

1 The City Council of the City of Seabrook met in regular session on Tuesday, January 17, 2017 at
2 7:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if
3 appropriate, take action on the items listed below.

4
5 THOSE PRESENT WERE:

6 GLENN R. ROYAL	MAYOR
7 ROBERT LLORENTE	COUNCIL PLACE NO. 1
8 MIKE GIANGROSSO	COUNCIL PLACE NO. 2
9 GARY JOHNSON	COUNCIL PLACE NO. 3
10 MELISSA BOTKIN	COUNCIL PLACE NO. 4
11 GLENNA ADOVASIO	COUNCIL PLACE NO. 5
12 O.J. MILLER	MAYOR PRO TEM &
13	COUNCIL PLACE NO. 6
14 GAYLE COOK	CITY MANAGER
15 SEAN LANDIS	DEPUTY CITY MANAGER
16 STEVE WEATHERED	CITY ATTORNEY
17 ROBIN HICKS	CITY SECRETARY

18
19 Mayor Royal called the meeting to order at 7:00 p.m. and led the audience in the United States
20 and Texas Pledge of Allegiance.

21
22 **1. PRESENTATIONS**

23
24 **1.1 Recognition of National Law Enforcement Appreciation Day. (Royal)**

25
26 Mayor Royal read a proclamation for National Law Enforcement Appreciation Day and
27 presented it to Chief Wright, Lt. Brand, and Officer Stinson.

28
29 Chief Wright told the audience that is has been an honor to serve as the Chief of Police
30 for the City of Seabrook. Every officer is takes the job seriously, is dedicated to this community
31 and will continue to serve.

32
33 **1.2 Presentation of the Seabrook Volunteer Fire Department Quarterly Report for 4th Quarter**
34 **2016. (Gutaker)**

35
36 Andy Castiglione and Garry Mack presented the 4th quarter report.

37
38 The Seabrook Volunteer Fire Department had 756 calls for service, the most calls to date,
39 which is an 8% increase from 2015. 619 calls were in Seabrook, and 56 calls were in El Lago.
40 The remaining 81 were mutual aid calls.

41
42 SVFD has an average response time of 4.58 minutes with about 7 responders per call, for
43 a total of 5,166 documented response hours. With training, the SVFD members have clocked
44 7,800 hours overall through 12/31/16.

45

46 The Department currently boasts 60 members, and 4 members are currently enrolled in an
47 academy. The members' paid jobs outside of the volunteer organization are in both the public
48 and private sectors. 22 members carry TDH certifications (emt or paramedics); 9 members are
49 commissioned fire fighters; and there are hazmat techs and rescue techs on board. Some
50 members have been in the department over 30 years.

51
52 Because of the 8% increase in calls and the purchase of a new truck, the budget was over
53 by 3%. There are reserve funds to cover deficit, and the City of Seabrook generously increased
54 the SVFD budget for 2016/17.

55
56 Mayor Royal stated that the City appreciates its working relationship with the Seabrook
57 Volunteer Fire Department.

58
59 **1.3 Presentation of the Open Space and Trails Committee Quarterly Report for the 4th Quarter**
60 **2016. (Burton)**

61
62 Helen Burton, Chair of the Open Space Committee, spoke on the following projects and
63 items of interest:

- 64
65 • Benches and plaques behind the library are handsome.
- 66
67 • Harris County donated land to the City at the end of 10th street and a set of posts painted
68 with reflective paint will be in the parking lot to indicate where the water begins.
- 69
70 • The new playground equipment at Pine Gully is fabulous, wonderful, and it blends in
71 with the natural setting. Staff did a wonderful job.
- 72
73 • Over 40 volunteers planted 1000 seedlings on the very cold January 7 and 8, and Parks
74 staff has ordered flags to ID where the trees were planted. A sign up sheet for volunteers
75 at Celebration Seabrook helped get people out for this event. 50% survival rate would be
76 very well.
- 77
78 • Oaks and Loblooly Pines have been planted in Baybrook Park. There will also be an
79 extension of the trail there so that people won't have to run in the parking lot.
- 80
81 • The sign at Pine Gully Park about indigenous people, created by the Environmental
82 Institute of Houston, is no longer legible due to fading. The Open Space and Trails
83 Committee would like to get a new sign, but has not been able to find a contact at U of H
84 Clear Lake. If anyone knows a contact at the University of Houston ClearLake, please let
85 the Committee know.
- 86
87 • There is a new solar light at Mohrhussen Park, courtesy of the Public Works Department.
- 88
89 • At REI at Baybrook Mall there is a list of favorite hikes in the Bay Area and Seabrook is
90 on the list four times.

- The Committee is looking into a grant from Keep Texas Beautiful. For a city the size of Seabrook, up to \$160,000 is available. The deadline is February 7, so application might not be made this year, but the Committee will definitely apply next year.
- The Open Space & Trails Committee will hold an open house at Carothers on April 22. The Communications Department and the Library will make have presentations at the event. The Library is starting a hike, starting at the library, and using Seabrook trails, on Thursdays or Fridays each week.
- Finally, more trees will be planted at Pine Gully, which will be donated by Committee member Sally Antrobus, who has donated many trees to the City.

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 matter 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.

Janice Cooper, 1110 Bryan Avenue, explained that traffic coming through on Main Street sometimes goes quite a bit over the speed limit. Ducks have almost been run over. People bring their children to fish and they do not pay attention to the children because they are fishing. One of the kids is going to get hurt. Is it possible to put in a solar powered traffic light to let people be aware of how fast they are driving?

Edie Baldwin, 1125 E. Meyer, stated that her sentiments are almost identical to Ms. Cooper's. Traffic will continue, but speeding is so frightening. Speeders drive next to Seabrook Intermediate School. Ms. Cook has been helpful with putting traffic signs out, but drivers aren't paying attention and are still speeding. There has to be some solution.

Delores Sharp, 1833 Capri, said that this morning a red pickup truck was speeding on Capri, and a lady with two children was walking on the street. There are alot of speeders on Capri and they do not slow down. It's dangerous.

Lisa Criswell, 1828 Capri, explained that the speeding is bad. It is really bad on Capri, especially from 3pm to 8pm. Speeds range from slightly over the speed limit to flying down the street. You can barely see the vehicles as they go by. The PD was present on the street about a week ago, and it slowed down. Officers ticketed some people. We need help. We know it's going to get worse with the Hwy 146 project.

135 Nancy Maisel, 1841 Capri, said that the dialogue on speeding needs to start. Speeding is
136 a City-wide issue. People on Todville can't get out of their homes in the afternoons. It's
137 completely out of hand. When police vehicles are on the street, everyone drives slowly.
138 Someone is going to get hurt.

139
140 David Criswell, 1828 Capri, explained that he appreciated being able to speak to Council.
141 When the Police Department was on Capri, it got out on social media, and people slowed down,
142 which was nice. Drivers are cutting through the neighborhoods to avoid highway traffic, which is
143 understandable, but they need to slow down and respect the people who live in the
144 neighborhoods. We respect the police and this issue is not about the PD.

145
146 Amanda Conteny, 2705 N. Meyer, stated she appreciates the quick response from the
147 City Manager and the Police Department. It does make a difference. Seabrook was attractive
148 because of the feeling of community, and the miles of trails. Walking and riding bikes is no
149 longer an option in the neighborhood. People want to feel safe. Drivers don't stop at the stop
150 sign on Meyer.

151
152 **2.1** Mayor, City Council and/or members of the city staff may make announcements about
153 city/community events. (Council)

154
155 Councilmember Giangrosso announced several upcoming events, including: Seabrook
156 Rotary is accepting applications for the 2016 Police Officer of the Year until Jan. 30; filing for
157 place on the May 6, 2017 General City Election ballot is from January 18 through February 17;
158 workshops at Carothers will be basic pastel drawing on January 21 and basic meditation on
159 January 25; 2017 Yachty Gras is February 18; Men Who Cook is February 21; Fiscal Year 2017-
160 18 Hotel Occupancy Tax Funds special event sponsorship applications are available until
161 February 22; the HCMCA January meeting is January 19 at Top Golf and February 11 is the
162 Yachty Gras kickoff party and silent auction at Sundance.

163
164
165 **3. CONSENT AGENDA**

166
167 **3.1** Approve on second reading proposed Ordinance 2017-01, "Adoption of the City of
168 Seabrook 2016 Thoroughfare Plan". (Landis)

169
170 AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, ADOPTING THE "SEABROOK
171 2016 THOROUGHFARE PLAN" PURSUANT TO TEXAS LOCAL GOVERNMENT CODE
172 CHAPTER 213 AS PROVIDED HEREIN; REPEALING ALL ORDINANCES AND
173 RESOLUTIONS INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR
174 SEVERABILITY

179 3.2 Approve on second reading proposed Ordinance 2017-02, "Amendment to the Term of
180 Office - Municipal Court Judge." (Cook)

181
182 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, CHAPTER 50,
183 "MUNICIPAL COURT", ARTICLE II, "ESTABLISHING THE MUNICIPAL COURT AS A
184 COURT OF RECORD", BY AMENDING SECTION 50-20, "TERM OF JUDGE"; MAKING
185 FINDINGS OF FACT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES
186 INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY;
187 AND PROVIDING FOR NOTICE AND EFFECTIVE DATE

188
189 3.3 Approve on second reading proposed Ordinance 2017-04, "Revise Prior Update of Section
190 90-80, (No Parking), Pertaining to Lakeside Drive." (Cook)

191
192 AN ORDINANCE AMENDING CHAPTER 90 OF THE CODE OF ORDINANCES OF THE
193 CITY OF SEABROOK, TEXAS, ENTITLED "TRAFFIC AND VEHICLES," ARTICLE III,
194 "STOPPING, STANDING, AND PARKING," DIVISION 1, "GENERALLY," SECTION 90-
195 80, "SCHEDULE I - NO PARKING ZONES;" PROVIDING ADDITIONAL CLARIFYING
196 REVISIONS FOR LAKESIDE DRIVE; PROVIDING FOR A PENALTY IN AN AMOUNT
197 OF NOT MORE THAN TWO HUNDRED DOLLARS (\$200.00) FOR VIOLATION OF ANY
198 PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL
199 ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT
200 HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR NOTICE

201
202 3.4 Approve and accept all new drainage and utilities improvements and infrastructure for El
203 Mar Village Subdivision. (Chairez)

204
205 3.5 Approve the Quarterly Investment Report for 4th quarter 2015-16 as required by the Public
206 Funds Investment Act. (Gibbs)

207
208 3.6 Approve the Bi-Annual Communications and Marketing Report. (Dearman)

209
210 3.7 Approve the Municipal Court First Quarterly Report. (Ancira)

211
212 3.8 Approve the Clear Lake Emergency Medical Corps (CLEMC) monthly report for June
213 2016. (Hunter)

214
215 3.9 Approve the Seabrook Volunteer Fire Department (SVFD) monthly report for June 2016.
216 (Gutaker)

217
218 3.10 Pulled from the Consent Agenda by Councilmember Miller.

219
220 3.11 Approve the Seabrook Building Department monthly report for June 2016. (Landis)

221
222 3.12 Approve an excused absence for Mike Giangrosso and O.J. Miller for the January 3, 2017
223 regular City Council meeting. (Hicks)

Motion was made by Councilmember Botkin and seconded by Councilmember Adovasio

To approve the Consent Agenda, with the exception of Item 3.10

MOTION CARRIED BY UNANIMOUS CONSENT

3.10 Approve the Seabrook Police Department monthly report for June 2016. (Wright)

Police Chief Sean Wright explained that the traffic situation is a priority for this police department and has been for several years. The officers understand the growth and changes that are coming with the Hwy. 146 expansion. It is a priority to make sure traffic issues are addressed. PD works closely with Public Works and the Communications Department when planning for traffic issues. The citizens have educated the community and the City Council. The City has heard and responded. In the past 6 months, officers have written 200 more tickets than the previous year. There are solutions. PD purchased technological devices that can survey traffic and indicate where the best places are to deploy resources. The reports are read and cars are sent to the trouble spots. Officers are out to ensure safety. Do not confront your neighbors, but talk to them. The City will work with you. We send officers to specific locations to ONLY address traffic. Traffic is an important issue. The City's Speed Watch program is on the website. PD will respond. If people know the City is in it together with the citizens, it will work.

In addition, staff is working on an ordinance to require heavy trucks to stay on the main roads. Any deviation will be subject to a violation, unless the trucks are delivering furniture or are moving trucks.

Motion was made by Councilmember Adovasio and seconded by Councilmember Miller

To approve the Seabrook Police Department monthly report for June 2016.

MOTION CARRIED BY UNANIMOUS CONSENT

4. EXECUTIVE SESSION

At 7:46p.m. Mayor Royal announced that the City Council will now hold a closed executive meeting pursuant to the provisions of the Open Meetings Act, Chapter 551 Government Code, and Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.071, Consultation with Attorney.

Section 551.071

4.1 Conduct an Executive Session, as provided by Section 551.071 of the Texas Government Code, to receive legal advice from the City Attorney on legal issues associated with the Housing Tax Credit Program with the Texas Department of Housing and Community Affairs. (Cook)

At 8:31p.m. Mayor Royal reconvened the meeting in open session and stated that item 4.1 had been discussed, but that no action had been taken in executive session.

5. DISCUSSION ITEM

5.1 Presentation and discussion on a proposal by Mariposa Clear Lake LP for making an application for the 2017 Competitive Housing Tax Credits for Mariposa Apartment Homes at Clear Lake for an over 55 years of age residential housing complex and possible resolution. (Cook / Stuart Shaw, Applicant Representative)

Stuart Shaw, founder and CEO of Bonner Carrington, explained that the company specializes in building apartment home communities for people of mixed income across Texas, including La Porte and League City. The vision is for a senior community for active adults, most retired, of around 220 units. The public input process during Seabrook's Master Plan update showed a need for this type of community. A market study, from Baytown to Pasadena to Texas City, indicated 14 existing affordable senior communities and 12 of those occupied at 90% or higher. Rent prices are pretty high due to some of those communities being independent and assisted living, which include housekeeping and meals.

The company owns and operates its facilities. Bonner will be a neighbor in Seabrook. The community will offer multiple events every day, which could include bingo, bible study, water aerobics. Amenities will include an activity center, a computer area, a swimming pool, and a barber/beauty salon. Rent would be free in the salon, and the expectation would be great service in return. Bonner is interested in staying in business and being financially sustainable over the years.

The Company's motto is "building a culture of community". The apartment community would be good civic citizens and good neighbors. The Mariposa site plan is drawn similar to the Chesapeake community with trees left in the area to provide a 30 foot buffer. Those with felony convictions will not be admitted as residents. Background checks will be completed twice each year.

To help create a culture of community Bonner partners with Apartment Life, a non-profit Christian ministry in Dallas, which finds a couple who will move in and walk out their Christian faith, by ministering to the other residents. It really works well.

Bonner is competing for the tax credits, and is asking Council for a Resolution of Support. State representatives will be asked for the same type of resolution in favor of this project in Seabrook. Support from Council does not mean the project is automatically approved, but it enables Bonner to move closer to the final outcome. Bonner is in the top three (3) in this industry with 300 competitors.

Questions posed by Council:

Is the area median family income based off of the region or the city? **Answer:** based off the average median family income for most of Harris County, which is in the \$60,000 to \$70,000 range.

In Galveston, mixed income properties have a waiting list for the full market rate, but the subsidized housing isn't full. How can you ensure that scenario won't happen in Seabrook? **Answer:** The entire community will be served with a mixed income development. There won't be high income residents, but there are people in the community making \$120,000 and in Mariposa apartments in other cities. The rent charged will be the rent that the market can bear. 55-60% will be based on income limitations.

This particular project will need a zoning change, and this type of change has typically been handled through the PUD process, which could take up to six (6) months to complete. The Housing Tax Credits application deadline is March 1. How can you meet your deadline and meet the zoning change requirements? **Answer:** Right now in the application process, a Resolution of Support is needed. Bonner has gone through the PUD process in other cities. The Housing Tax Credit process allows such zoning changes to be submitted in late August. 100% approval is not required at this time.

What is your time frame for speaking to the surrounding community, getting community input? **Answer:** before the end of February. Seabrook residents will be invited to a meeting to get the information and give their opinion.

How many of these projects are approved each year? **Answer:** 200-300 applications are submitted and maybe 50 are approved. There is a matrix of points that must be obtained. If a development/project reaches 122 points, that project might move forward in the process. 120 points will not be enough to move forward.

For the City Attorney, if Council approves a letter of support, does that require PZ and to look at approving a PUD/rezone? **Answer from City Attorney:** Because this is not zoned for multi-family housing, it would be required to go through the rezone procedure, which could incur objection from neighbors. The only way to get multi-family through PUD the process, is to hold preliminary and final public hearings through PZ and Council. The concern is would be that the TDHCA would want to know about the status of the PUD before Council has approved the PUD. The PUD approval must be in the resolution. **Answer from applicant:** TDHCA expects the final approval of everything by the first week in September. If Council does not approve in September, then the next person in line gets the money from TDHCA. TDHCA knows that a developer may or may not get zoning.

Part of the issue tonight is that this application and the support of it has been brought and Council is being asked to make a decision without knowing the sensibilities of the community and without being fully educated on the Housing Tax Credits program and process. Tonight is more of a discussion than a decision.

If Council approves a resolution of support, is Bonner also considering other tracts in Seabrook for this development? **Answer:** Bonner likes this tract better than other tracts seen. There are already apartments near this tract and we will be happy to deed restrict the community to 55 and over. To the best of knowledge, this tract is the most appropriate place for this type of development.

There will be concerns from residents in that area regarding a 2 or 3 story building. **Answer:** Bonner is experienced in this type of development and there is no success without success with the neighbors. A site line study is being conducted now for this tract. That piece of land is attractive.

What is the timeline for construction, should the rezoning get approved by the September deadline? **Answer:** A good set of plans will be drawn, which takes about 8-10 months. Closing will not occur until Spring 2018. Construction could start in June 2018 and it takes about 16 months to build. We will start leasing before Christmas 2018 and finish leasing in the Spring and Summer of 2019.

What is the average tenure of a resident? **Answers:** Residents tend to not leave Mariposa communities. There is about a 10-15% annual turnover rate.

What is the proposed rental rate for this property in Seabrook? **Answer:** A high of around \$1400 to low of around \$700. This type of community appeals to the middle class.

Bonner will do some community outreach, then contact the City Manager with the information we receive and come back for the last meeting in February.

6. ROUTINE BUSINESS

6.1 Reports and announcements concerning items of community interest. No discussion or action will be taken by Council.

Council Liaisons:

a. Bay Area Houston Convention & Visitors Bureau –League City has reached out to the CVB to get back in the program.

b. Bay Area Houston Economic Partnership – Mayor Royal stated that both the Bay Area Houston Economic Partnership and the Bay Area Transportation Partnership are working up legislative agendas and getting ready to go to Austin. Bob Mitchell is speaking on January 18 at the George R Brown Convention Center on the Ike Dike project.

c. Bay Area Transportation Partnership – see item b above.

401 **d. Clear Lake Emergency Medical Corps** – CLEMC will have a Board meeting on January
402 18 at 6:30 to provide updates for the financial report. The City Manager will be forwarding the
403 financial report to Council. The Auditor will be at the meeting to answer questions regarding the
404 financials. The Board has put a 6 month projection into place for revenue, income, and expenses,
405 which seems to work.

406 **e. Economic Alliance, Port Region** – Judge Emmitt is meeting on January 18 with the
407 Economic Alliance to get an update on transportation issues and the Port.

408 **f. Galveston Bay Foundation** – Representatives from the Galveston Bay Foundation will be
409 at the upcoming Ike Dike meeting.

410 **g. Hotel Tax Liaison Committee** – no report; applications are now being accepted for
411 scholarships. The applications are on the City's website.

412 **h. Houston-Galveston Area Council** – no report
413

414 **6.2** Approve the Action Items Checklist which is attached and made a part of this Agenda.
415

416 **TXDOT** – Gayle Cook, City Manager, stated that there is not much information this
417 week on the Highway 146 Expansion project. The East side acquisition negotiations have
418 progressed, and the City was told on Friday that McDonald's, Hill's Liquors, and Sonic are
419 expected to close this week, with KFC/Taco Bell to follow shortly thereafter. The Economic
420 Development Department is regularly meeting with businesses about relocation plans. Mario's
421 Flying Pizza, Neptune Subs and Seabrook House of Flowers have all said they will stay in
422 Seabrook. Relocation agents are working with those businesses. The last three mediation
423 hearings that were scheduled have been cancelled because the parties came to an agreement
424 before the hearing dates. When demolition work begins on the properties that have closed, the
425 City is encouraging quicker demolitions for aesthetics and safety purposes; however, there is not
426 deadline at this time for demolitions to be completed.
427

428 **Projects** – Ms. Cook stated that staff had a construction meeting this morning on the
429 Public Works building. A few change orders will probably have to be put into place, and the
430 walls are up on the buildings. Within the next 2 weeks, all concrete work will be completed.
431 The Delabrook project is finished and Cedarbrook is next. The cost for the Cedarbrook project is
432 under \$50,000; therefore, the bidding process is not required under State law. The Water Tank
433 relocation is moving along as quickly as possible, so that the lane closures at the traffic circle
434 should be ending soon. An RFP will go out for the Berm Trail and Planting project. Public
435 Works staff has taken the remaining funds that are available from a Texas Parks and Wildlife
436 grant to finish a 500 foot section of the berm trail before any planting is started. The view at that
437 location is amazing.
438

439 **Park Benches and Pelican** – Kevin Padgett, Assistant Director of Public Works,
440 explained that all the rotary plaques are in and Public Works staff will be installing the plaques
441 soon to complete the Rotary benches project. Staff will send Council a map of the location of
442 their benches. Mayor Royal announced that he has been approached to rename the Pelican Park
443 to the Marcy Fryday Pelican Park.
444
445

Motion was made by Councilmember Miller and seconded by Councilmember Botkin

To approve the Action Items Checklist

MOTION CARRIED BY UNANIMOUS CONSENT

6.3 Establish future meeting dates and agenda items.

Mayor Royal took a poll regarding a quorum on February 21, the same night as the Men Who Cook event. There will be a quorum on February 21 with Mayor Royal and Council members Llorente, Giangrosso, Adovasio, Botkin and Miller.

Upon motion duly made and seconded, Mayor Royal adjourned the meeting at 9:38 p.m.

Approved this 7th day of February 2017.



Robin Hicks, TRMC
City Secretary



Glenn Royal
Mayor

