The City Council of the City of Seabrook met in regular session on Tuesday, July 07, 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
GLENNA ADOVASIO	COUNCIL PLACE NO. 5
O.J. MILLER	COUNCIL PLACE NO. 6
GAYLE COOK	CITY MANAGER
SEAN LANDIS	ASSISTANT CITY MANAGER
XOCHYTL D. GREER	ASSISTANT CITY ATTORNEY
ROBIN HICKS	CITY SECRETARY

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

1.0 PRESENTATIONS

1.1 Presentation of a Certificate of Merit to Officer Derrick Christensen. (Wright)

Chief Wright presented a Certificate of Merit to Officer Christensen for his quick response, while at the courthouse to provide testimony in another case, in apprehending and holding a convicted felon who had run from officers in the courtroom.

1.2 Presentation of the Texas Comptroller 2015 Platinum Leadership Circle Award to Pam Lab and Michael Gibbs in recognition of the City of Seabrook's financial transparency. (Royal)

Mayor Royal presented the Platinum Leadership Circle Award to Pam Lab, Finance Officer, and Michael Gibbs, Assistant Finance Director. Ms. Lab explained this award was started about six years ago for excellence in preparation of easy to read and understand documents such as budget registers, financial statements, monthly reports, graphs, and charts. Last year this award was changed from gold to platinum, requiring submission of debt service information. 2015 is the second year Seabrook has won the Leadership Circle Award.

1.3 Presentation of the proposed Budget FY 2015-2016. (Cook)

Budget books were given to each Councilor, and Gayle Cook, City Manager, explained the books were for City Council's initial review of the budget. Budget workshops will be scheduled for later in the month to include more detailed discussion of individual budget items.

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 Proposed Ordinance No. 2015-14, "Amendment to the Official Street Map to Rename Second Street to Main Street." (Landis)

AN ORDINANCE AMENDING THE OFFICIAL CITY STREET MAP OF THE CITY OF SEABROOK, WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, CHAPTER 75, "STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES", ARTICLE 2, "STREETS", SECTION 75-26, "STREET NAMING AND NUMBERING MAP", BY RENAMING "SECOND STREET" TO "MAIN STREET", REQUIRING THAT THE "CITY STREET MAP" BE AMENDED TO REFLECT THIS CHANGE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

Mayor Royal opened the public hearing.

Sean Landis, Assistant City Manager and Director of Community Development, explained this ordinance is to rename Second Street to Main Street from Todville Road to Highway 146, for community and commercial economic development purposes. City staff has reviewed the proposed change, finds no impact to the eighteen businesses and three residents along the corridor, and recommends approval.

Ms. Sue Ruthstrom, 1501 Second Street, spoke in opposition to the name change, explaining she spoke with several citizens, including those involved in the historical preservation of Seabrook, and all were in agreement that a name change would impact a well known and significant historical street in Seabrook. She noted that calling a street Main Street does not make it the main street in a city or town, and the parking lot for Tookie's, the post office, and the wastewater treatment plant along Second Street do not seem like main street attractions. In addition, Ms. Ruthstrom identified economic losses to residential and commercial properties along the corridor in addition to the cost of changing maps and GPS information.

Having no additional speakers come forward, Mayor Royal closed the Public Hearing.

4.0 BID AWARDS

4.1 Consider approval of Request For Proposal (RFP) 2015-05 with Public Sector Personnel for a Comprehensive Compensation Study in an amount not to exceed $25,000, and authorize city manager to execute an agreement for same, after review by city attorney. This is an unbudgeted item. (Cook and Sanchez)

Gayle Cook, City Manager, explained that in the last two strategic planning processes an element for organizational development was included, and Council discussed completion of a compensation study. The Request for Proposal was published, and staff is recommending Public Sector Personnel for cost (low bidder) and qualifications. It is recommended for the benefit of employees that an evaluation of positions and market data be completed every 10 years by a neutral outside party. The Police Department completed a compensation study in 2007, with remainder of City staff completing a study in 2008. This year's study would look at all positions, including police, and would begin a recurring 10 year compensation evaluation schedule.

Jose Sanchez, Human Resources Director, stated three proposals were received, with Public Sector Personnel being low bidder. A compensation study will help with employee retention and ensure that City of Seabrook is competitive with surrounding cities and attracting perspective employees. Human Resources personnel received recommendations from the Cities of Galveston and Pearland, which both spoke highly of this company. The study will include an evaluation of job descriptions and duties in comparison with the public and private sector market as well as a survey of other cities regarding job duties and salary data. The goal is to stay in the median in the market by making regular, incremental adjustments, to avoid having to make balloon increases in the future.

In response to a question about this being an unbudgeted item, City Manager confirmed that after receipt of June revenues there will be over $100,000 in surplus after approval of this item and the other items Council has already approved.

Motion was made by Councilor Johnson and seconded by Councilor Botkin.

To approve Request For Proposal (RFP) 2015-05 with Public Sector Personnel for a Comprehensive Compensation Study in an amount not to exceed $25,000, and authorize city manager to execute an agreement for same, after review by city attorney.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.2 Consider approval of Request for Proposal (RFP) 2015-06, with Blue Cross/Blue Shield for employee health insurance renewal/purchase options and authorize city manager to provide notice of termination to existing carrier and execute an agreement, after review by city attorney, to purchase health insurance from a new carrier if necessary in order to reduce costs. (Cook and Sanchez)

Gayle Cook, City Manager, stated IPS advisors are used as benefits consultants who manage the process of going out to market for benefits. RFP 2015-06 was only for healthcare benefits, with multiple proposals were received and Blue Cross/Blue Shield chosen as the provider. The market, as well as number and amount of claims paid, drives benefits costs. Because Seabrook has not had a large number or amount of claims paid, Blue Cross/Blue Shield is able to offer insurance at a cumulative decrease in cost of 11 percent across all tiers, to begin August 1. Three plans will be offered, with the deductible for the core plan at $1000, and a $500 deductible for the buyout plan. A number of co-pays are lower as well, with the overall savings going directly to employees. In addition, if employees participate in the wellness program and get a biometric screening, they will receive a $100 discount on their deductible. Finally, dependent coverage is currently paid 50% by the City, and in monitoring recruitment strategies, it has been discovered that many cities are covering dependents at 60%. Therefore, the proposal is for a 60/40 split in dependent coverage, which results in approximately $26,000 needed in the budget. Overall there is a $75,000 savings.

Motion was made by Councilor Botkin and seconded by Councilor Miller.

To approve Request for Proposal (RFP) 2015-06, with Blue Cross/Blue Shield for employee health insurance renewal/purchase options and authorize city manager to provide notice of termination to existing carrier and execute an agreement, after review by city attorney, to purchase health insurance from a new carrier if necessary in order to reduce costs.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.3 Consider approval of a proposal by MCA Communications for the Fiber Optics project that was approved in the November 2014 Bond Election in an amount not to exceed $409,769.31, and authorize city manager to execute an agreement for same, after review by city attorney. (Szakacs)

George Szakacs, Director of Information Technology, explained that he and his staff took a longer than usual time to research on how to best build this network, and initially they looked at building a complete fiber optic network ring above ground on both sides of Hwy 146. Considering the fact that the Public Works building is moving to this side of the City, the proposal is to build the entire network underground, which is less expensive, more resilient, and lasts 2 to 3 times longer than aerial networks, and will take approximately five months to build. An underground network is not vulnerable to high winds because of hurricanes, and will be in good shape for decades after it is paid for, without any or rare maintenance costs. The phone system can be extended through this network with no additional phone or communications costs, and the radio system will be more resilient, working on a network connection, so that if City Hall is flooded, dispatch can be moved to another location, such as the Public Works building, with no interruption in service. The network can be configured behind one significant firewall, so that it is more secure, with the cables running 4 feet underground and easily located. It will cover all city buildings where there are employees, making a connection on the other side of Hwy. 146 unnecessary at this time. In the event the City decides to build a municipal building on the other side of 146 in the future, the plan is to run a dozen additional fiber cables at the Fire Station which will be ready to fuse and connect to the other side of 146. Finally, the City's ISO rating will be helped with the network providing an additional notification method to the fire department.

Motion was made by Councilor Llorente and seconded by Councilor Botkin.

To approve a proposal by MCA Communications for the Fiber Optics project that was approved in the November 2014 Bond Election in an amount not to exceed $409,769.31, and authorize city manager to execute an agreement for same, after review by city attorney.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.0 CONSENT AGENDA

5.1 Approve proposed Resolution 2015-14, "Designation of 'Demolition Grant Project' for Authorized Economic Incentives," as recommended by the Seabrook Economic Development Corporation (SEDC). (Chavez)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, DESIGNATING THE DEMOLTION GRANT PROJECT FOR ECONOMIC INCENTIVES AND AS AN AUTHORIZED PROJECT OF THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION.

5.2 Consider approval of proposed Resolution 2015-18, "Updated Amendment of Policy for Incentives for Neighborhood Empowerment Zones" as recommended by the SEDC. (Chavez)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, UPDATING AND AMENDING THE POLICY FOR INCENTIVES FOR NEIGHBORHOOD EMPOWERMENT ZONES 1, 2, 3, AND 4, INCLUDING INCENTIVES OF THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION, AS PROVIDED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED BY REFERENCE, WITH RELATED FINDINGS.

5.3 Approve proposed Resolution No. 2015-20, "Residential Traffic Management Policy." (Cook)

A RESOLUTION OF THE CITY OF SEABROOK, TEXAS, ESTaBLISHING, APPROVING AND ADOPTING A RESIDENTIAL TRAFFIC MANAGEMENT POLICY FOR THE CITY OF SEABROOK.

5.4 Approve a parade permit for Bay Area Running Club's Annual 5-K Fun Run on Saturday, August 8 from 6:00 a.m. until 1:00 p.m. The event begins at Outrigger's and continues along Todville Road to Hammer St. and back. (Hicks)

5.5 Approve an excused absence for Gary Johnson and O.J. Miller for the June 23, 2015 Council meeting. (Hicks)

5.6 Approve the minutes of the June 23, 2015 regular City Council meeting. (Hicks)

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

6.0 NEW BUSINESS

6.1 Consider approval of first reading of proposed Ordinance No. 2015-14, "Amendment to the Official Street Map to Rename Second Street to Main Street." (Landis)

AN ORDINANCE AMENDING THE OFFICIAL CITY STREET MAP OF THE CITY OF SEABROOK, WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, CHAPTER 75, "STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES", ARTICLE 2, "STREETS", SECTION 75-26, "STREET NAMING AND NUMBERING MAP", BY RENAMING "SECOND STREET" TO "MAIN STREET", REQUIRING THAT THE "CITY STREET MAP" BE AMENDED TO REFLECT THIS CHANGE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

Mayor Royal explained that this project started when there was discussion about revitalizing Old Seabrook. The Seabrook Economic Development Corporation has taken on Old Seabrook as a project to revitalize and encourage business in that area. He stated that Old Seabrook is a very special area, and when looking at maps of the history of Seabrook (1900-1910), Second Street was where everything was located: doctors' offices, banks, and the general store. It was clearly the main street of the town. Mayor Royal stated he would not be in favor of a name change if the street were currently named after someone.

Gayle Cook, City Manager, stated staff has discussed a number of issues with the name change. She spoke directly with the Post Office, and as long as they get a letter on letterhead from the City regarding the change, there is no problem with making the change. Sean Landis, Assistant City Manager and Director of Community Development, reached out to the Texas Department of Insurance, and City will have to fill out a form and submit it TDOI. TDOI did not indicate any hardship with this change. There seems to be nothing overly burdensome for staff and hopefully not for residents and businesses. Mayor Royal has talked to hundreds of people about this change, and tonight is the 3rd person he's heard speak against it. The general consensus is that everyone wants Seabrook to retain its character, which is primarily residential. Mayor Royal reiterated that Council and staff have tried to be very respectful in talking with people, and people realize what Council is trying to do with this name change. There is a proposal before Seabrook Economic Development Corporation to reimburse residents and business up to $250 for costs associated with this change of address.

Councilor Botkin explained that she has spoken to older families in Seabrook, including some of the founding families. At first these families were asking why Council wanted to change the name, and she explained the connection to revitalization efforts. These families ultimately expressed support for this proposition.

Ms. Cook stated that as part of the public hearing process, paper notifications were mailed to 500 people within a 200 foot radius, including 3 residences and 18 businesses along Second Street.

Councilor Johnson expressed concern that people do not always read their mail; and therefore, would not have received notification. Ms. Cook explained that the public hearing process allows clear, unbiased communication between Council and citizens. Face to face notification would require staff to bring the information back to Council, which would not give Council first-hand knowledge of people's reactions or concerns. Mr. Landis stated that the City has recently been advertising the master plan kickoff meeting, and through that process staff has been talking door to door to businesses and this name change has been a topic of discussion. There was mixed feedback, with some business owners supporting and some opposing. After the revitalization and economic development purpose was communicated, people were more supportive. Business owners were also told about tonight's public hearing.

Council wants everyone treated fairly. Councilor Llorente said economic development is important and this is a step in the right direction. Councilor Adovasio thinks the name change is necessary for positive growth. Councilor Miller believes Council does not want any owner to suffer hardship as a result of this change. Councilor Giangrasso believes this is the right step for various reasons.

Motion was made by Councilor Llorente and seconded by Councilor Adovasio.

To approve first reading of proposed Ordinance No. 2015-14, "Amendment to the Official Street Map to Rename Second Street to Main Street."

MOTION CARRIED BY UNANIMOUS CONSENT.

6.2 Consider approval of an addendum to an Incentive Agreement with Asparagus Group to allow an additional 180 days for completion of construction of improvements, as recommended by the SEDC. (Chavez)

Paul Chavez, Director of Economic Development, explained the Incentive Agreement with Asparagus Group requires milestones be completed by certain deadlines, and due to construction delays, not all milestones have been met. The Asparagus Group is making a 2nd request for an additional 180 days to complete construction. Seabrook Economic Development Corporation has approved this extension of the deadline. The new completion date is September 14, 2015, and Mr. Terrell has indicated he will be able to meet the new deadline.

Motion was made by Councilor Llorente and seconded by Councilor Giangrosso.

To approve an addendum to an Incentive Agreement with Asparagus Group to allow an additional 180 days for completion of construction of improvements, as recommended by the SEDC.

MOTION CARRIED BY UNANIMOUS CONSENT.

Councilor Llorente left the meeting at 8:20p.m.

6.3 Consider approval of proposed Resolution No. 2015-19, "Adoption of a Hazard Mitigation Plan." (Galyean and Landis)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, ADOPTING THE HARRIS COUNTY MULTI-HAZARD MITIGATION PLAN.

Jeff Galyean, Emergency Management, stated that since the Disaster Mitigation Act of 2000, Seabrook has been a partner with Harris County on their hazard mitigation plan. This year 28 cities partnered with Harris County to write a hazard mitigation plan that complies with the new FEMA standards. Jeff and his team have worked on this plan for over a year, which requires cities to be responsible for taking action to reduce long term risk to human life and property. There are 11 hazards that affect the City of Seabrook, and the plan requires two action items per hazard which will indicate how Seabrook will mitigate the hazard. Without a hazard mitigation plan, the City cannot get grant money or reimbursement from FEMA in the case of a disaster, and this plan must be in place before the City can apply for pre-mitigation grants. Partnering with Harris County allows the City to use the County's plan, and not have to pay for drafting its own plan. This plan can also used as a flood mitigation plan, so there is no need to pay a third party company to draft one for the City. The Texas Department of Emergency Management and FEMA have both approved this plan, and now all partnering cities need to approve it.

Motion was made by Councilor Giangrosso and seconded by Councilor Miller.

To approve Resolution No. 2015-19, "Adoption of a Hazard Mitigation Plan."

MOTION CARRIED BY UNANIMOUS CONSENT.

7.0 ROUTINE BUSINESS

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

Gayle Cook, City Manager, reported as follows:

Hwy 146 – there is nothing at this time to report.

Strategic plan – the compensation study is an item on the plan, and Council will be given quarterly updates on the status of the study. Work on the splash pad is progressing slowly, as there continues to be delays due to weather. The fiber optics project will move forward. It will take a month to get all paperwork ready, then 5 weeks before digging starts. Actual construction will take 7 weeks or less. Projected completion of the project is five months. Meetings regarding the Public Works Building took place this week and projected completion is August 2016.

Master Plan – the July 30th kick off meeting and survey have been advertized. Community Development is working to get people to come to the meeting with door prizes and face to face notifications. 200 responses to the survey have been received, and it will stay open after the July 30 meeting.

Motion was made by Councilor Johnson and seconded by Councilor Botkin.

To approve the Action Items Checklist.

MOTION CARRIED BY UNANIMOUS CONSENT.

7.2 Establish future meeting dates and agenda items, specifically establishing Monday, July 13 at 6:00pm, Tuesday, July 14 at 6:00pm, and Wednesday, July 15 at 7:00pm as Special City Council Budget Meetings; cancelling the Tuesday, July 21 Regular City Council meeting and rescheduling on Tuesday, July 28. (Council)

Gayle Cook, City Manager, stated that Council vacation schedules were coordinated, and on July 21 there will be three Councilors unavailable. The quorum will be affected if a fourth Council Member is absent.

For Budget meetings, July 13-15 is a window with only one Council Member unavailable. The July 15th meeting will only take place if needed. On July 13 and 14, staff will cover all departments' budgets, CIP budget, and fire department budget. After the last budget workshop on July 14 or 15, there will not be another budget meeting until the tax rolls are provided.

Upon motion duly made and seconded, Mayor Royal adjourned the meeting at 8:28 p.m.

Approved this 28th day of July 2015.

Gary Johnson, Mayor Pro Tem

Robin Hicks
City Secretary

THE CITY OF SEABROOK TEXAS