

1 THE CITY COUNCIL OF THE CITY OF SEABROOK AND THE SEABROOK ECONOMIC
2 DEVELOPMENT CORPORATION MET IN SPECIAL JOINT SESSION ON TUESDAY,
3 JUNE 20, 2017 AT 5:30 P.M. IN THE SEABROOK CITY HALL, COUNCIL CHAMBERS,
4 1700 FIRST STREET, SEABROOK, TEXAS TO CONSIDER, AND IF APPROPRIATE,
5 TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED BELOW.

6
7 THOSE PRESENT WERE:

8 THOMAS G. KOLUPSKI	MAYOR
9 ROBERT LLORENTE	COUNCIL PLACE NO. 1
10 LAURA DAVIS	COUNCIL PLACE NO. 2
11 GARY JOHNSON	COUNCIL PLACE NO. 3
12 NATALIE PICHA	COUNCIL PLACE NO. 4
13 GLENNA ADOVASIO	COUNCIL PLACE NO. 5
14 VACANT	COUNCIL PLACE NO. 6

15
16 SEABROOK ECONOMIC DEVELOPMENT CORPORATION:

17 PAUL R. DUNPHEY	PRESIDENT
18 TERRY CHAPMAN (exc. absence)	VICE-PRESIDENT
19 GARY BELL	TREASURER
20 ERNIE DAVIS	SECRETARY
21 VACANT	MEMBER

22
23 ALSO PRESENT WERE:

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

30
31 EDC President Paul Dunphey called the meeting to order at 5:40pm. Mayor Thom Kolupski also
32 called the City Council meeting to order at 5:46p.m. and declared that a quorum was present.

33
34 **PLEDGE OF ALLEGIANCE**

35
36 **1. PRESENTATIONS**

37
38 **1.1 Presentation honoring and recognizing long time City employee, Arthur Chairez,**
39 **Director of Public Works, for his hard work, loyalty, dedication, and amazing**
40 **accomplishments. (Kolupski).**

41
42 Mayor Thom Kolupski presented a proclamation to recognize long time City employee
43 and Public Works Director Arthur Chairez for his hard work, dedication and loyalty to
44 the City of Seabrook.

45
46 **2. PUBLIC COMMENTS AND ANNOUNCEMENTS**

There were none.

3. JOINT EXECUTIVE SESSION

At 5:48 p.m. President Dunphey announced that the City Council and the EDC Board will now hold a joint 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 Sections 551.071, Consultant with Attorney, and 551.072 Real Property.

4. JOINT OPEN SESSION

At 6:10 p.m. President Dunphey reconvened the meeting in joint open session and stated that Items 3.1 and 3.2 had been discussed in Executive Session, but no action had been taken.

5. NEW BUSINESS – EDC ONLY

5.1 Consider and take all appropriate action on the Funding Agreement regarding the Acquisition of Real Property for Economic Development of "Old Seabrook". (Chavez)

Motion was made by EDC Secretary Ernie Davis and seconded by EDC Treasurer Gary Bell

To approve the Funding Agreement regarding the Acquisition of Real Property for Economic Development of "Old Seabrook" as part of the project notice for the Redevelopment of "Old Seabrook" that was posted on April 15, 2017, in an amount not to exceed \$120,000.

MOTION CARRIED BY UNANIMOUS CONSENT

6. JOINT WORK SESSION

6.1 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. (Landis / Vick)

Representatives of the SWA Group presented for the fourth time on infrastructure modifications, blue star medallions on bridge columns, landscape amenities, lighting modifications, lighting modifications and traffic control modifications 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 conservative preliminary cost estimates:

TDOT Partnership Projects include:

- Infrastructure Modifications – includes improvements under grade separation underpasses and includes non-standard MSE walls, and non-standard coping, and City seal at intersections – approximate cost \$320,000
- Blue Star Medallions on bridge columns – cost to add blue star medallions at top of each wave scheme column
SWA is still trying to figure out if it would be an additional cost to the City to add the blue star medallions or be considered as a TXDOT standard and financed by TXDOT.
- Landscape amenities – custom paver pattern at intersections, custom bollards, 18” concrete barrier wall, and gravel infill – approximate cost \$565,875
Artful amenities under the freeway and complementary to sail theme. SWA is still trying to work out the portion of costs to be paid by the City and the portion to be paid by TXDOT
- Lighting modifications – underpass aesthetic lighting – lighting at underpasses of Red Bluff, East Meyer and Nasa 1, including fixtures, installation and electrical service approximate cost \$395,000
- Lighting modifications – Clear Creek Bridge aesthetic lighting – aesthetic RGB LED lighting of Clear Creek Bridge structure including fixtures, installation and electrical service. Price includes lighting within Seabrook City limits for both Clear Creek Bridge and adjacent SH146 expressway bridge.
approximate cost \$723,000
- Lighting modifications – continuous expressway lighting – continuous lighting along SH146 including fixtures, installation and electrical service. Valmont street light or Centerpoint approved equal, LED, 150’ spacing each side.
approximate cost \$721,000
- Traffic Control Modifications – fully custom traffic signals at all intersections along SH146 including replacement of existing signals at Red Bluff. Does not include installation and electrical service (TXDOT to provide)
approximate cost \$720,000

Question was asked if the above cost estimates would be paid by the City, and SWA responded, “Yes”.

City Financed Projects include: (can happen independent of TxDOT’s construction)

- Gateway Monument at Red Bluff – gateway element at Red Bluff native scape. Includes monument structure, fabrication and installation, concrete footings, optional sail figure, optional city lettering and LED RGB lighting allowance – approximate cost \$630,000
SWA stated that there are grants for gateway projects and beautification like the Keep Texas Beautiful grant, for which the City can apply. .
- Red Bluff Detention Park – site preparation, furnishings, wayfinding, non-standard lighting and associated electrical requirements, non-standard TXDOT planting and irrigation – approximate cost \$236,000

- Linear Detention trail and landscape – site preparation, gravel trails, furnishings, wayfinding package, non-standard lighting and associated electrical requirements, non-standard TXDOT planting and irrigation – approximate cost \$1,100,000
- Gateway at Seabrook Island – Includes monument structure, fabrication and installation, helical footings and LED RGB lighting allowance – approximate cost \$1 million
- Boardwalk and public space near Shipyard Dr. and 10th Street – site preparation, boardwalks, fishing platforms, concrete rip-rap, furnishings, non-standard lighting and associated electrical requirements, non-standard TXDOT planting and irrigation – approximate cost \$837,000
- Boardwalk and public space near boat ramp – (near Outriggers) site preparation, boardwalks, fishing platforms, concrete rip-rap, furnishings, non-standard lighting and associated electrical requirements, non-standard TXDOT planting and irrigation – approximate cost \$1,880,000
- Wayfinding studies for branding districts – approximate cost \$80,000

SWA also explained that the total dollar amount includes design and construction contingency costs at 20% and soft costs like design fees, testing and permits at an additional 20%.

6.2 Jointly consider and take all appropriate action on the City of Seabrook Master Landscaping and City Branding Plan. (Landis / Vick)

Concerns were expressed over the following items:

- Use of the City logo on the MSE Walls: that SWA proposed flipping the City logo to align with the MSE Wall sails, which may cause branding issues.
SWA suggested to set the MSE Wall sails the same direction of the logo, depending on which way the Council and EDC agreed to face the sails on the MSE wall. They recommend being consistent with the City logo which means flipping the sails on the walls.
- Does the SWA fee include preparation for assistance of application for grants?
SWA explained that if it was included it would be under the soft costs 20% contingency
- What is the timeframe for the first seven items in order to get in with TXDOT? City does not want to miss the window of opportunity to have TXDOT pay for some of these items.
SWA did not have any timeframes and is still waiting on feedback from TXDOT.
- What portion of these costs will TXDOT pick up?
SWA explained that most customized propositions are City costs. TXDOT has not given any answers to what they will pay for yet and TXDOT's position is generally if it is customized then they will not pay for it.

City Manager, Gayle Cook, explained that TXDOT is approaching 50% design and 60% drawings and the City will have to have an advanced funding agreement in place before design is at 100%. The money would have to be advanced to TXDOT per the design selections made tonight. The proposed agreement would have to be signed around

182 January; therefore, SWA and the City still has a few months to go back to talk to
183 TXDOT regarding what is prioritized tonight.

184 Ms. Cook suggested a decision be made on the top and secondary priorities that would
185 give SWA direction to go back and discuss with TXDOT. Based on the priorities laid
186 out tonight, the next phase would be adding the priorities into a design contract with
187 TXDOT.

188 She also explained that the top priorities have to be what fits into TXDOT projects, and
189 some of the City financed, customized projects could be postponed to a later time.
190

191 Concern was expressed about the prices being too high and extremely exaggerated.
192 SWA explained that the numbers are based on TXDOT's explanation that the City
193 would cover 100% of anything custom, and these numbers would be realistic.
194 However, SWA would need to start negotiating with TXDOT for additional custom
195 designs.

196 Council and EDC wanted to hear more of what TXDOT would be paying and wanted to
197 know if SWA had a relationship with TXDOT in order to provide a more accurate picture
198 of which entity will pay for which design features and what the actual costs would be. .
199 Council and EDC asked to see more drawings from TXDOT to see what they have
200 included in the road construction. Since TXDOT revealed that this overall project would
201 cost about \$170 million dollars, the question was asked if the proposed \$4.1 million of
202 project costs could be negotiated by SWA. If TXDOT at the 50-60% design phase then
203 what could SWA bring back to Council and EDC after talking with TXDOT? Is it
204 possible to negotiate down to half of the \$4.1 million and could that be done before
205 TXDOT is at 80%?

206 SWA stated negotiations were possible and that one of the things they have done along
207 with City administration is to make the point to TXDOT that this is not just a TXDOT
208 project, this is an economic development project that's going to have a huge impact on
209 two major cities who depend vitally on tourism.
210

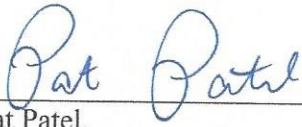
211 Questions and concerns expressed were: What can the City afford to pay? What is the
212 City willing to fight for? And what can TXDOT provide?
213

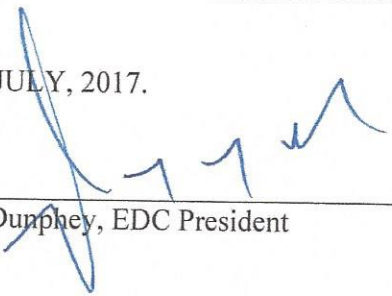
214 Top priorities were not chosen because members of both bodies expressed that they
215 wanted all the options that SWA proposed. Everyone agreed that all projects were
216 equally as important; it is crucial to know what TXDOT will provide before making any
217 further decisions.
218

219 EDC President Paul Dunphey directed staff to find a company that can tell the City what
220 TXDOT is going to do and what TXDOT is willing to provide. City Manager Gayle
221 Cook thanked both governing bodies for their direction and stated that City Staff will
222 schedule another meeting with TXDOT.
223

224 Mayor Thom Kolupski upon motion duly made adjourned the meeting at 7:04 p.m.
225
226
227

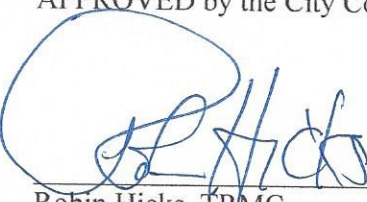
228 APPROVED by the EDC Board ON THE 13TH DAY OF JULY, 2017.
229
230

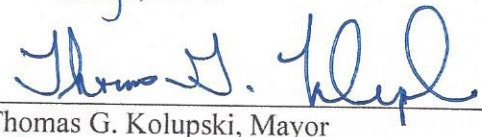
231 
232 _____
233 Pat Patel,
234 EDC Administrative Assistant
235
236
237
238
239



Paul Dunphy, EDC President

240 APPROVED by the City Council ON THE 1ST DAY OF Aug, 2017.
241
242

243 
244 _____
245 Robin Hicks, TRMC
246 City Secretary
247
248
249



Thomas G. Kolupski, Mayor

