

**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, DECEMBER 15, 2015 - 7:00 PM**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY DECEMBER 15, 2015 AT 7:00 PM** IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE, 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5600 OR FAX (281) 291-5710 FOR FURTHER INFORMATION.

PLEDGE OF ALLEGIANCE

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker. In accordance with the Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.

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

2.0 CONSENT AGENDA - Council will discuss, consider and if appropriate, take action on the items listed below.

All consent agenda items are considered by the City Council to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a council member, city manager, city attorney or city secretary so requests, in which event the item will be removed from the Consent Agenda and considered immediately following the Consent Agenda.

** ATTACHMENT 1**

- 2.1 Approve on second and final reading proposed Ordinance 2015-22, "Amending Impact Fees for New Construction and Adoption of a Land use Assumptions Map." (Landis)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, CHAPTER 85 "TAXATION AND FINANCE", ARTICLE V. "FINANCE", DIVISION 2. "IMPACT FEES", SECTIONS 85-156-85-158, BY AMENDING AND UPDATING IMPACT FEES IN ACCORDANCE WITH STATE LAW;

MAKING FINDINGS OF FACT; PROVIDING A PENALTY FOR VIOLATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; CONTAINING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

ATTACHMENT 2

- 2.2 Approve the renewal of the contract with Houston Community Newspapers & Media Group for publication in the Bay Area Citizen as the official newspaper of the City, as required by Resolution 82-20. (Hicks)

ATTACHMENT 3

- 2.3 Approve Monthly Public Safety Report for November 2015. (Wright)

ATTACHMENT 4

- 2.4 Approve Monthly Building Department Report for November 2015. (Landis)
- 2.5 Approve an excused absence for Robert Llorente for the December 1, 2015 regular City Council meeting. (Hicks)

ATTACHMENT 5

- 2.6 Approve the minutes of the November 17, 2015 regular City Council meeting. (Hicks)

ATTACHMENT 6

- 2.7 Approve the minutes of the December 01, 2015 regular City Council meeting. (Hicks)

END OF CONSENT AGENDA

- 3.0 NEW BUSINESS - Council will discuss, consider and if appropriate, take action on the items listed below.**

- 3.1 Receive update on Compensation Study and consider approval of Compensation Study results and any budgetary impacts in the current fiscal year. (Cook/Weatherly)

- 4.0 ROUTINE BUSINESS - Council will discuss, consider and if appropriate, take action on the items listed below.**

ATTACHMENT 7

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

ATTACHMENT 8

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

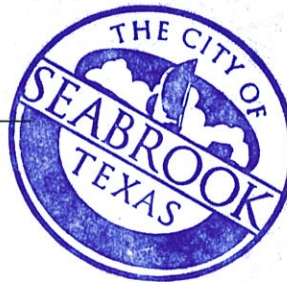
THE CITY COUNCIL RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT, (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

CERTIFICATE

I certify that this notice was posted on the bulletin board on or before Friday, December 11, 2015 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.



Robin Hicks
City Secretary





CITY OF SEABROOK

AGENDA BRIEFING

Date of Meeting: December 01, 2015

Submitter/Requestor: City of Seabrook

Date Submitted: 11/23/2015

Presenter: Sean Landis

Description/Subject:

Discussion, consideration, and possible action regarding a report from the City Engineer and Planning and Zoning Commission on the update of The Land Use Assumptions and Capital Improvements Plan.

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, CHAPTER 85 "TAXATION AND FINANCE" BY AMENDING AND UPDATING LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS OR IMPACT FEES (IMPACT FEES), PURSUANT TO THE TEXAS LOCAL GOVERNMENT CODE ANNOTATED, §395.001 ET. SEQ.; REPEALING ORDINANCE NO. 2010-32; AND ESTABLISHING AN EFFECTIVE DATE.

Applicant:

Legal Description:

Request:

Purpose/Need: Policy Issue ☒ Administrative Issue ☐

Background/Issue (What prompted this need?):

At their meeting held on June 23, 2015, City Council appointed the Planning and Zoning Commission as the Seabrook Capital Improvements Advisory Committee with the task of reviewing the Land Use Assumption, Capital Improvements Plan and Impact Fees and prepare a final report of findings to City Council.

State law requires cities that impose utility impact fees perform a study every five years so that the fees are accurate and representative of the costs incurred to the system by new utility services.

Cobb Findley was contracted on August of 2015 by the City to prepare a 10 year Capital Improvement Plan for water and wastewater, and to perform a study to determine a maximum allowable impact fee. The report is entitled, "City of Seabrook, Water and Wastewater Capital Improvements Plan and Impact Fee Determination 2015-2025". The plan recommends a fee increase to the water impact fee from

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\$1192.37 per Equivalent Dwelling Unit (EDU) to \$2,966.00 per EDU and a fee increase to the wastewater impact fee from \$2,692.70 per EDU to \$2,887.00 per EDU with the combined cost of \$5,853.00 per EDU.

The Commission after receiving a presentation from Cobb Fendley and City Staff regarding the “City of Seabrook Water and Wastewater Capital Improvements Plan and Impact Determination 2015-2025 Plan” proposed not to change the current wastewater impact fee of \$2,692.70 and to increase the current water impact fee of \$1192.37 by 15% a year for the next 5 years.

Impacted Parties (Expected/Notified):

Recommended Action:

The Commission after receiving a presentation from Cobb Fendley and City Staff regarding the “City of Seabrook Water and Wastewater Capital Improvements Plan and Impact Determination 2015-2025 Plan” proposed not to change the current wastewater impact fee of \$2,692.70 and to increase the current water impact fee of \$1192.37 by 15% a year for the next 5 years.

Aye: Miller, Sharp, Dehart, Caradec and Potts
Nay: Davis
Absent: Hammann

Attachments:

(Please list description of attachments and number of pages in each attachment)

1. Proposed Ordinance 2015-22
2. Planning and Zoning Commission Official Report from the November 19, 2015 Meeting
3. City of Seabrook Water and Wastewater Capital Improvements Plan and Impact Fee Determination 2015-2025

Fiscal Impact:	Budgeted	☐ Yes	☐ No	Finance Officer Review:
	Budget Amendment Required	☐ Yes	☐ No	
	Future/Ongoing Impact	☐ Yes	☐ No	

Budget Dept/Line Item Number N/A

Funding Comments:

N/A

Where on the agenda should this item be placed?

(i.e. Public Hearing, New Business, Old Business, Consent Agenda, Executive Session, etc.)

Public Hearing & New Business

Suggested Motion:

The Commission after receiving a presentation from Cobb Fendley and City Staff regarding the “City of Seabrook Water and Wastewater Capital Improvements Plan and Impact Determination 2015-2025 Plan”

All requests must be submitted to the City Secretary's Office no later than 5:00 p.m. on the Wednesday preceding the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

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proposed not to change the current wastewater impact fee of \$2,692.70 and to increase the current water impact fee of \$1192.37 by 15% a year for the next 5 years.

Aye: Miller, Sharp, Dehart, Caradec and Potts
Nay: Davis
Absent: Hammann

City Manager Review:

- ☐ Approved as submitted
- ☐ Submitted for Council consideration without comment
- ☐ Submitted for Council consideration with comments stated below:

(All items are to be reviewed and approved by the city manager, except items submitted by the mayor or any council member or routine consent agenda items such as minutes and second & third readings of ordinances.)

Sent to City Attorney for review _____
(City Attorney should review all ordinances, resolutions, contracts and executive session items.)

Received and accepted by the City Secretary/Assistant _____

Returned by the City Secretary/Assistant (If incomplete) _____

All requests must be submitted to the City Secretary's Office no later than 5:00 p.m. on the Wednesday preceding the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Revised After 1st Reading

ORDINANCE NO. 2015-22

**AMENDING IMPACT FEES FOR NEW CONSTRUCTION AND ADOPTION OF
A LAND USE ASSUMPTIONS MAP**

**AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK,
CHAPTER 85 "TAXATION AND FINANCE", ARTICLE V. "FINANCE",
DIVISION 2. "IMPACT FEES", SECTIONS 85-156 – 85-158, BY AMENDING
AND UPDATING IMPACT FEES IN ACCORDANCE WITH STATE LAW;
MAKING FINDINGS OF FACT; PROVIDING A PENALTY FOR VIOLATION;
REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES
INCONSISTENT OR IN CONFLICT HEREWITH; CONTAINING A
SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND
EFFECTIVE DATE.**

WHEREAS, the City of Seabrook has previously adopted Impact Fees in
accordance with applicable law contained in Chapter 395 of the Texas Local Government
Code; and

WHEREAS, Section 395.052 of the Texas Local Government Code requires that
the land use assumptions and capital improvement plan for which an impact fee is
imposed shall be reviewed, evaluated, and updated at least every five years; and

WHEREAS, the City of Seabrook previously reviewed, evaluated, and updated
the land use assumptions and capital improvement plan for impact fees by the passage of
Ordinance No. 2010-32; and

WHEREAS, in accordance with the provisions of Chapter 395 of the Texas
Local Government Code, Section 395.058, the City Council of the City of Seabrook
determined to appoint the Planning and Zoning Commission to act as the Capital
Improvements Advisory Committee, (Committee), for the purpose of advising City
Council of the need to update or revise the land use assumptions, capital
improvements/Impact Fees and determined that the appointment of such Committee
complied in all respects to the provisions of law; and

WHEREAS, the Committee has filed its written comments on the proposed
amendments to the land use assumptions, capital improvements plan, and impact fees as
required by law, before the fifth business day before the date of the public hearing, for
which notice was properly provided by the Seabrook City Council within 60 days after
the date it received the update of the land use assumptions and capital improvements
plan, in accordance with sections 395.053 and 395.056 of the Texas Local Government
Code; and

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46 **WHEREAS**, the capital improvements plan/Impact Fees, included in a study by
47 Cobb Fendley & Associates, Inc. entitled “Water and Waste Water Capital Improvements
48 Plan and Impact Fee Determination 2015-2025” is attached hereto as Exhibit “A” and
49 incorporated by reference; and

50
51 **WHEREAS**, all required notices have been publicized in accordance with law;
52 and

53
54 **WHEREAS**, after publication of the first notice, which occurred on October 29,
55 2015, no person within the time required by law has made a request that the land use
56 assumptions, capital improvements plan/Impact Fees be updated; and

57
58 **WHEREAS**, the City of Seabrook has met all of the legal requirements and
59 prerequisites for continuation of the Impact Fees in accordance with Chapter 395 of the
60 Texas Local Government Code; and

61
62 **WHEREAS**, the City Council of the City of Seabrook finds and determines its
63 legislative intent to enable the provisions of Chapter 395 of the Texas Local Government
64 Code and has determined to approve the amendments to the Impact Fees within 30 days
65 after the date of the public hearings on the subject amendments in compliance with
66 Section 395.057;

67
68 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF**
69 **THE CITY OF SEABROOK, STATE OF TEXAS:**

70
71 **SECTION 1. ADOPTION OF FINDING.**

72
73 That the City Council of the City of Seabrook adopts the preceding preamble
74 paragraphs as if repeated verbatim herein and find them as matters of fact.

75
76 **SECTION 2. AMENDMENT TO THE CODE.**

77
78 The Seabrook City Code, Chapter 85 "Taxation and Finance", Article V.
79 “Finance”, Division 2 "Impact Fees", is hereby amended as follows:

80
81 **Sec. 85-156. Definitions.**

82
83 “Capital improvements” means the water and wastewater capital improvements
84 plan adopted by the city council, as may be amended from time to time, that identifies
85 capital improvements or facility expansions for which impact fees may be assessed.

86
87 “Equivalent dwelling unit” (“EDU”, *see Table 85.1*) means the table approved
88 by the city council converting utilization of capacity required by various land uses to
89 numbers of service units based upon the type and size of meters.

90
91

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92
93
94 “Impact fee” has the meaning ascribed to it in Section 395.001 of V.T.C.A. Local
95 Government Code.

96
97 “New development” means the subdivision of land; the construction,
98 reconstruction, redevelopment, conversion, structural alteration, relocation or
99 enlargement of any structure or any use or extension of the use of land; any of which
100 increases the number of service units.

101
102 “Offset” or “Credit” means the amount of the reduction of an impact fee,
103 determined under this article that is equal to the value of a water facility or a portion
104 thereof included in the capital improvements plan that is constructed or financed by a
105 property owner.

106
107 “Plat” means the plan or map for the subdivision to be filed for record with the
108 county clerk in the county in which the property is located. Plat includes replat.

109
110 “Property Owner” or “Owner of Property” means the owner in fee of a tract or
111 parcel of land upon which new development is to be located, or his authorized
112 representative.

113
114 “Service area” means the area within the corporate boundaries and extraterritorial
115 jurisdiction to be served by the capital improvements or facilities expansions specified in
116 the capital improvements plan.

117
118 “Service units” means a standardized measure of consumption of water and
119 wastewater systems capacity which is equal to the average flow rate for a single family
120 dwelling unit in the city.

121
122 **Sec. 85-157[6]. Impact fees for new construction.**

123
124 (a) Created. There is hereby created an impact fee as provided by V.T.C.A., Local
125 Government Code § 395.001 et. seq. which is incorporated herein by reference, for the
126 city to generate revenue for funding or recouping the cost of capital improvements that
127 have a life expectancy of three or more years, including water supply, treatment and
128 distribution facilities and wastewater collection and treatment facilities, for new
129 development in the city.

130
131 (b) New development to be charged. Fees may be charged against new development
132 in the city, including the subdivision of land; the construction, reconstruction,
133 redevelopment, conversion, structural alteration, relocation or enlargement of any
134 structure; or any use or extension of the use of land; any of which increases the demand
135 for additional services.

136
137

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(c) Use of funds. The funds collected by the city from such fees shall be used only to pay the costs of constructing capital improvements or facility expansions, including and limited to the construction contract price, surveying and engineering fees, land acquisition costs (including land purchases, court awards and costs, attorney's fees and expert witness' fees) and the fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant, not an employee of the city, preparing or updating the capital improvement plan on which fees are based. Funds may also be used for the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the city to finance the cost of such improvements. The funds may not be used for construction of any improvements not identified in the plan; to repair, operate or maintain existing or new capital improvements; to upgrade, update, expand or replace capital improvements serving existing development in order to meet stricter safety, efficiency, environmental or regulatory standards or to better serve existing developments; to pay administrative and operating costs of the city; or to pay for the cost of preparing the land use assumptions or the capital improvements plan if performed by municipal employees, or as otherwise prohibited by law.

(d) Fees. The fees to be charged are as follows:

(1) EDU equivalencies for various types and sizes of water meters.

TABLE 85[6].1

EDU EQUIVALENCIES FOR VARIOUS TYPES AND SIZES OF WATER METER

TABLE INSET:

Water Impact Fee Amount per EDU	<u>\$2,163.50</u>
Wastewater Impact Fee Amount per EDU	<u>\$2,887.00</u>

TABLE INSET:

Meter Type	Meter Size (inches)	Continuous Duty Maximum Rate (gpm)	Ratio to 5/8-inch Meter (Equiv. # of EDUs)	Water Impact Fee Assessed	Wastewater Impact Fee Assessed
Simple	5/8 x 3/4	10	1	\$2,163.50	\$2,887
Simple	3/4	15	1.5	\$3,245.25	\$4,331
Simple	1	25	2.5	\$5,408.75	\$7,218
Simple	1 1/2	50	5	\$10,817.50	\$14,435
Simple	2	80	8	\$17,308.00	\$23,096
Compound	2	80	8	\$17,308.00	\$23,096
Turbine	2	100	10	\$21,635.00	\$28,870

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Meter Type	Meter Size (inches)	Continuous Duty Maximum Rate (gpm)	Ratio to 5/8-inch Meter (Equiv. # of EDUs)	Water Impact Fee Assessed	Wastewater Impact Fee Assessed
Compound	3	160	16	\$34,616.00	\$46,192
Turbine	3	240	24	\$51,924.00	\$69,288
Compound	4	250	25	\$54,087.50	\$72,175
Turbine	4	420	42	\$90,867.00	\$121,254
Compound	6	500	50	\$108,175.00	\$144,350
Turbine	6	920	92	\$199,042.00	\$265,604
Compound	8	800	80	\$173,080.00	\$230,960
Turbine	8	1600	160	\$346,160.00	\$461,920
Compound	10	1150	115	\$248,802.50	\$332,005
Turbine	10	2500	250	\$540,875.00	\$721,750
Turbine	12	3300	330	\$713,955.00	\$952,710
Simple	5/8 x 3/4	10	1	\$2,163.50	\$2,887
Simple	3/4	15	1.5	\$3,245.25	\$4,331
Simple	1	25	2.5	\$5,408.75	\$7,218
Simple	1 1/2	50	5	\$10,817.50	\$14,435
Simple	2	80	8	\$17,308.00	\$23,096
Compound	2	80	8	\$17,308.00	\$23,096
Turbine	2	100	10	\$21,635.00	\$28,870

(2) Credit for prior fees. ~~[If water and sewer service had been supplied to the new development prior to the effective date of this section, a credit shall be applied to reduce the impact fee due according to the following schedule:]~~

A property owner of a new development who constructs or finances a capital improvement or facility expansion included in the capital improvements plan pursuant to a development agreement approved by the city on or after December 15, 2015 shall, at the city's election, either:

- (i) Receive a credit against the impact fees otherwise due from the new development; or
- (ii) Be reimbursed for such costs from impact fees paid from other new developments that will use such capital improvements or facility expansions, which fees shall be collected and reimbursed to the property owner at the time the other new development records its plat.

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A credit or offset associated with a plat shall be applied against an impact fee due at the time that the first fee for the new development is collected, and thereafter to all subsequently collected fees, until the credit or offset is exhausted.

(e) Assessment and payment of impact fees. The impact fee imposed by this section shall be assessed and collected in full at the time of issuance of the building permit for the service units or at the time the water meter is installed, whichever occurs first, if the lot or tract was platted prior to June 20, 1987. For land platted after June 20, 1987, the impact fees shall be assessed at the time of recordation of the final plat and collected in full at the time of issuance of the building permit for the service units or at the time the water meter is installed, whichever occurs first. Once the fee is assessed and collected, additional impact fees or increases in fees may not be assessed and collected against the lot or tract unless the number of service units to be developed on the lot or tract increases. In such event, the city may increase the assessment and collection of fees to fund new capital improvement in the amount attributable to the additional service units.

(f) Exemptions. Impact fees may be assessed but shall not be collected in areas where services are not currently available unless:

- (1) The city and the developer enter into a contract for the construction or financing of necessary facilities, which agreement contains provision for crediting such contributions against impact fees or for reimbursement from fees paid by other new developments using the facilities.
- (2) The city elects to collect fees and commence construction of necessary facilities within two years and provide services within five years.
- (3) The owner voluntarily requests the city to reserve capacity to serve future development and the city and the owner enter into a written agreement regarding the reserve capacity.

(g) Deposit of fees. All funds collected under this section shall be deposited in interest-bearing accounts clearly identifying the category of capital improvements or facility expansions within the service area for which the fee was adopted. All interest earned in the accounts shall be considered funds of the account.

(h) Refunds. Impact fees must be refunded to the record owner of the property with statutory interest under the following circumstances:

- (1) On request of the owner of property on which an impact fee was paid, if services are available and the city denies service, or if the city fails to commence construction of new facilities to serve the development or fails to complete such facilities within five years of the time the fee is collected.

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- (2) If the funds collected are not spent for earmarked facilities within ten years from the date of collection.
- (3) Upon completion of the capital improvements for which the fee was collected, the city must recalculate the impact fee based on actual project costs and if the fee collected exceeds the amount paid for the improvements by more than ten percent, the difference must be refunded to the property owner.
- (i) Administrative remedies. If the city does not perform a duty imposed by the V.T.C.A., Local Government Code § 395.001 et seq., any person who has paid an impact fee or an owner of land upon which an impact fee has been paid shall present a written request to the city council stating the nature of any unperformed duty on the part of the city and request that it be performed within 60 days of the request.
- (j) Appeals. Appeals may be made as follows:
- (1) The property owner or applicant for new development may appeal the following decisions to the city council:
- a. The applicability of an impact fee to the development;
 - b. The amount of the impact fee due;
 - c. The availability or the amount of an offset or credit;
 - d. The application of an offset or credit against an impact fee due; and
 - e. The amount of the refund due, if any.
- (2) The burden of proof shall be on the appellant to demonstrate that the amount of the fee or the amount of the offset or credit was not calculated according to the applicable fee schedule or the guidelines established for determining offsets and credits.
- (3) The appellant must file a notice of appeal with the city secretary within 30 days following the decision. If the notice of appeal is accompanied by a bond or other sufficient surety satisfactory to the city attorney in an amount equal to the original determination of the impact fee due, the development application or tap purchase may be processed while the appeal is pending.
- (k) Updates to plan and revision of fees. The city shall review the land use assumptions and capital improvements plan for water and sewer facilities as required by law. The city council shall accordingly then make a determination of whether changes to the land use assumptions, capital improvements plan or impact fees are needed and shall, in accordance with the procedures set forth in V.T.C.A., Local Government Code § 395.001 et seq., or any successor statute, either update the fees or make a determination that no update is necessary.

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(l) Impact fees. Impact fees established by this section are additional and supplemental to, and not in substitution of, any other requirements imposed by the city on the development of land or the issuance of building permits or the sale of water or wastewater taps or the issuance of certificates of occupancy. Such fees are intended to be consistent with and to further the policies of the city's comprehensive plan, capital improvements plan, zoning ordinance, subdivision regulations and other city policies, ordinances and resolutions by which the city seeks to ensure the provision of adequate public facilities in conjunction with the development of land.

(m) Waiver of fees. The city council may waive all or a portion of impact fees from proposed new commercial development due, located within a neighborhood empowerment zone created in accordance with V.T.C.A., Local Government Code ch. 378, that qualifies for such reduction or waiver under such zone, once the service unit is constructed, upon written request by a developer or owner of commercial property subject to the ordinance, following a public hearing, upon finding that such waiver substantially furthers the city's goals of promoting economic development, as may be set forth in the city's goals, policies and regulations. In granting such waiver, the city council shall make findings relating to such purposes and shall take into consideration the extent to which other incentives and waivers have been granted the development pursuant to then existing laws and regulations. [Upon payment of a performance bond in the amount of 25 percent of the original determination of the impact fees due, payment of the 25 percent of impact fees due may be delayed by 12 months.]

Sec. 85-158[7]. Adoption of land use assumptions map.

The Land Use Assumptions Map, which was prepared as part of the Impact Fee Study, is hereby adopted and made a part of this division.

Secs. 85-159—85-175. – Reserved.”

SECTION 3. PENALTY CLAUSE; INCLUSION INTO THE CODE.

This Ordinance is hereby incorporated into and made a part of the Seabrook City Code of Ordinances. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not more than Five Hundred Dollars (\$500.00) per offense. Each day of violation shall constitute a separate offense.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances or resolutions inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed but only to the extent of such conflict.

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SECTION 5. SEVERABILITY.

In the event any clause, phrase, provision, sentence, or any part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Seabrook, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 6. SAVINGS.

All rights and remedies which have accrued in favor of the City under this Chapter and amendments thereto shall be and are preserved for the benefit of the City.

SECTION 7. NOTICE BY PUBLICATION

The City Secretary shall give notice of the enactment of this Ordinance by promptly publishing it or its descriptive caption and penalty after final passage in the official newspaper of the City; and shall be effective as provided by law.

PASSED AND APPROVED on first reading this 1st day of December, 2015.

PASSED AND APPROVED on second and final reading this 15th day of December, 2015.

By: _____
Glenn Royal, Mayor

ATTEST:

By: _____
Robin Hicks, TRMC
City Secretary

Approved as to form:

By: _____
Steven L. Weathered, City Attorney



***CITY
OF
SEABROOK***

**AGENDA
BRIEFING**

Date of Meeting: TUESDAY, DECEMBER 15, 2015

Submitter/Requestor: Hicks

Date Submitted: 12/1/2015 12:04:30 PM

Presenter:

Description/Subject:

Renewal of the contract with Houston Community Newspapers & Media Group for publication in the Bay Area Citizen as the City's official newspaper.

Purpose/Need: NA

Background/Issue(What prompted this need):

Local Government Code, Section 52.004, requires that a municipality determine by ordinance or resolution an "official newspaper" of the City, until such time as another newspaper is chosen, to publish ordinances, notices, and other matters of the City.

Resolution 88-20 names THE CITIZEN as the official newspaper of the City of Seabrook, and to date, no other newspaper has been chosen.

Impacted Parties(Expected/Notified):

Miscellaneous Comments:

This contract does not prohibit Seabrook from using other newspapers for publications, ads and notices.

Attachments:

(Please list description of attachments and number of pages in each attachment)

contract

resolution

Finance

Officer

Fiscal Impact:	Budgeted	Yes	Review:
	Budget Amendment Required	Yes	
	Future/Ongoing Impact	Yes	

Budget Dept/Line Item Number

Funding Comments:

Where on the agenda should this item be placed?

Consent Agenda

Suggested Motion:

Agenda Language:

Approve the renewal of the contract with Houston Community Newspapers & Media Group for publication in the Bay Area Citizen as the official newspaper of the City, as required by Resolution 82-20. (Hicks)

City Manager Review:

(All items are to be reviewed and approved by the city manager, except items submitted by the mayor or any council member or routine consent agenda items such as minutes and second & third readings of ordinances)

(City Attorney should review all ordinances, resolutions, contracts and executive session items.)



CONTRACT

This agreement entered into on January 1, 2016 between City of Seabrook (advertiser) and Houston Community Newspapers (HCN), is for 52 weeks totaling \$16.00 per column inch plus \$5.00 border and \$1.50 per line for bolding. This agreement begins January 1, 2016 and ends on December 31, 2016.

It is agreed that during the period of this agreement, the fee rate for advertisements will be \$15.24 per newspaper column inch for any of the 24 HCN Newspapers plus \$5.00 for border & \$1.50 per line for bolding per advertisement. HCN agrees to provide to the City of Seabrook affidavits and tear sheets within one week of newspaper publication.

HCN also agrees to provide the City a 15% discount off the open rate for employment advertisements to be published in any of our 24 newspapers that the City chooses to run the advertisement in.

Statements will be rendered at the beginning of each month, and the advertiser agrees to pay HCN in full. Failure to pay the bill within twenty-five (25) days of the statement date may result in cancellation of the contract at the discretion of HCN.

The advertiser agrees to adhere to the requirements as outlined in this agreement.

HOUSTON COMMUNITY NEWSPAPERS CITY OF SEABROOK

HCN Authorized Representative

Approved By (Signature and Title)

Printed Name

100 Ave A

Mailing Address

Conroe, TX 77301

City, State, Zip

Approved By (Signature and Title)

Printed Name

Mailing Address

City, State, Zip

Phone Number

RESOLUTION NO. 82-20
OFFICIAL PUBLIC NEWSPAPER

BE IT RESOLVED by the Council of the City of Seabrook, Texas:

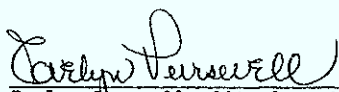
THAT, The City Council hereby determines that the CITIZEN, a newspaper of general circulation within the City, shall be the Official Paper of the City of Seabrook, as authorized by Article 1025, Vernon's Texas Civil Statutes;

AND IT IS SO ORDERED.

ADOPTED this the 19 day of October, 1982.


L. W. Dickerson, Mayor

ATTEST:


Evelyn Purswell, City Secretary



CITY OF SEABROOK

AGENDA BRIEFING

Date of Meeting: December 15, 2015

Submitter/Requestor: Chief Wright

Date Submitted: December 6, 2015

Presenter: N/A

Description/Subject: *Monthly Public Safety Statistics Report November 2015*

Purpose/Need: Policy Issue ☐ Administrative Issue ☒ X: The public safety agencies will show activity through the statistical data monthly.

Background/Issue:

Mayor and City Council request a monthly report for the activity of the public safety agencies for the city. The reports are created by the individual agencies and submitted by the Chief of Police.

Impacted Parties (Expected/Notified):

Miscellaneous Comments:

Recommended Action:

Attachments:

Police Department Report, Fire Department Report, CLEMC Report

Fiscal Impact:	Budgeted	___ Yes ___ No	Finance Officer Review:
	Budget Amendment Required	___ Yes ___ No	
	Future/Ongoing Impact	___ Yes ___ No	

Budget Dept/Line Item Number _____

Funding Comments:

Where on the agenda should this item be placed?

CONSENT AGENDA

Agenda Briefing Form
Page 2

Suggested Motion:

City Manager Review:

- ☐ Approved as submitted
- ☐ Submitted for Council consideration without comment
- ☐ Submitted for Council consideration with comments stated below:

(All items are to be reviewed and approved by the city manager, except items submitted by the mayor or any council member or routine consent agenda items such as minutes and second & third readings of ordinances.)

Sent to City Attorney for review _____

(City Attorney should review all ordinances, resolutions, contracts and executive session items.)

Received and accepted by the City Secretary/Assistant _____

Returned by the City Secretary/Assistant (If incomplete) _____

All requests must be submitted to the City Secretary's Office no later than 5:00 p.m. on the Wednesday preceding the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Seabrook

City of Seabrook Monthly Statistics

Alarm Date Between {11/01/2015} And
{11/30/2015} and District = "1"

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
1 Fire				
113 Cooking fire, confined to container	1	2.08%	\$0	0.00%
	<u>1</u>	<u>2.08%</u>	<u>\$0</u>	<u>0.00%</u>
3 Rescue & Emergency Medical Service Incident				
311 Medical assist, assist EMS crew	32	66.67%	\$0	0.00%
352 Extrication of victim(s) from vehicle	1	2.08%	\$0	0.00%
	<u>33</u>	<u>68.75%</u>	<u>\$0</u>	<u>0.00%</u>
4 Hazardous Condition (No Fire)				
400 Hazardous condition, Other	1	2.08%	\$0	0.00%
412 Gas leak (natural gas or LPG)	1	2.08%	\$0	0.00%
461 Building or structure weakened or collapsed	1	2.08%	\$0	0.00%
	<u>3</u>	<u>6.25%</u>	<u>\$0</u>	<u>0.00%</u>
5 Service Call				
510 Person in distress, Other	1	2.08%	\$0	0.00%
5312 Smoke or odor problem	1	2.08%	\$0	0.00%
	<u>2</u>	<u>4.17%</u>	<u>\$0</u>	<u>0.00%</u>
6 Good Intent Call				
611 Dispatched & cancelled en route	3	6.25%	\$0	0.00%
6111 Dispatched & cancelled en route to automatic alarm	1	2.08%	\$0	0.00%
	<u>4</u>	<u>8.33%</u>	<u>\$0</u>	<u>0.00%</u>
7 False Alarm & False Call				
745 Alarm system activation, no fire - unintentional	5	10.42%	\$0	0.00%
	<u>5</u>	<u>10.42%</u>	<u>\$0</u>	<u>0.00%</u>

Total Incident Count: 48

Total Est Loss: \$0

Seabrook

City of Seabrook Monthly Statistics

Alarm Date Between {11/01/2015} And {11/30/2015}
and District = "1"

Total Number of Incidents 48	Total Number of Responding Personnel 327
Average Turnout per Incident 7	

Seabrook**City of Seabrook Monthly Statistics**

**Alarm Date Between {11/01/2015} And {11/30/2015}
and District = "1"**

1 Seabrook

Incident	Alarm Date & Time		Arrival Date & Time		Stn	Shift	Response Time
113 Cooking fire, confined to container							
15-0150598	11/05/2015	18:42:40	11/05/2015	18:51:19	1	2	00:08:39
Average Response Time for District/Incident Type							00:08:39
311 Medical assist, assist EMS crew							
15-0150592	11/02/2015	14:49:58	11/02/2015	14:52:50	1	1	00:02:52
15-0150593	11/03/2015	20:59:21	11/03/2015	21:04:07	1	2	00:04:46
15-0150595	11/04/2015	21:50:27	11/04/2015	21:52:43	1	2	00:02:16
15-0150596	11/04/2015	22:37:44	11/04/2015	22:44:17	1	2	00:06:33
15-0150599	11/05/2015	19:21:32	11/05/2015	19:28:46	1	2	00:07:14
15-0150600	11/05/2015	23:20:56	11/05/2015	23:27:45	1	3	00:06:49
15-0150602	11/06/2015	11:42:43	11/06/2015	11:44:34	1	1	00:01:51
15-0150603	11/06/2015	14:22:22	11/06/2015	14:25:52	1	1	00:03:30
15-0150604	11/06/2015	18:34:29	11/06/2015	18:40:41	1	2	00:06:12
15-0150605	11/08/2015	11:30:10	11/08/2015	11:33:56	1	1	00:03:46
15-0150606	11/08/2015	21:43:59	11/08/2015	21:47:08	1	2	00:03:09
15-0150607	11/09/2015	04:19:57	11/09/2015	04:26:20	1	3	00:06:23
15-0150608	11/09/2015	10:34:53	11/09/2015	10:35:00	1	1	00:00:07
15-0150609	11/09/2015	12:08:25	11/09/2015	12:17:19	1	1	00:08:54
15-0150611	11/10/2015	05:25:38	11/10/2015	05:31:24	1	3	00:05:46
15-0150613	11/10/2015	17:51:59	11/10/2015	17:54:23	1	2	00:02:24
15-0150614	11/11/2015	13:42:58	11/11/2015	13:47:31	1	1	00:04:33
15-0150619	11/14/2015	01:51:40	11/14/2015	01:58:19	1	3	00:06:39
15-0150620	11/14/2015	13:19:46	11/14/2015	13:19:57	1	1	00:00:11
15-0150622	11/15/2015	11:36:19	11/15/2015	11:45:16	1	1	00:08:57
15-0150623	11/15/2015	14:04:12	11/15/2015	14:08:45	1	1	00:04:33
15-0150626	11/16/2015	11:39:34	11/16/2015	11:44:35	1	1	00:05:01
15-0150627	11/16/2015	17:38:03	11/16/2015	17:45:06	1	2	00:07:03
15-0150629	11/17/2015	05:19:24	11/17/2015	05:23:44	1	3	00:04:20
15-0150630	11/17/2015	19:41:46	11/17/2015	19:42:25	1	2	00:00:39
15-0150633	11/20/2015	01:28:02	11/20/2015	01:30:00	1	3	00:01:58
15-0150634	11/20/2015	02:53:34	11/20/2015	02:55:33	1	3	00:01:59
15-0150638	11/22/2015	19:55:46	11/22/2015	19:58:47	1	2	00:03:01
15-0150639	11/22/2015	23:29:50	11/22/2015	23:32:05	1	3	00:02:15
15-0150641	11/24/2015	07:20:56	11/24/2015	07:25:20	1	1	00:04:24
15-0150642	11/25/2015	07:54:54	11/25/2015	07:58:03	1	1	00:03:09
15-0150645	11/26/2015	21:40:00	11/26/2015	21:44:18	1	2	00:04:18
Average Response Time for District/Incident Type							00:04:14
352 Extrication of victim(s) from vehicle							
15-0150636	11/20/2015	19:36:00	11/20/2015	19:37:35	1	2	00:01:35
Average Response Time for District/Incident Type							00:01:35

Seabrook

City of Seabrook Monthly Statistics

Alarm Date Between {11/01/2015} And {11/30/2015}
and District = "1 "

1 Seabrook

Incident	Alarm Date & Time		Arrival Date & Time		Stn	Shift	Response Time
400 Hazardous condition, Other							
15-0151625	11/16/2015	08:41:56	11/16/2015	08:45:00	1	1	00:03:04
Average Response Time for District/Incident Type							00:03:04
412 Gas leak (natural gas or LPG)							
15-0150648	11/28/2015	15:41:25	11/28/2015	15:49:12	1	2	00:07:47
Average Response Time for District/Incident Type							00:07:47
461 Building or structure weakened or collapsed							
15-0150625	11/15/2015	20:06:59	11/15/2015	20:12:50	1	2	00:05:51
Average Response Time for District/Incident Type							00:05:51
510 Person in distress, Other							
15-0150647	11/27/2015	15:36:20	11/27/2015	15:43:11	1	2	00:06:51
Average Response Time for District/Incident Type							00:06:51
5312 Smoke or odor problem							
15-0150597	11/05/2015	09:49:00	11/05/2015	10:00:03	1	1	00:11:03
Average Response Time for District/Incident Type							00:11:03
745 Alarm system activation, no fire - unintentional							
15-0150591	11/01/2015	15:08:46	11/01/2015	15:16:09	1	2	00:07:23
15-0150612	11/10/2015	13:14:53	11/10/2015	13:20:28	1	1	00:05:35
15-0150624	11/15/2015	17:32:28	11/15/2015	17:40:44	1	2	00:08:16
15-0150631	11/17/2015	21:48:22	11/17/2015	21:52:04	1	2	00:03:42
15-0150635	11/20/2015	09:30:25	11/20/2015	09:35:24	1	1	00:04:59
Average Response Time for District/Incident Type							00:05:59
Overall Average Response Time for District 00:04:47							

Total Incident Count: 44

Overall Average Response Time: 00:04:47

CLEMC REPORT

Seabrook Stats Report NOV15

Allergic Reaction	1
Assist by EMS	3
Attempted Suicide	3
Breathing problems	34
Choking	0
CPR	1
CVA	2
Death Investigation	1
Diabetic	3
Drowning	0
Heart problems/pain	7
Injured person	15
Motor Vehicle Incidents	7
Medical Alert Alarm	0
OB Baby Call	0
Overdose	3
Seizure	4
Sick Call	16
Trauma Gunshot/Stabbing	0
fire stand-by	1
Unconscious	1
Total	102

Response Time

6Min 42Sec

Council Stat Report

11/1/2015 - 11/30/2015

Offense Data

THEFT	7
ASSAULT BY CONTACT FVIO	6
DRIVING WHILE INTOXICATED	3
CRIMINAL MISCHIEF	2
DEATH INVESTIGATION	2
DRIVING WHILE LICENSE INVALID (B)	2
INFORMATION REPORT	2
POSSESSION OF SUBSTANCE IN PENALTY GROUP 1	2
(FSGI) ACCIDENT INVOLVING DAMAGE TO VEHICLE- CLASS B	1
ASSAULT BY THREAT	1
ASSAULT CAUSES BODILY INJURY	1
ASSAULT CAUSES BODILY INJURY FAMILY VIOLENCE ENHANCED	1
BURGLARY OF MOTOR VEHICLE	1
CREDIT CARD OR DEBIT CARD ABUSE	1
CRIMINAL TRESPASS	1
FAIL TO GIVE INFORMATION - UNATTENDED VEHICLE	1
FORGERY	1
FRAUD	1
INTOXICATION ASSAULT	1
MISSING PERSON	1
RUNAWAY	1
THEFT OF A FIREARM	1
Total Offense Reports:	40

Arrest Data

PUBLIC INTOXICATION	22
WARRANT - AGENCY	10
POSSESSION OF DRUG PARAPHERNALIA	9
WARRANT - OTHER AGENCY	8
DRIVING WHILE LICENSE INVALID (C)	5
DRIVING WHILE INTOXICATED	4
NO DL	3
ASSAULT BY CONTACT	2
ASSAULT BY THREAT	2
DISREGARD TRAFFIC CONTROL DEVICE	2
DRIVING WHILE LICENSE INVALID (B)	2
FAIL TO MAINTAIN FINANCIAL RESPONSIBILITY - C	2
FAILURE TO APPEAR	2
POSSESSION OF SUBSTANCE IN PENALTY GROUP 1	2
(FSGI) ACCIDENT INVOLVING DAMAGE TO VEHICLE- CLASS C	1
ASSAULT CAUSES BODILY INJURY	1
ASSAULT CAUSES BODILY INJURY FAMILY VIOLENCE ENHANCED	1
CHILD <17YRS UNRESTRAINED	1
CRIMINAL MISCHIEF	1
DISORDERLY CONDUCT #10 - EXPOSING GENITALS	1
DISORDERLY CONDUCT #6 - FIGHTING	1
EXPIRED LICENSE PLATES	1
FAIL TO DRIVE IN SINGLE MARKED LANE	1
FAILURE TO IDENTIFY	1
IMPROPER LEFT TURN WRONG LANE	1
INTERFERE WITH DUTIES OF PUBLIC SERVANT	1
MINOR CONSUMPTION ALCOHOL	1
NO BRAKES ON TRAILER	1
OVER REGISTERED WEIGHT	1
POSSESSION OF MARIJUANA	1
SPEEDING	1
VIOLATE PROMISE TO APPEAR	1
Total Arrests:	67
Total Charges:	93

CALL FOR SERVICE DATA

TRAFFIC STOP	245
CVE INSPECTION	79
SUSPICIOUS CIRC PERSON VEHICLE	72
ALARM BURGLAR	55
DISTURBANCE	41
MINOR ACCIDENT	34
INTOXICATED DRIVER PERSON	23
LOUD MUSIC NOISE	20
TRAFFIC HAZ PROB DIRECT RELAT	19
ASSIST BY LAW	18
THEFT	17
WELFARE CONCERN	15
ASSIST CITIZEN	14
RECKLESS DRIVER CONDUCT	13
CIVIL PROBLEM STANDBY	10
ABUSE NEGLECT CHILD ELDERLY	6
CRIMINAL MISCHIEF	6
VIOLATION CITY ORDINANCE	6
FRAUD	5
TRESPASS	5
VEHICLE IN THE DITCH	5
ACCIDENT MAJOR	4
FLAGDOWN	4
FOLLOW UP	4
OFFICER ASSIST	4
THREAT TERRORISTIC	4
ALARM PANIC	3
ID THEFT	3
PARKING VIOLATION	3
ASSAULT	2
BURGLARY	2
HARASSMENT	2
LOST MISSING RECOVERED ABDUCTD	2
WARRANT SERVICE	2
911 HANG UP	1
ABANDONED VEHICLE	1
ALARM HOLD UP	1
ANIMAL CONTROL PROBLEM	1
DEATH INVESTIGATION	1
DISABLED VEHICLE	1
PROPERTY LOST RECOVERED	1
STRUCTURE FIRE	1
UNAUTHORIZED USE OF M/V	1
WEAPONS OFFENSES	1
Total CFS:	757

PROJECT: 1501101 - BLDG SEQUENTIAL RESIDENTIAL

TYPE: BS BUILDING SEQUENTIAL

PROPERTY: 1872 DOLPHIN DR

APPLIED DATE: 11/02/2015 ISSUED DATE: 11/02/2015 EXPIRATION DATE: 5/03/2016 COMPLETION DATE: 0/00/0000

CONTRACTOR:

ISSUED TO: GILLIAM, MARK

6021 FAIRMONT PKWY

PASADENA, TX 77505

SQUARE FEET: 0

DWELLING TYPE: PRIVATE UNITS: 0

STATUS: OPEN BALANCE: 0.00

SEGMENT: BSR - BUILDING SEQUENTIAL RESID

CONTRACTOR:

CLASS:

ISSUED DATE: 11/02/2015 EXPIRATION DATE: 5/03/2016

BUILDING CODE: 434 REISIDENTIAL REMODEL EXCLUDING GARAGES

STATUS: Not Started VALUATION: 5,000.00 BALANCE: 0.00

PROJECT: 1501104 - BLDG SEQUENTIAL RESIDENTIAL

TYPE: BS BUILDING SEQUENTIAL

PROPERTY: 3125 SEA CHANNEL

APPLIED DATE: 11/03/2015 ISSUED DATE: 11/03/2015 EXPIRATION DATE: 5/04/2016 COMPLETION DATE: 0/00/0000

CONTRACTOR:

ISSUED TO: ADVANCED MARINE CONSTRUCTION

11530 STROM RD

DICKINSON, TX 77539

SQUARE FEET: 0

DWELLING TYPE: PRIVATE UNITS: 0

STATUS: OPEN BALANCE: 0.00

SEGMENT: BSR - BUILDING SEQUENTIAL RESID

CONTRACTOR: 2662 ADVANCED MARINE CONSTRUCTION CLASS: GENERAL GNRL

11530 STROM RD

DICKINSON, TX 77539

ISSUED DATE: 11/03/2015 EXPIRATION DATE: 5/04/2016

BUILDING CODE: 434 REISIDENTIAL REMODEL EXCLUDING GARAGES

STATUS: Not Started VALUATION: 45,910.00 BALANCE: 0.00

PROJECT: 1501114 - BLDG SEQUENTIAL RESIDENTIAL

TYPE: BS BUILDING SEQUENTIAL

PROPERTY: 2205 ACADIANA COURT

APPLIED DATE: 11/04/2015 ISSUED DATE: 11/04/2015 EXPIRATION DATE: 5/05/2016 COMPLETION DATE: 12/01/2015

CONTRACTOR:

ISSUED TO: THD AT-HOME SERVICES, DBA HOME

3200 COBB GALLERIA PKWY STE 20

ATLANTA, GA 30339

SQUARE FEET: 0

DWELLING TYPE: PRIVATE UNITS: 0

STATUS: COMPLETE BALANCE: 0.00

SEGMENT: BSR - BUILDING SEQUENTIAL RESID

CONTRACTOR: 1548 THD AT-HOME SERVICES, DBA HOME CLASS: GENERAL GNRL

3200 COBB GALLERIA PKWY STE 20

ATLANTA, GA 30339

ISSUED DATE: 11/04/2015 EXPIRATION DATE: 5/05/2016

BUILDING CODE: 434 REISIDENTIAL REMODEL EXCLUDING GARAGES

STATUS: APPROVED VALUATION: 12,423.00 BALANCE: 0.00

PROJECT: 1501116 - BLDG SEQUENTIAL RESIDENTIAL

TYPE: BS BUILDING SEQUENTIAL

PROPERTY: 1813 ASPEN

APPLIED DATE: 11/05/2015 ISSUED DATE: 11/05/2015 EXPIRATION DATE: 5/06/2016 COMPLETION DATE: 0/00/0000

CONTRACTOR:

ISSUED TO: BROWN, BETTY

1813 ASPEN LN

SEABROOK, TX 77586

SQUARE FEET: 0

DWELLING TYPE: PRIVATE UNITS: 0

STATUS: OPEN BALANCE: 0.00

SEGMENT: BSR - BUILDING SEQUENTIAL RESID

CONTRACTOR: CLASS:

ISSUED DATE: 11/05/2015 EXPIRATION DATE: 5/06/2016

BUILDING CODE: 434 REISIDENTIAL REMODEL EXCLUDING GARAGES

STATUS: Not Started VALUATION: 3,000.00 BALANCE: 0.00

PROJECT: 1501120 - POOL RESIDENTIAL TYPE: SP SWIMMING POOL
PROPERTY: 2612 DRIFTWOOD LANE
APPLIED DATE: 11/06/2015 ISSUED DATE: 11/06/2015 EXPIRATION DATE: 5/07/2016 COMPLETION DATE: 0/00/0000
CONTRACTOR: ISSUED TO: BAY AREA POOLS & SPAS/ROBERT B
4890 WEST MAIN
LEAGUE CITY, TX 77573

SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 0
STATUS: OPEN BALANCE: 0.00

SEGMENT: SP - SWIMMING POOL
CONTRACTOR: 0295 BAY AREA POOLS & SPAS/ROBERT B CLASS: POOL POOL
4890 WEST MAIN
LEAGUE CITY, TX 77573
ISSUED DATE: 11/06/2015 EXPIRATION DATE: 5/07/2016
BUILDING CODE: 434 REISIDENTIAL REMODEL EXCLUDING GARAGES
STATUS: Open VALUATION: 54,500.00 BALANCE: 0.00

PROJECTS: THRU ZZZZZZZZZZ

PROJECT TYPE: All

CONTRACTORS: All

APPLIED DATES: 0/00/0000 THRU 99/99/9999

STATUS INCLUDED: Opened, Complet

REPORT SEQUENCE: Project

CONTRACTOR CLASS: All - All Contractor Classes

EXPIRE DATES: 0/00/0000 THRU 99/99/9999

ISSUED DATES: 11/01/2015 THRU 11/30/2015

PROJECT: 1501126 - BLDG SEQUENTIAL RESIDENTIAL

PROPERTY: 2102 TODVILLE ROAD, #10

APPLIED DATE: 11/06/2015

CONTRACTOR:

TYPE: BS

BUILDING SEQUENTIAL

ISSUED DATE: 11/06/2015

EXPIRATION DATE: 5/07/2016

COMPLETION DATE: 0/00/0000

ISSUED TO: ARUNYON, BRUCE/JENNIFER

2102 TODVILLE # 10

SEABROOK, TX 77586-

SQUARE FEET: 0

DWELLING TYPE: PRIVATE

STATUS: OPEN

UNITS: 0

BALANCE: 0.00

SEGMENT: BSR - BUILDING SEQUENTIAL RESID

CONTRACTOR:

ISSUED DATE: 11/06/2015

BUILDING CODE: 434

STATUS: Open

EXPIRATION DATE: 5/07/2016

REISIDENTIAL REMODEL EXCLUDING GARAGES

VALUATION: 30,000.00

BALANCE: 0.00

CLASS:

PROJECT: 1501137

- POOL RESIDENTIAL

TYPE: SP

SWIMMING POOL

PROPERTY: 2533 WILD OAK FOREST LN

APPLIED DATE: 11/10/2015

ISSUED DATE: 11/10/2015

EXPIRATION DATE: 5/11/2016

COMPLETION DATE: 0/00/0000

CONTRACTOR:

ISSUED TO: BACKYARD AMENITIES INC.

1126 SOUTH HIGHWAY 146

BAYTOWN, TX 77520

SQUARE FEET: 0

DWELLING TYPE: PRIVATE

UNITS: 0

STATUS: OPEN

BALANCE: 0.00

SEGMENT: SP

- SWIMMING POOL

CONTRACTOR: 0785

BACKYARD AMENITIES INC.

CLASS: POOL

POOL

1126 SOUTH HIGHWAY 146

BAYTOWN, TX 77520

ISSUED DATE: 11/10/2015

EXPIRATION DATE: 5/11/2016

BUILDING CODE: 434

REISIDENTIAL REMODEL EXCLUDING GARAGES

STATUS: Open

VALUATION: 36,000.00

BALANCE: 0.00

PROJECT: 1501138 - BLDG SEQUENTIAL RESIDENTIAL

TYPE: BS BUILDING SEQUENTIAL

PROPERTY: 1517 TODVILLE ROAD

APPLIED DATE: 11/10/2015 ISSUED DATE: 11/10/2015 EXPIRATION DATE: 5/11/2016 COMPLETION DATE: 12/02/2015

CONTRACTOR:

ISSUED TO: BOURGEOIS, WARDELL

1517 TODVILLE

SEABROOK, TX 77586

SQUARE FEET: 0

DWELLING TYPE: PRIVATE UNITS: 0

STATUS: COMPLETE BALANCE: 0.00

SEGMENT: BSR - BUILDING SEQUENTIAL RESID

CONTRACTOR:

CLASS:

ISSUED DATE: 11/10/2015 EXPIRATION DATE: 5/11/2016

BUILDING CODE: 434 REISIDENTIAL REMODEL EXCLUDING GARAGES

STATUS: APPROVED VALUATION: 3,561.00 BALANCE: 0.00

PROJECTS: THRU ZZZZZZZZZZ

REPORT SEQUENCE: Project

PROJECT TYPE: All

CONTRACTOR CLASS: All

- All Contractor Classes

CONTRACTORS: All

APPLIED DATES: 0/00/0000 THRU 99/99/9999

EXPIRE DATES: 0/00/0000 THRU 99/99/9999

STATUS INCLUDED: Opened, Complet

ISSUED DATES: 11/01/2015 THRU 11/30/2015

PROJECT: 1501145 - BLDG SEQUENTIAL RESIDENTIAL

TYPE: BS

BUILDING SEQUENTIAL

PROPERTY: 2358 ACADIANA LANE

APPLIED DATE: 11/11/2015

ISSUED DATE: 11/11/2015

EXPIRATION DATE: 5/12/2016

COMPLETION DATE: 11/12/2015

CONTRACTOR:

ISSUED TO: ALLIED FOUNDATION SPECIALISTS

1321 VELMA

DEER PARK, TX 77536

SQUARE FEET: 0

DWELLING TYPE: PRIVATE

UNITS: 0

STATUS: COMPLETE

BALANCE: 0.00

SEGMENT: BSR - BUILDING SEQUENTIAL RESID

CONTRACTOR: 0037

ALLIED FOUNDATION SPECIALISTS

CLASS: GENERAL

GNRL

1321 VELMA

DEER PARK, TX 77536

ISSUED DATE: 11/11/2015

EXPIRATION DATE: 5/12/2016

BUILDING CODE: 434

REISIDENTIAL REMODEL EXCLUDING GARAGES

STATUS: APPROVED

VALUATION: 6,400.00

BALANCE:

0.00

PROJECT: 1501146 - BLDG SEQUENTIAL RESIDENTIAL

TYPE: BS BUILDING SEQUENTIAL

PROPERTY: 1605 BAHAMA DRIVE

APPLIED DATE: 11/11/2015 ISSUED DATE: 11/11/2015 EXPIRATION DATE: 5/12/2016 COMPLETION DATE: 0/00/0000

CONTRACTOR:

ISSUED TO: BAY AREA ROOFERS

PO BOX 638

FRIENDSWOOD, TX 77549

SQUARE FEET: 0

DWELLING TYPE: PRIVATE UNITS: 0

STATUS: OPEN BALANCE: 0.00

SEGMENT: BSR - BUILDING SEQUENTIAL RESID

CONTRACTOR: 1684 BAY AREA ROOFERS

CLASS: ROOF ROOF CONTRACTOR

PO BOX 638

FRIENDSWOOD, TX 77549

ISSUED DATE: 11/11/2015 EXPIRATION DATE: 5/12/2016

BUILDING CODE: 434 REISIDENTIAL REMODEL EXCLUDING GARAGES

STATUS: Not Started VALUATION: 15,629.00 BALANCE: 0.00

PROJECTS: THRU ZZZZZZZZZZ

PROJECT TYPE: All

CONTRACTORS: All

APPLIED DATES: 0/00/0000 THRU 99/99/9999

STATUS INCLUDED: Opened, Complet

REPORT SEQUENCE: Project

CONTRACTOR CLASS: All

- All Contractor Classes

EXPIRE DATES: 0/00/0000 THRU 99/99/9999

ISSUED DATES: 11/01/2015 THRU 11/30/2015

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PROJECT: 1501160 - NEW RESIDENTIAL CONSTRUCTION

PROPERTY: 2104 MENARD

APPLIED DATE: 11/17/2015

ISSUED DATE: 11/17/2015

EXPIRATION DATE: 5/18/2016

COMPLETION DATE: 0/00/0000

CONTRACTOR:

ISSUED TO: BAYWAY HOMES

P O BOX 1244

FRIENDSWOOD, TX 77549

SQUARE FEET: 0

DWELLING TYPE: PRIVATE

UNITS: 0

STATUS: OPEN

BALANCE: 0.00

SEGMENT: BNR - NEW BUILDING RESIDENTIAL

CONTRACTOR: 1466 BAYWAY HOMES, INC.

CLASS: GENERAL GNRL

PO BOX 1244

FRIENDSWOOD, TX 77549

ISSUED DATE: 11/17/2015

EXPIRATION DATE: 5/18/2016

BUILDING CODE: 101

SINGLE FAMILY DETACHED

STATUS: Not Started

VALUATION: 307,000.00

BALANCE: 0.00

PROJECTS: THRU ZZZZZZZZZZ

PROJECT TYPE: All

CONTRACTORS: All

APPLIED DATES: 0/00/0000 THRU 99/99/9999

STATUS INCLUDED: Opened, Complet

REPORT SEQUENCE: Project

CONTRACTOR CLASS: All

- All Contractor Classes

EXPIRE DATES: 0/00/0000 THRU 99/99/9999

ISSUED DATES: 11/01/2015 THRU 11/30/2015

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PROJECT: 1501170 - BLDG SEQUENTIAL RESIDENTIAL

PROPERTY: 2017 WILLOW WISP

APPLIED DATE: 11/18/2015

ISSUED DATE: 11/18/2015

EXPIRATION DATE: 5/19/2016

COMPLETION DATE: 11/30/2015

CONTRACTOR:

ISSUED TO: ALLIED SIDING & WINDOWS

1431 GRAHAM

SUITE 202

TOMBALL, TX 77375-0000

SQUARE FEET: 0

DWELLING TYPE: PRIVATE

UNITS: 0

STATUS: COMPLETE

BALANCE: 0.00

SEGMENT: BSR - BUILDING SEQUENTIAL RESID

CONTRACTOR: 1660 ALLIED SIDING & WINDOWS

1431 GRAHAM

SUITE 202

TOMBALL, TX 77375-0000

ISSUED DATE: 11/18/2015

EXPIRATION DATE: 5/19/2016

BUILDING CODE: 434

REISIDENTIAL REMODEL EXCLUDING GARAGES

STATUS: APPROVED

VALUATION: 14,245.00

BALANCE: 0.00

CLASS: GENERAL

GNRL

TOTAL PRINTED: 12 PROJECTS

TOTAL VALUATION: \$533,668.00

TOTAL BALANCE: \$0.00

*** SEGMENT RECAP ***

PROJECT SEGMENT	# OF SEGMENTS	BALANCE

BNR - NEW BUILDING RESIDENTIAL	1	0.00
BSR - BUILDING SEQUENTIAL RESID	9	0.00
SP - SWIMMING POOL D	2	0.00
*** TOTALS ***	12	0.00

*** PROJECT TYPE RECAP ***

PROJECT TYPE	# OF PROJECTS	BALANCE

BL - NEW BUILDING	1	0.00
BS - BUILDING SEQUENTIAL	9	0.00
SP - SWIMMING POOL	2	0.00
*** TOTALS ***	12	0.00

SELECTION CRITERIA

REPORT SELECTION

PROJECT RANGE FROM: THROUGH ZZZZZZZZZZ
PROJECT TYPE: All
CONTRACTOR CLASS: All All Contractor Classes
CONTRACTOR: All
PROJECT STATUS: Opened, Completed, Rejected, Suspended
SEGMENTS: Include: BNC, BNR, BSC, BSR, SP
PHASES: All
COMMENT CODES: All

PROJECT DATES

APPLIED RANGE FROM: 00/00/0000 THROUGH 99/99/9999
ISSUED RANGE FROM: 11/01/2015 THROUGH 11/30/2015
EXPIRE RANGE FROM: 00/00/0000 THROUGH 99/99/9999
COMPLETION RANGE FROM: 00/00/0000 THROUGH 99/99/9999

BALANCE SELECTION

SELECTION: ALL

PRINT OPTIONS

PRINT MONTHLY RECAP NO
PRINT SEGMENTS: YES
PRINT PHASES: NO
ONE PROJECT PER PAGE: YES
PRINT REJECTION NOTES: NO
PRINT PROJECT W/O SEGMENTS: NO
PRINT CONDITIONS: NO
PRINT DESCRIPTION: NO
PRINT NOTES: NO
SEQUENCE: Project
COMMENT CODES: None

*** END OF REPORT ***

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 Council of the City of Seabrook met in regular session on Tuesday, December 1, 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 ROYAL

ROBERT LLORENTE – Ex. Abs.

MIKE GIANGROSSO

GARY JOHNSON

MELISSA BOTKIN

GLENNA ADOVASIO

O.J. MILLER

GAYLE COOK

SEAN LANDIS

STEVE WEATHERED

ROBIN HICKS

MAYOR

COUNCIL PLACE NO. 1

COUNCIL PLACE NO. 2

MAYOR PRO TEM &

COUNCIL PLACE NO. 3

COUNCIL PLACE NO. 4

COUNCIL PLACE NO. 5

COUNCIL PLACE NO. 6

CITY MANAGER

DEPUTY CITY MANAGER

CITY ATTORNEY

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 Report on success of Inaugural Celebration Seabrook : Feast & Wine by the Bay Festival. (Cook/Dearman)

LeaAnn Dearman, Director of Communications, reported that there were 3000 attendees, which included 1100 walk up guests, and an estimate of more than 300 children. The kids were not counted or wristbanded, so the total is an estimate. Other people on site were 200 merchants, 150 City staff, 54 food truck employees, 40 musicians with staff, 6 media professionals, and 30 dogs. Online tickets sales verified that people from Dallas, Austin, and the Woodlands attended; therefore, hotels rooms were occupied as a result of this festival. Media coverage started a little late for an event of this type, in September, in the Galveston Daily News, the Clear Lake Connection, the Bay Area Observer (running all ads for free), and Guidry News Service. ABC Channel 13 did a segment with Good Taste, featured Seabrook Waffle Company and Tookies, and talking about food serving at the festival. There was an email marketing campaign going out to 24,000, including 1500 addresses that are on the City's list. The festival was also a huge presence on facebook, twitter, and instagram.

DC Inspection, Kelley Sweet Photography, Photojenic, Kroger, Dr. Pepper, Signquick and Golden Seafood were among the in-kind sponsors.

Survey responders said the price of admission was worth it because the kids' activities were free. The idea for next year is to expand the kids' zone. There were \$16,500 worth of drink tickets sold, and event staff had to purchase more beer and wine at some point to meet the demand.

A post-event survey was sent out, with 299 respondents (about 10% of the total). 69 of the respondents were non-attendees who said they did not attend due to the admission price. Some type of resident rate will be offered next year. There were about 20% of the walkup guests who balked at the price at the front gate. Some of the survey responses included that the festival had a small town feel; the location was perfect; the kids' activities were great; and people loved the view of the water.

No money was made this year, and although staff is still reconciling invoices and receivables, the estimation is that the overall cost/expenditure, after sponsorships and ticket sales, was around \$10,000. Food and Vine Time Productions believes next year's event should be profitable.

Gayle Cook, City Manager, stated that in the strategic planning process Council and staff identified a quality of life segment, which this festival addressed. Food and Vine Time Productions was the right company to hire and the success of the event is due to the great partnership achieved.

The date for next year's festival is November 5, 2016. Vendors are being scheduled now, keeping in mind that survey responses included a desire for more Christmas shopping.

1.2 Update on status of Old Seabrook Village Planned Unit Development. (Landis/Caldwell)

Mark Caldwell, representing the developer, presented an update on the Old Seabrook Village PUD, stating that the property was acquired 3 years ago, with the initial submission of the PUD in November 2013, and final approval in March 2014 of 112 lots on 14 acres. The developer's vision was something special and unique to match the unique site and the unique area of the City. The area will be affected by the new flood map by six or seven feet, so the design is to raise the elevation of the street rather than the front of the homes. Plans will be submitted as early as the second week in December, along with the first two plats sometime in December. Section A will have 19 lots, and Section B will have 45 lots. The width of the lots will be amended to adjust to builder plans and design, which is Greenco Homes. The estimated value of the community will be in excess of \$35 million. It's been expensive and hard to find the right builder that has the same vision for the property and the provisions of the Planned Unit Development ordinance. The developer has now found the right builder with the right vision for the PUD after having reviewed the architectural concepts. Greenco Homes has committed to developing a product that will fit within the PUD concept. Greenco builds about 250 homes per year. They do not have an existing product to put on this site, but will develop a product. Greenco's commitment is for the first 19 lots, in Section A, down Meyer.

In trying to create some character to the site, there will be no curb cuts on the streets. Residents will park underneath the homes, out of site. Visitors will park in front of the house. The next section, Section B, is being reserved by the developer for a builder with higher end models around the water. There is no activity at this time on or planned for in the third section. Right now the engineering is about 70-75% complete, and once it is 100% complete, the entire project will be about 80% designed. There has also been a conditional use approval for a resort, but there hasn't been any interest yet on designing and building a resort. The property on the water is for sale, but the developer is not interested in buying yet. There is still discussion of a mixed use property, but right now financing is an issue.

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 including: Share your Christmas; Main Street Christmas Tree lighting; Breakfast with Santa; 2015 SVFD Santa Run. The Harris County Mayors' and Councilmembers' Association Christmas Dinner, hosted by the City of Seabrook, is December 17 at the Lakewood Yachtclub. City offices will be closed December 24 and December 25.

3.0 SPECIFIC PUBLIC HEARING(S)

3.1 Public hearing regarding an amendment of land use assumptions, the capital improvements plan, and impact fees as contained in Ordinance 2015-22, "Amending Impact Fees for New Construction and Adoption of a Land Use Assumptions map." (Landis/Matlock)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, CHAPTER 85 "TAXATION AND FINANCE", ARTICLE V. "FINANCE", DIVISION 2. "IMPACT FEES", SECTIONS 85-156 – 85-158, BY AMENDING AND UPDATING IMPACT FEES IN ACCORDANCE WITH STATE LAW; MAKING FINDINGS OF FACT; PROVIDING A PENALTY FOR VIOLATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; CONTAINING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

Mayor Royal opened the public hearing.

Brad Matlock and Amber Hurd with Cobb Fendley gave a presentation on their findings during the impact fee study. The study proposes three areas of land use changes from medium density or single family residential to multi-family, commercial and mixed use. In conducting the study, data collected by HGAC and the Texas Water Development Board for a 10 year period predict a population growth that follows the City's current growth trend, at right under 10% for the next 10 years for a population of about 14,000 in 2025, which ultimately results in higher volumes of water usage. Additionally, as part of the study, Cobb Fendley verified that the City's current facilities will meet TCEQ's requirements over the next ten years, so that there should not be a need for additional funds to upgrade or replace equipment, supplies, or personnel to meet TCEQ requirements. Finally, water system CIP projects total construction and engineering costs are the basis for the impact fee calculations. The current study looked at the current CIP plan (approved projects W-1 through W-7) and found that three additional projects will be needed to rectify fire water flow issues (proposed projects W-8 through W-10). Calculations are not based on right-of-way acquisition, land purchase, soft costs or bond costs. There is a 20-30% contingency, based on individual project needs, built into the final numbers. No additional wastewater costs were identified.

The final proposed impact fees are \$2,966 for water (current fee is \$1,192) and \$2,887 for wastewater (current fee is \$2,693). The chart included in the report completes calculations for all sizes of lines per how much water is used per one household, which is about 290 gallons per day for a typical single family home. The larger increase in the water fees indicates there are more needs on the water system than on the wastewater system. The impact fees assessment is based on project needs and new development. The maximum impact fee is directly associated with CIP costs on projects that are directly development driven.

Ms. Cook stated that the Planning and Zoning Commission is recommending a 5% incremental increase over the next five years. Staff and legal do not recommend the incremental increase. Staff recommends setting something below the maximum, based on the fact that projects will not get completed in the next five years. Staff recommends a 100% increase to the water fee, rather than the recommended 149% increase.

Mark Caldwell, 2510 De Four Trace, Seabrook, spoke and stated that he is a developer and typically does not pay impact fees; however, he knows that builders perceive impact fees in Seabrook to be high in relation to the value of the home.

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

4.0 CONSENT AGENDA

4.1 Pulled from Consent Agenda by the City Manager.

4.2 Appoint Kevin Ferguson as an alternate member to the Board of Adjustment / Building and Standards Commission, to fill a vacant position left by Robert Duncan, with a term ending January 31, 2016. (Council)

4.3 Approve an excused absence for Melissa Botkin for the November 17, 2015 regular City Council meeting. (Hicks)

Motion was made by Councilmember Giangrosso and seconded by Councilmember Johnson

To approve the Consent Agenda, as amended, with item 4.1 being pulled from the Consent Agenda by the City Manager.

MOTION CARRIED BY UNANIMOUS CONSENT

END OF CONSENT AGENDA

4.1 Approve proposed Resolution No. 2015-33, "Reimbursement of Expenditures for the Relocation and Construction of a Ground Water Storage Tank." (Cook)

A RESOLUTION DECLARING INTENTION TO REIMBURSE PROJECT EXPENDITURES FOR THE RELOCATION AND CONSTRUCTION OF A GROUND WATER STORAGE TANK

Ms. Cook stated that there was a typo in the Resolution, and that "the District" needs to be struck in one of the paragraphs in the preamble and replaced with "the City".

Motion was made by Councilmember Giangrosso and seconded by Councilmember Johnson

To approve proposed Resolution No. 2015-33, "Reimbursement of Expenditures for the Relocation and Construction of a Ground Water Storage Tank," striking "the District" and replacing it with "the City" in one of the preamble paragraphs

MOTION CARRIED BY UNANIMOUS CONSENT

5.0 NEW BUSINESS

5.1 Consider approval of first reading of proposed Ordinance 2015-22, "Amending Impact Fees for New Construction and Adoption of a Land Use Assumptions map." (Landis)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, CHAPTER 85 "TAXATION AND FINANCE", ARTICLE V. "FINANCE", DIVISION 2. "IMPACT FEES", SECTIONS 85-156 – 85-158, BY AMENDING AND UPDATING IMPACT FEES IN ACCORDANCE WITH STATE LAW; MAKING FINDINGS OF FACT; PROVIDING A PENALTY FOR VIOLATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; CONTAINING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

Mr. Matlock reiterated that costs associated with everything other than developer infrastructure is what drives the final impact fee numbers, and project cost estimates are based on today's numbers. If the City continues to grow, the projects will eventually have to happen. Some cities do not have impact fees, so the costs come out of the general fund, taxpayer money. Mayor Royal stated that Council needs to be cognizant of how the City financially plans for the future. The Capital Improvements Plan (CIP) is for a 10 year period, while the impact fees are reviewed every 5 years. At this point current projects are still being planned, there are big chunks of land still available to develop, all having big impacts and that is what an impact fee study and the imposition of impact fees is trying to capture.

Ms. Cook stated that the City is catching up from not changing fees five years ago. Staff recommends an increase in the water fee by 100% instead of the proposed 149%, and no increase to the wastewater fee. The staff recommendation would mean an overall increase in fees by 36%, instead of the proposed 51%. Sean Landis, Deputy City Manager and Director of Community Development, explained that impact fees are dedicated to be used for upkeep of infrastructure that need improvement because of the demand on it from infill and density. Because no one knows what new development will cause with regard to needs on current infrastructure, impact fees cover those costs. The City does not want impact fees so high that development is discouraged, but it also does not want current residents to be affected when the same services cannot be provided due to upgrades or whatever is needed.

Steve Weathered, City Attorney, reminded Council that the law requires a review of impact fees at least every five years. There is nothing keeping Council from reviewing again in a year or two years. Also, the ordinance has additional language to allow Council to waive fees.

Motion was made by Council member Johnson, to revise the total percentage increase to 27%, with a 20% increase on the water impact fee and a 7% increase on the wastewater impact fee (wastewater, as proposed, is a 7% increase). MOTION DIED FOR LACK OF A SECOND.

Motion was made by Councilmember Miller to revise the total percentage increase 36%, per staff's recommendation (leaving the wastewater fee as is current and increasing the water fee by 100% instead of 149%). MOTION DIED FOR LACK OF A SECOND.

Motion was made by Councilmember Giangrosso and seconded by Councilmember Botkin

To revise the total percentage increase to 30% for a total dollar amount of \$5,050.50, with a 23% increase on the water impact fee to a dollar amount of \$2,163.50 and a 7% increase on the wastewater impact fee for a dollar amount of \$2,887.00 (which is the proposed for wastewater) for 1 EDU.

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)

Gayle Cook, City Manager, stated there is nothing new from TXDOT to report on the Highway 146 expansion project. The Fiber Optics lines installation started today and the public will be notified regarding crew locations. The bid notice on the construction of the Public Works complex will be advertised and bids will be opened before the end of the year.

Motion was made by Councilmember Botkin and seconded by Councilmember Giangrosso

To approve the Action Items Checklist.

MOTION CARRIED BY UNANIMOUS CONSENT

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

There will be a second meeting in December, on the 15th, which agenda will have a report on the Compensation Study and the 2nd reading of the Impact Fee ordinance.

7.0 DISCUSSION ITEMS

7.1 Discussion and consideration for implementing a new standing Quarterly Report agenda item for all active Commissions. (Cook)

Ms. Cook stated that one of the items on the strategic plan was to try to make sure there is a connection between City Council and all City boards and commissions. Currently the volunteer Fire Department, the Open Space and Trails Committee and the Economic Development Corporation make regular reports to Council. The vision is to have all parties connected and on the same page. It is desirable that the Planning & Zoning Commission also make a regular presentation to Council.

Council discussed several options for bringing the various City boards and commissions together with Council on a regular basis to enhance communication and educate all members of all boards on the activities and goals of the other bodies.

Motion was made by Councilmember Adovasio and seconded by Councilmember Johnson

To schedule a joint meeting once per year for goal setting between City Council, Planning & Zoning, Economic Development and any other boards or commissions Council so chooses, and to have the various boards and commissions provide at least a bi-annual report to Council each year during the first quarter on that board's activities.

Upon motion duly made and seconded, Mayor Royal adjourned the meeting at 9:02 p.m.

Approved this 15th day of December 2015.

Glenn Royal
Mayor

Robin Hicks, TRMC
City Secretary

ACTION ITEM CHECK LIST STATUS

#		STATUS	DATE ASSIGNED	NEXT REVIEW DATE	PROPOSED CLOSURE DATE	RESPONSIBLE ORGANIZATION	City Council RESPONSIBILITY	PLANNING OBJECTIVE #	AGENDA ITEM NUMBER	DESCRIPTION OF ACTION ITEM	STATUS AND DATE
23		OPEN/IN WORK	11/4/2014			Mayor/ City Mgr.			5.1	Provide periodic updates on TxDOT's progress to improve/widen SH 146.	
30		OPEN/IN WORK	11/18/2014			Staff			4.2	Provide periodic updates of Strategic Plan	
32		OPEN/IN WORK	2/17/2015			Staff			6.1	Provide periodic project updates	

December 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		<i>1</i> City Council Regular meeting 7:00pm	<i>2</i>	<i>3</i> Christmas on Main Tree Lighting 7:00pm	<i>4</i>	<i>5</i> Breakfast with Santa 9:00am-11:00am
<i>6</i>	<i>7</i>	<i>8</i>	<i>9</i> EDC 7:00pm	<i>10</i>	<i>11</i>	<i>12</i>
<i>13</i>	<i>14</i>	<i>15</i> City Council Regular meeting 7:00pm	<i>16</i>	<i>17</i> Planning & Zoning 7:00pm	<i>18</i>	<i>19</i>
<i>20</i>	<i>21</i>	<i>22</i>	<i>23</i>	<i>24</i> Christmas Holiday	<i>25</i> Christmas Holiday	<i>26</i>
<i>27</i>	<i>28</i>	<i>29</i>	<i>30</i>	<i>31</i>		

January 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 New Year's Day City Offices Closed	2
3	4	5 Regular City Council Meeting 7:00pm	6	7 Open Space & Trails 5:00pm	8	9
10	11	12	13	14 EDC 7:00pm	15	16
17	18	19 Regular City Council Meeting 7:00pm	20	21 PZ 7:00pm	22	23
24	25	26	27	28	29	30
31						