The City Council of the City of Seabrook met in regular session on Tuesday, July 1, 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	MAYOR PRO TEM & COUNCIL PLACE NO. 3
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
STEVEN L. WEATHERED	CITY ATTORNEY
MEREDITH BRANT	ASSISTANT CITY SECRETARY

Mayor Royal called the meeting to order at 7:00 p.m. and led the audience in the United States and Texas Pledges of Allegiance.

1.0 INTERVIEW CANDIDATES FOR VARIOUS BOARDS & COMMISSIONS

1.1 Interview applicants for the Charter Review Commission and the Comprehensive Master Plan Review Commission with appointments to be made in July.

The City Council interviewed Tom Diegelman, Darrell Picha, Dick Rogan, and Glenna Adovasio.

Candidates who were unable to attend, but requesting to be considered were David Johnson and Kevin Ferguson.

2.0 PRESENTATIONS

2.1 Open Space & Trails Committee quarterly report. (Burton)

Helen Burton, President of the Open Space & Trails Committee gave the quarterly report to council.

Council commended the committee for their hard work.

2.2 Presentation by Offshore Thunder Productions in regards to 2014 Texas Outlaw Challenge held June 19-20 in Kemah. (Paul Robinson)

Paul Robinson, Dickinson, spoke about the event. He stated that it continues to grow and impact Seabrook businesses in a positive way.

3.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

Betsy Rimmer, Vermillion, thanked the council for their service to the community. She recounted the history of the area being considered for the zoning change. She asked the council to reconsider zoning the little triangle of land and leave it C-1.

Kaye Terrell, Vermillion, agrees with the development, but is bothered by the little section behind Vermillion being zoned C-2. Please reconsider.

Jim Rimmer, Vermillion, asked that area be retained as C-1.

Tom Diegelman, Acadiana, stated that originally the little triangle was C-1 and asked that council honor the intent for that small piece of property. He added that the developer is willing to do that.

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

Mike Giangrosso reported on upcoming events including:

- Swim ‘n’ Movie at the city pool on July 19
- Budget Workshop on July 22
- Town meeting on July 24.

Mayor Royal stated that the meeting on July 24 is to discuss the plans for SH 146 and encouraged the public to attend.

4.0 CONSENT AGENDA

4.1 Approve minutes of the July 1, 2014 City Council meeting. (Brant)

4.2 Approval of Interlocal Mutual Aid Agreement for emergency services between the City of Seabrook and Harris County. (Galyean)

4.3 Approve Building Report for June 2014. (Landis)

4.4 Approve Public Safety Report for June 2014. (Wright)

Motion was made by Councilor Llorente and seconded by Councilor Giangrosso

To approve the consent agenda.

MOTION CARRIED BY UNANIMOUS CONSENT.

END OF CONSENT AGENDA

5.0 NEW BUSINESS

5.1 Consider appointments to the Charter Review Commission and to the Comprehensive Master Plan Commission. (Council)

Motion was made by Councilor Kolupski

To appoint Darrell Picha and Glenna Adovasio to the Comprehensive Master Plan Commission and Dick Rogan and Tom Diegelman to the Charter Review Commission.

MOTION FAILED DUE TO LACK OF A SECOND.

Mayor Royal called for nominations from the floor.

Nomination was made by Councilor Kolupski

To appoint Darrell Picha and Glenna Adovasio to the Master Plan Commission.

Having no other nominations for Master Plan, a vote was taken.

APPOINTMENTS CARRIED BY UNANIMOUS CONSENT.

Nomination was made by Councilor Giangrosso

To appoint David Johnson to the Charter Review Commission.

AYES: Royal, Botkin, Giangrosso, Johnson, Llorente.
NAYS: Kolupski, Miller.

APPOINTMENT CARRIED BY MAJORITY VOTE.

Nomination was made by Mayor Royal

To appoint Kevin Ferguson to the Charter Review Commission.

APPOINTMENT CARRIED BY UNANIMOUS CONSENT.

5.2 Review the Texas Outlaw Challenge post-event report and consider releasing $5,000 HOT funds which were reserved during the July 23, 2013 Council meeting. (Dearman)

LeaAnn stated that this item is to determine if the $5,000 should be released to the Texas Outlaw Challenge based upon the criteria set by the HOT committee.

Motion was made by Councilor Llorente and seconded by Councilor Johnson

To approve the release of $5,000 to the Texas Outlaw Challenge.

Councilor Miller stated that he had several concerns: no detailed budget on how funds were spent, no detail on what hotels benefitted, charities and amounts were not released and the event wasn't in Seabrook.

Mr. Robinson responded that all funds from HOT were spent on the huge advertising budget promoting the event, all events in Seabrook were listed in the ads, charities included the Lions Club, The Bridge Women's Shelter and the Shriners Hospital. He added that this event continues to grow each year and was recently touted as being the fourth best boasting event in the country.

City Attorney Weathered stated that the motion should be restated to include the verbiage that funding was for advertising to promote tourism in compliance with the laws governing HOT tax funding.

Councilor Johnson stated that the event may have been in Kemah, but Seabrook businesses reaped benefits. He added that it would be remiss if Seabrook did not support this event on an annual basis.

Councilor Miller stated that he is very familiar with boating events and is not opposed to this one.

Councilor Giangrosso stated that local hotels were full and he agrees that it was a good event. He added that council needs to see as much documentation and tracking as possible.

Councilor Botkin stated that there was a tremendous crowd for the event and she suggested that in the future the event could start earlier in the week in Seabrook with the two cities sharing the event.

Councilor Kolupski stated that although the event has grown and was held in Kemah, Seabrook is not losing hotel business to Kemah.

Councilor Llorente stated that it was a great event with support growing on both sides of the bridge.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.3 Review and consider allocation of HOT funds for the 2015 Texas Outlaw Challenge in the requested amount of $30,000. (Dearman)

Ms. Dearman stated that communications had improved greatly, but still the post-event report is still lacking hotel information. She added that the biggest issue is event was moved from Seabrook to Kemah and a determination was made by the committee to cap out of town events at $5,000.

Police Chief Wright stated that several places hired security for the event and there were no problems.

Motion was made by Councilor Johnson and seconded by Councilor Llorente

To approve funding for the 2015 Texas Outlaw Challenge in the amount of $20,000 for advertising to promote tourism as required by HOT tax laws.

MOTION CARRIED BY UNANIMOUS CONSENT.

With the permission of council, Mayor Royal moved Item 5.4 to the end of the agenda.

6.0 OLD BUSINESS

Councilor Miller recused himself and left the table.

6.1 Approve second and final reading of proposed Ordinance No. 2014-17, Rezone a 12.1341 Acre Tract Located in the Repsdorph Road/Lakeside Drive Area from R-1 to C-2.

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 A 12.1341 ACRE TRACT OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF LOTS 15A, 16, 17A, 18E, RUGGLES WEST SUBDIVISION, MORE SPECIFICALLY DESCRIBED IN EXHIBIT A, ATTACHED HERETO, FROM R-1 (RESIDENTIAL-SINGLE FAMILY DETACHED) TO A C-2 (COMMERCIAL MEDIUM) DISTRICT; REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS AMENDMENT; MAKING SPECIFIC FINDINGS RELATING TO REZONING OF SUCH TRACT; PROVIDING A PENALTY IN AN AMOUNT OF NOT MORE THAN $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.

Motion was made by Councilor Llorente and seconded by Councilor Botkin

To approve Ordinance No. 2014-17 on the second and final reading with the reading of the caption serving as the reading of the ordinance.

MOTION CARRIED BY UNANIMOUS CONSENT OF THIS PRESENT AND VOTING.

6.2 Approve second and final reading of proposed Ordinance No. 2014-16, Rezone a 20.2014 Acre Tract Near Repsdorph Traffic Circle From C-1 to C-2. (Landis)

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 A 20.3014 ACRE TRACT SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, SAVINGS AND LOAN COMPANY SUBDIVISION, CONSISTING OF 7.5973 ACRES BEING OUT OF AND A PART OF LOTS 7A AND 7B, THIS PROPERTY IS LOCATED IMMEDIATELY WEST OF THE REPSDORPH TRAFFIC CIRCLE AND ISADJACENT TO THE SEABROOK CITY LIMITS, 6.6960 ACRES BEING OUT OF AND A PART OF LOT 8, THIS PROPERTY IS LOCATED IMMEDIATELY EAST OF THE REPSDORPH TRAFFIC CIRCLE, AND NORTH OF REPSDORPH ROAD, AND A 6.0081 ACRES BEING OUT OF AND A PART OF LOTS 7A-1, 7B-1 AND 8B, THIS PROPERTY IS LOCATED IMMEDIATELY SOUTH OF THE REPSDORPH TRAFFIC CIRCLE, AND NORTH OF VERMILLION ROAD, FROM C-1 (COMMERCIAL LIGHT) TO C-2 (COMMERCIAL MEDIUM) DISTRICT; REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS AMENDMENT; MAKING SPECIFIC FINDINGS RELATING TO REZONING OF SUCH TRACT; PROVIDING A PENALTY IN AN AMOUNT OF NOT MORE THAN $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.

Mr. Weathered pointed out there was an extra “L.P.” on line 30 of the ordinance which should be deleted.

Motion was made by Councilor Kolupski and seconded by Councilor Botkin

To approve Ordinance No. 2014-16 on second and final reading with the reading of the caption serving as reading of the ordinance.

AYES: Royal, Botkin, Giangrosso, Johnson, Llorente.
NAYS: Kolupski.

MOTION CARRIED BY MAJORITY VOTE OF THOSE PRESENT AND VOTING.

6.3 Consider/discuss Developer Agreement between Pacific Ridge Development Company, L.L.C. and the City of Seabrook for certain performance standards and an incentive to waive all fees for the building permit(s) for the initial development of the project in an amount not to exceed $20,000. (Cook)

Motion was made by Councilor Llorente and seconded by Councilor Botkin

To discuss this item.
Councilor Kolupski stated that this agreement does protect the city on what can be developed.

Councilor Giangrosso added that this will hold the city accountable.

Mayor Royal stated that the agreement represents a good effort by the city and developer to work together and to assure that citizens are heard.

Motion was made by Councilor Llorente and seconded by Councilor Johnson

To approve the agreement between the city and Pacific Ridge.

MOTION CARRIED BY UNANIMOUS CONSENT OF THOSE PRESENT AND VOTING.

6.4 Consider/discuss Developer Agreement between Starship Dixie Farm, LP and the City of Seabrook for certain performance standards and an incentive to waive all fees for the building permit(s) for the initial development of the project in an amount not to exceed $20,000.

Mr. Weathered asked to address council in Executive Session concerning Items 5.4 and 6.4

7.0 ROUTINE BUSINESS

Councilor Miller returned to the table.

7.1 Consider approval of the Action Items Checklist which is attached and made a part of this agenda. (Council)

Councilor Johnson asked to strike Item 25 from the list.

Motion was made by Councilor Giangrosso and seconded by Councilor Llorente

To approve the Action Items Checklist.

MOTION CARRIED BY UNANIMOUS CONSENT.

EXECUTIVE SESSION

At 8:32 p.m., Mayor Royal announced that the City Council would now hold a closed executive meeting pursuant to the provisions of the Open Meetings Act, Chapter 551, Government Code and Vernon's Texas Code Annotated, in accordance with the authority contained in Section 551.071, Consultation with Attorney.

Councilor Miller recused himself from any discussion regarding Item 6.4.

OPEN MEETING

Mayor Royal reconvened the meeting at 8:59 p.m. and announced that Items 5.4 and 6.4 were discussed in executive session, but no action was taken.

Councilor Miller recused himself and left the table.

6.4 Consider/discuss Developer Agreement between Starship Dixie Farm, LP and the City of Seabrook for certain performance standards and an incentive to waive all fees for the building permit(s) for the initial development of the project in an amount not to exceed $20,000.

Motion was made by Councilor Kolupski and seconded by Councilor Botkin

To approve the agreement between the city and Starship Dixie Farm.

MOTION CARRIED BY UNANIMOUS CONSENT BY THOSE PRESENT AND VOTING.

Councilor Miller returned to the table.

5.4 Discussion, consideration and possible action concerning calling a bond election for new Public Works and Animal Control and Adoption Facility, Park Projects, Fire Truck, Water, and Wastewater and Drainage Projects. (Cook)

Motion was made by Councilor Llorente and seconded by Councilor Giangrosso

To discuss and direct staff to take further action with bond counsel in order to call for a bond election in November.

Ms. Cook distributed information to council regarding the proposed projects and the fiscal impact. She pointed out the projects that are most critical which include a fiber optic network, a new public works facility, a splash pad for the park and replacement of fire engine 107. She stated that the tax impact is an estimate so they will be slightly different finalized. City staff would like to move forward with bond counsel and at the next regular meeting in August call for an election. She added that since the first day to call for an election is August 6, she proposed moving the first meeting in August from the 5th to the 6th.

MOTION CARRIED BY UNANIMOUS CONSENT.

The mayor continued with Routine Business.

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

After discussion Council members determined the future meetings will be scheduled as follows:

- Budget Workshop - Tuesday, July 22 at 6:00 p.m.
- Town Meeting – Thursday, July 24 at 7:00 p.m.
- City Council meeting – Wednesday, August 6 at 7:00 p.m.

Upon motion the meeting was adjourned at 9:07 p.m.

Glenn Royal, Mayor

Meredith Brant, TRMC
Assistant City Secretary

THE CITY OF SEABROOK TEXAS