

The City Council of the City of Seabrook met in regular session on Tuesday, June 3, 2014 at 7:00 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:

GLENN R. ROYAL	MAYOR
ROBERT LLORENTE	COUNCIL PLACE NO. 1
MIKE GIANGROSSO	COUNCIL PLACE NO. 2
GARY JOHNSON	COUNCIL PLACE NO. 3 &
	MAYOR PRO TEM
MELISSA BOTKIN	COUNCIL PLACE NO. 4
THOM KOLUPSKI	COUNCIL PLACE NO. 5
O. J. MILLER	COUNCIL PLACE NO. 6
GAYLE COOK	CITY MANAGER
SEAN LANDIS	ASSISTANT CITY MANAGER
XOCHYTL GREER	CITY ATTORNEY
MICHELE L. GLASER	CITY SECRETARY

1.0 PRESENTATIONS

1.1 Presentation by Dori Nelson concerning a Bay Area Pet Adoption "Tails and Trails" event on the Seabrook trails in November 2014. (Royal)

Mrs. Nelson made a brief presentation on the upcoming event.

1.2 Present a mid-year budget review. (Lab)

Finance Director, Pam Lab presented an update on the 2014/14 budget at midyear.

2.0 PUBLIC COMMENTS AND ANNOUNCEMENTS None.

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

Councilor Giangrosso announced several upcoming events.

3.0 SPECIFIC PUBLIC HEARING(S)

3.1 Hold a public hearing on proposed Ordinance No. 2014-10, "Standards for Planned Unit Developments, Replace Minimum Size Requirement with a Minimum Common Open Space Requirement." (P&Z Commission)

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 4 "SPECIAL USE REGULATIONS",

SECTION 4.10, "PLANNED UNIT DEVELOPMENTS," BY RENAMING SUBSECTION, 4.10.05 "MINIMUM PUD PARCEL SIZE" TO "MINIMUM COMMON OPEN SPACE" TO REMOVE THE CURRENT MINIMUM PUD SIZE REQUIREMENT OF AT LEAST 3.5 ACRES AND TO ALLOW PARKING AREAS TO BE INCLUDED FOR THE REQUIREMENT FOR COMMON OPEN SPACE; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 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.

Mr. Landis stated that this amendment had been recommended and unanimously approved by the Planning and Zoning Commission.

No one from the public spoke.

4.0 CONSENT AGENDA

4.1 Approve an excused absence for Mayor Glenn Royal for the June 17, 2014 council meeting. (Glaser)

4.2 Approve a special events permit with temporary signs for a National Marina Day Celebration at Endeavor Marina on June 14, 2014 from 10:00 a.m. until 5:00 p.m. (Applicant)

4.3 Consider second and final reading of proposed Ordinance No. 2014-11, "Civil Service Classification System Continuation with Changes to Positions" as approved by the Civil Service Commission on April 28, 2014. (Cook)

AN ORDINANCE CONTINUING A CIVIL SERVICE CLASSIFICATION SYSTEM CONSISTING OF CLASSES, POSITIONS, PAY GRADES AND COMPENSATION LEVELS IN THE CLASSIFIED SERVICE OF THE SEABROOK POLICE DEPARTMENT; ESTABLISHING GROSS MONTHLY BASE SALARY RATES FOR EACH CLASSIFICATION; ESTABLISHING 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 NO. 2013-21

4.4 Approve the Minutes of the April 4, 2014 Special City Council Meeting. (Glaser)

4.5 Approve the Minutes of the May 13, 2014 regular City Council Meeting. (Glaser)

Motion was made by Councilor Giangrosso and seconded by Councilor Llorente

To approve the Consent Agenda as presented.

MOTION CARRIED BY UNANIMOUS CONSENT.

END OF CONSENT AGENDA

5.0 NEW BUSINESS

5.1 Consider approval of a request for Hotel Tax Funds for FY 2013/14 for the Midnite Slice Seabrook Music Festival on August 15-16, 2014. The applicant has requested \$5,000.00. (Applicant)

Director of Public Information, LeaAnn Dearman explained the use of hotel tax funds to the new council members. She stated that the staff committee had recommended funding in the amount of \$2,500.

Motion was made by Councilor Llorente and seconded by Councilor Giangrosso

To approve \$2,500 from the 2013/14 Hotel Tax Budget with a finding that this expenditure meets the requirements of advertising to increase overnight stays, contingent upon the applicant meeting the remaining requirements of the special events permit, that is, proof of insurance and finalization of plans with the Police Department.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.2 Consider first reading of proposed Ordinance No. 2014-10, Standards for Planned Unit Developments, Replace the Minimum Size Requirement with a Minimum Common Open Space Requirement." (P&Z Commission)

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 4 "SPECIAL USE REGULATIONS", SECTION 4.10, "PLANNED UNIT DEVELOPMENTS," BY RENAMING SUBSECTION, 4.10.05 "MINIMUM PUD PARCEL SIZE" TO "MINIMUM COMMON OPEN SPACE" TO REMOVE THE CURRENT MINIMUM PUD SIZE REQUIREMENT OF AT LEAST 3.5 ACRES AND TO ALLOW PARKING AREAS TO BE INCLUDED FOR THE REQUIREMENT FOR COMMON OPEN SPACE; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 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 Councilor Kolupski and seconded by Councilor Johnson

To approve proposed Ordinance No. 2014-10 on first reading with the reading of the caption serving as the reading of the ordinance.

Several members expressed concern that allowing 100 percent of the parking to meet the open space requirement would not promote green open space which was original goal of this requirement.

Motion was made by Councilor Kolupski and seconded by Councilor Johnson

To amend the original motion to allow 20 percent of parking to apply toward the minimum common open space requirement.

AMENDMENT CARRIED BY UNANIMOUS CONSENT.

ORIGINAL MOTION AS AMENDED CARRIED BY UNANIMOUS CONSENT.

5.3 Consider first reading of proposed Ordinance No. 2014-12, "Commercial Filming Regulations." (Dearman)

AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, ARTICLE 22 "BUSINESSES" BY ADDING A NEW ARTICLE IV ENTITLED "COMMERCIAL FILMING" REQUIRING A PERMIT FOR COMMERCIAL FILMING IN THE CITY OF SEABROOK; ESTABLISHING POLICIES, PROCEDURES AND REGULATIONS AS THEY RELATE TO FILMING; PROVIDING FOR A PENALTY IN AN AMOUNT OF NOT MORE THAN \$500 FOR VIOLATION OF ANY PROVISION HEREOF; PROVIDING FOR SAVINGS AND SEVERABILITY; PROVIDING FOR PUBLICATION; AND MAKING OTHER PROVISIONS AND FINDINGS RELATED THERETO.

Ms. Dearman stated that this ordinance was developed as the city had recently received an inquiry from a filming company. She stated that unlike the special events permit, this permit will be reviewed and if applicable, approved by the city manager.

Motion was made by Councilor Johnson and seconded by Councilor Llorente

To approve the first reading of proposed Ordinance 2014-12 with the reading of the caption serving as the reading of the ordinance.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.4 Consider first reading of proposed Ord. No. 2014-13, "Pipeline Regulations." (Landis)

AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK BY ADDING A NEW CHAPTER 62 ENTITLED "PIPELINES" REQUIRING A PERMIT FOR THE CONSTRUCTION, RELOCATION, REPOSITION OR TRANSFER OF OWNERSHIP OF A PIPELINE IN

THE CITY OF SEABROOK; ESTABLISHING POLICIES, PROCEDURES AND REGULATIONS AS THEY RELATE TO PIPELINES AS PROVIDED BY LAW; PROVIDING PENALTIES IN AN AMOUNT OF NOT MORE THAN \$2,000.00 FOR GENERAL VIOLATION, AND AN AMOUNT NOT TO EXCEED \$5,000.00 FOR ANY PROVISION RELATING TO POINT SOURCE EFFLUENT LIMITATIONS OR DISCHARGE OF POLLUTANT, AND/OR THE MAXIMUM AMOUNT PROVIDED BY LAW; PROVIDING FOR SAVINGS AND SEVERABILITY; PROVIDING FOR PUBLICATION; AND MAKING OTHER PROVISIONS AND FINDINGS RELATED THERETO.

Mr. Landis stated that this ordinance was also developed as a result of an inquiry to relocate a pipeline.

Motion was made by Councilor Kolupski and seconded by Councilor Botkin

To approve proposed Ordinance No. 2014-13 on first reading with the reading of the caption serving as the reading of the ordinance.

Councilor Miller asked why the required amount of liability insurance was a lesser amount than the insurance requirement for commercial filming.

Motion was made by Councilor Miller and seconded by Councilor Giangrosso

To increase the amount of commercial liability insurance required from \$3,000,000 to \$10,000,000.

AMENDMENT CARRIED BY UNANIMOUS CONSENT.

ORIGINAL MOTION AS AMENDED CARRIED BY UNANIMOUS CONSENT.

5.5 Consider problem of overflow parking at the Point on property without a driveway, causing vehicles to go over the curb. (Johnson)

Motion was made by Councilor Johnson and seconded by Councilor Giangrosso

To direct the city to develop a plan to prevent drivers from driving vehicles over the curb on Waterfront Drive in order to park.

Councilor Johnson stated that he was concerned that driving over the curb would damage the newly improved roadway.

Possible solutions discussed were landscaping and fencing. Councilor Johnson offered to work with city staff to find a solution.

No formal action was taken by Council at this time.

5.6 Consider amendment to the Seabrook Code, Article II, Section 2-239 "Disclosure" to require elected officials and certain appointed officials to file disclosure statements at least once a year. (Royal)

Motion was made by Councilor Kolupski and seconded by Councilor Miller

To approve the proposed amendment.

MOTION CARRIED BY UNANIMOUS CONSENT.

Mrs. Glaser stated that this amendment would be placed in ordinance form for consideration at the next meeting.

5.7 Consider appointment of a Mayor Pro Tem for 2014/15. (Council)

Mayor Royal stated that he would not make any recommendations as all council members were qualified to hold the position and it was his opinion that this decision should be made by Council. He called for nominations from the floor.

Councilor Llorente nominated Gary Johnson. There were no other nominations.

All members voted to appoint Gary Johnson as Mayor Pro Tem for 2014/15.

5.8 Consider selection/appointment of council members as representative and/or members of various organizations.

Council members volunteered for various positions as shown below.

EDC MEMBER (in addition to Mayor)	Thom Kolupski
BAY AREA-HOUSTON CONVENTION & VISITORS BUREAU	Mike Giangrosso Thom Kolupski
BAY AREA HOUSTON ECONOMIC PARTNERSHIP	Robert Llorente, Rep Gary Johnson, Alt
BAY AREA TRANSPORTATION PARTNERSHIP	Robert Llorente
CLEAR LAKE EMERGENCY MEDICAL CORPS	Mike Giangrosso Gary Johnson O. J. Miller
ECONOMIC ALLIANCE, PORT REGION (<i>The Alliance</i>)	Melissa Botkin, Rep

Robert Llorente, Alt.

GALVESTON BAY FOUNDATION

O. J. Miller

HOUSTON-GALVESTON AREA COUNCIL

Glenn Royal, Rep.
.Gary Johnson, Alt.

HOTEL TAX LIAISON COMMITTEE

Thom Kolupski
Mike Giangrosso

Motion was made by Council Llorente and seconded by Councilor Giangrosso

To approve the above appointments for 2014/15.

MOTION CARRIED BY UNANIMOUS CONSENT.

6.0 ROUTINE BUSINESS

6.1 Approve the Action Items Checklist which is attached and made a part of this agenda. (Council)

Item #19. Mrs. Cook stated that letters had been sent to residents and approval of the dedication of Surf Oaks right-of-way should be on the June 17 agenda.

Item #23. Mrs. Cook stated that staff has a meeting with TxDOT on Friday concerning SH 146 improvements.

Item #28. Mrs. Cook stated that TxDOT has agreed to install and pay for delineators on SH 146 to prevent left hand turns in certain areas. Installation is planned for July.

Council members decided to add the issue of driving over curbs on Waterfront Drive to the Action Items Checklist.

Motion was made by Councilor Llorente and seconded by Councilor Giangrosso

To approve the Action Items Checklist with these changes.

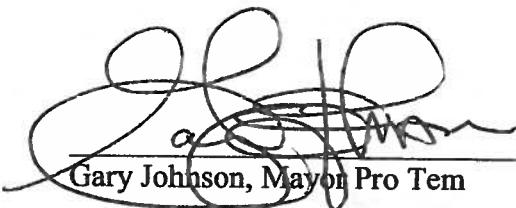
MOTION CARRIED BY UNANIMOUS CONSENT.

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

Tuesdays July 8 and July 22 have been reserved for budget workshops. The budget will be presented to Council on July 1. July 24 has tentatively been scheduled for a town hall meeting with TxDOT concerning SH 146.

294 Upon motion, Mayor Royal adjourned the meeting at 8:50 p.m.
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298 Approved this 17th day of June 2014.
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Gary Johnson, Mayor Pro Tem

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309 Michele L. Glaser, TRMC
310 City Secretary
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The City Council of the City of Seabrook met in special session on Tuesday, June 3, 2014 at 6:15 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:

GLENN R. ROYAL
ROBERT LLORENTE
MIKE GIANGROSSO
GARY JOHNSON
MELISSA BOTKIN
THOM KOLUPSKI
O. J. MILLER
GAYLE COOK
SEAN LANDIS
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MICHELE L. GLASER
PAM LAB

MAYOR
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COUNCIL PLACE NO. 6
CITY MANAGER
ASSISTANT CITY MANAGER
CITY ATTORNEY
CITY SECRETARY
DIRECTOR OF FINANCE

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS – None.

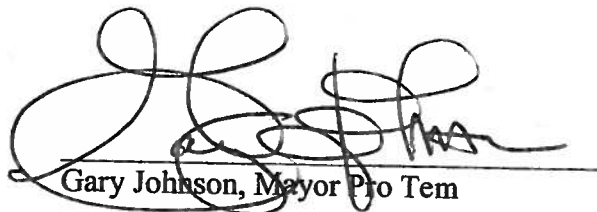
2.0 WORK SESSION ITEMS

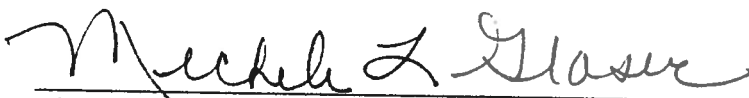
2.1 Conduct an informational session on the municipal bonds.

John Robuck, Investment Banker, BOSC, Inc. presented an overview of a bond financing.

Upon motion, Mayor Royal adjourned the special meeting at 6:49 p.m.

Approved this 17th day of June 2014.


Gary Johnson, Mayor Pro Tem


Michele L. Glaser, TRMC
City Secretary

