



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, MARCH 20, 2018 - 6:00 PM**

**For city information visit www.seabrooktx.gov
For SH 146 updates visit www.sh146.com**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY MARCH 20, 2018 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) 291-5600 OR FAX (281) 291-5690 FOR FURTHER INFORMATION.

PLEDGE OF ALLEGIANCE

1. CLOSED EXECUTIVE SESSION

1.1 Section 551.072

Discuss the purchase, lease, or exchange of real property in closed session due to potential detrimental effect on City in negotiations with third party if conducted in open session, as provided by Section 551.072 of the Texas Government Code. (Cook)

1.2 Section 551.071

Consult with an Attorney to receive legal advice on legal issues associated with the Memorandum of Understanding and Industrial District Agreement between the City and the Port of Houston. (Cook)

2. OPEN SESSION

Council will reconvene in open session to allow for possible action on any of the agenda items listed above under "Executive Session."

3. 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.

3.1 Mayor, City Council and/or members of the city staff may make announcements about city/community events. (Council)

4. SPECIFIC PUBLIC HEARINGS

4.1 Hold a public hearing on a Request for amendments to El Mar Village Planned Unit Development (PUD). (Landis)

Applicant: Charles Anders, PO Box 1244, Friendswood, Texas 77549

Owner: Sunset Development, Inc., PO Box 798, Friendswood, Texas 77546

Legal Description: Res 1, 2 and 3, Block 5 in the Miramar Subdivision, Section 3, Abstract 52, Ritson Morris Survey, in Harris County, Texas. This property is located immediately south of El Mar Lane and west of North Meyer. The property is located in the R-1 (Single Family Detached) zoning district

4.2 Hold a public hearing on a Request for amendments to the Chesapeake Bay II Senior Living Community Planned Unit Development (PUD). (Landis)

Applicant/Owner: William M. Friedrichs Jr., 16865 Diana Lane, Houston, Texas 77058

Legal Description: Approximately 16.1433 acres consisting of three tracts of land. Tract 1 – Being a 4.5156 acre tract of land out of Farm Lot 1 of the Ritson Morris League Survey, Abstract 52, Harris County, Texas. Tract 2 – Being a 3.7817 acre tract of land out of Farm Lot 1 of the Ritson Morris League Survey, Abstract 52, Harris County, Texas. Tract 3 – Being a 7.846 acre tract of land out of the Ritson Morris League Survey, Abstract 52, Harris County, Texas

Location: This property is located immediately east of Repsdorph and south of Brummerhop Park

5. CONSENT AGENDA

5.1 Approve on second of two readings proposed Resolution 2018-14, "EDC Project Designation for Mario's Pizza, Inc (DBA Mario's Pizza & Pasta) and Approval of SEDC Expenditures for Retention, Relocation, Construction of New Restaurant pursuant to Performance Agreement. (Chavez)

ATTACHMENTS: Resolution 2018-14 EDC Agreement

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, APPROVING A PROJECT OF THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION TO PROVIDE BUSINESS INCENTIVES TO MARIO'S PIZZA, INC IN AN AMOUNT NOT TO EXCEED \$109,767.48 FOR RETENTION, RELOCATION, CONSTRUCTION AND IMPROVEMENT OF A NEW RESTAURANT, PURSUANT TO THE TERMS AND CONDITIONS OF THE "ECONOMIC DEVELOPMENT AGREEMENT", ATTACHED HERETO

5.2 Approve the Clear Lake Emergency Medical Corps (CLEMC) monthly report for February 2018. (Hunter)
ATTACHMENT: Report

5.3 Approve the Seabrook Volunteer Fire Department (SVFD) monthly report for February 2018. (Gutaker)
ATTACHMENT: Report

5.4 Approve the Seabrook Building Department monthly report for February 2018. (Landis)
ATTACHMENT: Report

6. NEW BUSINESS

6.1 Consider and take all appropriate action on first reading of proposed Ordinance 2018-08, "Amendments to the El Mar Village PUD. (Anders)
ATTACHMENTS: Agenda Briefing Application Request Letter PZ Report Ordinance 2018-08 Metes and Bounds Proposed Site Plan PUD Plan Phase II Lots 1 and 2

AN ORDINANCE AMENDING ORDINANCE 2015-10 APPROVING "EL MAR VILLAGE TOWNHOMES PUD" LOCATED IMMEDIATELY SOUTH OF EL MAR LANE AND WEST OF NORTH MEYER ROAD, MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A", BY REVISING THE PLANNED UNIT DEVELOPMENT ("PUD") PLAN, REGULATIONS, RESTRICTIONS AND CONDITIONS ("PLAN") ONLY IN RELATION TO THE MASTER PLAN LOT LINE LOCATION FOR LOTS 5, 6, 7, AND 8; AND THE ADDITION OF PHASE TWO, LOTS 1 AND 2, AS MORE PARTICULARLY DESCRIBED IN EXHIBITS "B" AND "B-1", ATTACHED HERETO; AND 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 AND NOTICE

6.2 Consider and take all appropriate action on first reading of proposed Ordinance 2018-09, "Amendments to the Chesapeake Bay II PUD". (Friedrichs)
ATTACHMENTS: Agenda Briefing ✓ Application ✓ PZ Report ✓ Ordinance 2018-09 ✓
✓ Proposed Amended PUD plan Metes and Bounds ✓ Preliminary Plat ✓

AN ORDINANCE AMENDING ORDINANCE 2017-14 APPROVING "CHESAPEAKE BAY II PLANNED UNIT DEVELOPMENT (PUD)" LOCATED IMMEDIATELY EAST OF REPSDORPH ROAD AND SOUTH OF BRUMMERHOP PARK, CONSISTING OF APPROXIMATELY 16.2707 ACRES AS MORE PARTICULARLY DESCRIBED IN EXHIBITS "A", BY RECONFIGURING THE PLANNED UNIT DEVELOPMENT ("PUD") PLAN, REGULATIONS, RESTRICTIONS AND CONDITIONS ("PLAN") TO REFLECT DESIGNATION OF PHASES 1-4 (IN PLACE OF THE PRIOR REFERENCED TRACTS 1-3), AS REFLECTED IN THE "PLAN" ATTACHED HERETO AS EXHIBIT "B", TO DESIGNATE PHASE 1 AS SENIOR LIVING FACILITIES, PHASE 2 AS, RETAIL/STORAGE, WITH TWO INDEPENDENT STORAGE BUILDINGS, PHASE 3 AS SENIOR LIVING FACILITIES, AND A NEW PHASE 4 FOR ADDITIONAL SENIOR LIVING FACILITIES FOR PROPOSED LOW INCOME HOUSING TAX CREDITS, AS MORE SPECIFICALLY REFERENCED IN THE PLAN; 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

6.3 Consider and take all appropriate action on first reading of proposed Ordinance 2018-10, "Adding Minimum Standards Required for Qualified Responsible Contractors used by Private Developers Proposing to Work on City Infrastructure/Property". (Padgett / Craig)
ATTACHMENTS: Agenda Briefing✓ Ordinance 2018-10✓ Certification✓ Questionnaire✓

AN ORDINANCE AMENDING THE SEABROOK CITY CODE BY CREATING A NEW CHAPTER 94, ENTITLED "MINIMUM STANDARDS FOR RESPONSIBLE PROSPECTIVE CONTRACTORS", IN ORDER TO ADMINISTER, OVERSEE AND REGULATE THE USE OF CONTRACTORS BY PRIVATE DEVELOPERS THAT MAY BE ACCEPTED FOR WORK ON PUBLIC INFRASTRUCTURE AND/OR CITY PROPERTY; 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 AND NOTICE

6.4 Consider and take all appropriate action on proposed Resolution 2018-14, "Submission of Grant Application to the Hazard Mitigation Grant Program of the Federal Emergency Management Agency". (Cook / Craig / Padgett / Galyean)
ATTACHMENTS: Agenda Briefing✓ Resolution 2018-14✓ Notice of Intent✓

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS AUTHORIZING THE CITY ENGINEER TO SUBMIT A GRANT APPLICATION TO THE HAZARD MITIGATION GRANT PROGRAM (HMGP) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE TEXAS DEPARTMENT OF PUBLIC SAFETY FOR AN ESTIMATED AMOUNT OF \$35,308,265.00 IN GRANT FUNDS FOR RELOCATION OF WASTE WATER TREATMENT PLANT PROJECT; SUPPORTING THE CITY'S APPLICATION TO THE HMGP; AND AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH THE TEXAS DEPARTMENT OF PUBLIC SAFETY, WITH AN ESTIMATED COMMITMENT FROM THE CITY OF \$8,827,066.25

6.5 Consider and take all appropriate action on proposed Resolution 2018-15, "Authorizing Application for Financial Assistance from the State Infrastructure Bank". (Cook / Gibbs)
ATTACHMENTS: Agenda Briefing✓ Resolution 2018-15✓ Application✓ Utility Relocation Cost Estimate✓

A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION FOR FINANCIAL ASSISTANCE FROM THE STATE INFRASTRUCTURE BANK; AUTHORIZING THE CITY MANAGER TO ACT ON BEHALF OF THE CITY OF SEABROOK IN ALL MATTERS RELATING TO THE APPLICATION

6.6 Consider and take all appropriate action on an update to the Seabrook EDC incentive policy and application. (Chavez)
ATTACHMENTS: Incentive Policy✓ Incentive Application✓

6.7 Consider and take all appropriation action on the financial report from Clear Lake Emergency Medical Corps (CLEMC) Board Meeting of March 7, 2018, and any other issues related to the CLEMC Contract and Emergency Medical Services. (Cook)
ATTACHMENTS: Agenda Briefing Call Volume

7. ROUTINE BUSINESS

7.1 Approve the Action Items Checklist which is attached and made a part of this Agenda. (Council)
ATTACHMENT: Action Items Checklist✓

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

8. CLOSED EXECUTIVE SESSION

8.1 Section 551.071

Consult with the City Attorney on legal issues associated with the contract and emergency medical services between Clear Lake Emergency Medical Corps (CLEMC) and the City of Seabrook. (Cook)

9. OPEN SESSION

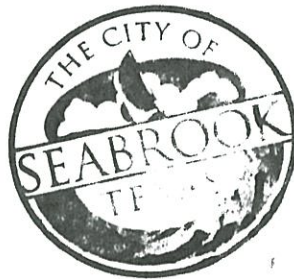
Council will reconvene in open session to allow for possible action on any of the agenda items listed above under "Executive Session."

9.1 Consider and take all appropriate action on the Clear Lake Emergency Medical Corps (CLEMC) contract for Emergency Medical Services. (Cook)

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, March 16, 2018 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Stephanie Martinez 
Executive Administrative Assistant



ACTION ITEM CHECK LIST

#	STATUS	DATE ASSIGNED	RESPONSIBLE ORGANIZATION	AGENDA ITEM NUMBER	DESCRIPTION OF ACTION ITEM
23	OPEN/IN WORK	11/4/2014	Mayor / City Mgr.	5.1	Provide periodic updates on TxDOT's progress to improve/widen SH 146.
32	OPEN/IN WORK	2/17/2015	Staff	6.1	Provide periodic project updates
33	OPEN/IN WORK	9/26/17	Staff	3.3	Provide periodic updates on grant admin