

The City Council of the City of Seabrook met in regular session on Tuesday, October 18, 2022 at 6:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas, to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

THOM KOLUPSKI

JACKIE RASCO

ROB HEFNER

TOM TOLLETT

MICHAEL GIANGROSSO

BUDDY HAMMANN

JOE MACHOL

GAYLE COOK

STEVE WEATHERED

ROBIN LENIO

MAYOR

COUNCIL PLACE NO. 1

COUNCIL PLACE NO. 2

COUNCIL PLACE NO. 3

COUNCIL PLACE NO. 4

MAYOR PRO TEM

COUNCIL PLACE NO. 5

COUNCIL PLACE NO. 6

CITY MANAGER

CITY ATTORNEY

CITY SECRETARY

Mayor Kolupski called the meeting to order at 6:00 p.m. and lead the audience in the Pledges of Allegiance.

1. PRESENTATIONS

1.1 Presentation of a Proclamation to recognize October 16 - 22, 2022 as National Friends of the Library Week and receive a report and update on Evelyn Meador Library Activities.

Mayor Kolupski read the Proclamation and presented it to Ms. Tanega and members of the Friends of the Evelyn Meador Library.

Ms. Tanega gave a report and update on Library Activities over the last half year.

2. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no public comments

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

Councilmember Hefner announced several upcoming events, including:

- Human Trafficking Prevention and Awareness Event – November 4 – 10:30am-1:30pm – Lone Star Flight Museum
- Fall Sweep – November 5 – 9:30am-12:00pm -- TBD
- Honoring Our Veterans -- November 11 – 11:00am-12:00pm – Bay Area Veterans Memorial
- Seabrook Tree Lighting – December 1 – 6:00pm-8:00pm – Community House
- Breakfast with Santa – December 10 – 10:00am-12:00pm -- Community House
- Christmas Boat Lane Parade – December 10 – 6:00pm – Clear Creek Chanel

3. SPECIFIC PUBLIC HEARING

3.1 Conduct a Public Hearing on a request for a Conditional Use Permit to establish a "Bar" at 1805 First Street, as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures".

Mayor Kolupski opened the Public Hearing.

Having no speakers come forward, Mayor Kolupski closed the Public Hearing.

4. CONSENT AGENDA

4.1 Approve on second reading 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

4.2 Approve on second reading proposed Ordinance 2022-20, "Modifying PD Civil Service Classification System".

AN ORDINANCE MODIFYING AND CONTINUING A CIVIL SERVICE CLASSIFICATION SYSTEM CONSISTING OF CLASSES, POSITIONS, PAY GRADES AND COMPENSATION LEVELS IN THE CLASSIFIED SERVICE OF THE SEABROOK POLICE DEPARTMENT; REESTABLISHING GROSS MONTHLY BASE SALARY RATES FOR EACH CLASSIFICATION; REESTABLISHING CERTAIN BENEFITS FOR CLASSIFIED MEMBERS; PROVIDING FOR A REPEAL WITH LIMITED EXTENSION; PROVIDING A SEVERABILITY CLAUSE, AN EFFECTIVE DATE, CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT AND REPLACING PREVIOUSLY ADOPTED ORDINANCE 2020-06

4.3 Approve the renewal of the Texas General Land Office Coastal Lease for Coastal Public Land Surface Lease #SL 20100062 for Pine Gully Jetties and authorize City Manager to sign lease. This agreement is for ten years, effective on March 1, 2023.

Motion was made by Councilmember Hamman and seconded by Councilmember Machol to approve the Consent Agenda as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

This item was moved up for consideration at this time

8. CLOSED EXECUTIVE SESSION

8.1 Section 551.071

Conduct a Closed Executive Session to consult with Attorneys regarding legal issues related to the Centerpoint Substation, as provided by Texas Government Code, Section 551.071

8.2 Section 551.071

Conduct a Closed Executive Session to consult with Attorneys regarding legal issues related to the City of Pasadena Water Supply and Wastewater Treatment Agreement, as provided by Texas Government Code, Section 551.071.

Mayor Kolupski adjourned into Executive session at 6:24 pm.

9. OPEN SESSION

Mayor Kolupski reconvened the Regular Meeting and no action was to be taken.

5. NEW BUSINESS

5.1 Consider and take all appropriate action on an update to the design of the Emergency Medical Services (EMS) and Emergency Operations Center (EOC) for CIP# FAC 25.

Members of BRW Architects presented a study. See attachment A

No action was taken.

This item was moved up for consideration at this time

6.1 Discuss, consider, and if necessary, take action on an update to the design of the Pine Gully Pier CIP# P27.

Rick York, owner of Solerity Engineering, was awarded the design contract for the fishing pier at Pine Gully Park introduced pier design as well as discussed the proposed materials to be used.

5.2 Consider and take all appropriate action on the approval of the award and the Joint Participation Interlocal Agreement between the City of Seabrook and Harris County for Pine Gully Pier Replacement in an amount not to exceed \$500,000.00.

Motion was made by Councilmember Hamman and seconded by Councilmember Tollet to approve an award and the Joint Participation Interlocal Agreement between the City of Seabrook and Harris County for Pine Gully Pier Replacement in an amount not to exceed \$500,000.00.

MOTION CARRIED BY UNANIMOUS CONSENT

5.3 Consider and take all appropriate action on first reading of proposed Ordinance 2022-21 "Issuance of Conditional Use Permit to Allow a "Bar Use" at 1805 First Street in the 146-M (SH 146 Main Commercial Zoning District).

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 13, "TEMPORARY AND NONTEXT CHANGES," SECTION 13.03, BY ADDING A NEW PARAGRAPH (29) GRANTING A CONDITIONAL USE PERMIT FOR A "BAR" TO BE LOCATED AT 1805 FIRST STREET, WITHIN THE 146-M (SH 146 MAIN COMMERCIAL ZONING DISTRICT) AND ESTABLISHING ANY APPLICABLE CONDITIONS FOR THE OPERATION OF THE BUSINESS IN ACCORDANCE WITH LAW; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 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 AND PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Councilmember Machol and seconded by Hammann to approve. (Original Motion)

Motion was amended by Councilmember Hammann to include condition of doors being closed when a band is playing and that the band to end performance by 10:00pm.

AMENDED MOTION DIED DUE TO LACK OF A SECOND.

ORIGINAL MOTION PASSED WITH A MAJORITY OF COUNCILMEMBERS VOTING "YES."

5.4 Consider and take all appropriate action on first reading of proposed Ordinance 2022-22 "Amendments to the Short-Term Rental Ordinance in the City of Seabrook Code of Ordinances".

AN ORDINANCE AMENDING THE SEABROOK CITY CODE OF ORDINANCES, CHAPTER 18, "BUILDINGS AND BUILDING REGULATIONS", BY AMENDING ARTICLE VIII, "REQUIREMENTS FOR OWNERS OF RESIDENTIAL PROPERTIES USED AS SHORT-TERM RENTALS", SECTION 18-603, "SHORT-TERM RENTAL PERMIT APPLICATION", SUBSECTION (C) "ANY EXISTING SHORT-TERM RENTAL SHALL HAVE NINETY (90) DAYS FROM ADOPTION OF THIS ORDINANCE TO COMPLETE THE REQUIRED REGISTRATION AND OBTAIN THEIR SHORT-TERM RENTAL PERMIT"; REDEFINING THE DEADLINE TO OBTAIN THE REQUIRED PERMIT FROM NINETY (90) DAYS TO JANUARY 1, 2023; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$500.00 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

Motion was made by Councilmember Hammann and seconded by Tollett to approve.

MOTION CARRIED BY UNANIMOUS CONSENT

5.5 Consider and take all appropriate action on first reading of proposed Ordinance 2022-23 “Update of Pressure Sewer System Requirements”.

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, CHAPTER 95 “UTILITIES”, ARTICLE IV “SEWERS AND SEWAGE DISPOSAL”, DIVISION 2 “PRESSURE SEWER SYSTEM”, SECTION 95-131 “PRESSURE SEWER LINES AND GRINDER PUMPS REQUIRED FOR NEW CONSTRUCTION”, BY COMPLETELY REPLACING THE CURRENT TITLE AND TEXT, TO ADDRESS NEW REQUIREMENTS DUE TO CHANGED CONDITIONS; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 PER OFFENSE FOR VIOLATION OF ANY PROVISION THEREIN BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY, NOTICE AND EFFECTIVE DATE.

Motion was made by Councilmember Hammann and seconded by Councilmember Machol to approve.

MOTION CARRIED BY UNANIMOUS CONSENT

5.6 Consider and take all appropriate action on Resolution 2022-31, "Authorizing Execution of a Memorandum of Agreement for access to the Federal Integrated Public Alert and Warning System (IPAWS).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, AUTHORIZING EXECUTION OF A MEMORANDUM OF AGREEMENT, ATTACHED HERETO, BETWEEN THE CITY OF SEABROOK AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR PARTICIPATION IN THE HARRIS COUNTY MASS NOTIFICATION SYSTEM PROVIDING ACCESS TO THE FEDERAL INTEGRATED PUBLIC ALERT AND WARNING SYSTEM (IPAWS).

Motion was made by Councilmember Machol and seconded by Hefner to approve.

MOTION CARRIED BY UNANIMOUS CONSENT

5.7 Consider and take all appropriate action on the approval of a membership and recommended representatives on an application with the Electric Reliability Council of Texas, Inc. (ERCOT) for Membership Year 2023 and authorizing the City Manager to take all necessary action to execute agreement.

Motion was made by Councilmember Hammann and seconded by Councilmember Hefner to approve

MOTION CARRIED BY UNANIMOUS CONSENT

5.8 Consider and take all appropriate action on the approval of a list of recommended projects by the Open Space and Trails Committee for Carother's Coastal Gardens (East Tract) to be funded and constructed during FY 2022-2023 in the amount not to exceed \$220,000.00 .

Motion was made by Councilmember Machol and seconded by Councilmember Rasco to approve.

MOTION CARRIED BY UNANIMOUS CONSENT

5.9 Consider and take all appropriate action on the approval of a services agreement between the City of Seabrook and Aramark for facility mats and Public Works uniforms. The services agreement is for 36 months with the option to extend an additional 12 months.

Motion was made by Councilmember Hamman and seconded by Councilmember Tollett to approve.

MOTION CARRIED BY UNANIMOUS CONSENT

5.10 Consider and take all appropriate action on the reappointment of Prosecutors, Robert Richter, Jr. and Randall B. Strong to the Municipal Court for terms of office which begins October 19, 2022 and ends on October 18, 2026, and increase in amount of \$200.00 per hour (From \$150 per hour to \$200 per hour).

Motion was made by Councilmember Hefner and seconded by Councilmember Rasco to approve.

MOTION CARRIED BY UNANIMOUS CONSENT

6. DISCUSSION

7. ROUTINE BUSINESS

7.1 Quarterly Strategic Plan Update.

Highlights of what has been accomplished since last update:

- Economic Development – EDC involved with update to the Comprehensive Plan and ultimately funded the project. Goals have been completed. Updating the website and printed materials are in production now.
- Old Seabrook Livable Center finishing up.
- EDC to be an active participant in engineering.
- Phase One for Old Seabrook – Look at modification to Main Street and cost of construction.

- Incentive Policy – Goals to look at and update incentive policy, which is almost complete.
- Quality of Life – TXDOT setting up a meeting about boat ramp in late November; Grant submitted to Harris County Partnership was not accepted. New Trail on Burm completed.
- Infrastructure – Successfully obtained wastewater treatment plant grant funding; Working on Sidewalk replacement program and approving funds.
- City Services – Compensation Study completed.

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, Public Meeting Livestreaming Project, City of Seabrook CIP Projects, and any City of Seabrook Grant Administration.

Gayle Cook presented:

- SH 146 Expansion Projects – No change on estimated completion
- Red Bluff Expansion Project – Mid-November is the target date for completion.
- Gulf Coast Protection District – Main takeaway from meeting last week: Getting more updates on Orange Project and moving towards Phase One.
- CenterPoint Substation – Tree survey and site surveys in area.
- Baybrook and Seabrook Ribbon Cutting and projected end date in November.

7.3 Establish future meeting dates and agenda items.

Maria Lawler presented future meetings on:

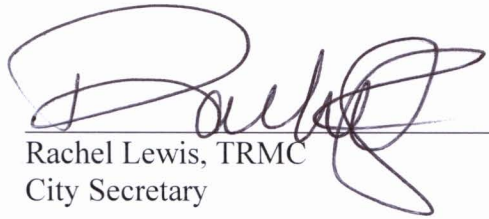
- City Council Workshop on November 1st at 5:00pm
- Regular City Council Meeting on November 15th at 6:00pm

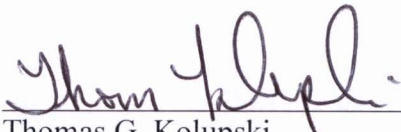
9.1 Consider and take all appropriate action on the update to the 24" Bypass Water Line at Taylor Lake with the City of Pasadena.

This item was not considered.

Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 8:17pm.

Approved this 5th day of December, 2023.


Rachel Lewis, TRMC
City Secretary


Thomas G. Kolupski
Mayor

