



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, SEPTEMBER 3, 2024 - 6:00 PM**

For city information visit www.seabrooktx.gov
For Agenda Center visit www.seabrooktx.gov/agendacenter

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY, SEPTEMBER 3, 2024 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.

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/publiccomment

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

2. PRESENTATIONS

2.1 Mayor Kolupski to present a proclamation to REV UP Texas declaring September 9, 2024 through September 13, 2024 as Disability Voting Rights Week.

2.2 Mayor Kolupski to present a proclamation to the Daughters of the American Revolution declaring September 17, 2024 through September 23, 2024 as Constitution Week.

2.3 Bill Neeson, a representative of Highland Resources, Inc., to present the bi-annual status report regarding the Residence at Highland Center Planned Unit Development (PUD).

2.4 Presentation to BayCert for their efforts in supporting the City of Seabrook during Hurricane Beryl. *Kevin Rodgers, Fire Marshal | Emergency Management Coordinator*

3. ADJOURN REGULAR SESSION AND ENTER INTO BUDGET WORKSHOP SESSION

3.1 Review and discuss the proposed Fiscal Year 2024-2025 Budget including Special Funds, and Capital Improvement Program (CIP). *Gayle Cook, City Manager*

3.2 Review, discuss and provide direction on the proposed tax rate for the Fiscal Year 2024-2025. *Gayle Cook, City Manager*

4. ADJOURN BUDGET WORKSHOP SESSION AND ENTER INTO BUDGET SESSION

4.1 Consider and take all appropriate action on extending video recording and livestreaming to all boards & commissions. *Mick Barnabo, Multimedia Producer*

4.2 Consider and take all appropriate action on a request from Barge295 for hotel occupancy tax funds in the amount of \$28,500 for fiscal year 2024-2025, to include a schedule for releasing funds to the applicant if approved.

4.3 Consider and approve by record vote the FY 2024-2025 proposed budget including General Fund, Enterprise Fund, Capital Improvement Program (CIP) and all special funds and set the date and time for the Public Hearing on September 27, 2024 at 6:00 P.M. *Gayle Cook, City Manager*

4.4 Consider and take all appropriate action by a record vote on a proposed tax rate for the Fiscal Year 2024-2025 and on setting a Public Hearing for a Special City Council Meeting on September 27, 2024 at 6:00 P.M. *Gayle Cook, City Manager*

5. ADJOURN BUDGET SESSION AND ENTER INTO REGULAR SESSION

6. CONSENT AGENDA

6.1 Approve the minutes of the August 20, 2024 City Council Meeting.

6.2 Consider and take all appropriate action on the second reading of Ordinance # 2024-15 a request to change the zoning classification of land located at 4017 Todville Road, Seabrook, TX 77586 from the current classification of R-1 "Single-Family Detached Residential District" to R-2 "Single-Family Detached Residential District (Small Lots)". *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING, 16.479 ACRES OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, CITY OF SEABROOK, HARRIS COUNTY, TEXAS, LOCATED AT 4017 TODVILLE ROAD, WHICH IS LOCATED WEST OF TODVILLE ROAD,

SOUTH OF W. FLAMINGO DRIVE, AND NORTH OF MYSTIC VILLAGE LANE; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", FROM (R-1) "SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT" TO (R-2) "SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT (SMALL LOTS)" FOR THE DEVELOPMENT OF A SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT; 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.

7. OLD BUSINESS

7.1 Consider and take all appropriate action on the second reading of Ordinance # 2024-11 a request for approval of a Final Planned Unit Development (PUD), to create, "5815 Old Hwy 146 Monroe Quiet Warehousing Project", comprising of two 23,980 square feet tilt wall constructed warehouses located on a 3.695-acre tract of land.

Sean Landis, Deputy City Manager | Planning and Zoning Director

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 3.695 ACRES SITUATED IN ABSTRACT 52, OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, GENERALLY LOCATED EAST OF OLD STATE HIGHWAY 146, NORTH OF RED BLUFF ROAD, AND SOUTH OF PORT ROAD; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", FROM (C-2) "MEDIUM COMMERCIAL DISTRICT", TO (PUD) "PLANNED UNIT DEVELOPMENT", FOR THE DEVELOPMENT OF TWO (TILT WALL WAREHOUSES) EACH CONTAINING APPROXIMATELY 24,000 SQUARE FEET OF FLOOR SPACE; 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.

8. NEW BUSINESS

8.1 Consider and take all appropriate action on the approval of an Interlocal Agreement between the City of Seabrook and Lakeview Police Department for the use of the Seabrook Jail Facility and telecommunication (9-1-1) operator services for an initial period of nine (9) months from January 1, 2025 to September 30, 2025, with one (1) year options to extend annually and authorize the City Manager to execute.

8.2 Consider and take all appropriate action on an updated interlocal cooperation contract with OmniBase Services of Texas, LP for a Failure to Appear Program.

Jessica Ancira, Director of Municipal Court

8.3 Consider and take all appropriate action on a 1-year contract extension agreement between the City of Seabrook and Hydradry Inc. for post-disaster restoration and recovery services. *Kevin Rodgers, Fire Marshal | Emergency Management Coordinator*

8.4 Consider and take all appropriate action on a 1-year contract extension agreement between the City of Seabrook and First Onsite Restoration for post-disaster restoration and recovery services. *Kevin Rodgers, Fire Marshal | Emergency Management Coordinator*

9. DISCUSSION

9.1 Discussion regarding the Economic Development Corporation By-Laws as amended by Resolution 2011-14. *Joe Machol, At-Large Position 6*

10. ROUTINE BUSINESS

10.1 City Manager report to City Council on various items that require no action, including Port Houston updates, Post Hurricane Beryl Recovery efforts, Seabrook Boards and Commissions, Transportation Projects, and City of Seabrook CIP Projects.

10.2 Establish future meeting dates and agenda items.

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.

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.

I certify that this notice was posted on the bulletin board on or before Friday, August 30, 2024 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC

