK INDUSTRIAL DISTRICT 3"; AND APPROVAL OF THE INDUSTRIAL DISTRICT AGREEMENT WITH INEOS STYROLUTION AMERICA LLC ATTACHED HERETO AS EXHIBIT "2" AND INCORPORATED BY REFERENCE

**3.3** Approve on second reading proposed Ordinance 2020-06, "Civil Service Classification System Continuation Ratifying Amendment of Step Pay Scale for Police." *Gayle Cook, City Manager*

**ATTACHMENTS:** [Ordinance 2020-06](#) [Exhibit A - Pay Structure](#) [Exhibit B](#)

- [Civil Service Benefits](#)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, AMENDING THE PAY STRUCTURE FOR PUBLIC SAFETY DEPARTMENTS, INCLUDING SALARIES, BENEFITS, AND COMPENSATION LEVELS IN THE CLASSIFIED SERVICE OF THE SEABROOK POLICE DEPARTMENT; REESTABLISHING GROSS MONTHLY BASE SALARY RATES FOR POLICE SERGEANT AND POLICE LIEUTENANT CLASSIFICATIONS; 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 ORDINANCES 2014-11 AND 2019-16

**3.4 Approve proposed Resolution 2020-03, "Participation in the Texas Department of Information Resources (DIR) Cooperative Purchasing Program."**  
*Michael Gibbs, Director of Finance*

**ATTACHMENTS:** [Resolution 2020-03](#) [Contract](#)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS AUTHORIZING THE CITY'S PARTICIPATION IN THE TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR) COOPERATIVE PURCHASING PROGRAM FOR GOODS AND SERVICES, AND AUTHORIZING THE MAYOR TO EXECUTE THE ATTACHED AGREEMENT FOR SUCH PROGRAM

**3.5 Approve the acceptance of the newly installed public infrastructure of the sanitary sewer extension along Baywood Drive.**  
*Brian Craig, City Engineer and Assistant Director of Public Works*

**ATTACHMENTS:** [Agenda Briefing](#) [Engineer Letter](#)

**3.6 Approve the ratification of the City Manager's appointment of G. Zane "Zip" Saxon to the Civil Service Commission for a term ending June 2020.** *Gayle Cook, City Manager*

**ATTACHMENTS:** [Agenda Briefing](#) [Application\\_Saxon](#)

**3.7 Approve the reappointment's of Gary Renola, Darrell Picha, Rosebud Caradec, and Tracie Soich to the Seabrook Planning and Zoning Commission for a term to expire January 1, 2023.** *Robin Lenio, City Secretary*

**ATTACHMENTS:** [Application\\_Renola](#) [Application\\_Picha](#)  
[Application\\_Caradec](#) [Application\\_Soich](#)

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

**4.1 Consider and take all appropriate action on an agreement, pursuant to Request for Qualifications Project #2020-01, between the City of Seabrook and Dunham Engineering for Engineering Services for the Inspection and Assessment of Water Tanks, Steel Structures, and Suspended Steel Utilities, pursuant to Task Orders prepared by the City on an as needed basis. Contractor shall bill for services as defined on a specific Task Order, and in accordance with budgeted and appropriated funding.** *Kevin Padgett, Director of Public Works*

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

**4.2 Consider and take all appropriate action on proposed modifications to the park at Carothers Coastal Gardens and Pine Gully Park to increase public**

access. *Sean Landis, Deputy City Manager*

**ATTACHMENTS:** [Agenda Briefing](#) [Carothers Modification Exhibit](#)

**4.3** Consider and take all appropriate action on recommendation of the Public Safety Task Force for 2020 expenditures from the Public Safety Fund in the amount of \$90,894.82. *Brad Goudie, Director of Emergency Services*

**ATTACHMENTS:** [Agenda Briefing](#) [Requested Items](#) [Requested Items Summary](#)

**4.4** Consider and take all appropriate action on designation of the Council representative to participate in the Economic Alliance Advocacy trip to Washington D.C. March 30 - April 2, 2020. This is a budgeted item for one representative. *Thom Kolupski, Mayor*

**4.5** Consider and take all appropriate action on designation of the Council representative to the Citizens for Space Exploration visit to Washington D.C. May 18-21, 2020. This is a budgeted item for one representative. *Thom Kolupski, Mayor*

## **5. ROUTINE BUSINESS**

**5.1** Update and report on various items that require no action, including SH 146 Expansion Project, City of Seabrook CIP Projects, and City of Seabrook Grant Administration. *Gayle Cook, City Manager*

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

## **6. CLOSED EXECUTIVE SESSION**

### **6.1 Section 551.071**

Conduct a closed executive session to receive legal advise from Counsel on May 2020 election requirements and ballot language, as provided by Section 551.071 of the Texas Government Code. *Gayle Cook, City Manager*

## **7. 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."*

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, January 17, 2020 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Stephanie Martinez  
Executive Administrative Assistant