

The City Council of the City of Seabrook met in regular session on Tuesday, September 19, 2017 at 7:15 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:

|                 |                                        |
|-----------------|----------------------------------------|
| THOM KOLUPSKI   | MAYOR                                  |
| ROBERT LLORENTE | COUNCIL PLACE NO. 1                    |
| LAURA DAVIS     | COUNCIL PLACE NO. 2                    |
| GARY JOHNSON    | MAYOR PRO TEM &<br>COUNCIL PLACE NO. 3 |
| NATALIE PICH    | COUNCIL PLACE NO. 4                    |
| GLENNA ADOVASIO | COUNCIL PLACE NO. 5                    |
| JOE MACHOL      | COUNCIL PLACE NO. 6                    |
| GAYLE COOK      | CITY MANAGER                           |
| SEAN LANDIS     | DEPUTY CITY MANAGER                    |
| STEVE WEATHERED | CITY ATTORNEY                          |
| ROBIN HICKS     | CITY SECRETARY                         |

Mayor Kolupski called the meeting to order at 7:15 p.m. and led the audience in the United States and Texas Pledge of Allegiance.

**1. PRESENTATIONS**

**1.1 Introduction of new Seabrook Police Officer Aron Booth and administration of Oath of Office. (Wright / Hicks)**

Chief Sean Wright introduced new officer Aron Booth, and explained that Officer Booth was employed at Seabrook and working during Hurricane Harvey, even though he had only been with the City for two weeks. Chief Wright also stated that in 25 years of police work, he had never met an individual that fit so well and worked so hard. Officer Booth showed up and asked what he needed to do. This dedication and hard work is a great testament of the City and the caliber of people that want to work for Seabrook. In addition, while Officer Booth was in Seabrook during the storm, his wife and child were at home without him in Texas City.

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

Helen Burton, Chair of the Open Space and Trails Committee, asked the Mayor and the Director of Public Works (who is over the Parks Department) to come up to the podium to accept the 3<sup>rd</sup> place award for the Keep Texas Beautiful grant application written by Committee member, Sally Antrobus.

Ms. Burton stated that the Committee has been very active during the last quarter.

40 Approval of a Boy Scout troop project to get rid of variegated cane near the trail at the  
41 Evelyn Meador Library was completed. The troop placed self-made signs along the trail to  
42 notify those using the trail that the project was approved and giving general information about  
43 the project activities. The troop cut and baled about two truckloads, which had to be hauled to  
44 the library for pickup. In addition, the boy scouts bagged 5 or 6 huge garbage bags of leftover  
45 debris. The cane is growing back after two rounds of cutting, but it is getting thinner.

46 Ms. Burton showed Council a picture of swarms of kids playing on the Splash Pad on  
47 Repsdorph.

48 New Park trail signs have been installed at Baybrook, Pine Gully, Wildlife, Meador, and  
49 Robinson Parks. In addition to the location of the trails, the new sign indicates the location of  
50 Pelicans around Seabrook and the location of future trails. The Committee wants to initiate a  
51 scout project like the mileage sign at pine gully for all parks because people like to know how far  
52 they walk.

53 The tree seedlings planted at Meador and Pine Gully Parks are doing ok, some better than  
54 others.

55 A huge thank you and congratulations goes out to the crew that put Seabrook back  
56 together after Hurricane Harvey. The trails and parks were opened extremely quickly,  
57 immediately. They've done a wonderful job. Debris was picked up that was in Meador Park,  
58 and Pine Gully Pier, which was damaged in the storm, has been blocked. Seabrook staff will  
59 repair the bridge in-house.

60 Wild Boars are out and about, and Animal Control tracked 69 hogs in the last fiscal year.

61 A project has been started to get rid of invasive species at Hester Park, McCartney Rose;  
62 however, those working on the project are waiting for the weather to cool before continuing.

63 The Committee has been in contact with a volunteer, who specializes in native prairies  
64 and works closely with Armand Bayou, wants to get rid of invasive near Robinson. He's been  
65 planting native species in the Seabrook Prairie.

66 The Keep Texas Beautiful grant application was a good drill, and as a result, the  
67 Committee has learned how to keep volunteer hours, which will give future grant applications  
68 more credibility. Parks volunteers are now logging hours on a monthly basis.

69 The Committee is contemplating the creation of a bee garden grant. Several people on  
70 the Open Space and Trails Committee are interested in promoting the repopulation of local bees.  
71 The idea has been thrown around that this might be a project that would be a good partnership  
72 with Seabrook Intermediate's Science Magnet Program.

A Committee member received an email from The Texas Parks and Wildlife Department stating that the TPWD will advertise birding events for free, so a bird event idea is in the works. The event might be someone from the Audubon Society giving a presentation or leading a group on a birding hike. These types of events will draw people to Seabrook.

The Committee has considered places to install benches in the parks. Most people want memorial benches placed at Pine Gully, and it is getting over crowded at this point. The Committee prioritized other park locations where benches are really needed and gave the list to staff for consideration.

Trees have been ordered for the tree planting in 2018. All of those ordered are seedlings, as bigger trees were already all sold. In addition, the City has been given a tree grant from Apache for 150 trees that are bigger than 1 gallon trees. There will be a total of 750 planted in 2018. 1,100 were planted last year.

The Committee's Annual Park Staff Appreciation Luncheon will be held on October 11. The Committee has put on this lunch every year for the past 6 or 7 years to thank the Parks staff who does an awesome job of maintaining Seabrook parks and community.

## **2. 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, shall be limited to city business or city-related business or matters of general public interest, and shall not include any personal attacks. 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.*

Robert Kidd, 1021 Victoria, spoke about the code compliance item, specifically page 10, paragraph 399, "Standards for repair, vacation, or demolition", Sub items 2 and 4.

The use of "alleged" in item 2 to describe a dangerous building is not used in any other place in the document.

Also in item 2, it states that the City hearing officers will determine if a structure can be feasibly repaired or the condition remedied. The prerogative of repair or demolition should be with property owner.

In item 4, the City decides if the building is 50% or more damaged; and therefore, determines that the building cannot be repaired. The owner should prescribe the solution, not the City. The City should not make any more decisions than necessary in these situations.

Finally, item 4 says that value of the structure may be evidenced by comparing the valuation by HCAD. Comparing it to what? It doesn't say what the City is going to compare it with. It's a good solution to use previous and current evaluations, if appropriate.

109 **2.1** Mayor, City Council and/or members of the city staff may make announcements about  
110 city/community events. (Council)

111 Councilmember Adovasio announced several upcoming events, including: Carothers  
112 workshop Yoga for Beginners; Seabrook Salt Water Derby Calcutta; The 8<sup>th</sup> Annual Salt Water  
113 Derby; the Galveston Bay Songwriters Festival; the Gulf Coast Film Festival and Awards  
114 Dinner; the Toughest 10k; a CCISD Cross Country Meet; and Bike Around the Bay.

115 **3. SPECIFIC PUBLIC HEARINGS**

116 **3.1** Conduct a Public Hearing on Proposed Text Change to Chapter 18, "Buildings and Building  
117 Regulations," Article IV, "Standards", Division 12, "Substandard, Unsafe Buildings - Dangerous  
118 Buildings". (Kondejewski)

119  
120 AN ORDINANCE AMENDING THE SEABROOK CITY CODE, CHAPTER 18,  
121 "BUILDINGS AND BUILDING REGULATIONS", ARTICLE IV, "STANDARDS",  
122 DIVISION 12, "SUBSTANDARD, UNSAFE BUILDINGS - DANGEROUS BUILDINGS",  
123 PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 PER OFFENSE  
124 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE;  
125 REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN  
126 CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY

127  
128 Mayor Kolupski opened the public hearing.

129  
130 Nick Kondejewski, Building Official, explained this proposal is for text changes and  
131 corrections to clean up the language for the legally prescribed substandard building process.

132  
133 No speaker came forward.

134  
135 Mayor Kolupski closed the public hearing.

136  
137 **3.2** Conduct a Public Hearing on and Present the FY 2017-18 Seabrook Economic  
138 Development Corporation Budget. (Chavez)

139  
140 Mayor Kolupski opened the public hearing.

141  
142 Paul Chavez, Director of Economic Development, stated that the FY 2017-18 Budget was  
143 approved unanimously by the Seabrook Economic Development Board of Directors. The  
144 advertising budget has been raised from last year's budget to the maximum allowed by law.  
145 Items in the works include redevelopment of Old Seabrook; trail system connectivity; water tank  
146 relocation; and Main Street development. Mr. Chavez asked Council to note that the income

level for EDC staffing is the same as last fiscal year at the recommendation of the Finance Department because of the unknowns with the Highway 146 expansion. The incentive program budget has been increased to hopefully accommodate businesses on 146 that want to expand or relocate. If the incentive fund is exceeded, the EDC Board discussed using the remaining fund balance for incentives. There is \$180,000 in reserves.

No speakers came forward.

Mayor Kolupski closed the public hearing.

### 3.3 Conduct a Public Hearing on and Present the FY 2017/18 Seabrook Crime Control and Prevention District Budget (Wright)

Mayor Kolupski opened the public hearing.

Police Chief Sean Wright stated that the Crime Control and Prevention District budget is used to assist police department operations and also used for the fleet replacement program.

No speakers came forward.

Mayor Kolupski closed the public hearing.

## 4. **BID AWARDS**

4.1 Consider and take all appropriate action on a Bid Award for CIP WW6 for upgrades/repairs as part of Phase 2 to the City of Seabrook Wastewater Treatment Plant (WWTP) to include work on Clarifier No. 2 and the existing plant Lift Station, to lowest bidder R.P. Contractors, Inc. and authorize the City Manager to enter into and execute a contract between the City of Seabrook and R.P. Contractors, Inc. for awarded upgrades/repairs as part of Phase 2 to the City of Seabrook Wastewater Treatment Plant (WWTP) to include work on Clarifier No. 2 and the existing plant Lift Station, in an amount not to exceed \$690,400.00. (Craig)  
ATTACHMENTS: Agenda Briefing Clarifier Bid Tab Seabrook Recommendation WW6 CIP 1295 Form

Brian Craig, Assistant Director of Public Works was available for questions. The particular company has not worked with the City, but has worked with Cobb Fendley and did a good job. This contractor was able to bid low because they perform much of the work in-house. This contractor is bonded.

Motion was made by Councilmember Picha and seconded by Councilmember Adovasio

To approve a Bid Award for CIP WW6 for upgrades/repairs as part of Phase 2 to the City of Seabrook Wastewater Treatment Plant (WWTP) to include work on Clarifier No. 2 and the existing plant Lift Station, to lowest bidder R.P. Contractors, Inc. and authorize the City Manager to enter into and execute a contract between the City of Seabrook and R.P. Contractors, Inc. for awarded upgrades/repairs as part of Phase 2 to the City of Seabrook Wastewater Treatment Plant (WWTP) to include work on Clarifier No. 2 and the existing plant Lift Station, in an amount not to exceed \$690,400.00.

MOTION CARRIED BY UNANIMOUS CONSENT

## **5. *CONSENT AGENDA***

**5.1** Approve proposed Resolution 2017-20, "Adoption of the City's Investment Policy". (Gibbs)

A RESOLUTION ADOPTING THE INVESTMENT POLICY FOR THE CITY OF SEABROOK IN ACCORDANCE WITH STATE LAW AND THE PUBLIC FUNDS INVESTMENT ACT (PFIA).

**5.2** Approve the list of accounts for "write off", in the amount of \$6,240.44, to be effective September 30, 2017. (Gibbs)

**5.3** Approve the City Manager recommendation and designation of Sean Landis (Deputy City Manager) as Primary Acting City Manager and Sean Wright (Chief of Police) as Secondary Acting City Manager, pursuant to Seabrook City Charter Section 3.05, in the case of the City Manager's absence or disability in the performance of duties. (Cook)

**5.4** Approve the Clear Lake Emergency Medical Corps (CLEMC) monthly report for August 2017. (Hunter)

**5.5** Approve the Seabrook Volunteer Fire Department (SVFD) monthly report for August 2017. (Gutaker)

**5.6** Approve the Seabrook Police Department monthly report for August 2017. (Wright)

**5.7** Approve the Seabrook Building Department monthly report for August 2017. (Landis)

225 **5.8** Approve an excused absence for Councilmember Johnson for the August 15, 2017 regular  
226 City Council meeting. (Hicks)

227  
228 **5.9** Approve the minutes of the August 28, 2017 City Council Emergency Meeting. (Dearman)

229  
230 Motion was made by Councilmember Adovasio and seconded by Councilmember Llorente

231  
232 To approve the Consent Agenda as presented.

233  
234 MOTION CARRIED BY UNANIMOUS CONSENT

235  
236 **6. NEW BUSINESS**

237  
238 **6.1** Consider and take all appropriate action on first and final reading of proposed Ordinance  
239 2017-36, "Crime Control and Prevention District Budget FY 2017/18". (Wright)

240  
241 AN ORDINANCE APPROVING AND ADOPTING THE SEABROOK CRIME CONTROL  
242 AND PREVENTION DISTRICT BUDGET FOR THE FISCAL YEAR BEGINNING ON  
243 OCTOBER 1, 2017 AND ENDING ON SEPTEMBER 30, 2018 FOR THE CITY OF  
244 SEABROOK; APPROPRIATING FUNDS; AND NOTING A PUBLIC HEARING WAS  
245 HELD BY THE SEABROOK CITY COUNCIL ON SEPTEMBER 19, 2017.

246  
247 Motion was made by Councilmember Johnson and seconded by Councilmember Llorente

248  
249 To approve on first and final reading proposed Ordinance 2017-36, "Crime Control and  
250 Prevention District Budget FY 2017/18".

251 MOTION CARRIED BY UNANIMOUS CONSENT

252  
253 **6.2** Consider and take all appropriate action on first and final reading of proposed Ordinance  
254 2017-37, "EDC Budget Ordinance FY 2017/18". (Chavez)

255  
256 AN ORDINANCE APPROVING AND ADOPTING THE SEABROOK ECONOMIC  
257 DEVELOPMENT CORPORATION BUDGET FOR THE FISCAL YEAR BEGINNING  
258 ON OCTOBER 1, 2017 AND ENDING ON SEPTEMBER 30, 2018 FOR THE  
259 CITY OF SEABROOK; APPROPRIATING FUNDS; AND NOTING A PUBLIC HEARING  
260 WAS HELD BY THE SEABROOK CITY COUNCIL ON SEPTEMBER 19, 2017.

261  
262 Motion was made by Councilmember Johnson and seconded by Councilmember Adovasio

To approve on first and final reading proposed Ordinance 2017-37, " EDC Budget Ordinance FY 2017/18".

MOTION CARRIED BY UNANIMOUS CONSENT

*The City Manager asked Council to move item 6.5 up in the agenda, so that the Capital Reserve Fund is approved prior to the approval of Budget Amendment No. 4.*

**6.5** Consider and take all appropriate action on first reading of proposed Ordinance 2017-41, "Establishing a Capital Reserve Fund". (Gibbs)

AN ORDINANCE ESTABLISHING A CAPITAL RESERVE FUND TO BE USED TO PROVIDE A FUNDING SOURCE FOR CAPITAL PROJECTS IDENTIFIED BY THE CAPITAL IMPROVEMENTS PLAN (CIP) OR OTHER PROJECTS APPROVED BY CITY COUNCIL; AMENDING FY 2016-17 GENERAL FUND BUDGET, AUTHORIZING A TRANSFER OF FUNDS TO THE CAPITAL RESERVE FUND; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

Gayle Cook, City Manager, explained that this item was discussed when Council held budget deliberations. There are surplus funds that were discussed being used for future CIP projects. Ordinance 2017-41 will establish a fund as discussed. Based on current fiscal year's projected surplus, staff is proposing \$100,000 as start up for the Capital Reserve Fund, and the budget will need to be amended in item 6.3 to account for transfer of surplus funds into the newly established Capital Reserve Fund, if Council so approves.

Motion was made by Councilmember Llorente and seconded by Councilmember Machol

To approve on first reading proposed Ordinance 2017-41, "Establishing a Capital Reserve Fund".

MOTION CARRIED BY UNANIMOUS CONSENT

**6.3** Consider and take all appropriate action on first reading of proposed Ordinance 2017-39, "Budget Amendment No. 4 Fiscal Year 2016-2017". (Gibbs)

AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, ADOPTING AMENDMENT NO. 4 TO THE BUDGET OF THE CITY OF SEABROOK, TEXAS, FOR THE FISCAL YEAR 2016-2017; BY PROVIDING DETAILED LINE INCREASES; BY MAKING SUPPLEMENTAL APPROPRIATIONS; AND PROVIDING THE EFFECTIVE DATE THEREOF.

Motion was made by Councilmember Llorente and seconded by Councilmember Adovasio

To approve on first reading proposed Ordinance 2017-39, "Budget Amendment No. 4 Fiscal Year 2016-2017", in the total amount of \$176,250.00.

MOTION CARRIED BY UNANIMOUS CONSENT

**6.4** Consider and take all appropriate action on first reading of proposed Ordinance 2017-40, "Amendment to Update Regulations for Substandard/Unsafe Structures". (Kondejewski)

AN ORDINANCE AMENDING CHAPTER 18 OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, ENTITLED "BUILDINGS AND BUILDING REGULATIONS," ARTICLE IV, ENTITLED "STANDARDS," DIVISION 12, "SUBSTANDARD, UNSAFE BUILDINGS," BY UPDATING THE SUBJECT DIVISION 9, IN ITS ENTIRETY, SUBSTITUTING, REVISING AND ADDING NEW PROVISIONS UNDER THE SAME TITLE REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR PENALTIES IN AN AMOUNT NOT TO EXCEED \$2,000.00 UNLESS OTHERWISE SPECIFIED HEREIN

Motion was made by Councilmember Davis and seconded by Councilmember Machol

To approve on first reading proposed Ordinance 2017-40, "Amendment to Update Regulations for Substandard/Unsafe Structures".

MOTION CARRIED BY UNANIMOUS CONSENT

**6.6** Consider and take all appropriate action on first reading of proposed Ordinance 2017-42, "Update of Master Fee Schedule". (Gibbs)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, TO UPDATE "APPENDIX B", ENTITLED "MASTER FEE SCHEDULE" BY UPDATING AND AMENDING THE WATER AND WASTEWATER UTILIY RATES TO BE EFFECTIVE WITH THE FIRST BILLING IN OCTOBER; MAKING FINDINGS OF FACT; REPLACING RESOLUTION 2016-17; REPEALING AND REPLACING ALL REFERENCES TO SUCH FEES AND CHARGES IN ALL ORDINANCES OR RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR NOTICE AND EFFECTIVE DATE

Motion was made by Councilmember Johnson and seconded by Councilmember Picha

To approve on first reading proposed Ordinance 2017-42, "Update of Master Fee Schedule".

MOTION CARRIED BY UNANIMOUS CONSENT

**6.7** Consider and take all appropriate action on first reading of proposed Ordinance 2017-38, "The Commons at Seabrook Modified PUD". (Landis)

AN ORDINANCE AMENDING ORDINANCE 2013-23 APPROVING "THE COMMONS AT SEABROOK PUD" LOCATED AT 3300 BAYPORT BOULEVARD GENERALLY NORTH OF SEABROOK CIRCLE AND SOUTH OF BAYVIEW DRIVE, FOR A 5.71 ACRE TRACT OF LAND, MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, BY REVISING THE PLANNED UNIT DEVELOPMENT ("PUD") PLAN, REGULATIONS, RESTRICTIONS AND CONDITIONS ("PLAN") ONLY IN RELATION TO ALLOWING THE CREATION OF RESERVES "A" AND "B"; AND APPROVING MODIFICATION TO "EXHIBIT E" PERMITTED LAND USES, TO ALLOW FUEL AND CONVENIENCE STORE AS AN ADDITIONAL PERMITTED LAND USE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY

The Planning and Zoning Commission chair, Michael Potts, present the Planning & Zoning report on this item. The Commission unanimously voted to recommend approval. The Commission discussed that some of the concerns, like lighting at the convenience store, would be overcome or overshadowed by other factors, like lighting for the freeway.

*Council members in favor of approval:*

- expressed understanding that the originally approved PUD plan with class A retail and fast food restaurants was not possible now because of the amount of right-of-way footage taken by TXDOT and explanations of the change to residents would involve TXDOT's taking;
- Because the feeder road will increase traffic in the area, a gas station will be needed and the revenues will be beneficial to the City.

*Council members opposed to approval:*

- stated that there is a Shell station 1 mile down the road; therefore, a gas station at this location is not necessary;
- expressed concern over setting a precedent for approving gas stations as part of future PUD documents;

- 380 • expressed concern regarding whether this concept was in line with the Master Plan;
- 381 • expressed concern with being able to see the Class A retail behind the gas station because
- 382 businesses will not want to rent space that cannot be seen from the street;
- 383 • expressed concern with the aesthetics and design, given that the gas station will be near
- 384 the luxury apartments and in front of Class A retail, and wanting to know if Council can
- 385 dictate the design elements;
- 386 • expressed concern regarding the look and height of the gas station signage;
- 387 • expressed concern that this location is the gateway to the City and a gas station was not
- 388 the vision during the update of the Master Plan and during the original approval process
- 389 for this PUD.

390 Steve Weathered, City Attorney, stated that legal precedent would not be set with  
391 approval of the requested amendments, and Council would decide policy issues.

392 Sean Landis, Deputy City Manager, explained that the original approval of the PUD was  
393 with an expectation that the corporate branding would be for fast food. The Council has the right  
394 to require architectural elements in the PUD, so Council could require the developer to come  
395 back with a standard at the 2<sup>nd</sup> reading. Each pad site is allowed to have a freestanding sign of  
396 44 foot maximum height. The only restriction in the PUD is a requirement for a multi tenant  
397 sign. The height of the sign in the front falls back to the current sign ordinance, which allows a  
398 maximum height of 25 feet.

399 Motion was made by Councilmember Llorente and seconded by Councilmember Johnson

400

401 To approve on first reading proposed Ordinance 2017-38, "The Commons at Seabrook Modified  
402 PUD" with the condition that design standards be created and presented at the 2<sup>nd</sup> reading.

403 MOTION CARRIED BY 4-3 VOTE, with Mayor Kolupski, Councilmember Davis, and  
404 Councilmember Picha voting nay

## 405 7. ***ROUTINE BUSINESS***

406

### 407 7.1 Update on the Chesapeake Bay Master Plan. (Friedrichs)

408

409 Bill Friedrichs stated that the bank committee deciding on financing did not meet as  
410 scheduled due to the recent hurricane. The committee is rescheduled to meet tomorrow (9/20).  
411 Everything looks good for tomorrow. Because banks were nervous about assets being under  
412 water, Mr. Friedrichs sent videos of his properties to the bank to verify they were not affected by  
413 the rains and flooding. The equity is solid, and has passed inspection by the third party  
414 company. All contractors have responded to inquiries that they are ok and ready to work, and  
415 have submitted letters that they will hold their original pricing quotes. The hope is that approval  
416 will be given at tomorrow's bank committee meeting. Dirt should be moving within the month,

or less, and construction should take 2 or 3 months. The sales office and construction office trailers will be on site by the end of September or the first week in October.

## 7.2 Update on the 3rd Annual Celebration Seabrook Festival. (Dearman)

LeaAnn Dearman, Director of Communications, stated that the preparations for the 3<sup>rd</sup> Annual Celebration Seabrook are going smoothly. The team is on track on sponsorship goals with Port of Houston pledging \$25,000 and the creation of a custom sponsorship for them for Veteran's Day and Seabrook Association sponsoring the kid zone at \$5,000. There are 15 confirmed artists. The team is working out logistics and securing the bounce house. The Pirate Show, Bugs on Wheels, Henna Tattoo, Juggler, Face Painting, and T-shirt painting will be back again this year. In addition to food trucks, the hope is to have local restaurants and maybe concessions as food options. Acme will be providing rentals, as lowest bidder for all requested items. Public Works is working on security setup and the security and emergency plans are in place. Marketing efforts include updated rack cards and posters. Billboards and print ads will start in October. This year's event will be one day, on November 11, and will be bigger and better than the first year.

## 7.3 Approve the Action Items Checklist which is attached and made a part of this Agenda. (Council)

TXDOT – Gayle Cook, City Manager, stated that she received an email notification that Union Pacific and TXDOT have officially closed on Aug. 29. A press release has not been issued yet. Staff has had two meetings with SWA, and TXDOT has provided some answers on the landscaping and branding that staff will address at the September 21 joint meeting with EDC. Public Works and Cobb Fendley met with TXDOT today and got good answers with regard to drainage, which will result in an updated CIP project for 146 and utilities. The environmental have been completed on KFC and Popeyes, and TXDOT is stating that these will come down soon, but staff hasn't seen anything. Two more hearings are scheduled for tomorrow at City Hall tomorrow.

Projects – Ms. Cook explained that staff is still working on punch list for the Public Works Complex, but public works staff has moved into the building. Animal Control has not moved in yet because of incomplete kennels. Staff will have an update on the final punch list tomorrow. The City is waiting on the final AIA for final cost. The hope is that a permanent C/O will be issued and open date will be September 30. Concrete will be poured and the fence will go up tomorrow. The electric fence is going up Saturday. Public Works staff will have training on the fuel system tomorrow. Five percent retainage is around 380,000. The part-time Animal Control position has not been advertised yet. The Water Tank by the traffic circle is in and full.

There are several CIP projects in motion now: wastewater treatment plant, engineering for sanitary sewer, and Cedarbrook. Public Works is extremely busy.

Motion was made by Councilmember Davis and seconded by Councilmember Adovasio

To approve the Action Items Checklist

MOTION CARRIED BY UNANIMOUS CONSENT

**7.4 Update on Hurricane Harvey expenses and claims, and all other associated items. (Cook)**

Gayle Cook, City Manager, stated that reimbursement activities are shaping up a little bit better than expected. Payout for emergency protective services personnel costs is \$185,000, which includes overtime, emergency pay, and standby pay. Debris removal costs may be under \$50,000. FEMA meetings are still being held. Engineers have taken a look at Pine Gully Pier and the costs of repair will be several thousand dollars. Other than the deductible, all other damage and Harvey related expenses for the City are covered by TML insurance. Staff is looking at mitigation efforts and researching how to apply for FEMA project grants. The number one priority is to push for funding for the wastewater treatment plant. The state has rolled out a recovery project called Rebuild Texas and the Mayor is meeting tomorrow to see if we can push the wastewater treatment plant through that project.

**7.5 Establish future meeting dates and agenda items. (Council)**

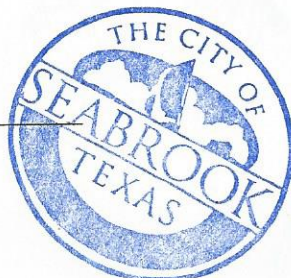
There will be a joint meeting on Thursday, September 21, with EDC, to discuss the City of Seabrook Master Landscaping and City Branding Plan. Council members Picha, Adovasio, Llorente, Kolupski and Davis will be in attendance.

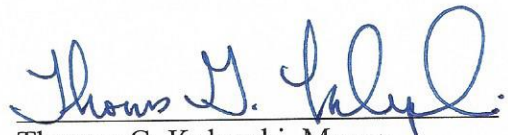
If a quorum is available, there will also be a joint meeting on October 26 with the Planning & Zoning Commission to look at an overlay district for the Highway 146 corridor with design standards.

Upon motion duly made and seconded, Mayor Royal adjourned the meeting at 8:55 p.m.

Approved this 26<sup>th</sup> day of September, 2017.

Robin Hicks, TRMC  
City Secretary



  
Thomas G. Kolupski, Mayor