



SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, DECEMBER 7, 2021 - 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 DECEMBER 7, 2021 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

1.1 Mayor, City Council and/or members of the City staff may make

announcements about City/Community events. *City Council*

ATTACHMENT(S): **Events Memo**

2. SPECIFIC PUBLIC HEARING

2.1 Conduct a Public Hearing on a request to amend Appendix A, Article 1, Section 1.10 to create a definition for Music Venue; to amend Appendix A, Article 3, Section 3.15 to add Music Venue to Table 3-A and determine permitted use by condition or right; and to consider amending Appendix A, Article 5, Section 5.04, Table 5-C to add Music Venue and create new associated parking regulations. *Sean Landis, Deputy City Manager*

ATTACHMENT(S): [Public Hearing Notice](#) [PZ Official Report](#)

3. CONSENT AGENDA

3.1 Approve the minutes of the November 16, 2021 regular City Council meeting. *Robin Lenio, City Secretary*

ATTACHMENT(S): [November 16 2021 regular minutes](#)

4. NEW BUSINESS

4.1 Consider and take all appropriate action on first reading of Ordinance 2022-01, "Establishing Definition of 'Music Venue', Permitted Districts of Use, and Parking Requirements." *Sean Landis, Deputy City Manager*

ATTCHMENT(S): [Agenda Briefing](#) [Public Hearing Notice](#) [Ordinance 2022-01](#) [PZ Report](#) [Presentation](#)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX "A", "COMPREHENSIVE ZONING", ARTICLE 1, "IN GENERAL" SECTION 1.10 "DEFINITIONS", BY CREATING A DEFINITION FOR "MUSIC VENUE"; AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX "A", "COMPREHENSIVE ZONING", ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE LAND USE REGULATION MATRIX", BY ADDING "MUSIC VENUE" TO TABLE 3-A "USES PERMITTED BY RIGHT AND CONDITIONAL USES", AS A CONDITIONAL USE WITHIN THE (C-2), (C-3), (WAD), (MMU) (POD), (STCOD), (OS), (LI), (146-S), AND (146-M) ZONING DISTRICTS; AND AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX "A", "COMPREHENSIVE ZONING", ARTICLE 5, "OFF-STREET PARKING, LOADING, INGRESS, AND EGRESS", SECTION 5.04 "COMPREHENSIVE

PARKING REGULATION MATRIX”, TABLE 5-C “REQUIRED PARKING SPACES BY LAND USE CATEGORY” BY ADDING “MUSIC VENUE”, AND CREATING NEW ASSOCIATED PARKING REGULATIONS.

4.2 Consider and take all appropriate action on a base rate adjustment for garbage and recycling collection pursuant to Sections 9.01 and 9.02 of the Municipal Solid Waste Agreement between the City of Seabrook and Waste Management of Texas, Inc. to become effective January 1, 2022, and updated on the Master Fee Schedule at the annual update in September 2022. *Gayle Cook, City Manager*

ATTACHMENT(S): [Agenda Briefing](#) [Adjustment Notification](#)

4.3 Consider and take all appropriate action on first reading of Ordinance 2022-02, "Revision to Personnel Policies Holidays; Attendance; Harassment and Sexual Harassment." *Yesenia Garza, Director of Human Resources*

ATTACHMENT(S): [Agenda Briefing](#) [Ordinance 2022-02](#)

AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, AMENDING THE CITY OF SEABROOK “PERSONNEL POLICIES”, CHAPTER 5 “COMPENSATION AND BENEFITS”, SECTION 10, “HOLIDAYS”; CHAPTER 6, “EMPLOYEE PERFORMANCE”, SECTION 1, “ATTENDANCE”; AND CHAPTER 7 “BEHAVIOR AND CONDUCT”, SECTION 10, “HARASSMENT AND SEXUAL HARASSMENT”; BY AMENDING SAID CHAPTERS AND SECTIONS TO UPDATE POLICIES, AND MAKING VARIOUS FINDINGS AND PROVISIONS RELATED THERETO.

4.4 Approval of a Contract between CSA and City of Seabrook for RFP 2021-10-301, Wastewater System Infrastructure Retrofit Pine Gully Wastewater Treatment Plant (PGWWTP) to CSA Construction Inc., in an amount not to exceed \$23,060,000.00, which includes A-2 Alternate.

ATTACHMENT(S): [Agenda Briefing](#) [Bid Review](#) [Agreement](#)

5. DISCUSSION

5.1 Discuss, consider, and take all appropriate action on providing for regulations and the registration for the operation and use of short-term rentals. *Sean Landis, Deputy City Manager*

ATTACHMENT(S): [Agenda Briefing](#) [Requirements](#)

6. ROUTINE BUSINESS

6.1 Update on the 2022 Seabrook General Election. *Robin Lenio, City Secretary*

6.2 Update and report on various items that require no action, including SH 146 Expansion Project, City of Seabrook CIP Projects, and City of Seabrook Grant Administration. *Gayle Cook, City Manager*

6.3 Establish future meeting dates and agenda items. *City Council*

ATTACHMENT: [Calendar](#)

7. CLOSED EXECUTIVE SESSION

7.1 Section 551.071

Conduct a Closed Executive Session to consult with the City's attorneys regarding the lawsuit entitled City of Seabrook v. Barge 295 and the Yard at Barge 295. *Gayle Cook, City Manager*

8. OPEN SESSION

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

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, December 3, 2021 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Robin Lenio, TRMC
City Secretary



