



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, SEPTEMBER 19, 2017 - 7:15 PM**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY SEPTEMBER 19, 2017 AT 7:15 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. PRESENTATIONS

1.1 Introduction of new Seabrook Police Officer Aron Booth and administration of Oath of Office. (Wright / Hicks)

1.2 Presentation of the Open Space and Trails Committee Quarterly Report. (Burton)

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 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 the city staff may make announcements about city/community events. (Council)

3. SPECIFIC PUBLIC HEARINGS

3.1 Conduct a Public Hearing on Proposed Text Change to Chapter 18, "Buildings and Building Regulations," Article IV, "Standards", Division 12, "Substandard, Unsafe Buildings - Dangerous Buildings". (Kondejewski)

ATTACHMENTS: [Agenda Briefing](#) [Ordinance 2017-40](#) [P&Z Report](#)

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, CHAPTER 18, "BUILDINGS AND BUILDING REGULATIONS", ARTICLE IV, "STANDARDS", DIVISION 12, "SUBSTANDARD, UNSAFE BUILDINGS - DANGEROUS BUILDINGS", PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 PER OFFENSE FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY

3.2 Conduct a Public Hearing on and Present the FY 2017-18 Seabrook Economic Development Corporation Budget. (Chavez)

ATTACHMENTS: [Agenda Briefing](#) [Ordinance 2017-37](#)

3.3 Conduct a Public Hearing on and Present the FY 2017/18 Seabrook Crime Control and Prevention District Budget (Wright)

ATTACHMENTS: [Agenda Briefing](#) [Ordinance 2017-36](#)

4. BID AWARDS

4.1 Consider and take all appropriate action on a Bid Award for CIP WW6 for upgrades/repairs as part of Phase 2 to the City of Seabrook Wastewater Treatment Plant (WWTP) to include work on Clarifier No. 2 and the existing plant Lift Station, to lowest bidder R.P. Contractors, Inc. and authorize the City Manager to enter into and execute a contract between the City of Seabrook and R.P. Contractors, Inc. for awarded upgrades/repairs as part of Phase 2 to the City of Seabrook Wastewater Treatment Plant (WWTP) to include work on Clarifier No. 2 and the existing plant Lift Station, in an amount not to exceed \$690,400.00. (Craig)

ATTACHMENTS: [Agenda Briefing](#) [Clarifier Bid Tab](#) [Seabrook Recommendation](#) [WW6 CIP](#) [1295 Form](#)

5. CONSENT AGENDA

5.1 Approve proposed Resolution 2017-20, "Adoption of the City's Investment Policy". (Gibbs)

ATTACHMENTS: [Agenda Briefing](#) [Resolution 2017-20](#)

A RESOLUTION ADDOPTING THE INVESTMENT POLICY FOR HTE CITY OF SEABROOK IN ACCORDANCE WITH STATE LAW AND THE PUBLIC FUNDS INVESTMENT ACT (PFIA).

5.2 Approve the list of accounts for "write off", in the amount of \$6,240.44, to be effective September 30, 2017. (Gibbs)

ATTACHMENTS: [Agenda Briefing](#) [List of Accounts](#)

5.3 Approve the City Manager recommendation and designation of Sean Landis (Deputy City Manager) as Primary Acting City Manager and Sean Wright (Chief of Police) as Secondary Acting City Manager, pursuant to Seabrook City Charter Section 3.05, in the case of the City Manager's absence or disability in the performance of duties. (Cook)

ATTACHMENT: [Agenda Briefing](#) [Memo to Council](#) [Letter](#)

5.4 Approve the Clear Lake Emergency Medical Corps (CLEMC) monthly report for August 2017. (Hunter)

ATTACHMENT: [Monthly Report](#)

5.5 Approve the Seabrook Volunteer Fire Department (SVFD) monthly report for August 2017. (Gutaker)

ATTACHMENT: [Monthly Report](#)

5.6 Approve the Seabrook Police Department monthly report for August 2017. (Wright)

ATTACHMENT: [Monthly Report](#)

5.7 Approve the Seabrook Building Department monthly report for August 2017. (Landis)

ATTACHMENT: [Monthly Report](#)

5.8 Approve an excused absence for Councilmember Johnson for the August 15, 2017 regular City Council meeting. (Hicks)

5.9 Approve the minutes of the August 28, 2017 City Council Emergency Meeting. (Dearman)

ATTACHMENT: [August 28, 2017 minutes](#)

6. NEW BUSINESS

6.1 Consider and take all appropriate action on first and final reading of proposed Ordinance 2017-36, "Crime Control and Prevention District Budget FY 2017/18". (Wright)

ATTACHMENTS: [Agenda Briefing](#) [Ordinance 2017-36](#)

AN ORDINANCE APPROVING AND ADOPTING THE SEABROOK CRIME CONTROL AND PREVENTION DISTRICT BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2017 AND ENDING ON SEPTEMBER 30, 2018 FOR THE CITY OF SEABROOK; APPROPRIATING FUNDS; AND NOTING A PUBLIC HEARING WAS HELD BY THE SEABROOK CITY COUNCIL ON SEPTEMBER 19, 2017.

6.2 Consider and take all appropriate action on first and final reading of proposed Ordinance 2017-37, "EDC Budget Ordinance FY 2017/18". (Chavez)

ATTACHMENTS: [Agenda Briefing](#) [Ordinance 2017-37](#)

AN ORDINANCE APPROVING AND ADOPTING THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2017 AND ENDING ON SEPTEMBER 30, 2017 FOR THE CITY OF SEABROOK; APPROPRIATING FUNDS; AND NOTING A PUBLIC HEARING WAS HELD BY THE SEABROOK CITY COUNCIL ON SEPTEMBER 19, 2017.

6.3 Consider and take all appropriate action on first reading of proposed Ordinance 2017-39, "Budget Amendment No. 4 Fiscal Year 2016-2017". (Gibbs)

ATTACHMENTS: [Agenda Briefing](#) [Ordinance 2017-39](#)

AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, ADOPTING AMENDMENT NO. 4 TO THE BUDGET OF THE CITY OF SEABROOK, TEXAS, FOR THE FISCAL YEAR 2016-2017; BY PROVIDING DETAILED LINE INCREASES; BY MAKING SUPPLEMENTAL APPROPRIATIONS; AND PROVIDING THE EFFECTIVE DATE THEREOF.

6.4 Consider and take all appropriate action on first reading of proposed Ordinance 2017-40, "Amendment to Update Regulations for Substandard/Unsafe Structures". (Kondejewski)

ATTACHMENTS: [Agenda Briefing](#) [Ordinance 2017-40](#) [P&Z Report](#)

AN ORDINANCE AMENDING CHAPTER 18 OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, ENTITLED "BUILDINGS AND BUILDING REGULATIONS," ARTICLE IV, ENTITLED "STANDARDS,"

DIVISION 12, "SUBSTANDARD, UNSAFE BUILDINGS," BY UPDATING THE SUBJECT DIVISION 9, IN ITS ENTIRETY, SUBSTITUTING, REVISING AND ADDING NEW PROVISIONS UNDER THE SAME TITLE REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR PENALTIES IN AN AMOUNT NOT TO EXCEED \$2,000.00 UNLESS OTHERWISE SPECIFIED HEREIN

6.5 Consider and take all appropriate action on first reading of proposed Ordinance 2017-41, "Establishing a Capital Reserve Fund". (Gibbs)

ATTACHMENTS: [Agenda Briefing](#) [Ordinance 2017-41](#)

AN ORDINANCE ESTABLISHING A CAPITAL RESERVE FUND TO BE USED TO PROVIDE A FUNDING SOURCE FOR CAPITAL PROJECTS IDENTIFIED BY THE CAPITAL IMPROVEMENTS PLAN (CIP) OR OTHER PROJECTS APPROVED BY CITY COUNCIL; AMENDING FY 2016-17 GENERAL FUND BUDGET, AUTHORIZING A TRANSFER OF FUNDS TO THE CAPITAL RESERVE FUND; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

6.6 Consider and take all appropriate action on first reading of proposed Ordinance 2017-42, "Update of Master Fee Schedule". (Gibbs)

ATTACHMENTS: [Agenda Briefing](#) [Ordinance 2017-42](#) [Master Fee Schedule](#)

6.7 Consider and take all appropriate action on first reading of proposed Ordinance 2017-38, "The Commons at Seabrook Modified PUD". (Landis)

ATTACHMENTS: [Agenda Briefing](#) [Ordinance 2017-38](#) [Exhibit A](#) [Exhibit E](#)

AN ORDINANCE AMENDING ORDINANCE 2013-23 APPROVING "THE COMMONS AT SEABROOK PUD" LOCATED AT 3300 BAYPORT BOULEVARD GENERALLY NORTH OF SEABROOK CIRCLE AND SOUTH OF BAYVIEW DRIVE, FOR A 5.71 ACRE TRACT OF LAND, MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, BY REVISING THE PLANNED UNIT DEVELOPMENT ("PUD") PLAN, REGULATIONS, RESTRICTIONS AND CONDITIONS ("PLAN") ONLY IN RELATION TO ALLOWING THE CREATION OF RESERVES "A" AND "B"; AND APPROVING MODIFICATION TO "EXHIBIT E" PERMITTED LAND USES, TO ALLOW FUEL AND CONVENIENCE STORE AS AN ADDITIONAL PERMITTED LAND USE; 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

7. ROUTINE BUSINESS

7.1 Update on the Chesapeake Bay Master Plan. (Friedrichs)

7.2 Update on the 3rd Annual Celebration Seabrook Festival. (Dearman)

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

ATTACHMENT: Action Items Checklist

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

7.5 Establish future meeting dates and agenda items. (Council)

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, September 15, 2017 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Robin Hicks, TRMC
City Secretary