

THE CITY COUNCIL OF THE CITY OF SEABROOK AND THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION MET IN SPECIAL JOINT SESSION ON THURSDAY, JANUARY 12, 2017 AT 6:00 P.M. IN THE SEABROOK CITY HALL, COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED BELOW.

THOSE PRESENT WERE:

GLENN ROYAL	MAYOR
ROBERT LLORENTE	COUNCIL PLACE NO. 1
MIKE GIANGROSSO	COUNCIL PLACE NO. 2
GARY JOHNSON (exc. absence)	COUNCIL PLACE NO. 3
MELISSA BOTKIN	COUNCIL PLACE NO. 4
GLENNA ADOVASIO	COUNCIL PLACE NO. 5
O.J. MILLER	MAYOR PRO TEM & COUNCIL PLACE NO. 6

SEABROOK ECONOMIC DEVELOPMENT CORPORATION:

PAUL R. DUNPHEY	PRESIDENT
TERRY CHAPMAN	VICE-PRESIDENT
GARY BELL	TREASURER
ERNIE DAVIS (exc. absence)	SECRETARY
BRENDA VESELENY	MEMBER

ALSO PRESENT WERE:

GAYLE COOK	CITY MANAGER
SEAN LANDIS	DEPUTY CITY MANAGER
ROBIN HICKS	CITY SECRETARY
STEVE WEATHERED	CITY/EDC ATTORNEY
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

President Paul Dunphey called the meeting to order at 6:02p.m. and declared that a quorum was present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

There were none.

2.0 NEW BUSINESS

EDC only will take action on the below listed item

2.1 The Board of Directors of the Seabrook Economic Development Corporation will consider and take all appropriate action on designation of an EDC representative to attend the Economic Alliance Advocacy trip to Washington D.C. on March 28-31, 2017, and

designation of an EDC representative to attend the Citizens for Space Exploration trip to Washington D.C. on May 23-26, 2017. These are budgeted items. (Chavez)

Motion was made by Mayor Glenn Royal and seconded by Vice-President Terry Chapman.

To appoint EDC Treasurer Gary Bell for the Economic Alliance Advocacy trip to Washington D.C. on March 28-31, 2017.

To appoint EDC President Paul Dunphey for the BAHEP Citizens for Space Exploration trip to Washington D.C. on May 23-26, 2017.

MOTION CARRIED BY UNANIMOUS CONSENT.

3.0 WORK SESSION

3.1 Conduct a joint work session to hear a presentation on and review an update on the proposed City of Seabrook Master Landscaping and City Branding Plan, to include hardscape, landscape, and parking design concepts for the Old Town Seabrook District. (Landis / Vick)

Mayor Glenn Royal opened the joint work session at 6:07p.m.

Representatives of the SWA Group gave a presentation on background and approach, framework plan, and framework plan concepts for the City of Seabrook Master Landscaping and City Branding Plan, citing the following City documents for guidance : the Comprehensive Master Plan 2035, the Strategic Plan 2016, the Open Space and Parks Master Plan 2012, the Hike and Bike Trails Master Plan 2010, and the Waterfront Development Plan 2006.

SWA presented the following design concepts for the City of Seabrook Master Landscaping and City Branding Plan:

- Reforestation completed after detention construction around intersection of Red Bluff Rd. and SH146
TXDOT is proposing detention construction within its right of way at Red Bluff, and more than likely would not incorporate reforestation at this location as part of the Highway 146 expansion project. However, a TXDOT landscape program architect has indicated to SWA that if the City requests it, TXDOT would fund and complete reforestation at the location, using the TXDOT standard reforestation scheme, after the completion of the 146 expansion project. No cost would be incurred by the City.

City Council and EDC Board agreed and gave direction to SWA to request reforestation at Red Bluff using the standard TXDOT reforestation palette.

- Pedestrian bridge proposal around intersection of Red Bluff Rd. and SH146
SWA proposed a trail system connection that would be a separate City project, not funded by TXDOT.

City Council and EDC Board did not wish to move forward with the SWA proposal on the pedestrian bridge.

- Gateway monument structure for Seabrook
SWA explained that TXDOT's standard gateway monument structure size is 20ft x 20ft x 20ft., and includes the name of the City on or near the piece. Any structure that fits within TXDOT's standard scale is accepted and funded by TXDOT as a gateway monument to the City. SWA proposed a "sailboat themed" structure that met the 20x20x20 size requirements; however, it was obvious the structure was too small and would be lost in the open landscape and large highway construction.

SWA further explained that should the City choose to not include the name of the City on the gateway monument, there is no TXDOT limitation on size. SWA proposed a colorful migratory patterned sculpture that was large enough to be seen and that could definitely identify Seabrook in its reminder of both the various bird species spotted in Seabrook and the schools of fish found in the waters and fishing that are such a huge part of Seabrook's culture.

Because TXDOT might not fund, or fully fund, a large sculpture like the proposed migratory patterned piece, SWA informed the Council and EDC Board about the Government Community Enhancement Program, which is a statewide program that provides grant funding for landscape improvements like gateway monuments for which any City can apply.

City Council and EDC Board agreed to have SWA pursue ideas for a larger monument, the same as or similar to the migratory pattern proposed.

- Wave scheme designs for the MSE wall coping detail of State Highway 146
TXDOT no longer offers the 3-dimensional wave designs as displayed on the Galveston causeway. The City has the option to stay with TXDOT's standard regional wave scheme design.

City Council and the EDC Board agreed to move forward with the standard regional wave scheme design.

- Migratory patterns or sailboats as the theme for the MSE wall panel designs of State Highway 146
Below the wall coping is a flat wall consisting of 3 to 4 various pre-cast concrete panels of about 5ft x 10ft standard size. Should the City choose to have a custom design built for the MSE walls, TXDOT's preference would be to work with a

137 *design that incorporates between 4 and 6 panels, which would be within*
138 *TXDOT's budget guidelines.*

139
140 *After reviewing both the migratory pattern and sailboat themes, City Council and*
141 *the EDC Board did not come to a consensus. SWA will come back with more*
142 *specific concepts for each theme.*
143

- 144 • Proposed reforestation and trails along the power line corridor on the west side of
145 SH146
146 *TXDOT has proposed regional detention construction in this area.*

147
148 *City Council and the EDC Board agreed to have SWA move forward with designs*
149 *for reforestation and trails along the power line corridor on the west side of*
150 *SH146.*
151

- 152 • Potential boat-themed art structures under the intersection of Nasa Rd. 1 and SH
153 146 as a smooth transition pedestrian crossing to Main Street.

154
155 *City Council and the EDC Board did not comment on this design concept.*
156

- 157 • Under bridge column structures & designs to match the existing columns for both
158 the existing SH146 bridge and new SH146 expressway.
159 *SWA is recommending, for aesthetic purposes, that Seabrook request TXDOT*
160 *construct columns that are aligned with and matching the existing columns*
161 *under the bridge.*

162
163 *City Council and the EDC Board agreed to have SWA move forward with the*
164 *aligned and matching columns.*
165

- 166 • Customized artful lighting detail on standard Centerpoint poles
167 *There are minimum safety lighting levels that are provided by TXDOT, and if the*
168 *City is interested in amplifying the lighting levels, SWA would advocate in terms*
169 *of a safety standpoint to TXDOT.*
170 *SWA also proposed an additional blue lighting element, not funded by TXDOT,*
171 *that would be a form of secondary lighting that could trace across the outline of*
172 *the SH146 bridge for decorative purposes.*

173
174 *City Council and the EDC Board agreed with the amplified lighting levels*
175 *concept, and would also like to see more lighting under the bridges of the four*
176 *main intersections as well as around the trails for pedestrian safety purposes.*
177

- 178 • Proposal for a robust pedestrian access and recreation amenity infrastructure at
179 the South Trail and boardwalk.

180
181 *City Council and the EDC Board agreed to have SWA move forward with the*

concept.

SWA also presented design concepts for the Old Town Seabrook District. Thru their work on the City of Seabrook Master Landscape and City Branding Plan, SWA is specifically looking at hardscape, landscape and parking design for Old Town Seabrook District:

- Migratory patterns on the walkway
An overall sidewalk/walkway theme that can be tied back to streetscaping on Main Street.
 - Pedestrian Zone
Depending on parking, a proposed 6ft to 12ft wide area along Main Street used for typical garden walkways with palm trees and benches.
 - Staircase
Future developers could build outdoor staircases facing towards pedestrian traffic along the walkway. This concept, in the direction of the walkway flow of traffic, would be inviting to people to enter the businesses.
 - Proposed parking options along Main Street:
 - Option 1: Head in parking along Main Street with 6ft pedestrian zone, migratory patterns, sideways staircases, gardens and benches along pedestrian zone.*
 - Option 2: Parallel parking along Main Street, common for urban setting, have additional 9ft of property to use, 23ft building offset, sidewalks closer to intersections, and similar design concepts as option 1.*
 - Option 3: No parking along Main Street, buildings closer to street, similar design concepts as option 1 and a wider 12ft pedestrian zone.*
- City Council and the EDC Board agreed to have SWA move forward with designs for option 2.*

Deputy City Manager Sean Landis stated that he has had discussions with the Economic Development Corporation about looking at opportunities for centralized parking and other items for the redevelopment of Main Street.

City staff is working through how to modify the zoning ordinance to modify this district and create a master plan for development and redevelopment of the Old Town Seabrook District. Although this project would not be considered as an incentive project for Merlion, the restaurant would be the starting point for the redevelopment of the district. Merlion is a volunteer and a willing participant in this process. As Merlion begins its new relocation transition towards 1205 Main Street, their participation in accepting this master plan as part of their relocation efforts

would be a crucial stepping stone for new businesses coming into the Old Seabrook District. The City's plan is to steer the board in the direction of that big picture for Old Seabrook: what the District is going to be, what the District is going to grow into, and what the needs are to try to make it work.

4.0 EXECUTIVE SESSION

4.1 Section 551.087

Jointly 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)

At 8:04 p.m. Mayor Glenn Royal announced that the City Council and the EDC Board will now hold a closed executive meeting pursuant to the provisions of the Open Meetings Act, Chapter 551 Government Code, and Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.087, Economic Development.

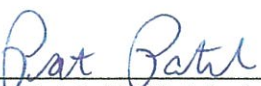
5. OPEN MEETING

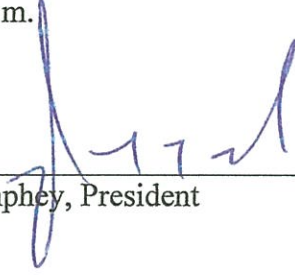
The Governing Body will reconvene in open session to allow for possible action on any of the agenda items listed above under "Executive Session."

The City Council and the EDC Board reconvened at 8:42p.m. No action was taken in executive session

Upon motion duly made, the meeting was adjourned at 8:43p.m.

APPROVED ON THE 9TH DAY OF FEBRUARY, 2017.


Pat Patel, EDC Administrative Assistant


Paul Dunphey, President

APPROVED ON THE 7th DAY OF MARCH, 2017


Robin Hicks, TRMC
City Secretary


Glenn Royal, Mayor

