

1 THE CITY COUNCIL OF THE CITY OF SEABROOK AND THE SEABROOK ECONOMIC
2 DEVELOPMENT CORPORATION MET IN SPECIAL JOINT SESSION ON THURSDAY,
3 SEPTEMBER 21, 2017 AT 7:00 P.M. IN THE SEABROOK CITY HALL, COUNCIL
4 CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO CONSIDER, AND IF
5 APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED
6 BELOW.

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8 THOSE PRESENT WERE:

9 THOM KOLUPSKI	MAYOR
10 ROBERT LLORENTE	COUNCIL PLACE NO. 1
11 LAURA DAVIS	COUNCIL PLACE NO. 2
12 GARY JOHNSON (exc. absence)	COUNCIL PLACE NO. 3
13 NATALIE PICHA	COUNCIL PLACE NO. 4
14 GLENNA ADOVASIO	COUNCIL PLACE NO. 5
15 JOE MACHOL (exc. absence)	MAYOR PRO TEM &
16	COUNCIL PLACE NO. 6

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18 SEABROOK ECONOMIC DEVELOPMENT CORPORATION:

19 PAUL R. DUNPHEY	PRESIDENT
20 TERRY CHAPMAN	VICE-PRESIDENT
21 GARY BELL	TREASURER
22 ERNIE DAVIS	SECRETARY
23 KEVIN FERGUSON	MEMBER

24
25 ALSO PRESENT WERE:

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

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32 Mayor Thom Kolupski called Council to order at 7:00p.m. and declared that a quorum was
33 present.

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35 EDC President Paul Dunphey called EDC to order at 7:00p.m. and declared that a quorum was
36 present.

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38 **PLEDGE OF ALLEGIANCE**

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40 **1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

41
42 There were none.

43
44 **2. JOINT WORK SESSION**

2.1 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)

Seabrook City Manager, Gayle Cook, presented the following items to the boards:

TxDOT SH146 Project Enhancements - estimated project totals based on conceptual level design

- Infrastructure modifications (\$320K) – *includes non-standard MSE walls, non-standard coping, city seal at intersections. TxDOT would cover 100%*
- Blue Star Medallions on Bridge Columns (\$455K) – *cost to add blue star medallions at top of each wave scheme column. TxDOT would cover 100%*
- Landscape Amenities (\$566K) – *includes custom paver pattern at intersections, custom bollards, 18" concrete barrier wall, and gravel infill.*
- Lighting Modifications – Underpass Aesthetic Lighting (\$395K) – *lighting at underpasses of Red Bluff, East Meyer and Nasa 1 including fixtures, installation and electric service. Conduit work would be covered by TxDOT but not the lighting systems.*
- Lighting Modifications – Clear Creek Bridge Aesthetic Lighting (\$952K) – *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. Conduit would be covered by TxDOT. Possibly joint project with Kemah.*
- Lighting Modifications – Continuous Expressway Lighting (\$721K) – *Continuous lighting along SH146 including fixtures, installation and electrical service. Valmont street light or CenterPoint approved equal, LED, 150' spacing each side.*
- Traffic Control Modifications (\$720K) – *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). TxDOT would cover 100%.*

TxDOT SH146 Project Enhancements subtotal \$4.1million. TxDOT through the Design Team agreed to build in the following elements to the design: TxDot will include:

- Retaining Wall Fascia (MSE Wall Design) – *sail boat design*
- Coping
- Bed Prep for Landscape Zone – *anything that is native planning*
- Brackets, Conduits and Conductors – *anything that can be built into the electrical preset*

City Costs

- Retaining Edge / Retaining Walls
- Special Bollards – *nautical flair not part of TxDOT's design set. 6 foot spacing needed on pedestrian pathways.*
- Pavers (IF different type of color)
- Two Tone Rip Rap – *possibly get credit for cement.*
- Landscaping (IF not the native package)
- Maintenance – Annually

- SWA Construction Phase Services

TxDOT Requirements

- Detailed Signed and Sealed Drawings
- Spec Sheets
- Estimate and Quantities
- Needed by DECEMBER 1st

Phase 1 – SWA (City Agreement / Hotel Occupancy Tax Funds \$88,600)

- Task 1: Mobilization, Reconnaissance & Inputs
- Task 2: Preliminary Concept Document
- Task 3: Refined Concept Document
- Task 4: Preliminary Costing
- Task 5: Documentation

Phase 1 all takes completed and paid out the \$88,600 thru Hotel Occupancy Tax (HOT) funds.

Phase 2 – SWA

- \$157,500 fee for scope of services
- \$8,000 reimbursable expenses – (*ex. copying, printing, mileage, for 8 meetings*)
- Total of \$165,500
- Exclusions – most of the third party sub-contractor services are anticipated to be covered by TXDOT after drawings are submitted.

City Manager Gayle Cook stated that the \$157,500 fee does not include engineering costs. It includes all the design sheets, spec sheets, different design sets and exact measurements of they need to be fabricated, more of a design rather than an engineering function. SWA will engage the services of sub-consultants for electrical, structural and irrigation design. Per the proposed agreement, SWA will prepare design documentation for “City branded” MSE Walls, coping at MSE walls, bollards, curb edge / retaining walls, intersection pavers, painted signal poles, rip rap in two tones, landscape, irrigation, brackets, conduits and conductors.

Future EDC / City Project

Construction costs – enhancements

- Two tone gravel
- Bollards
- Curb edge
- Pavers (may not be a cost item)

Maintenance

- TxDOT comes only 3 times a year – anything additional will be on City
- Liter and maintenance on Rip Rap
- Bollard Repair and Replacements
- Curb Edge Repairs
- Paver Repairs

- Landscaping (above native planting)
- Contract for Traffic Control Pole replacement – *City is asking for powder coated intersection poles which TXDOT has agreed to purchase and install the first one. TXDOT requires the City to purchase for additional inventory since it's not part of their normal stock.*

City may possibly be responsible for maintenance costs for lighting under the bridge. The MSE Wall design will also be carried all the way down the expansion at FM517, therefore the City would ask TXDOT and find out who will be responsible for maintenance costs.

City Projects

- Gateway Monument at Red Bluff (\$630K) – *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.*
- Red Bluff Detention Park (\$236K) – *includes site preparation, furnishings, wayfinding, non-standard lighting and associated electrical requirements, non-standard TxDOT planting and irrigation.*
- Linear Detention Trail and Landscape (\$1.2Million) – *includes site preparation, gravel trails, furnishings, wayfinding package, non-standard lighting and associated electrical requirements, non-standard TxDOT planting and irrigation.*
- Gateway at Seabrook Island (\$1million) – *Gateway element at Seabrook island. Includes monument structure, fabrication and installation, helical footings, and LED RGB lighting allowance.*
- Shipyard Dr. Boardwalk and Public Space (\$837K) – *includes site preparation, boardwalks, fishing platforms, concrete rip-rap, furnishing, non-standard lighting and associated electrical requirements, non-standard TxDOT planting and irrigation.*
- Boat Ramp Boardwalk and Public Space (\$1.9million) – *includes site preparation, boardwalks, fishing platforms, concrete bulkhead at water edge, new boat ramp, furnishings, non-standard lighting and associated electrical requirements, non-standard TxDOT planting and irrigation.*
- Wayfinding Package (\$80K) – *Wayfinding studies for branding districts.*

City Project Enhancements subtotal \$5.7million.

Next Steps:

- Funding and approval for Phase 2 – EDC and/or Council with fund designation
- Consideration of EDC funding construction elements – possible direction for Staff to prepare a Project Notice “SH146 Project”

City Manager Gayle Cook proposed that Phase 2 be funded out of Hotel Occupancy Tax (HOT) funds since there are ample reserves in that fund and it's still the same scope. She stated that they have approximately \$1.3 million in Hotel Occupancy Tax funds which meets the branding criteria.

She also stated that on the flip side is now knowing there will be some price tag attached as we get into the specs that we have some costs that we will possibly ask EDC to fund, and anything over \$10,000 would require a Project Notice for EDC.

3. NEW BUSINESS

3.1 Jointly consider and take all appropriate action on the proposal from SWA Group for professional design services concerning additional landscaping and branding for advancement of the aesthetic projects with TxDOT, in an amount not to exceed \$157,500 plus reimbursable expenses estimated at \$8,000. (Landis/Cook)

Board members asked City Manager Gayle Cook some of the following questions:

- Will SWA include the design/drawings for the conduits for both the lighting modifications at the Clear Creek Bridge and the continuous Expressway lighting?
SWA would design the lighting modifications for the bridge. City Manager Gayle Cook stated it would not be for the expressway. The City is not asking for conduit for the expressway since electric would cost, and since it's not TxDOT's standard poles and spacing would be different, and maintenance would be back on the City.
- Is SWA designing this for the entire project/entire corridor?
SWA will prepare design documentation for only as stated above on Phase 2
- Have we talked with Kemah at all?
Yes Seabrook has talked with the City of Kemah and to our knowledge there is no rebuttal of going forward with this. But they were clear to say that they were not paying for any of this. Seabrook did talk about the bridge lighting and Kemah did say they would like to be a participant of some form or fashion. EDC President Paul Dunphey stated that the City of Kemah is two years behind on the SH 146 project and Seabrook is ahead of the game. Mayor Kolupski also stated that he brought the subject of sharing the cost of lighting the bridge to Kemah and they said they would look into it.
- Is TxDOT putting in irrigation?
City Manager Gayle Cook stated that is correct and TxDOT did agree to put in irrigation. On the few places we have landscaping options, mainly on the North side it would be limited along with maintenance costs. There is a list of what TXDOT is calling native planning on a Green Ribbon Project so everything that's in the conceptual drawing right now pretty much fits in their Green Ribbon concept right now.
- Have any businesses asked for relocation funds?
EDC Director Paul Chavez stated that no businesses have come forward for relocation funds yet. EDC President Paul Dunphey stated that EDC planned for it and anticipated how much money EDC would spend for relocation. He stated that other than the potential for SH146 expansion, EDC has nothing major planned except the Old Seabrook redevelopment project and possible future construction costs for other EDC projects. Mr. Dunphey suggested that EDC focus on things like the boat ramp boardwalk, trail and public space, shipyard boardwalk trail and east/west connector. Mr. Dunphey stated that EDC's focus should be on improvements on quality of life, and improvements on attractions to our City and where people live and those kinds of businesses. He also

suggested that SWA take a look at the pedestrian package for NASA Rd. 1 and SH 146 intersection and see how Seabrook can work on bringing that down onto Main Street. The board agreed that this could possibly be the next focus for EDC.

To approve the proposal from SWA for \$157,500 plus \$8,000 to be taken from the Hotel Occupancy Tax funds to promote tourism and branding.

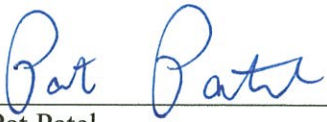
Motion made by Council Member Robert Llorente and seconded by Council Member Glenna Adovasio.

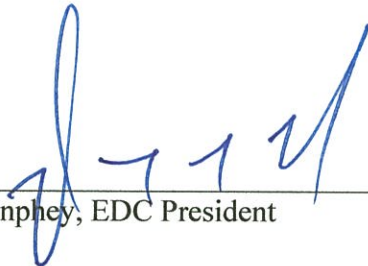
MOTION CARRIED BY UNANIMOUS CONSENT

The EDC board agreed that a project notice was to be presented to them at the next EDC meeting for the SH146 Project. No motion was needed.

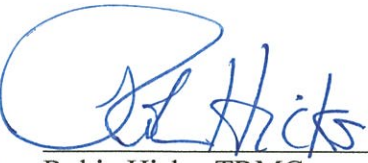
Upon motion duly made, the meeting was adjourned at 7:57p.m.

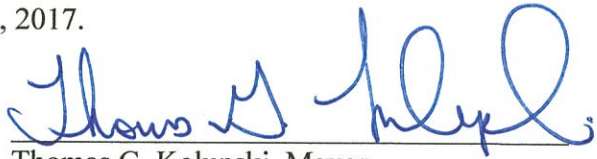
APPROVED ON THE 12TH DAY OF OCTOBER, 2017.


Pat Patel,
EDC Administrative Assistant


Paul Dunphy, EDC President

APPROVED ON THE 7TH DAY OF NOVEMBER, 2017.


Robin Hicks, TRMC
City Secretary


Thomas G. Kolupski, Mayor

