



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, OCTOBER 3, 2017 - 7:00 PM**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY OCTOBER 3, 2017 AT 7:00 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** Presentation of a proclamation recognizing National Colonial Heritage Month. (Kolupski)
- 1.2** Presentation of a proclamation for National Domestic Violence Awareness Month in October 2017 by Bay Area Turning Point. (Kolupski)
- 1.3** Presentation of a proclamation recognizing National Night Out on October 3, 2017. (Kolupski)

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. CONSENT AGENDA

- 3.1** Approve on second reading proposed Ordinance 2017-40, "Amendment to Update Regulations for Substandard/Unsafe Structures". (Kondejewski)

ATTACHMENT: [Ordinance 2017-40](#)

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

3.2 Approve on second reading proposed Ordinance 2017-41, "Establishing a Capital Reserve Fund". (Gibbs)

ATTACHMENT: [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

3.3 Approve on second reading proposed Ordinance 2017-42, "Update of Master Fee Schedule". (Gibbs)

ATTACHMENT: [Ordinance 2017-42](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, TO UPDATE "APPENDIX B", ENTITLED "MASTER FEE SCHEDULE" BY UPDATING AND AMENDING THE WATER AND WASTEWATER UTILITY RATES TO BE EFFECTIVE WITH THE FIRST BILLING IN OCTOBER; MAKING FINDINGS OF FACT; REPLACING RESOLUTION 2016-17; REPEALING AND REPLACING ALL REFERENCES TO SUCH FEES AND CHARGES IN ALL ORDINANCES OR RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR NOTICE AND EFFECTIVE DATE

3.4 Approve Resolution 2018-01, "Nomination for Harris County Appraisal District Board of Directors". (Council)

ATTACHMENTS: [Resolution 2018-01](#) [Letter from HCAD](#)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, NOMINATING A PERSON TO THE BOARD OF DIRECTORS OF THE HARRIS COUNTY APPRAISAL DISTRICT

3.5 Approve proposed Resolution 2018-02, "Designation of Representative and Alternate to the Houston-Galveston Area Council 2018 General Assembly." (Council)

ATTACHMENT: [Resolution 2018-02](#) [Letter from HGAC](#)

A RESOLUTION FORMALLY APPOINTING AND DESIGNATING COUNCILMEMBER POSITION 4, NATALIE PICHA, AS REPRESENTATIVE AND MAYOR THOM KOLUPSKI, AS ALTERNATE TO THE H-GAC 2018 GENERAL ASSEMBLY AS APPROVED BY CITY COUNCIL ON JUNE 20, 2017.

3.6 Approve the minutes of the August 8, 2017 special City Council meeting. (Hicks)

ATTACHMENT: [August 8, 2017 minutes](#)

3.7 Approve the minutes of the August 15, 2017 regular City Council

meeting. (Hicks)

ATTACHMENT: [August 15, 2017 minutes](#)

4. NEW BUSINESS

4.1 Approve on second reading proposed Ordinance 2017-38, "The Commons at Seabrook Modified PUD". City Council requested that design standards be created and presented at the 2nd reading of the Ordinance. (Landis)

ATTACHMENT: [Ordinance 2017-38](#)

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

4.2 Consider and take all appropriate action on proposed Resolution 2018-03, "Adoption of the City of Seabrook Volunteer Policy." (Dearman)

ATTACHMENTS: [Agenda Briefing](#) [Resolution 2018-03](#) [Policy](#) [Forms](#)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, ADOPTING A VOLUNTEER POLICY FOR THE CITY OF SEABROOK

4.3 Consider and take all appropriate action on a proposal submitted by Cobb Fendley for engineering services, in an amount not to exceed \$284,660.00, for CIP projects W7 and WW8, to relocate the existing water, sanitary sewer gravity, and sanitary sewer force mains within the State Highway 146 corridor, as a result of the TXDOT 146 Highway Expansion Project. This is an unbudgeted item that will require a budget amendment. (Cook / Padgett / Craig)

ATTACHMENTS: [Agenda Briefing](#) [Proposal](#) [CIP W7](#) [CIP WW8](#)

5. ROUTINE BUSINESS

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

ATTACHMENT: [Action Items Checklist](#)

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

5.3 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 29, 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