



SEABROOK CITY COUNCIL  
NOTICE OF REGULAR CITY COUNCIL MEETING  
TUESDAY, JULY 18, 2023 - 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)

For Seabrook Economic Development visit [www.seabrooktx.gov/463/SEDC](http://www.seabrooktx.gov/463/SEDC)

For Agenda Center visit [www.seabrooktx.gov/agendacenter](http://www.seabrooktx.gov/agendacenter)

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY JULY 18, 2023 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. 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)

1.1 Mayor, City Council and/or members of the City staff may make announcements about City/Community events. City Council

ATTACHMENT(S): [Event Memo](#)

## 2. **BID AWARDS**

2.1 Consider and take all appropriate action on a Bid Award and execution of a contract between the City of Seabrook and AAA Asphalt Paving, Inc. for CSB 2023-04-338, Lakewood Yacht Club Drive, in an amount not to exceed \$115,583.25. *Kevin Padgett, Director of Public Works*

ATTACHMENTS: [Agenda Briefing](#) [Recommendation Letter](#) [Bid Tab](#)  
[CIP S25](#) [Contract](#) [Plans](#)

2.2 Consider and take all appropriate action on staff's recommendation to reject bids received for Project 2023-02, Pine Gully Pier Demolition and Construction, as the submitted proposals came in at costs that were prohibitive for immediate project start. *Brian Craig, City Engineer and Assistant Director of Public Works*

ATTACHMENT(S): [Agenda Briefing](#) [Bid Tab](#)

## 3. **CONSENT AGENDA**

3.1 Approve on second reading Ordinance 2023-14, "Issuance of Conditional Use Permit to allow for an 'Open Air Market' in the OS Old Seabrook District".  
*Sean Landis, Deputy City Manager*

ATTACHMENT(S): [Ordinance 2023-14](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 13, "TEMPORARY AND NONTEXT CHANGES", SECTION 13.03, BY ADDING A NEW PARAGRAPH TWENTY NINE (29), GRANTING A CONDITIONAL USE PERMIT ALLOWING FOR AN "OPEN AIR MARKET" AT 1409 MAIN STREET WITHIN THE OS (OLD SEABROOK) DISTRICT OF THE CITY; 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

3.2 Approve on second reading Ordinance 2023-15, "Residence at Highland Center (PUD) 'Planned Unit Development'". *Sean Landis, Deputy City*

*Manager*

**ATTACHMENT(S):** [Ordinance 2023-15](#)

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 3.091 ACRES SITUATED IN ABSTRACT 52, OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, GENERALLY LOCATED SOUTH OF NASA ROAD ONE (1), EAST OF BAYOU VIEW DRIVE, AND WEST OF REPSDORPH DRIVE; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", FROM (WAD) "WATERFRONT ACTIVITY DISTRICT", TO (PUD) "PLANNED UNIT DEVELOPMENT", FOR A MIXED USE DEVELOPMENT COMPRISED OF A NOT TO EXCEED 180 FEET IN HEIGHT, 275 UNITS, CLASS "A" MULTI-FAMILY APARTMENT BUILDING; AND A SINGLE STORY RESTAURANT BUILDING; AND AN ELEVATED PARKING GARAGE; 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

**3.3** Approve on second reading Resolution 2023-09, "Project and Incentive Agreement for Town Center Partners, LLC" *Paul Chavez, Director of Economic Development*

**ATTACHMENT(S):** [Resolution 2023-09](#) [Incentive Agreement](#)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, APPROVING A PROJECT OF THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION UNDER TEXAS LOCAL GOVERNMENT CODE SECTION 505.158

**3.4** Approve the minutes of the May 23, 2023 special City Council meeting.  
*Robin Lenio, City Secretary*

**ATTACHMENT(S):** [May 23 2023 minutes](#) [Attachment A](#)

**3.5** Approve the minutes of the June 6, 2023 regular City Council meeting.  
*Robin Lenio, City Secretary*

**ATTACHMENT(S):** [June 6 2023 minutes](#) [Attachment A](#) [Attachment B](#)  
[Attachment C](#)

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

4.1 Consider and take all appropriate action on Resolution 2023-12, "Decorative Street Sign Request Policy". *Brian Craig, City Engineer and Assistant Director of Public Works*

**ATTACHMENT(S):** [Agenda Briefing](#) [Resolution 2023-12](#) [Policy Application](#)

A RESOLUTION OF THE CITY OF SEABROOK, TEXAS, ESTABLISHING, APPROVING AND ADOPTING A DECORATIVE STREET SIGN REQUEST POLICY FOR THE CITY OF SEABROOK

4.2 Consider and take all appropriate action on a contract between the City of Seabrook and Insituform Technologies LLC for all labor, materials, equipment and services for completing a sanitary sewer pipe and manhole rehab project at Hall and Hardesty streets, through a cooperative BuyBoard purchase, in an amount not to exceed \$174,012.50. *Brian Craig, City Engineer and Assistant Director of Public Works*

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

4.3 Consider and take all appropriate action on the purchase of a new ambulance for the Emergency Medical Services Department, in an amount not to exceed \$292,000.00 from surplus funds in FY22-23. *Gayle Cook, City Manager*

**ATTACHMENT(S):** [Agenda Briefing](#) [New Ambulance Quote](#) [Chassis Quote](#)

4.4 Consider and take all appropriate action on first and final reading of Ordinance 2023-17, "Amendment No. 5 amending the Budget for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023 for City Department Encumbrances." *Michael Gibbs, Director of Finance*

**ATTACHMENT(S):** [Agenda Briefing](#) [Ordinance 2023-17](#) [Exhibit](#)

AN ORDINANCE AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023 BY AUTHORIZING CERTAIN ADDITIONS IN THE AMOUNT OF \$292,000 FOR GENERAL AND GENERAL ENTERPRISE VEHICLE EQUIPMENT REPLACEMENT FUND; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO FACILITATE THE CHANGES IDENTIFIED; AND FINDING AVAILABLE UNENCUMBERED FUNDS FOR THE SUPPLEMENTAL

## APPROPRIATION AND/OR RESERVE REDUCTION

**4.5** Consider and take all appropriate action on the recommendation of the City Manager to appoint law firm Olson & Olson, LLP, as the City Attorney, pursuant to Section 4.03 of the Seabrook Charter. *Council*

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

### **5. ROUTINE BUSINESS**

**5.1** City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, SH 146 Expansion Projects, Port of Houston Rail Spur, Gulf Coast Protection District, City of Seabrook CIP Projects, Legislative Update, and any City of Seabrook Grant Administration. *Gayle Cook, City Manager*

**5.2** 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.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

I certify that this notice was posted on the City of Seabrook website, [www.seabrooktx.gov/agendacenter](http://www.seabrooktx.gov/agendacenter), pursuant to Texas Government Code, Section 551.043(b)(1)-(3), on or before Friday, July 14, 2023 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Maria Lawler  
Deputy City Secretary

