

The City Council of the City of Seabrook met in regular session on Tuesday, September 20, 2022, at 5:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas, to discuss, consider and if appropriate, take action on the items listed below. A Quorum was present.

Mayor Kolupski called the meeting to order at 5:01 p.m. and led the audience in the United States and Texas Pledges of Allegiance.

COMPREHENSIVE MASTER PLAN

- 1.1** Conduct a public hearing on "Adoption of the City of Seabrook Comprehensive Master Plan 2040".

Public comments for or against the Comprehensive Master Plan occurred after the presentation.

- 1.2** Presentation of the Comprehensive Master Plan Review Commission Recommendations for update to the Comprehensive Master Plan 2040.

Sean Landis stated that the Committee recommended approval of the Comprehensive Master Plan.

Alexis Garcia of Freese and Nichols presented the findings of the committee.

Debrah Harper of 506 Baywood Drive discussed concerns with a warehouse district being built within the city due to a retail designation that was included within master plan.

- 1.3** Consider and take all appropriate action on first reading of proposed Ordinance 2022-15 "Adoption of the City of Seabrook Comprehensive Master Plan 2040".

AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, ADOPTING THE "SEABROOK COMPREHENSIVE MASTER PLAN 2040" PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 213 AND SECTION 11.23 OF THE SEABROOK CITY CHAPTER AS PROVIDED HEREIN; REPEALING ALL ORDINANCES AND RESOLUTIONS INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY

Motion was made seconded to approve the "Adoption of the City of Seabrook Comprehensive Master Plan 2040".

MOTION CARRIED BY UNANIMOUS CONSENT

2. PUBLIC COMMENTS AND ANNOUNCEMENTS

- 2.1** Mayor, City Council and/or members of City staff may make announcements about City/Community events.

- Saltwater Derby - September 24, 2022, at Cabo Bar and Grill
- National Night Out - October 4, 2022
- National Coffee with a Cop Day – October 5, 2022, at Seabrook Community House
- Celebration Seabrook – October 8, 2022, from 11:00 a.m. to 8:00 p.m.
- Last day of the Monroe Splash Pad Season – September 30, 2022
- Wade Bowen at The Barge for the Longhorn Project Fundraiser (in review for special permit) – October 14, 2022
- CrossFit Asteria – October 15, 2022
- Pat Green at The Barge – October 28, 2022 (in review for special permit)

3. *BOARDS AND COMMISSIONS*

- 3.1** Consider and take all appropriate action on appointment on one (1) primary alternate position to the Board of Adjustment/Building Standards Commission, for a term to expire January 1, 2025.

Motion was made seconded to approve Michael Bland as primary alternate position to the Board of Adjustment/Building Standards Commission.

MOTION CARRIED BY UNANIMOUS CONSENT

- 3.2** Consider and take all appropriate action on appointment on one (1) secondary alternate position to the Board of Adjustment/Building Standards Commission, for a term to expire January 1, 2023.

Motion was made seconded to approve Glen Halbison as secondary alternate position to the Board of Adjustment/Building Standards Commission.

MOTION CARRIED BY UNANIMOUS CONSENT

4. *CONSENT AGENDA*

- 4.1** Approve on second and final reading Ordinance 2022-14 "Master Fee Schedule Update".

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, TO UPDATE "APPENDIX B", ENTITLED "MASTER FEE SCHEDULE" BY UPDATING AND AMENDING EMERGENCY MEDICAL SERVICES FEE; UPDATING AND AMENDING CONTRACTOR REGISTRATION FEES, BASE PERMIT FEES, IMPACT FEES, AND ADMINISTRATIVE FEES FOR PLANNING & ZONING / COMMUNITY DEVELOPMENT / BUILDING DEPARTMENT; UPDATING AND AMENDING PARK FEES TO ADD FEES

FOR BAY AREA VETERANS MEMORIAL; ADDING PERMANENT SIGN PERMIT FEES; ADDING SHORT TERM RENTAL PROPERTY FEES; ADDING TOURISM & ART PROGRAM FEES FOR SEABROOK PELICANS; MAKING FINDINGS OF FACT; 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

- 4.2 Approve the renewal of the Administrative Staffing Services Agreement for fiscal year 2022-2023, between the City of Seabrook and the Seabrook Economic Development Corporation, in an amount not to exceed \$288,942.00. This is a budgeted item that was approved by Seabrook EDC on September 8, 2022.
- 4.3 Approve the minutes of the July 18, 2022, City Council and Open Space and Trails Committee Special Joint Meeting.

Motion was made seconded to approve the Consent Agenda, as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

5. NEW BUSINESS

- 5.1 Consider and take all appropriate action on the first reading of proposed Ordinance 2022-19, "Update to Designated Time for School Zone at Lakeside Drive".

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, TO UPDATE CHAPTER 90 "TRAFFIC AND VEHICLES" ARTICLE II, "SPEED RESTRICTIONS", SECTION 90-34, "SCHOOL ZONES", BY AMENDING THE DESIGNATED TIME FOR SPEEDS IN THE SCHOOL ZONE AT LAKESIDE DRIVE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) OR THE MAXIMUM AMOUNT PROVIDED BY LAW FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY

Motion was made seconded to approve proposed Ordinance 2022-19, "Update to Designated Time for School Zone at Lakeside Drive".

MOTION CARRIED BY UNANIMOUS CONSENT

- 5.2 Consider and take all appropriate action on authorizing the City Manager to enter into an agreement with CenterPoint Energy for the upgrade of all existing streetlights to Light Emitting Diode (LED) fixtures beginning with Mystic Village Subdivision and proceed with all other streetlights within the city limits.

Motion was made seconded to approve.

MOTION CARRIED BY UNANIMOUS CONSENT

6. OLD BUSINESS

- 6.1** Discuss, consider, and if necessary, take all appropriate action on a report from the Garden Manager for the Carothers Community Garden and any applicable items in association with Resolution 2021-14, Establishment of Carothers Community Garden.

The Garden Manager discussed the achievements of the Carothers Community Garden and addressed maintenance concerns.

- 6.2** Discuss, consider, and if necessary, take all appropriate action on proposals received for the installation of approximately 750 feet of fencing along the northern border of Carothers Coastal Gardens east tract to be funded out of Fund 41 - Carothers Coastal Gardens.
Councilmember Hammann discussed the need for fencing for the Northern border of Carothers Coastal Gardens.

Motion was made by Councilmember Hefner and seconded by Councilmember Hammann to approve funding for fencing on the Northern border of Carothers Coastal Gardens, to use funding from the Carothers Community Building and to do so in a reasonable timeframe.

MOTION CARRIED BY UNANIMOUS CONSENT

- 6.3** Consider and take all appropriate action on removal of a plaque at Bay Area Veterans Memorial to correct wrong information originally engraved.

Councilmembers Rosco and Machol discussed removing a plaque at Bay Area Veterans Memorial to correct incorrect information engraved on the plaque.

Motion was made by Councilmember Hefner and seconded by Councilperson Hammann that the plaque remain in place, as is, until such a time as the same documentation is provided for all plaques currently in place, to ensure all plaques that are in place can be validated.

MOTION CARRIED BY UNANIMOUS CONSENT

7. ROUTINE BUSINESS

7.1 Update on 2022 Celebration Seabrook Festival.

LeAnn Petersen stated that there is no major changes and asked for any questions concerning Celebration Seabrook.

7.2 City Manager update and report to City Council on various items that require no action, including Recap for Seabrook Boards and Commissions, SH 146 Expansion Projects, Red Bluff Expansion Project, Port of Houston Rail Spur, Gulf Coast Protection District, CenterPoint Substation, City of Seabrook CIP Projects, and any City of Seabrook Grant Administration.

Gayle Cook presented updates on:

- SH 146 Expansion Projects – No major changes since the last meeting other than NASA Road 1 closures
- Green Ribbon Grant Project – Landscaping and reforestation concepts in development.
- Red Bluff Expansion Project – Reported that 2 or 3 concrete barriers are left to install. Plans for completion in Fall of 2022.
- Capital Projects – Replacement of citywide phone system going live by the end of 2022.
- Waterline Extension – Engineering in progress on this project.
- Wastewater Project – Two contracts moving along well.

7.3 Establish future meeting dates and agenda items.

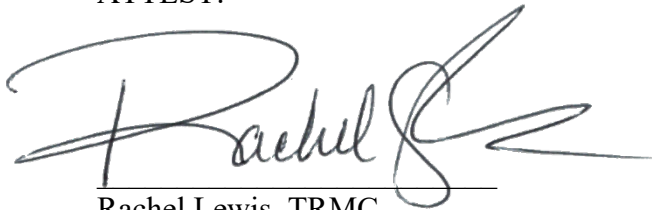
- Special Council Meeting on Tuesday, September 27, 2022 at 6:00 p.m.
- Regular Council Meeting on Tuesday, October 4, 2022 at 5:00 p.m.

Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 7:01 p.m.

Approved this 19th day of December 2023.


Thomas G. Kolupski

ATTEST:


Rachel Lewis, TRMC
City Secretary

