

The City Council of the City of Seabrook met in regular session on Tuesday, November 19, 2019 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:

THOM KOLUPSKI	MAYOR
ED KLEIN	COUNCIL PLACE NO. 1
LAURA DAVIS – Ex. Abs.	COUNCIL PLACE NO. 2
JEFF LARSON	COUNCIL PLACE NO. 3
NATALIE PICHA	MAYOR PRO TEM
	COUNCIL PLACE NO. 4
BUDDY HAMMANN – Ex. Abs.	COUNCIL PLACE NO. 5
JOE MACHOL	COUNCIL PLACE NO. 6
GAYLE COOK	CITY MANAGER
SEAN LANDIS	DEPUTY CITY MANAGER
STEVE WEATHERED	CITY ATTORNEY
STEPHANIE MARTINEZ	EXEC. ADMIN. ASST.

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

1. INTERVIEW CANDIDATE

1.1 Interview candidate for a position on the Seabrook Board of Adjustment. *City Council*

Terry Moore, 2709 N. Meyer, has lived in Seabrook for 5 years. Mr. Moore was on the 2019 Charter Review Commission.

1.2 Interview candidate for a position on the Seabrook Ethics Review Commission. *City Council*

Marcy Fryday, 801 Bryan Ave., has lived in the Clear Lake area for many years. Has been involved in many City boards and projects.

2. PRESENTATIONS

2.1 Presentation of the Post Event Report for Yachty Gras 2019.

Dr. Howard presented the Seabrook City Council with an award. The event took place February 23, 2019. This event keeps growing every year. Yachty Gras is a positive, goal-oriented organization formed to bring tourism to the Bay Area communities. The event promotes the boating community and area businesses with the purpose of raising funds for local non-profit organizations that impact the Bay Area. This is the only family friendly event during Mardi Gras. During the 2019 Yachty Gras Event, Seabrook hotels were booked at an average of 95% capacity. The Yachty Gras event filled the hotels, this event is doing what it was set out to do.

There are concerns with how the SH146 expansion will affect future events. The kick-off party for the next Yachty Gras event will be January 18, 2020 and the boat parade will be February 15, 2020..

2.2 Presentation of the Open Space and Trails Committee Quarterly Report.

Helen Burton, Chair of the Open Space and Trails Committee, presented the quarterly report to Council as seen in Attachment A.

3. **PUBLIC COMMENTS AND ANNOUNCEMENTS**

There were none.

3.1 Mayor, City Council, and/or members of City Staff may make announcements about City/Community events, including other agency events and meetings attended by City Council members. *City Council*

Councilmember Klein announced several upcoming events: Thanksgiving Break, Tree Lighting, Santa Run, Bird Count, and Breakfast with Santa.

4. **SPECIFIC PUBLIC HEARINGS**

4.1 Conduct a Public Hearing on a Request to change the zoning classification of land described below from the current classification of R-2 Single-Family Detached Residential (Small Lots) to 146-M (SH 146 Main Commercial District). **Owner:** Jason Morman, P.O. Box 188, Seabrook, Texas 77586. **Legal Description:** Seabrook Island, Section 4, Reserve C, being a 10.3586 Acre Tract situated in Abstract 52 in the Ritson Morris Survey, Harris County Texas. This property is located east of Palm Bay Circle, south of Scenic Shore Drive, and immediately west of State Highway 146. *Sean Landis, Deputy City Manager*

Mayor Kolupski opened the public hearing.

Pam Latiolais, 2229 Scenic Shore Dr., stated that she listens to what is happening around the community. The question is what is the best use of the land? Drainage and heavy lighting in the back of the property are a concern. Ms. Latiolais is no longer opposed to changing the zoning classification after meeting with the developers. They addressed all her concerns and said the development may with drainage.

Billy Schwander, 308 Lake Shore Dr., stated his family has been a fixture in the City for many years. Mr. Schwander stated that property is a good spot for an indoor sports complex. This sports complex would allow children to have afterschool programs, and also give another area for practice during inclement weather.

Daniel Wheeler, 501 N. Sarah Deel Dr., is the president for NASA Pony League. The baseball league serves around 100 families in the area. Mr. Wheeler stated that an indoor sports complex

could be very beneficial for this area. It is something that is more local and will keep money in the area.

Tom Knickerbocker, an attorney, opposed the rezoning of the property due to mineral right ownership and stated that there can be no development on this land since the property is deed restricted and is an operating site for oil and gas.

David Montoya, 2727 Kingwood, is opposed to the rezoning of this property and wants the community to know that he is very focus on producing records for this property. The property is deed restricted and is an operating site for oil and gas. There will be wells coming to drill oil on this property. Mr. Montoya stated that he is approachable and willing to tell what he will be doing with the property. Mr. Montoya stated that he loves natures and when the field is developed it will look like a park.

Mayor Kolupski closed the public hearing.

4.2 Conduct a Public Hearing on a Request for a Master Sign Plan for the property located at 2000 - 2100 Highway 146 (Miramar Shopping Center). *Sean Landis, Deputy City Manager*

Mayor Kolupski opened the public hearing.

No speakers came forward, Mayor Kolupski closed the public hearing.

4.3 Conduct a Public Hearing on a Request to add "Restaurant-Fast Food" and "Restaurant-Full Service" to the Comprehensive Parking Regulation Matrix (Section 5.05) of the Code of Ordinances of the City of Seabrook and creating new associated parking regulations and a Request to create definitions for "Restaurant-Fast Food" and "Restaurant-Full Service" to the Zoning Ordinance in Appendix A of the Code of Ordinances, in Section 1.10. *Sean Landis, Deputy City Manager*

Mayor Kolupski opened the public hearing.

No speakers came forward, Mayor Kolupski closed the public hearing.

5. BID AWARD

5.1 Consider and take all appropriate action on a Bid Award to lowest bidder, Gemini Contracting Services, Inc. for a City-Wide conversion of the chemical disinfecting equipment at City Water Plant 1 and City Water Plant 2 (City owned Water Wells) from free chlorides to chloramine for Project No. 2019-317-01. *Brian Craig, City Engineer and Assistant Director of Public Works*

Motion was made by Councilmember Klein and seconded by Councilmember Larson

To approve a Bid Award to lowest bidder, Gemini Contracting Services, Inc. for a City-Wide conversion of the chemical disinfecting equipment at City Water Plant 1 and City Water Plant 2 (City owned Water Wells) from free chlorides to chloramine for Project No. 2019-317-01

MOTION CARRIED BY UNANIMOUS CONSENT

6. **CONSENT AGENDA**

6.1 Approve a contract between the City of Seabrook and TDIndustries for A/C Replacement at the Seabrook Volunteer Fire Department and EMS Station under CIP FAC 13, in an amount not to exceed \$160,000.00. The Bid Award was approved and awarded to TDIndustries at the November 5, 2019 Regular City Council meeting for an amount not to exceed \$160,000.00.
Brian Craig, City Engineer and Assistant Director of Public Works

6.2 Approve on second reading proposed Ordinance 2019-20, "Restaurant-Fast Food." *Sean Landis, Deputy City Manager*

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE LAND USE REGULATION MATRIX", BY ADDING "RESTAURANT-FAST FOOD" AS A "PERMITTED" USE WITHIN THE FOLLOWING LAND USE DISTRICTS: "MEDIUM COMMERCIAL (C-2)", "HEAVY COMMERCIAL (C-3)", "SH 146 SOUTH COMMERCIAL (146-S)", "SH146 MAIN COMMERCIAL (146-M)", "LIGHT INDUSTRIAL (LI)", "SEABROOK TOWN CENTER OVERLAY DISTRICT (STCOD)" AND AS A "CONDITIONAL USE" WITHIN THE FOLLOWING LAND USE DISTRICTS: "LIGHT COMMERCIAL (C-1)", "WATERFRONT ACTIVITY (WAD)", "MARINE ORIENTED MIXED USE (MMU)"; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

6.3 Approve on second reading proposed Ordinance 2019-21, "SH 146 S - deleting architectural standards." *Sean Landis, Deputy City Manager*

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.09 "SH 146 SOUTH COMMERCIAL DISTRICT (146-S)", BY DELETING SECTION 3.09.13 "ARCHITECTURAL STANDARDS"; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

179
180 **6.4** Approve on second reading proposed Ordinance 2019-22, "SH 146 M - deleting architectural
181 standards." *Sean Landis, Deputy City Manager*
182

183 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A,
184 COMPREHENSIVE ZONING, ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS
185 AND ASSOCIATED REGULATIONS", SECTION 3.16 "SH 146 MAIN COMMERCIAL
186 DISTRICT (146-M)", BY DELETING SECTION 3.16.13 "ARCHITECTURAL STANDARDS";
187 PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF
188 ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL
189 ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT
190 HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
191 DATE
192

193 **6.5** Approve proposed Resolution 2019-27, "Appointment to the Harris Galveston Subsidence
194 District Board of Directors." *City Council*
195

196 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS,
197 APPOINTING A PERSON TO THE BOARD OF DIRECTORS OF THE HARRIS
198 GALVESTON SUBSIDENCE DISTRICT
199

200 **6.6** Approve proposed Resolution 2019-25, "Casting a Ballot for Harris County Appraisal
201 District Board of Directors." *City Council*
202

203 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS,
204 CASTING ITS BALLOT FOR THE ELECTION OF A PERSON TO THE BOARD OF
205 DIRECTORS OF THE HARRIS COUNTY APPRAISAL DISTRICT
206

207 **6.7** Approve the minutes of the November 5, 2019 regular City Council meeting. *Robin Lenio,*
208 *City Secretary*
209

210 **6.8** Approve the corrected June 18, 2019 City Council meeting minutes. *Robin Lenio, City*
211 *Secretary*
212

213 Motion was made by Councilmember Klein and seconded by Councilmember Machol
214

215 To approve the Consent Agenda as presented
216

217 MOTION CARRIED BY UNANIMOUS CONSENT
218

219 **7. NEW BUSINESS**
220

221 **7.1** Consider and take all appropriate action on first reading of proposed Ordinance 2019-28,
222 "Mobile Food Vendor Regulations." *Sean Landis, Deputy City Manager*

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, CHAPTER 22, "BUSINESSES", ARTICLE II, "FOOD SERVICES" BY CREATING A NEW SECTION 22-51 ENTITLED "MOBILE FOOD VENDORS", WITH ASSOCIATED REGULATIONS UNDER THIS TITLE; REPEALING ALL ORDINANCES OF 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 AND NOTICE

Council discussed the following:

- A mobile food truck would have to be at least 300 feet away from a brick and mortar restaurant.
- Seabrook Police Department and Code Enforcement will be the ones enforcing the regulations on this ordinance.
- City Staff is currently working on developing a permit for this ordinance.
- The food trucks will be paying a permit fee to the City
- Food trucks do have to be operating off a private property.

Motion was made by Klein and seconded by Machol

To approve proposed Ordinance 2019-28, "Mobile Food Vendor Regulations."

MOTION CARRIED BY 4-1 VOTE, with Mayor Kolupski opposed

7.2 Consider and take all appropriate action on first reading of proposed Ordinance 2019-30, "Miramar Shopping Center (2000-2100 Block of State Highway 146) Master Sign Plan."
Sean Landis, Deputy City Manager

AN ORDINANCE APPROVING A MASTER SIGN PLAN FOR THE PROPERTY LOCATED AT THE 2000 TO THE 2100 BLOCK OF STATE HWY 14, "MIRAMAR SHOPPING CENTER", LOCATED IMMEDIATELY EAST OF STATE HIGHWAY 146, NORTH OF HIALEAH DRIVE, SOUTH OF EL MAR LANE, AND WEST OF BAHAMA DRIVE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR EACH DAY OF VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY

The Miramar Shopping center lost their sign because of the SH146 expansion. The Planning & Zoning Commission approved the plan with a 4-2 vote. Many months were spent in creating what the corridor would look like when the expansion idea came forth. With a monument sign, you do not see underneath the sign which is a safety issue. McDonalds was held to this standard when they wanted a monument sign, so should all other businesses.

Motion was made by Mayor Pro Tem Picha and seconded by Councilmember Machol

To reject proposed Ordinance 2019-30, "Miramar Shopping Center (2000-2100 Block of State Highway 146) Master Sign Plan"

MOTION CARRIED BY UNANIMOUS CONSENT

7.3 Consider and take all appropriate action on first reading of proposed Ordinance 2019-31, "Amendment to the Official Zoning Map to Rezone Seabrook Island, Section 4, Reserve C, Being a 10.3586 Acre Tract situated in Abstract 52, Ritson Morris Survey, Harris County, Texas, located East of Palm Bay Circle, South of Scenic Shore Drive and immediately West of State Highway 146 from R-2 to 146-M". *Sean Landis, Deputy City Manager*

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING, SEABROOK ISLAND, SECTION 4, RESERVE C, BEING A 10.3586 ACRE TRACT SITUATED IN ABSTRACT 52, RITSON MORRIS SURVEY, HARRIS COUNTY, TEXAS, AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE, FROM R-2 ("SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT SMALL LOTS") TO 146-M ("SH 146 MAIN COMMERCIAL DISTRICT"); REQUIRING THAT THE ZONING MAP BE AMENDED TO REFLECT THIS REZONING; MAKING SPECIFIC FINDINGS RELATING TO REZONING OF SUCH TRACT; PROVIDING A PENALTY IN AN AMOUNT OF NOT MORE THAN \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY

Luis Garcia, a developer, stated this is a civil matter. There is a major face lift happening in Seabrook and now is the chance to get Seabrook where you want. There will be no more drilling for oil. There will be noise barriers, privacy barriers, and a private gated access. Drainage will be captured in 3 channels. There will be soft lighting and no windows installed on the back of the building. Entrances for any trucks will be routed through SH146. This project would work for Seabrook.

What Mr. Knickerbocker said is alarming, this is something that the City needs to look into.

Motion was made by Mayor Pro Tem Picha and seconded by Councilmember Klein

To approve proposed Ordinance 2019-31, "Amendment to the Official Zoning Map to Rezone Seabrook Island, Section 4, Reserve C, Being a 10.3586 Acre Tract situated in Abstract 52, Ritson Morris Survey, Harris County, Texas, located East of Palm Bay Circle, South of Scenic Shore Drive and immediately West of State Highway 146 from R-2 to 146-M"

MOTION CARRIED BY 3-2 VOTE, with Councilmember Larson and Councilmember Machol opposed

7.4 Consider and take all appropriate action on first reading of proposed Ordinance 2019-32, "Restaurant - Fast Food and Restaurant - Full Service, Parking Regulations". *Sean Landis, Deputy City Manager*

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 5, "OFF-STREET PARKING, LOADING, INGRESS, AND EGRESS", SECTION 5.05, "COMPREHENSIVE PARKING REGULATION MATRIX", TABLE 5-C, "REQUIRED PARKING SPACES BY LAND USE CATEGORY" BY ADDING RESTAURANT - FAST FOOD AND RESTAURANT - FULL SERVICE, AND CREATING NEW ASSOCIATED PARKING REGULATIONS; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000.00 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Motion was made by Klein and seconded by Picha

To approve proposed Ordinance 2019-32, "Restaurant - Fast Food and Restaurant - Full Service, Parking Regulations"

MOTION CARRIED BY UNANIMOUS CONSENT

7.5 Consider and take all appropriate action on first reading of proposed Ordinance 2019-33, "Creation of Definitions for Restaurant-Fast Food and Restaurant-Full Service". *Sean Landis, Deputy City Manager*

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 1, "IN GENERAL", SECTION 1.10, "DEFINITIONS", BY CREATING DEFINITIONS FOR RESTAURANT-FAST FOOD AND RESTAURANT-FULL SERVICE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000.00 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Motion was made by Klein and seconded by Machol

To approve proposed Ordinance 2019-33, "Creation of Definitions for Restaurant-Fast Food and Restaurant-Full Service"

MOTION CARRIED BY UNANIMOUS CONSENT

356
357 **7.6** Consider and take all appropriate action on first and final reading of proposed Ordinance
358 2019-34, "Amendment No. 1 Amending the Budget for the Fiscal Year Beginning October 1, 2019
359 and ending September 30, 2020 for \$20,056.00". *Michael Gibbs, Director of Finance*
360

361 AN ORDINANCE AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE FISCAL
362 YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020 BY
363 AUTHORIZING CERTAIN ADDITIONS IN THE AMOUNT OF \$20,056 FOR ENTERPRISE
364 FUND; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO
365 FACILITATE THE CHANGES IDENTIFIED; AND FINDING AVAILABLE
366 UNENCUMBERED FUNDS FOR THE SUPPLEMENTAL APPROPRIATION AND/OR
367 RESERVE REDUCTION
368

369 Motion was made by Mayor Pro Tem Picha and seconded by Councilmember Machol
370

371 To approve proposed Ordinance 2019-34, "Amendment No. 1 Amending the Budget for the Fiscal
372 Year Beginning October 1, 2019 and ending September 30, 2020 for \$20,056.00"
373

374 MOTION CARRIED BY UNANIMOUS CONSENT
375

376 **7.7** Consider and take all appropriate action on Resolution 2019-26, "Amendment of the Terms
377 of Office for the Members of the Seabrook Open Space and Trails Committee." *Robin Lenio, City*
378 *Secretary*
379

380 A RESOLUTION AMENDING THE TERMS OF OFFICE FOR THE MEMBERS OF THE
381 OPEN SPACE AND TRAILS COMMITTEE BY ESTABLISHING A TERM EXPIRATION IN
382 JANUARY AND CONFIRMING THAT ALL OTHER ITEMS PERTAINING TO THIS
383 COMMITTEE CONTAINED IN RESOLUTIONS 2009-05, 2009-17, AND 2012-30 SHALL
384 REMAIN IN FULL EFFECT
385

386 Motion was made by Machol and seconded by Klein
387

388 To approve Resolution 2019-26, "Amendment of the Terms of Office for the Members of the
389 Seabrook Open Space and Trails Committee."
390

391 MOTION CARRIED BY UNANIMOUS CONSENT
392

393 **7.8** Consider and take all appropriate action on first of two readings of Resolution 2019-24, "EDC
394 Project Designation for Moshe Allen Doing Business as Americano's Cafe and Approval of EDC
395 Expenditures for Construction Improvements of New Restaurant pursuant to Performance
396 Agreement". *Paul Chavez, Director of Economic Development*
397

398 A RESOLUTION OF THE CITY COUNCIL OF CITY OF SEABROOK, TEXAS,
399 APPROVING A PROJECT OF THE SEABROOK ECONOMIC DEVELOPMENT
400 CORPORATION TO PROVIDE BUSINESS INCENTIVES TO MOSHE ALLEN DOING

BUSINESS AS AMERICAN'S CAFE IN AN AMOUNT NOT TO EXCEED \$68,500.00 FOR CONSTRUCTION AND IMPROVEMENTS FOR A NEW RESTAURANT, PURSUANT TO THE TERMS AND CONDITIONS OF THE "ECONOMIC DEVELOPMENT AGREEMENT", ATTACHED HERETO

Paul Chaves, Director of Economic Development Corporation, stated Americano Café will open in January 2020 at the old JSC location. Americano Café is a breakfast and lunch spot that will include a drive thru. EDC did unanimously approve this incentive.

Motion was made by Klein and seconded by Machol

To approve first of two readings of Resolution 2019-24, "EDC Project Designation for Moshe Allen Doing Business as Americano's Cafe and Approval of EDC Expenditures for Construction Improvements of New Restaurant pursuant to Performance Agreement"

MOTION CARRIED BY UNANIMOUS CONSENT

7.9 Consider and take all appropriate action on a contract between the City of Seabrook and Gemini Contracting Services, Inc. for a City-Wide conversion of the chemical disinfecting equipment at the City Water Plant 1 and City Water Plant 2 (City owned Water Wells) from Free Chlorides to Chloramine, in an amount not to exceed \$198,750.00. *Brian Craig, City Engineer*

Motion was made by Machol and seconded by Klein

To approve a contract between the City of Seabrook and Gemini Contracting Services, Inc. for a City-Wide conversion of the chemical disinfecting equipment at the City Water Plant 1 and City Water Plant 2 (City owned Water Wells) from Free Chlorides to Chloramine, in an amount not to exceed \$198,750.00

MOTION CARRIED BY UNANIMOUS CONSENT

7.10 Consider and take all appropriate action on the appointment of Terry Moore to a regular position on the Seabrook Board of Adjustment for a term to expire January 1, 2021. *Robin Lenio, City Secretary*

Motion was made by Mayor Pro Tem Picha and seconded by Councilmember Klein

To approve the appointment of Terry Moore to a regular position on the Seabrook Board of Adjustment for a term to expire January 1, 2021

MOTION CARRIED BY UNANIMOUS CONSENT

7.11 Consider and take all appropriate action on the appointment of Marcy Fryday to a regular position on the Seabrook Ethics Review Commission for a term to expire October 31, 2021. *Robin Lenio, City Secretary*

446
447 Motion was made by Klein and seconded by Machol
448

449 To approve the appointment of Marcy Fryday to a regular position on the Seabrook Ethics Review
450 Commission for a term to expire October 31, 2021
451

452 MOTION CARRIED BY UNANIMOUS CONSENT
453

454 **8. ROUTINE BUSINESS**
455

456 **8.1** Update and report on various items that require no action, including SH 146 Expansion
457 Project, City of Seabrook CIP Projects, and City of Seabrook Grant Administration.
458 *Gayle Cook, City Manager*
459

460 Gayle Cook, City Manager, gave the presentation and information as seen on Attachment B.
461

462 **8.2** Establish future meeting dates and agenda items, including a discussion on whether to hold
463 the regular City Council meeting on December 17, 2019. *City Council*
464

465 The next regular City Council meeting will be held on Tuesday, December 3, 2019, at 7:00pm at
466 Seabrook City Hall City Council Chambers.
467

468 Upon Council consensus, the December 17, 2019 regular City Council meeting is set.
469

470 **9. CLOSED EXECUTIVE SESSION**
471

472 **9.1 Section 551.072**

473 Conduct a closed executive session to deliberate the purchase, exchange, lease, or value of real
474 property if deliberation in an open meeting would have detrimental effect on the position of the
475 governmental body in negotiations with a third person. *Gayle Cook, City Manager*
476

477 At 8:42 p.m., Mayor Kolupski announced that the City Council will now hold a closed
478 executive meeting pursuant to the provisions of the Open Meetings Act, Chapter 551 Government
479 Code, and Vernon's Texas Codes Annotated, in accordance with the authority contained in
480 Sections 551.017, Consultation with Attorney.
481

482
483 **10. OPEN SESSION**

484 *Council will reconvene in Open Session to allow for possible action on any of the agenda items*
485 *listed above under "Closed Executive Session"*
486

487 At 8:57 p.m., Mayor Kolupski reconvened the meeting in open session and stated that item 9.1
488 had been discussed, but that no action had been taken in executive session.
489

490
491 Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 8:58 p.m.
492

493 Approved this 17th day of March 2020.
494

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503

Stephanie Martinez

Executive Administrative Assistant

DocuSigned by:
Stephanie Guerrero
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DocuSigned by:
Thomas G. Kolupski
94F424767CFF419...

Thomas G. Kolupski
Mayor

DocuSigned by:

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ATTACHMENT A

October 2019 Report to Council





New Flag poles



Birding Class



Osprey are back!



Interactive Osprey sign





Chimney Swift tower
selected by Upper
Texas Coast Big Sit!
Tournament winning
team – CenterPoint
Wirebirds



June 2015

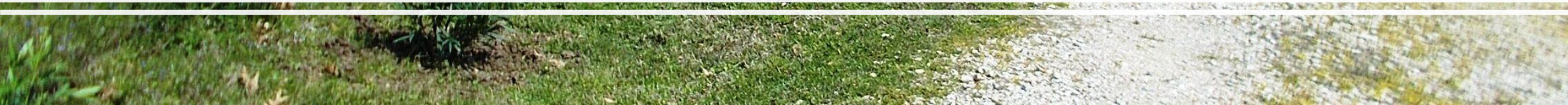




September 2019



May 2014



A photograph of a gravel path leading through dense green foliage. On the left, there are large, leafy trees. On the right, there are flowering bushes with pink and yellow blossoms. The path leads towards a body of water in the distance, with a wooden fence visible on the right side. The sky is blue with some light clouds.

September 2019



Seabrook Prairie

• Coastal tallgrass prairies once dominated the landscape from Lafayette, LA to Corpus Christi, TX but are now extremely rare. This small pocket prairie preserves native grasses, adding a refuge for other native plants, insects and birds in Seabrook's mosaic of habitats.



• For more Prairie information, scan the QR code here:





Baybrook

















Fall Sweep 2019



8 volunteers



4 city staff



100 pounds of trash



5 pounds of recycle cans and bottles



1 tire



some lumber

Volunteer hours



Hours to date 2089 – value
\$51,577.41



Community Service hours –
1433.5



Total volunteer hours – 3522.5
worth \$86,970.53



Tree planting

- Apache tree grant - 100 size 5 gallon trees – January 4
- Anonymous donor paid for Trees of Houston to plant 50 10 gallon trees and water them – Will plant in Meador and Friendship on December 18



ATTACHMENT B

To: Honorable Mayor and City Council
From: Gayle Cook, City Manager
Date: November 19, 2019

Subject: City Council Update Report

1. SH 146 Expansion

Main Street – City Public Works staff today has kept constant communication with field personnel on the Main Street and SH146 intersection as the posted alternate lane closures were underway as posted on the SH146.com site. The intersection did experience a full lane closure and staff received notice back from project management that the contractor will not be allowed to do this again.

Repsdorph/Meyer Intersection – Continued lane closures at this intersection have extended after AT&T repairs were completed. The Project Management team is preparing for other utility placement in this area; however, city staff is emphasizing the need to keep multiple lanes open when at all possible.

The following information was received from TxDOT on closures and posted:

1. **The outside (right) southbound lane on SH146 will be closed on the Clear Creek Bridge (Seabrook/Kemah Bridge) nightly through 11/21/19 from 9:00pm to 5:00am, and the day shift 9:00am to 3:00pm on 11/20/19.** This closure is for demolition work on the edge of the bridge.
2. **The outside (right) northbound lane on SH146 will be closed on the Clear Creek Bridge (Seabrook/Kemah Bridge) 9:00am to 3:00pm on 11/20/19, and 9:00pm to 7:00am on 11/22/19 and 11/23/19.** This closure is for setting new concrete girders and moving concrete barriers.
3. **Main Street in Seabrook will have alternating lane closures at SH146 from 9:00am to 3:00pm through 11/20/19.** This closure is to install concrete storm sewer under the road. Flaggers and police officers will be used as-needed to maintain two-way traffic.



4. **Towers Boulevard in Seabrook will have alternating lane closures at SH146** from 9:00am to 3:00pm through 11/20/19. This closure is to install water line under the road. Flaggers and police officers will be used as-needed to maintain two-way traffic.
5. **El Mar Lane in Seabrook will have alternating lane closures at SH146** from 9:00am to 3:00pm through 11/22/19. This closure is to install concrete storm sewer under the road. Flaggers and police officers will be used as-needed to maintain two-way traffic.
6. **1st Street in Seabrook will have alternating lane closures at SH146** from 9:00am to 3:00pm through 11/22/19. This closure is to install concrete storm sewer under the road. Flaggers and police officers will be used as-needed to maintain two-way traffic.
7. **1st Street in Seabrook will be fully closed at SH146** from 7:00am to 6:00pm on 11/25/19. This closure is to install concrete storm sewer under the road. Detours are as follows:
 - a. Traffic heading west on 1st Street to SH146 can turn left at Lidstone Avenue and proceed to SH146.
 - b. Traffic attempting to reach 1st Street from SH146 can turn onto eastbound Lidstone Avenue and proceed to 1st Street.

2. Capital Improvement Projects (CIP)

SH 146 City Utility Relocates (CIP W7 and WW8) In Progress

Utility relocation at Meyer conflict with AT&T was resolved.

Marvin Circle Paving and Waterline Improvements (CIP S10)

This project is substantially complete. Punch list items are in progress and this project expected to close out soon.

2019 Waterline Improvements - NASA Rd 1 and Old Seabrook Waterline Improvements (CIP W6 and W14) In Progress

Bores have been completed at NASA near Lakewood Yacht Club, 3rd Street, Anders, First Street, and Cook. An open cut for 12" waterline placement was completed across Meyer.



Fiber Infrastructure Project (CIP FAC10 and FAC11) In Progress

The Fiber Infrastructure Project continues along Repsdorph and the Lakeside traffic circle. All repairs previously reported have been completed on the conflict and the sidewalk is repoured. Staff reported that revised plans were received on this project last week and progress is continuing.

3. Red Bluff Roadway Expansion Project

Thursday, November 14, 2019, marked the official construction kick off for this project. Deputy City Manager and City Engineer attended the pre kick off meeting to hear details on the coordination of the initial phase. Information given to officials included discussing a final base camp location near the Kirby and Red Bluff intersection and anticipated bridge work in sequence with continuing utility modifications and relocations in the upcoming weeks.

4. Grant Update

HMGP Grant - Jeff Galyean, Director of Emergency Management, continues to stay in contact with state and federal officials and on the HMGP Grant for the retro fit of the Wastewater Plant. The next meeting will be held on Wednesday, November 20, 2019.

Hurricane Ike – Jeff Galyean and Mike Gibbs have been working diligently on final closeout of Hurricane Ike and Hurricane Harvey. This week financial statement for closeout of Ike was received. With numerous projects involved in this storm there were some that produced a surplus from estimated costs and some that created a deficit. In the closeout process, the net amount was finally reached for approximately \$14,000.

Hurricane Harvey – With this storm and new electronic portal, city staff is close to reaching a closeout on this storm within the next month.