The City Council of the City of Seabrook met in regular session on Tuesday, January 6, 2015 at 7:03 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
MICHELE L. GLASER	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 PRESENTATIONS

1.1 Recognize Jen Vajdos, Photojenic as the winner of the 2014 Old Seabrook Holiday Decorating Contest. (EDC)

Mayor Royal presented the certificate

1.2 Present plan to control feral hogs in city parks. (Cook)

Mrs. Cook reported that the city has a problem with many feral hogs. The city has been unsuccessful in trapping these animals and the cost to hire someone is $2,000-$3,000 with no guarantee. She reported that a volunteer has offered to build his own traps and remove the hogs. The city's insurance carrier, TML, will cover this individual. Mrs. Cook stated that he will begin at the Wildlife Park entrance, Robinson Park and the fire training area. The city trails will be closed temporarily when the traps are removed.

2.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

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

Councilor Giangrosso announced upcoming events.

3.0 BID AWARDS

3.1 Consider and Approve Bid Award for RFP# 2014-09, Clock Tower, to The Verdin Company in the amount of $50,095.00. (Cook)

Mrs. Cook reported that this was the sole bidder. Additional costs will be incurred to supply electricity. Leftover funds from the Repsdorph construction project will be used.

Motion was made by Councilor Giangrosso and seconded by Councilor Botkin

To approve the bid as presented above.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.0 CONSENT AGENDA

4.1 Renew the contract with the Houston Community Newspapers & Media Group for publication of city notices. There is no increase in cost. (Glaser)

4.2 Approve minutes of the special joint Seabrook City Council and Planning & Zoning Commission meeting of December 2, 2014. (Glaser)

4.3 Approve minutes of the regular City Council meeting of December 2, 2015. (Glaser)

4.4 Consider second and final reading of proposed Ordinance No. 2014-28, "Amendments to the Old Seabrook Village PUD." (Applicant)

AN ORDINANCE AMENDING ORDINANCE 2014-06 APPROVING "OLD SEABROOK VILLAGE PUD"LOCATED IMMEDIATELY EAST OF MEYER ROAD AND NORTH OF 1ST STREET, BY REVISING THE PLANNED UNIT DEVELOPMENT ("PUD") PLAN, REGULATIONS, RESTRICTIONS AND CONDITIONS ("PLAN") ONLY IN RELATION TO THE "TOWNHOME MINIMUM LOT WIDTH" FROM 30 FEET TO 24 FEET AND THE "MINIMUM TOWNHOME LOT SIZE" FROM 2,000 SQUARE FEET TO 1,800 SQUARE FEET (24 X 75); REVISING THE "ALLOWED AND CONDITIONAL USES MATRIX" BY ALLOWING HOTELS/MOTELS, AND PRIVATE CLUB AS CONDITIONAL USES; 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 AND NOTICE.

4.5 Approve an appointment to the Board of Directors of the Harris-Galveston Subsidence District for a two-year term. Mr. James Edwards in the incumbent and is recommended for reappointment. (Mayor)

Motion was made by Councilor Llorente and seconded by Councilor Johnson

To approve the Consent Agenda as presented.

MOTION CARRIED BY UNANIMOUS CONSENT.

END OF CONSENT AGENDA

The following item was taken out of order.

7.0 EXECUTIVE SESSION

At 7:25 pm, Mayor Royal announced that the City Council would hold a closed executive meeting pursuant to the provisions of the open meetings Act, Charter 551, Government Code, and Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.072, Real Property; Section.

Section 551.072

5.1 Consider engaging the services of the law firm of Joyce, McFarland & McFarland, LLP as land acquisition attorney(s) for the City of Seabrook Community Development Block Grant project as recommended by staff. Expenditures for these services will be included within the project costs of the CDBG grant. (Cook)

7.1 Discuss the purchase, exchange, lease, or exchange of real property in closed session due to potential detrimental effect on City in negotiations with third party if conducted in open session, as provided by Section 551.072 of the Texas Government Code. (Cook)

8.0 OPEN MEETING

At 7:39 pm. Mayor Royal reconvened the meeting in open session stating that Items 5.1 and 7.1 had been discussed in Executive Session. No action had been taken; however, Council would now take action on Item 5.1 in open session.

5.0 NEW BUSINESS

5.1 Consider engaging the services of the law firm of Joyce, McFarland & McFarland, LLP as land acquisition attorney(s) for the City of Seabrook Community Development Block Grant project as recommended by staff. Expenditures for these services will be included within the project costs of the CDBG grant. (Cook)

Motion was made by Councilor Kolupski and seconded by Councilor Johnson

To approve Item 5.1 as presented.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.2 Consider preliminary approval of a Planned Unit Development (PUD) to create Chesapeake Bay Luxury Seniors Community Complex, which consists of approximately 269 senior apartment units on approximately 12-13 acres of land. (Applicant)

Chairman Potts reported that Planning and Zoning Commission met and the recommendation was denied 3-2 with one abstention.

In answer to questions, Mr. Potts said one commissioner thought the property should remain as a commercial zone and two commissioners thought the development would impact the adjoining homeowners. On the affirmative side, commissioners voting in favor said it was the highest and best use of the land.

Mayor Royal clarified some information about the proposal. Mr. Weathered read from the Seabrook Charter, Section 11.24, which states that the comprehensive plan is a planning tool and guideline. Councilmembers joined the mayor in voicing disappointment about the incorrect information that had been distributed about this request.

Mayor Royal and Councilors Miller, Botkin, Johnson and Llorente spoke in favor of the PUD, citing the need for senior housing in the community and the increased tax base Councilor Kolupski spoke in favor of the plan, but stated that he preferred that some of the property facing Repsdorph remain commercial. Councilor Giangrosso also stated that he preferred that the land remain commercially zoned.

To grant preliminary approval to the Chesapeake Bay Luxury Seniors Community Complex Planned Unit Development.

Ayes: Royal, Botkin, Johnson, Kolupski, Llorente, Miller.
Nay: Giangrosso.

MOTION CARRIED BY MAJORITY VOTE.

Mr. Landis stated that the next step was consideration of the final plan which is tentatively scheduled on February 3, 2015. He stated that typically staff addresses drainage issues. He also stated that drainage provided when the Repsdorph Road development project had occurred would eliminate the need for detention ponds on this property.

Councilor Johnson asked the developer to address wetlands and drainage when he next appeared before Council.

5.3 Consider the Public Notice for Request of Sealed Bid Proposals for Property Exchange for the Current City of Seabrook Public Works Yard. (Cook)

Motion was made by Councilor Kolupski and seconded by Councilor Llorente

To approve the item as presented.

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)

Mrs. Cook gave brief updates about road projects. No action was taken.

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

Mrs. Cook stated that she would like to schedule a special work session concerning water rates on February 3, 2015 at 6 p.m. immediately before the regular meeting.

Upon motion, the meeting was adjourned at 8:15 p.m.

Approved this 20th day of January 2015.

Glenn R. Royal, Mayor

Michele Glaser, TRMC
City Secretary

THE CITY OF SEABROOK TEXAS