The City Council of the City of Seabrook met in regular session on Tuesday, March 17, 2015 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 - Ex. Abs.	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 Pledge of Allegiance.

1.0 PRESENTATIONS

1.1 Presentation by Shad Comeaux of Freese and Nichols on the final proposed scope of work for the update of the Comprehensive Master Plan. (Cook)

Shad Comeaux, AICP, Freese & Nichols, project manager gave a presentation. (See Exhibit A.)

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 several upcoming events.

3.0 CONSENT AGENDA

3.1 Approve excused absences for Councilors Botkin and Giangrosso for the March 3, 2015 regular Council meeting and for Councilor Kolupski for the March 17, 2015 Council meeting. (Glaser)

3.2 Approve the minutes of the March 3, 2017 regular City Council meeting. (Glaser)

3.3 Approve the February 2015 Building Report. (Landis)

3.4 Approve the February 2015 Public Safety Report. (Wright)

3.5 Consider second and final reading of proposed Ordinance No. 2015-04, "Specifying Uses Allowed in the Point Overlay District. (P&Z)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE LAND USE REGULATION MATRIX," BY ADDING THE POINT OVERLAY DISTRICT (POD) AS A LAND USE DISTRICT; BY SPECIFYING USES BY RIGHT AND CONDITIONAL USES PERMITTED IN THE POD; AND BY PROVIDING CROSS REFERENCES IN SECTION 3.15 AND IN ARTICLE 4, "SPECIAL USE REGULATIONS", SECTION 4.15.04, "USES".

THIS ORDINANCE PROVIDES FOR A PENALTY IN AN AMOUNT NOT TO EXCEED $2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALS ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDES FOR SEVERABILITY; AND PROVIDES FOR AN EFFECTIVE DATE

3.6 Consider second and final reading of proposed Ordinance No. 2015-05, "Readopting Curfew Regulations for Minors." (Wright)

AN ORDINANCE READOPTING THE CURRENT CURFEW REGULATIONS FOR MINORS CONTAINED IN THE SEABROOK CITY CODE, CHAPTER 44, SECTION 44-95 "CURFEW FOR MINORS" PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED $500 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; PROVIDING FOR SEVERABILITY AND PROVIDING FOR NOTICE.

Motion was made by Councilor Llorente and seconded by Councilor Botkin

To approve the Consent Agenda as presented.

MOTION CARRIED BY UNANIMOUS CONSENT.

END OF CONSENT AGENDA

4.0 NEW BUSINESS

4.1 Consider approval to Lakewood Yacht Club (LYC) for placement of a new off-premise sign on city right-of-way at the east corner of NASA Parkway and Lidstone Avenue contingent upon meeting all city building code specifications. (LYC)

Harvey Denman, Lakewood Yacht Club, stated that many people do not know the location of the Yacht Club as the current small sign is inadequate. Members would like to install a two-faced sign east of NASA Parkway. The sign will be approximately two feet by nine feet and will be landscaped and lighted at night. LYC will also clean up the driveway on Lidstone and install a fence to screen the dumpsters.

Mrs. Cook stated that staff had verified that the proposed sign is in the city right-of-way. She asked Council to consider approving the location and general concept tonight and to direct the city attorney to draft a license and indemnity agreement.

Motion was made by Councilor Giangrosso and seconded by Councilor Llorente

To approve the location and concept of the proposed sign as presented, instruct the city attorney to prepare an appropriate license and indemnity agreement and authorize the city manager to execute the agreement.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.2 Consider approval of an agreement and scope of services with Freese and Nichols, Inc. for the development of the Master Plan, contingent upon approval by the Economic Development Corporation and consider a request for additional funding for the Comprehensive Master Plan Update project in an amount not to exceed $70,000 to be funded out of Reserves. (Cook)

Mrs. Cook stated that the Economic Development Corporation has approved funding in the amount of $100,000. The proposal by Freese and Nichols is in the amount of $163,000. Mrs. Cook requested additional funding in the amount of $70,000 to be paid out of General Fund Reserves. She stated that this project is important to plan for Seabrook's future and the allocation will still maintain more than the amount needed in the Reserves as outlined in the city's financial procedures. Mrs. Cook stated that Mr. Landis worked with Freese and Nichols to divide the procedure into tasks with a work product at the end of each task as outlined in the contract presented tonight. The city will not pay a total lump sum, but will pay at integral points as the tasks are completed and work products are delivered. Any additional expense over $163,000 must be requested in writing and approved by EDC and Council.

Councilor Llorente commented that he was in favor of professional help to update the Master Plan and council approval indicates to citizens the importance that Council places on the Master Plan. He thanked Mrs. Cook and Mr. Landis for their work in dividing the work into tasks and work products with payment to be tied to the tasks and work products.

Motion was made by Councilor Llorente and seconded by Councilor Botkin

To allocate an additional $70,000 for preparation of the Master Plan to be funded out of General Fund Reserves, to approve the contract contingent upon city attorney review and approval and to authorize the city manager to execute the agreement.
MOTION CARRIED BY UNANIMOUS CONSENT.

4.3 Consider amending the Hotel Tax (HOT) Application process to require an event holder to give a "Post Event Presentation" within 60 days after the event and to require an additional statement on the application requiring the event holder to acknowledge that funds must be used in accordance with HOT guidelines. (Dearman)

Motion was made Councilor Llorente and seconded by Councilor Miller

To approve the changes to the HOT application process and application as recommended by staff.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.4 Review and allocate funds for events to be funded with Hotel Occupancy Tax (HOT) for FY 2015/16. (Dearman)

LeaAnn Dearman, Director of Communications, briefly reviewed the recommendations from staff for the 2015/16 Fiscal Year.

Organization	FY 2015/16	FY 2014/15
Bay Area Access	$25,000	$25,000
Bay Area Houston Ballet & Theatre	5,000	new applicant
Gulf Coast Film Festival	2,500	2,500
J-Fest Southwest	15,000	15,000
Keels and Wheels	50,000	50,000
Lucky Trails Marathon	25,000	25,000
Saltwater Derby	5,000	5,000
Texas Outlaw Challenge	20,000	20,000
Yachty Gras	5,000	1,500

Ms. Dearman stated that she had not received an application from the Seabrook Arts Festival, but money is available as there is a contingency of $20,000 and an additional $20,000 for promotion of the arts remaining in the FY 2015/16 proposed budget. Mayor Royal and Councilor Botkin requested that consideration of allocation for Yachty Gras and the Saltwater Derby be considered separately.

Mayor Pro Tem Johnson conducted the portion of the meeting concerning allocation for Yachty Gras.

Motion was made by Councilor Llorente and seconded by Councilor Botkin

To allocate $5,000 in FY 2015/16 for Yachty Gras as recommended by staff.

Ayes: Botkin, Giangrosso, Johnson, Llorente, Miller.
Recused and not voting: Royal.

MOTION CARRIED.

Mayor Royal resumed as chair of the meeting.

Motion was made by Councilor Llorente and seconded by Councilor Giangrosso

To allocate $5,000 in FY 2015/16 for the Salt Water Derby as recommended by staff.

Ayes: Royal, Giangrosso, Johnson, Llorente, Miller.
Recused and not voting: Botkin.

MOTION CARRIED.

Councilor Llorente noted that the Texas Outlaw Challenge had requested an increase from $20,000 to $25,000 for FY 2015/16. He recommended that Council increase the amount from $20,000 to $22,500. Mayor Royal stated that the event was no longer held in Seabrook. Councilor Llorente stated that Seabrook derives benefit in increased overnight stays as a result of the event. Councilors Botkin and Miller stated that they would like the Outlaw Challenge to bring one of the events back to Seabrook.

Motion was made by Councilor Llorente and seconded by Councilor Johnson

To allocate funding for FY 2015/16 to the Outlaw Challenge in the increased amount of $22,500 and to all other organizations listed above, but not previously considered, as recommended by staff.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.5 Consider preliminary approval of the Chesapeake Bay Senior Living Apartments PUD on Repsdorph Road. (Applicant)

Planning and Zoning Chairman Michael Potts delivered the final report and stated that preliminary approval was unanimously approved by all Commission members present. (Note: This report was made earlier in the evening, but is included in this agenda item for clarity.)

Councilor Miller commented that the developer had addressed the concerns voiced by citizens and councilmembers at the last meeting. He stated that the PUD is a good fit for the community and solves a need for senior housing that is not currently available. Councilor Giangrosso agreed and thanked Mr. Friedrichs for making changes to the PUD plan. Councilor Llorente stated that the PUD will help controls what can be done in the area and will strengthen, rather than weaken, the Master Plan.

Motion was made by Councilor Llorente and seconded by Councilor Miller

To grant preliminary approval to the Chesapeake Bay Senior Living PUD.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.6 Accept the City Secretary's certification that all candidates in the May 9, 2015 General Election are unopposed and consider first and final reading of proposed Ordinance No. 2015-07, "Cancellation of the May 9, 2015 General Election Only." (The Special Charter Amendment Election will still be held on May 9, 2015.) (Glaser)

AN ORDINANCE CANCELLING THE SEABROOK GENERAL MUNICIPAL ELECTION SCHEDULED TO BE HELD ON MAY 9, 2015 IN ACCORDANCE WITH SECTION 2.053(A) OF THE TEXAS ELECTION CODE AS ALL CANDIDATES ARE UNOPPOSED AND RESTATING THAT THE SPECIAL CHARTER AMENDMENTS ELECTION WILL STILL BE HELD ON MAY 9, 2015.

Mrs. Glaser certified that all candidates were unopposed and that there were no write-in candidates. She stated that the Special Charter Election will still be held on May 9.

Motion was made by Councilor Giangrosso and seconded by Councilor Botkin

To accept the city secretary's certification and approve first and final reading of proposed Ordinance No. 2015-07, with the reading of the caption serving as the reading of the ordinance.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.0 ROUTINE BUSINESS

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

Motion was made by Councilor Giangrosso and seconded by Councilor Botkin

To approve the Action Items Checklist as presented.

MOTION CARRIED BY UNANIMOUS CONSENT.

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

Councilmembers were reminded of the following:

1. Special joint meeting with the P&Z Commission on Tuesday, April 7 at 6:00 p.m.
2. Regular council meeting on Tuesday, April 7 at 7:00 p.m.
3. Annual planning session special Council meeting on Friday, April 10 at 8:30 a.m.
4. The regular Council meeting on Tuesday, May 5 will start at 7:30 p.m. due to early voting.

Councilor Giangrosso requested that an agenda item concerning traffic control on Repsdorph Circle be placed on the April 7 regular meeting agenda.

Upon motion, Mayor Royal adjourned the meeting at 8:01 p.m.

Approved this 7th day of April 2015.

Glenn R. Royal, Mayor

Michele Glaser, TRMC
City Secretary

THE CITY OF SEABROOK TEXAS

Planning Process

Project Schedule : Phase 1 Highlights

Community Outreach/Public Participation:

- Master Plan Review Commission (MPRC)
- Public Meetings
- Comprehensive Plan Promotional Video
- Stakeholder Meetings
- Project Web Page and Online Survey

Community Snapshot:

- Baseline/Existing Land Use Analysis
- Physical Constraints + Planning Context

Vision, Goals and Objectives:

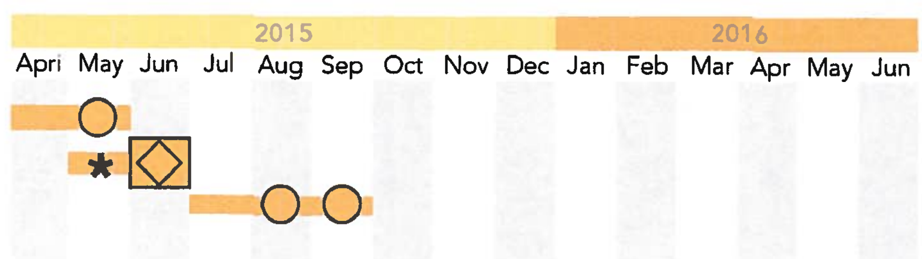
- Issue Identification and Polling Survey
- "Big Ideas" Workshop
- Staff Planning and Design Workshop

Phase 1

Task 1: FNI will prepare project webpage and online survey

Task 2: Draft chapter/content for Introduction and Community Snapshot

Task 3: Draft chapter/content for Vision, Goals, and Objectives



MPRC Meeting   Public Meeting   Stakeholder Meeting   Staff Planning and Design Workshop

Project Schedule : Phase 2 Highlights

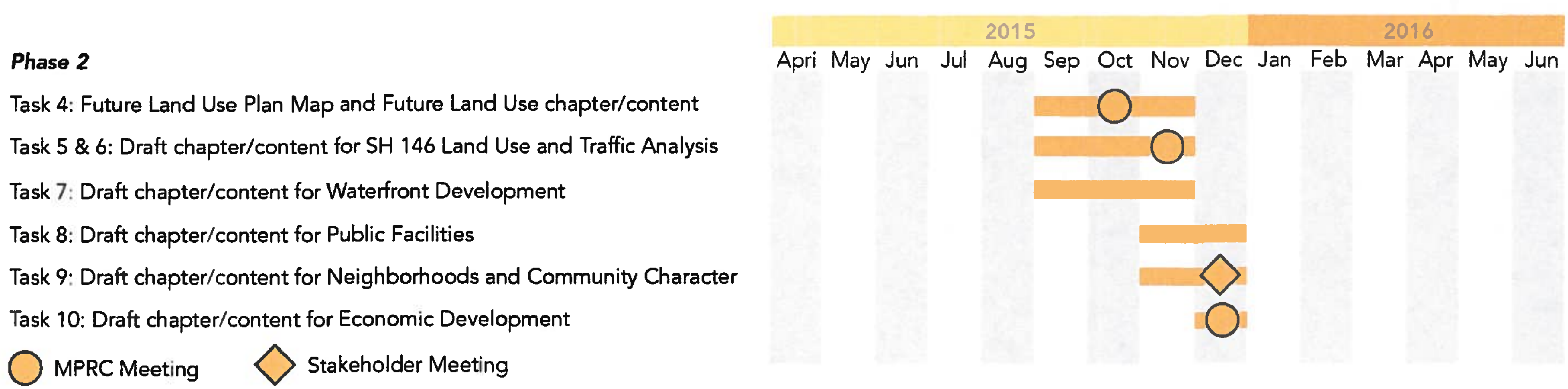
Future Land Use:
- Land Use Projections
- Ultimate Capacity
- Future Land Use Plan Map
- Redevelopment and Waterfront Development

Transportation:
- SH 146 Land Use and Traffic Analysis
- Travel Demand Model/Forecasts

Public Facilities Assessment:
- Evaluation of Existing Facilities and Identification of Future Needs

Neighborhood and Community Character
- Design Character
- Housing Strategies

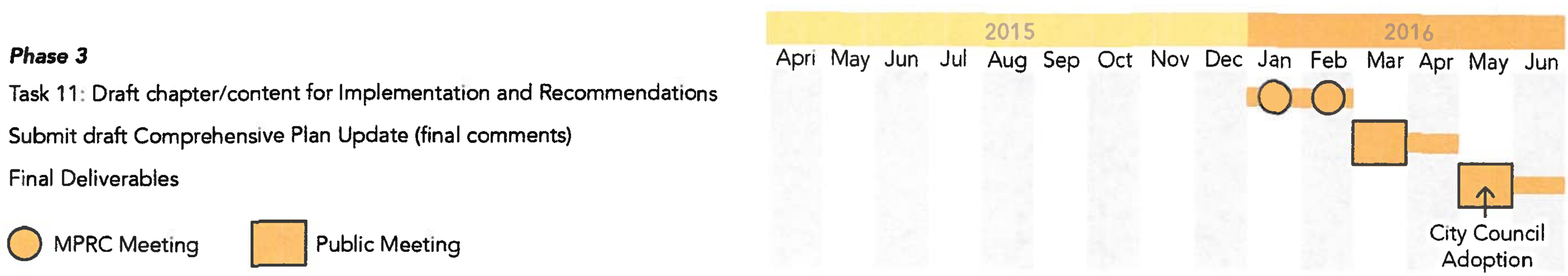
Economic Development
- Financial Plan



Project Schedule : Phase 3 Highlights

Implementation and Adoption:

- Top Priority Recommendations
- Capital Improvements Program Ranking
- Final Report and Deliverables



What's Next?

- Contract Approval – (April)
- Development of Project Website and Online Survey – (April)
- **Master Plan Review Committee (MPRC) Meeting #1:** Community Snapshot, Issue Identification, and Polling Survey – (May)
- Staff Planning Workshop – (May)
- **Stakeholder Meeting #1:** Economic Development Corporation, City Council, and Planning & Zoning Commission – (June)
- **Public Meeting #1:** Plan introduction, visioning, input exercises – (June)