

The City Council of the City of Seabrook met in regular session on Tuesday, June 21, 2016 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	MAYOR
ROBERT LLORENTE (Ex. Abs.)	COUNCIL PLACE NO. 1
MIKE GIANGROSSO	COUNCIL PLACE NO. 2
GARY JOHNSON	COUNCIL PLACE NO. 3
MELISSA BOTKIN (Ex. Abs.)	COUNCIL PLACE NO. 4
GLENN ADOVASIO	COUNCIL PLACE NO. 5
O.J. MILLER	COUNCIL PLACE NO. 6/MAYOR PRO TEM
GAYLE COOK	CITY MANAGER
SEAN LANDIS	ASSISTANT CITY MANAGER
STEVEN L. WEATHERED	CITY ATTORNEY
MEREDITH BRANT	ASSISTANT CITY SECRETARY

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

1.0 PRESENTATIONS

1.1. Presentation of certificates of recognition to the volunteers who work tirelessly to help maintain and beautify the Seabrook parks and trails. (Burton)

Mayor Royal and Helen Burton, Chair of the Open Space and Trails Committee, gave out the awards and recognized volunteers.

1.2. Presentation of the Open Space and Trails Committee Quarterly Report. (Burton)

Ms. Burton gave her report.

1.3. Presentation of Request for Proposal (RFP) 2016-17 Analysis by consultant, IPS Advisors, for employee medical and dental insurance benefits. (Cook / Consultant)

Consultant Brian Wilson gave a presentation of his analysis, having taken into consideration and evaluated the competitive bids. Blue Cross Blue Shield is the recommended health care plan with an increase of only fourteen percent (14%). The deductible will be increased on each plan and there will be a nominal increase in the co-pay amounts. If no changes were made to the plan, the rate of increase and cost to the city would have been twenty-five percent (25%).

City Manager Gayle Cook stated that staff had worked through the options extensively, and to continue with Blue Cross Blue Shield was the best option for employees with only a slight increase.

Mr. Wilson stated that dental would remain with Aetna with a minimal increase of only, 2.9%, with the plan design remaining the same.

2.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

Janelda Mitchell and Sandi McKie, both of Delabrook Court, voiced their opposition to the loss of three trees and a green space due to the proposed street improvements. They requested the trees be moved rather than cut down.

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

Councilmember Giangrosso made announcements of upcoming events.

3.0 SPECIFIC PUBLIC HEARINGS

3.1. Specific Public Hearing Seabrook Town Center Overlay District Public Hearing on proposed Ordinance 2016-16, amending the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulations", creating a new Section 4.16 "Seabrook Town Center Overlay District Regulations". (Landis)

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 4, "SPECIAL USE REGULATIONS", CREATING A NEW SECTION 4.16 "SEABROOK TOWN CENTER OVERLAY DISTRICT REGULATIONS", SUCH DISTRICT CONSISTING OF THE AREA LYING WEST OF THE WESTERN EDGE OF STATE HIGHWAY 146 RIGHT-OF-WAY, NORTH OF VERMILLION DRIVE REAR PROPERTY LINES, EAST OF ED WHITE ELEMENTARY SCHOOL, SOUTH OF OAK DALE WAY REAR PROPERTY LINES, AND SOUTH OF SEABROOK METHODIST CHURCH, AS FURTHER DEPICTED IN ATTACHMENT A, HEREIN, BY ADDING SITE AND ARCHITECTURAL REGULATIONS FOR THE AREA KNOWN COMMONLY AS "SEABROOK TOWN CENTER", AND AMENDING SECTION 3.15, "COMPREHENSIVE LAND USE MATRIX", ACCORDINGLY BY ADDING "SEABROOK TOWN CENTER OVERLAY DISTRICT" "USES" PERMITTED BY RIGHT AND BY CONDITIONAL USE WITHIN SUCH DISTRICT; RECODIFYING THE CURRENT SECTION 4.16 "TELECOMMUNICATION TOWERS AND ANTENNAE" UNDER A NEW SECTION 4.25 UNDER THE SAME TITLE, TO ALLOW FOR FUTURE EXPANSION OF ARTICLE 4; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 PER OFFENSE FOR VIOLATION OF ANY PROVISION 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, Assistant City Manager, gave a brief history of the rezoning issue, adding that the developer of Seabrook Town Center had requested an ordinance which would be in keeping with the agreement with the City. He stated that the ordinance has no reductions in requirements, but sets standards for everyone wishing to develop in that area. All requirements meet or exceed code. Mr. Landis recommended that among the list of approved plants that wax leaf ligustrum (waxy privet) be removed as it is an invasive species. He also mentioned that an allowance would be made for taller signs (maximum 60 feet) due to the distance and visibility from SH 146, but signs within the development would be smaller. Additionally, the ordinance addresses architectural design, lighting, dumpster requirements and the prohibition of temporary structures.

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

4.0 BID AWARDS

4.1. Consider, discuss, and authorize approval of or take action on Bid Award for Request for Proposal (RFP) 2016-17 to Blue Cross Blue Shield (BCBS) for employee medical insurance benefits, as recommended by consultant, IPS Advisors. (Cook / Consultant)

Motion was made by Councilmember Giangrosso and seconded by Councilmember Johnson

To award the bid for Request for Proposal (RFP) 2016-17 to Blue Cross Blue Shield (BCBS) for employee medical insurance benefits, as recommended by consultant, IPS Advisors.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.2. Consider, discuss, and authorize approval of or take action on Bid Award for Request for Proposal (RFP) 2016-17 to Aetna Dental Freedom of Choice for employee dental insurance benefits, as recommended by consultant, IPS Advisors. (Cook / Consultant)

Motion was made by Councilmember Giangrosso and seconded by Councilmember Adovasio

To award the bid for Request for Proposal (RFP) 2016-17 to Aetna Dental Freedom of Choice for employee dental insurance benefits, as recommended by consultant, IPS Advisors.

MOTION CARRIED BY UNANIMOUS CONSENT.

- 4.3. Consider, discuss, and authorize approval of or take action on Bid Award for Project 2016-03 and authorize execution of a contract with Statewide Services, Inc. for Waterline Improvements at two different locations at Todville Road and East Meyer and at the south side of Red Bluff from Old Highway 146 to the southwest corner of Red Bluff and Bayview Drive, in an amount not to exceed \$157,435.00. (Padgett/Chairez)**

Assistant Public Works Director Kevin Padgett recommended awarding the low bid to Statewide Services with funding from impact fees and the FY 2015/16 budget.

Brad Matlock, Principal, Cobb Fendley, stated that this is normal water maintenance which is part of the utility fund.

Motion was made by Mayor Pro Tem Miller and seconded by Councilmember Adovasio

To award the bid for Project 2016-03 to and authorize execution of a contract with Statewide Services, Inc. for Waterline Improvements at two different locations at Todville Road and East Meyer and at the south side of Red Bluff from Old Highway 146 to the southwest corner of Red Bluff and Bayview Drive, in an amount not to exceed \$157,435.00.

MOTION CARRIED BY UNANIMOUS CONSENT.

- 4.4. Consider, discuss, and authorize approval of or take action on Bid Award for Project 2016-06 and authorize execution of a Contract with Precise Services, Inc., for Paving Improvements on Delabrook Court, in an amount not to exceed \$171,681.00. (Padgett/Chairez)**

Mr. Padgett stated that Precise Services, Inc. was not the low bidder, but the best value for the /City. Mr. Matlock stated that the low bidder had an error in its bid and was not a good value for the City. Mr. Landis stated that removing the trees was truly a safety issue for the residents and would allow for the required turning radius for fire trucks and other emergency vehicles. He agreed that trees are important and they will be relocated. Mayor Royal stated that if the trees do not survive the move they may be replaced with other like trees.

Mr. Matlock stated, in response to a question about correcting drainage issues, that the street repairs will fix the issue of ponding, but the bigger issue is the tide, which cannot be fixed. Once the streets are repaired, correcting the drainage can be done at any time. Mr. Matlock stated that the street repairs will help drain the street, but not fix the bigger problem behind the houses.

Motion was made by Mayor Pro Tem Miller and seconded by Councilmember Johnson

To award the bid for Project 2016-06 to and authorize execution of a Contract with Precise Services, Inc., for Paving Improvements on Delabrook Court, in an amount not to exceed \$171,681.00.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.0 CONSENT AGENDA

5.1. Approve on second reading proposed Ordinance 2016-15. (Hicks)

AN ORDINANCE AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, ENTITLED "ADMINISTRATION," ARTICLE II, "CITY COUNCIL," DIVISION 2, "RULES OF PROCEDURE," SECTION 2-47(6), "AGENDA; ESTABLISHING," SECTION 2-48(3) AND SECTION 2-48(6)9D), "ORDER OF BUSINESS," SECTION 2-54, "CONFORMANCE WITH THE CITY CHARTER" AND ARTICLE IV, "ORDINANCES," SECTION 2-96, "INTRODUCTION OF ORDINANCES" AND SECTION 2-99, "VOTE ON FINAL PASSAGE" BY UPDATING THE REFERENCES TO SPECIFIC SECTIONS TO CORRESPOND WITH RECENT AMENDMENTS OF THE CITY'S CHARTER; REPEALING ALL ORDINANCE OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

5.2. Approve on second reading proposed Ordinance 2016-14. (Cook)

AN ORDINANCE AMENDING CHAPTER 90 OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, ENTITLED "TRAFFIC AND VEHICLES," ARTICLE III, "STOPPING, STANDING, AND PARKING," DIVISION 1, "GENERALLY," TO UPDATE AND FURTHER CLARIFY SECTION 90-61 CURRENTLY ENTITLED, "PARKING PROHIBITED SIGNS;" BY ADDING NEW PROVISIONS AND REVISING TITLE TO "NO PARKING - DESIGNATION GENERALLY;" BY ADDING A NEW SECTION 90-80, "SCHEDULE I - NO PARKING ZONES"; PROVIDING FOR A PENALTY IN AN AMOUNT OF NOT MORE THAN TWO HUNDRED DOLLARS (\$200.00) FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR NOTICE.

5.3. Approve the Administrative Services Agreement between the City of Seabrook and the Seabrook Economic Development Corporation for Fiscal Year 2016/17. (Cook)

- 5.4. Councilmember Johnson asked that this item be removed from the consent agenda.
- 5.5. **Approve the Seabrook Volunteer Fire Department (SVFD) monthly report for May 2016. (Gutaker)**
- 5.6. **Approve the Seabrook Police Department monthly report for May 2016. (Wright)**
- 5.7. **Approve the Seabrook Building Department monthly report for May 2016. (Landis)**
- 5.8. **Approve an excused absence for Gary Johnson and Glenna Adovasio for the June 7, 2016 special and regular City Council meetings. (Hicks)**

END OF CONSENT AGENDA

Motion was made by Councilmember Giangrosso and seconded by Councilmember Adovasio

To approve the Consent Agenda with the exception of Item 5.4.

MOTION CARRIED BY UNANIMOUS CONSENT.

- 5.4 **Approve the Clear Lake Emergency Medical Corps (CLEMC) monthly report for May 2016. (Hunter)**

Councilmember Johnson stated that in the CLEMC report there were shown to be seventeen trauma, stabbing, gunshot wounds in one month and those are not the figures reported by the police.

Gayle Cook, City Manager, explained that the report has been revised due to a glitch in the CLEMC system that requires manual input of each item in order to separate trauma, stabbing and gunshot injuries. She gave the corrected breakdown which reflected that there were no injuries due to gunshot or stabbings.

Motion was made by Councilmember Johnson and seconded by Mayor Pro Tem Miller

To approve the Clear Lake Emergency Medical Corps CLEMC monthly report for May 2016.

MOTION CARRIED BY UNANIMOUS CONSENT.

6.0 NEW BUSINESS

- 6.1. Discuss, consider, and authorize approval of or take action on first reading of proposed Ordinance 2016-16, amending the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulations", creating a new Section 4.16 "Seabrook Town Center Overlay District Regulations". (Landis)**

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 4, "SPECIAL USE REGULATIONS", CREATING A NEW SECTION 4.16 "SEABROOK TOWN CENTER OVERLAY DISTRICT REGULATIONS", SUCH DISTRICT CONSISTING OF THE AREA LYING WEST OF THE WESTERN EDGE OF STATE HIGHWAY 146 RIGHT-OF-WAY, NORTH OF VERMILLION DRIVE REAR PROPERTY LINES, EAST OF ED WHITE ELEMENTARY SCHOOL, SOUTH OF OAK DALE WAY REAR PROPERTY LINES, AND SOUTH OF SEABROOK METHODIST CHURCH, AS FURTHER DEPICTED IN ATTACHMENT A, HEREIN, BY ADDING SITE AND ARCHITECTURAL REGULATIONS FOR THE AREA KNOWN COMMONLY AS "SEABROOK TOWN CENTER", AND AMENDING SECTION 3.15, "COMPREHENSIVE LAND USE MATRIX", ACCORDINGLY BY ADDING "SEABROOK TOWN CENTER OVERLAY DISTRICT" "USES" PERMITTED BY RIGHT AND BY CONDITIONAL USE WITHIN SUCH DISTRICT; RECODIFYING THE CURRENT SECTION 4.16 "TELECOMMUNICATION TOWERS AND ANTENNAE" UNDER A NEW SECTION 4.25 UNDER THE SAME TITLE, TO ALLOW FOR FUTURE EXPANSION OF ARTICLE 4; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 PER OFFENSE FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.

Mayor Pro Tem Miller recused himself from discussion and voting on this item.

Motion was made by Councilmember Giangrosso and seconded by Councilmember Johnson

To approve on first reading proposed Ordinance 2016-16, amending the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulations", creating a new Section 4.16 "Seabrook Town Center Overlay District Regulations".

MOTION CARRIED BY UNANIMOUS CONSENT.

Mr. Landis stated that it is a rare occurrence to have a developer request restrictions to be held to in the form of an ordinance. He added that this will be a uniform and quality project.

An amended motion was made by Councilmember Giangrosso and seconded by Councilmember Adovasio

To approve on first reading proposed Ordinance 2016-16, amending the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulations", creating a new Section 4.16 "Seabrook Town Center Overlay District Regulations" to include the removal of the wax leaf ligustrum from the list of recommended plants in Attachment A.

AMENDED MOTION CARRIED BY UNANIMOUS CONSENT.

7.0 ROUTINE BUSINESS

7.1. Reports and announcements concerning items of community interest. No discussion or action will be taken by Council.

Council Liaisons:

a. Bay Area Houston Convention & Visitors Bureau – Councilmember Giangrosso stated that at the June 28 League City Council meeting, a vote will be taken as to whether League City will continue to stay with CVB. CVB Board members continue to interview for an executive director.

b. Bay Area Houston Economic Partnership – Mayor Royal stated that BAHEP will begin holding quarterly meetings to discuss issues for the next Texas Legislative session.

c. Bay Area Transportation Partnership – no report

d. Clear Lake Emergency Medical Corps - Mayor Pro Tem Miller stated that the next CLEMC meeting will be June 29.

e. Economic Alliance, Port Region – Mayor Royal stated that there was nothing new to report.

f. Galveston Bay Foundation – no report

g. Hotel Tax Liaison Committee – no report

h. Houston-Galveston Area Council – no report.

7.2. Approve the Action Items Checklist which is attached and made a part of this Agenda.

TXDoT Progress on SH 146 – Ms. Cook stated that staff continues to meet with TXDoT officials for updates. Paul Chavez, Director of Economic Development, had reported that 14-day notices had been received by different business owners. Additionally, Mr. Chavez has put together a great packet for relocation. Mayor Royal stated that the proposed SH 146 levy was off the table, but he wants to see the report.

Strategic Plan Updates – Ms. Cook stated that soon the Thoroughfare Plan and the Comprehensive Master Plan will be complete. Staff recently wrapped up meeting with the facilitator for the 2016 Strategic Plan Action Items and will soon bring the plan to Council for approval.

Project Updates – Ms. Cook stated that clearing of the pad site has begun at the Public Works facility and everything is on schedule.

Motion was made by Mayor Pro Tem Miller and seconded by Councilmember Giangrosso

To approve the Action Items Checklist.

MOTION CARRIED BY UNANIMOUS CONSENT.

7.3. Establish future meeting dates and agenda items

The next meeting will be a joint meeting set for Monday, June 27 at 7:00 p.m.

Upon motion the meeting was adjourned at 8:34 p.m.

APPROVED this 19TH DAY OF JULY, 2016.



Glenn Royal, Mayor



Meredith Brant, TRMC
Assistant City Secretary

