The City Council of the City of Seabrook met in regular session on Tuesday, July 24, 2012 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
DON HOLBROOK.	COUNCIL PLACE NO. 4
THOM KOLUPSKI	COUNCIL PLACE NO. 5
LAURA DAVIS	MAYOR PRO TEM & COUNCIL PLACE NO. 6
KELLY TEMPLIN	CITY MANAGER
MICHELE L. GLASER	CITY SECRETARY
STEVEN L. WEATHERED	CITY ATTORNEY

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

1.0 PRESENTATIONS

1.1 Presentation concerning Policy and Procedure for Incident Command Structure (ICS) Training and NIMCAST Reporting for Emergencies by Jeff Galyean. (Galyean)

Director of Emergency Management, Jeff Galyean made the presentation regarding required and recommended courses for Council and staff.

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)

The following events were announced: Fire Boat unveiling on August 4 at 9 a.m. at Lakewood Yacht Club and an EDC course on Wednesday, July 25 at 6 p.m. in council chambers.

3.0 BID AWARDS

3.1 Consider award of Bid Proposal No. 2012-07 for professional auditing services to Belt Harris Pechacek, LLLP and approve a letter of engagement from Belt Harris Pechacek for auditing services for fiscal years ending September 30, 2012, 2013 and 2014 with two optional one year subsequent terms. (Lab)

Finance Director, Pam Lab explained that the city had received three proposals which were reviewed by her, by Accountant Michael Gibbs and by City Secretary Michele Glaser. Ms.

Lab stated that all three reviewers rated Belt Harris Pechacek the highest and that the city had used Belt Harris as auditors in the past and had been satisfied with the company's performance. From the firm, Stephanie Harris gave a brief presentation.

Motion was made by Councilor Davis and seconded by Councilor Giangrosso

To approve Proposal No. 2012-07 for professional auditing services to Belt Harris Pechacek, LLLP and approve the letter of engagement as recommended by staff.

MOTION CARRIES BY UNANIMOUS CONSENT.

4.0 CONSENT AGENDA

4.1 Approve the Community Development Report for June 2012. (Landis)

4.2 Approve the Public Safety Report for June 2012. (Holomon)

4.3 Approve investment reports for second and third quarters of FY 2011/2012. (Lab)

4.4 Approve minutes of the City Council meeting of July 10, 2012. (Glaser)

4.5 Removed from the Consent Agenda by Councilor Davis.

4.6 Removed from the Consent Agenda by City Attorney, Steven Weathered.

4.7 Approve Resolution No. 2012-19, "Authorizing Membership in the Gulf Coast Coalition of Cities." (Templin)

A RESOLUTION OF THE CITY OF SEABROOK, TEXAS AUTHORIZING AND APPROVING MEMBERSHIP IN THE GULF COAST COALITION OF CITIES ("GCCC") FOR THE PURPOSE OF PROTECTING THE INTEREST OF THE CITY AND ITS CITIZENS WITH RESPECT TO ELECTRIC AND GAS UTILITY MATTERS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO LEGAL COUNSEL

4.8 Approve Resolution No. 2012-20, "Authorizing an Assessment for Participation with the Gulf Coast Coalition of Cities." (Templin)

A RESOLUTION AUTHORIZING CONTINUED PARTICIPATION WITH THE GULF COAST COALITION OF CITIES; AND AUTHORIZING THE PAYMENT OF 15 CENTS PER CAPITA TO THE COALITION TO FUND REGULATORY AND RELATED ACTIVITIES RELATED TO ELECTRIC AND GAS UTILITY SERVICE.

4.9 Approve the reappointment of Open Space, Beautification and Preservation Committee members Sally Antrobus, Helen Burton, Heather Cable, John Coggeshall, Debra Harper, Jackie Tingle and Karen Tisdel with terms ending in June 2015. (Council)

Motion was made by Councilor Holbrook and seconded by Councilor Kolupski To approve the Consent Agenda with the exception of Items 4.5 and 4.6.

MOTION CARRIES BY UNANIMOUS CONSENT.

END OF CONSENT AGENDA

4.5 Approve application for special event permit for Aquapalooza, an event hosted by Marine Max at 3001 NASA Parkway on Saturday, August [~~3~~] 4 from noon until 5:00 p.m. (Applicant)

Motion was made by Councilor Davis and seconded by Councilor Llorente

To approve the request and to correct the date of the request listed on the agenda from August 3 to August 4.

MOTION CARRIES BY UNANIMOUS CONSENT.

4.6 Approve Resolution No. 2012-18, "Acceptance of Temporary and Permanent Easements from Linda G. Chiappetta, Parcel 9 for the Waterfront Drive Public Improvements Project." (Templin)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, DETERMINING THAT EASEMENTS ARE NECESSARY FOR THE "WATERFRONT DRIVE RECONSTRUCTION," PUBLIC IMPROVEMENTS PROJECT; APPROVING THE ACCEPTANCE OF SAID EASEMENT LINDA G. CHIAPPETTA, PROPERTY OWNER IN RELATION TO PARCEL 9, A 0.0287 ACRE TRACT SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, BEING OUT OF AND PART OF LOT 6, BLOCK 149 OF THE MAP RECORDS OF HARRIS COUNTY, SEABROOK, AS MORE PARTICULARILY DESCRIBED HEREIN

Mr. Weathered said the amount to be paid for the easements is not to exceed $38,500.

Motion was made by Councilor Holbrook and seconded by Councilor Davis

To approve Resolution No. 2012-20 and include the maximum amount to be paid for the easements as "no more than $38,500" in the resolution.

MOTION CARRIES BY UNANIMOUS CONSENT.

5.0 NEW BUSINESS

5.1 Consider needs for bonds and authorize the bond attorney to prepare required ordinance to order a bond election to be held on November 6, 2012. (Templin/Glaser)

Ryan O'Hara, BOSC, gave a presentation concerning proposed General Obligation (GO) Bonds in the amount of $6,000,000 for the purchase of land, construction and furnishings of a new public works facility and Water & Sewer Bonds in the amount of $5,300,000 for a new sewer line on a portion of Todville Road, a pipe burst line in Seascape and for the removal of the underground gas tank at the current Public Works Facility. He gave the estimate for the increased taxes to be paid for the GO Bonds as 3.77 cents which would be an additional $4.99 for the average homeowner in Seabrook.

Mr. Ryan stated that bonds issued in the amount of $10,000,000 or less are "bank qualified" which results in an additional 0.5 percent interest rate for the city. If all bonds are approved, Mr. Ryan recommended that some bonds be sold in 2012 and the remainder in 2013 to allow the City Council to take advantage of the higher interest rate.

At this point, Mayor Royal recused himself and left the table. Mayor Pro Tem Davis conducted the meeting for this agenda item.

Motion was made by Councilor Holbrook and seconded by Councilor Llorente

To authorize the bond attorney to prepare the required ordinance to order a bond election to be held on November 6, 2012.

Ayes: Davis, Giangrosso, Holbrook, Johnson, Kolupski, Llorente.
Recused and not voting: Royal.

MOTION CARRIES BY UNANIMOUS VOTE OF THOSE PRESENT AND VOTING.

Mayor Royal returned to the council table.

5.2 Consider the dates, hours of operation, use and rates for the swimming pool complex, community house and various city parks, including, but not limited to, Pine Gully Park and Carothers Gardens. (Giangrosso)

Motion was made by Councilor Giangrosso and seconded by Councilor Kolupski

To discuss this issue.

Councilor Giangrosso listed some of the concerns that representatives of Seabrook hotels discussed during the recent Hotel Tax Liaison Committee meeting last week.

1. Allow Seabrook Hotel visitors to use Seabrook parks, Community House and Carothers at a resident rate.

2. Open the city swimming pool on July 4 and on Sundays.

Concerning #1 above, Councilor Giangrosso recommended giving the hotels vouchers for the use of the pool and Pine Gully to hand out to people staying at the hotel. Use could then be tracked.

Concerning # 2 above, Councilor Giangrosso asked for a reduced rate to lease Carothers on weekdays as the facility has not been reserved during the week. Mayor Royal stated that he was in favor of a reduced rate provided that the rate was not lower for hotels than for Seabrook residents. Councilor Davis recommended requiring proof that a reservation had been made at a Seabrook hotel before leasing Carothers at the resident rate. Councilor Giangrosso stated that usually a group contract is signed with the hotel, which could be shown as proof. He explained that a Seabrook hotel had recently lost a group reservation, as the hotel had not been able to provide affordable meeting space in the city.

Council briefly discussed recommendations from employee Sandi Rollins who is in charge of leasing Carothers, including a recommendation to reduce weekday rentals and deposits and increase rental fees on weekends. Mr. Templin stated that he would like to have Ms. Rollins attend a council meeting to discuss her recommendations directly with Council. Mr. Llorente asked for a cost estimate that the city incurs when renting Carothers per day, including labor and utilities.

Councilor Holbrook recommended that further discussion of Carothers be deferred to allow staff time to meet and make recommendations. In addition to the items already discussed, Mayor Royal asked staff to consider offering a discount to staff and city officials.

Motion was made by Councilor Holbrook and seconded by Councilor Giangrosso

To approve a Seabrook hotel guest rate to be the same as a Seabrook residents rate for the city pool and parks (not including Carothers) and to increase swimming pool hours by opening on July 4 and on Sundays 1:00 p.m. and 6:00 p.m. during the pool season, beginning in 2013.

MOTION CARRIES BY UNANIMOUS CONSENT.

Mr. Weathered stated that as the rates and rules were originally adopted by resolution, a new resolution would have to be prepared for Council approval.

6.0 ROUTINE BUSINESS

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

Motion was made by Councilor Davis and seconded by Councilor Johnson
To approve the Action Items Checklist.

MOTION CARRIES BY UNANIMOUS CONSENT.

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

The following items were added to the July 31 agenda: presentations by the Bay Area Convention and Visitors' Bureau; and by the Bay Area Arts Consortium requesting hotel tax funds and consideration of leasing a booth at the TML annual conference in Grapevine and appropriating additional monies to staff the booth.

Mrs. Glaser stated that as an ordinance ordering a bond election must be approved no less than 78 days and no more than 90 days before the November 6 election, a special meeting would be held on August 14 to consider the ordinance. This date had already been established for a budget workshop if needed.

As there was no further business to discuss, Mayor Royal adjourned the meeting at 8:01 p.m.

Approved this 8th day of August 2012.

Glenn R. Royal, Mayor

Michele L. Glaser, TRMC
City Secretary