The City Council of the City of Seabrook met in regular session on Tuesday, November 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 - Ex. Abs.	COUNCIL PLACE NO. 4
GLENNA ADOVASIO	COUNCIL PLACE NO. 5
O.J. MILLER	COUNCIL PLACE NO. 6
GAYLE COOK	CITY MANAGER
SEAN LANDIS	DEPUTY CITY MANAGER
STEVE WEATHERED	CITY ATTORNEY
ROBIN HICKS	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 of the post event report regarding the recent Gulf Coast Film and Video Festival on September 11 and 12. (Wixon)

Dominoe Taylor, 3535 NASA Pkwy, spoke in place of Mr. Wixon. This year's event was very successful. Ads for the festival ran in several magazines, newspapers, on the radio. Lou Temple, from "The Walking Dead", was the guest of honor. There were 700-750 in attendance for two day screenings of independent movies, and another 900 in attendance at the Gala reception. The festival, which takes place during the third weekend in September, is an opportunity to have a good time, enjoy a good dinner, make friends, and be entertained, and its purpose is to promote the art of indie films, Seabrook, and the entire Bay Area. Attendees and participants lodged at Spring Hill Suites and LaQuinta, and festival organizers have already talked with those hotels for special 2016 rates.

1.2 Presentation of the post event report regarding the recent J/Fest Southwest event on October 10-11 at Lakewood Yacht Club. (Goethe)

The 6th annual Regatta was a huge success this year, with every boat carrying the Seabrook logo on both sides to advertise for the title sponsor. People from all over the country attended and participated, as the regatta is a national event. There were 57 boats in the race with 392 crew members and support teams. 31 of the 57 boats were from out of town, putting the percentage of attendance from out of town at 55%. The overall budget was $31,500, with $15,000 coming from Hotel Occupancy Tax (HOT) funds, which were spent on advertising, the competitors' dinner and party, trophies (Seabrook branded), and event expenses. The free t-shirts given to every crew member prominently displayed the Seabrook logo. The trophies also had the Seabrook logo on them. Advertising consisted of press releases, local media, national media, sailing and cruising magazines, yacht clubs, the event website, email to direct contacts and prospective participants, and social media, which was very focused on people that have boats and could compete. An added feature is that attendees must call the local hotels to get the event rate, instead of the national numbers for the hotels. In addition to next year's J/Fest Southwest, there are plans to hold the J/70 North American Championship 2016 at the Lakewood Yacht Club in May. The event rules require that judges are from out of the county, so it will attract international attention. 60-80 boats are expected to participate.

1.3 Presentation to recognize the success of the inaugural Celebration Seabrook : Feast & Wine by the Bay Festival held November 14 on Main Street. (Cook)

The Mayor presented certificates of recognition and thanks to individual festival sponsors who were in attendance. Sponsors not in attendance would receive their certificates by mail. Each Councilmember reiterated how wonderful the festival was and that each had received very positive feedback from members of the community. The Mayor recognized that Celebration Seabrook would not have been a success without the generous support of the sponsors.

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)

Councilmember Giangrosso announced several events, including: the Share your Christmas Drive; the Christmas Tree Lighting; Breakfast with Santa; and the SVFD Santa Run. He announced that City offices would be closed on Thanksgiving Day and the next day, Friday, as well as Christmas Eve and Christmas Day.

3.0 SPECIFIC PUBLIC HEARING(S)

3.1 Proposed Ordinance No. 2015-20, "Amendment to the Official Zoning Map to Rezone 6.322 Acres of Land east of Old Highway 146 and immediately north of Red Bluff Road from C-2 to R-2." (Applicant)

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 THE PROPERTY LOCATED ON TRACT 31, BEING AN 6.322 ACRE TRACT OF LAND SITUATED IN ABSTRACT 52 IN THE RITSON MORRIS SURVEY, HARRIS COUNTY, TEXAS, FROM C-2 COMMERCIAL-MEDIUM DISTRICT TO R-2 RESIDENTIAL-SINGLE FAMILY DETACHED SMALL LOT DISTRICT; REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS AMENDMENT; MAKING SPECIFIC FINDINGS RELATED 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

Mayor Royal opened the public hearing.

Sean Landis, Deputy City Manager and Director of Community Development, the request is for rezone of the most easterly portion of an 8.833 acre tract east of Old Highway 146 and north of Red Bluff Road from C-2 to R-2 to allow for residential development of 19 lots, and leaving the front portion, adjacent to Highway 146, as C-2. A portion of the tract requested to be rezoned will be required to be a detention pond. The surrounding property is C-2, except for a portion to the south, which is R-2. The Planning & Zoning Commission recommended approval by a 5 to 2 vote on September 17, 2015.

Mark Caldwell, representing the applicant, Stonemarc One, answered a number OF questions from Council. In summary: if not rezoned to R-2, it is possible that the property could be developed into a small commercial center; none of this property will be taken to assist in expanding Highway 146, and this property will not be feeder frontage for Highway 146; R-1 zoning requires a minimum lot size of 7500 square feet, and R-2 zoning requires a minimum lot size of 6000 square feet; R-2 allows zero lot line housing; the plan is to build single family lots of 8700-9000 square feet with a 50 foot front setback; there are at least four builders interested in this project; TXDOT requires the detention pond, and over two acres (30% of the entire site) will be a detention pond that will flow down to Pine Gully, ultimately; and TXDOT has already issued a permit to create an entrance.

Sean Landis, Deputy City Manager, stated that the Planning & Zoning Commission expressed that they would like to preserve the C-2 zoning because there is limited infrastructure for residential use and it's on a county road; however, the PZ Commissioners also noted that there were already residential dwellings on the south. In response to a question about whether this property is good commercial grade property, Mr. Landis stated there are pros and cons. The condition or value of the property for commercial use would be defined by the developer's design.

Mr. Landis and Ms. Cook discussed that this property is being looked at during the Comprehensive Master Plan review and its commercial viability is being debated. In addition, a Master Thoroughfare Plan is in the works and a connector in that area is being discussed with the Port of Houston Authority as part of the MOU and long term planning.

Having no other speakers come forward, Mayor Royal closed the public hearing.

4.0 CONSENT AGENDA

4.1 Approve Resolution No. 2015-32, "Casting a Ballot for the election of Ed Heathcott to the Board of Directors of the Harris County Appraisal District." (Council)

4.2 Approve Monthly Public Safety Report for October 2015. (Wright)

4.3 Approve Monthly Building Department Report for October 2015. (Landis)

4.4 Approve an excused absence for Melissa Botkin and Robert Llorente for the November 03, 2015 regular City Council meeting. (Hicks)

4.5 Approve the minutes of the November 03, 2015 regular City Council meeting. (Hicks)

Motion was made by Councilmember Johnson and seconded by Councilmember Llorente

To approve the Consent Agenda as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

END OF CONSENT AGENDA

5.0 NEW BUSINESS

5.1 Consider approval on first reading of proposed Ordinance No. 2015-20, "Amendment to the Official Zoning Map to Rezone 6.322 Acres of Land east of Old Highway 146 and immediately north of Red Bluff Road from C-2 to R-2." (Applicant)

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 THE PROPERTY LOCATED ON TRACT 31, BEING AN 6.322 ACRE TRACT OF LAND SITUATED IN ABSTRACT 52 IN THE RITSON MORRIS SURVEY, HARRIS COUNTY, TEXAS, FROM C-2 COMMERCIAL-MEDIUM DISTRICT TO R-2 RESIDENTIAL-SINGLE FAMILY DETACHED SMALL LOT DISTRICT; REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS AMENDMENT; MAKING SPECIFIC FINDINGS RELATED 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

Mayor Royal opened the item up for discussion by Council and a motion.

Council discussed waiting on approval of the rezone until the Comprehensive Master Plan is finalized, citing several examples of the advantages of waiting to see the final Comprehensive Master Plan document.

Motion was made by Councilmember Johnson and seconded by Councilmember Llorente

To table this item until Council receives a final recommendation on the Comprehensive Master Plan.

MOTION CARRIED BY UNANIMOUS CONSENT

6.0 OLD BUSINESS

6.1 Confirm revisions made to "Amendment of Utility Easement" relating to relocation of City water line easement, as provided for in Resolution 2015-31 "Authorization for Land Exchange of the current City Public Works Property for the Exchange of Property Offered by Pacific Ridge Development Company, LLC in sealed Bid Proposal," as directed by City Council at its meeting on November 3, 2015. (Cook)

Steve Weathered, City Attorney, explained that at the last City Council meeting Resolution 2015-31, authorizing the land exchange, was approved. During the discussion at the last meeting Council requested a revision to the Utility Easement to include a trigger for moving the water lines. Mr. Weathered stated the attorneys for both sides amended the Utility Easement to include evidence of a lease agreement with a grocer as the trigger for waterline relocation, with the developer notifying the City of the lease agreement and City having 15 days from the time of notification to approve the relocation. If the City does not approve the relocation within the 15 day time period, the relocation approval is automatically granted. If the City denies the request for relocation, the parties will negotiate to agree on an alternate location. As part of the amendment, developer has agreed that relocation would not disrupt City facilities, and that City has the ability to inquire about lease negotiations.

Motion was made by Councilmember Johnson and seconded by Councilmember Giangrosso

To confirm revisions made to "Amendment of Utility Easement" relating to relocation of City water line easement, as provided for in Resolution 2015-31 "Authorization for Land Exchange of the current City Public Works Property for the Exchange of Property Offered by Pacific Ridge Development Company, LLC in sealed Bid Proposal," as directed by City Council at its meeting on November 3, 2015.

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, stated that meetings are still occurring with TXDOT on the Highway 146 expansion project. Staff is working on a timeline to view the underlying fee structure and on a schematic for viewing the right-of-way overlays to scale. Staff has asked that TXDOT provide confirmation of next steps in writing.

Ms. Cook stated that a report on the Celebration Seabrook festival will be given to Council by Food and Vine Time Productions at the December 1 City Council meeting. At this time, the attendance estimate, including those who attended with complimentary tickets, is 2700. This number does not include children under age 11. The fiber optics project is confirmed to start on November 30. Staff is working on final items for the Public Works Complex construction bid package. Landscaping at the clock at the traffic circle will continue and be completed next week, barring any additional weather delays.

Motion was made by Councilmember Johnson and seconded by Councilmember Giangrosso

To approve the Action Items Checklist.

MOTION CARRIED BY UNANIMOUS CONSENT

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

Regular City Council meetings will be held on December 1 and December 15.

8.0 EXECUTIVE SESSION

At 8:43 p.m. Mayor Royal announced that the City Council will now 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 551.087, Deliberations Regarding Economic Development Negotiations.

Section 551.087

8.1 Discuss or deliberate regarding commercial or financial information received from a business prospect that the city seeks to have locate, stay or expand in or near the city and which the City is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect as provided by Section 551.087. (Cook)

9.0 OPEN MEETING

At 9:07 p.m. Mayor Royal reconvened the meeting in open session and stated that item 8.1 had been discussed, but that no action had been taken in executive session.

9.1 Authorize and/or take action on commercial or financial information received from a business prospect that the city seeks to have locate, stay or expand in or near the city and which the City is conducting economic development negotiations and/or on the offer of a financial or other incentive to a business prospect as provided by Section 551.087. (Cook)

No action taken was taken on Item 9.1 in open session.

Upon motion duly made and seconded, Mayor Royal adjourned the meeting at 9:09 p.m.

Approved this 15th day of December 2015.

Glenn Royal
Mayor

Robin Hicks, TRMC
City Secretary

THE CITY OF SEABROOK TEXAS