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The Board of Directors of the Seabrook Crime Control and Prevention District met in teleconference session on Tuesday, October 20, 2020 at 6:00 p.m. and the City Council of the City of Seabrook met in regular teleconference session immediately following the Crime Control meeting 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	COUNCIL PLACE NO. 2
JEFF LARSON	COUNCIL PLACE NO. 3
NATALIE PICHA	MAYOR PRO TEM
	COUNCIL PLACE NO. 4
BUDDY HAMMANN	COUNCIL PLACE NO. 5
JOE MACHOL	COUNCIL PLACE NO. 6
GAYLE COOK	CITY MANAGER
SEAN LANDIS	DEPUTY CITY MANAGER
STEVE WEATHERED	CITY ATTORNEY
ROBIN LENIO	CITY SECRETARY

Crime Control and Prevention District President, Laura Davis, called the Crime Control and Prevention District meeting to order at 6:00 p.m. and conducted roll call to establish a quorum of Board members.

1. CRIME CONTROL PUBLIC COMMENTS AND ANNOUNCEMENTS *– none*

2. CRIME CONTROL CONSENT AGENDA

2.1 Approve the minutes of the September 15, 2020 Seabrook Crime Control and Prevention District meeting. *Robin Lenio, City Secretary*

Motion was made by Member Picha and seconded by Vice President Klein

To approve the September 15, 2020 Seabrook Crime Control and Prevention District meeting.

MOTION CARRIED BY UNANIMOUS CONSENT

Upon motion duly made and seconded, President Davis adjourned the meeting at 6:02 p.m.

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Mayor Kolupski called the meeting to order at 6:03 p.m. and conducted roll call to establish a quorum of Council members.

3. CITY COUNCIL PUBLIC COMMENTS AND ANNOUNCEMENTS *– none*

4. CIP WORKSHOP

4.1 City Council and City staff will hold a workshop to discuss, consider, and if appropriate, take action on the Procurement Process for CIP FAC6 Smart Water Meter Conversion. *Gayle Cook, City Manager; Michael Gibbs, Director of Finance; and Kevin Padgett, Director of Public Works*

City Manager, Gayle Cook, along with Director of Public Works, Kevin Padgett, and representatives from Ameresco went over the history of the City's water meter status, the reasons for having Smart Water Meter Conversion on the CIP Plan, and the process for using a cooperative to make the conversion to Smart Water Meters.

5. PRESENTATIONS

5.1 Presentation of Proclamations to recognize National Fire Prevention Week, October 4-10, 2020, and National First Responders Day, October 28, 2020. *Thom Kolupski, Mayor*

Mayor Kolupski read a proclamation to recognize October 4-10, 2020, as National Fire Prevention Week. Fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire, and residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire.

Mayor Kolupski read a proclamation to recognize October 28, 2020 at National First Responders Day. The brave men and women serving in the emergency response field are vital to the well-being of our citizens of the City of Seabrook, and Seabrook is proud to honor these courageous individuals and their families for their personal sacrifices and commitment to the safety and security of the residents and the visitors of the City of Seabrook.

5.2 Presentation to recognize Seabrook House of Flowers as the Seabrook Economic Development Corporation's Business of the Year for 2020. *Paul Chavez, Director of Economic Development*

This item was moved to the November 3, 2020 City Council meeting.

5.3 Presentation of an update by the developer and the gas service station owner on Retail at the Commons PUD and the lease of retail space on Reserve B. *Bill Friedrichs, WMF Investments, and Edgard Figueroa, Shellmark Engineering*

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Developer, Bill Friedrichs, and Gas Service Station Owner, Ali Sharif, gave an update on the progress of the approval and construction of a Convenience Store and Gas Service Station on Reserve B of the Retail at the Commons PUD to include approval by Chevron, permitting completion by TXDOT, and reasons for delay in construction and date construction must be completed, June 2021.

5.4 Presentation of the Seabrook Economic Development Corporation Bi-Annual Report. *Paul Dunphey, President, Seabrook Economic Development Corporation and Paul Chavez, Director of Economic Development*

Paul Chavez, Director of Economic Development, updated City Council on the activities of the Seabrook Economic Development Corporation over the last six months, as seen in Attachment A.

6. CONSENT AGENDA

6.1 Approve the designation of Mayor Pro Tem, Natalie Picha, as the representative and Mayor, Thom Kolupski, as alternate to the HGAC General Assembly. City Council informally approved these designations on July 21, 2020, with other Council liaison appointments. *City Council*

6.2 Approve the individual agreements between the City of Seabrook and HOT Funds Applicants/Event Holders for HOT Funding Sponsorships for FY2020-2021 for Bay Area Houston Ballet & Theater; Gulf Coast Film Festival; Keels & Wheels; Texas Outlaw Challenge; Yachty Gras. *LeaAnn Petersen, Director of Community & Visitor Relation*

6.3 Approve the reappointment of David Wilkerson and Nathan Lenna to the Ethics Review Commission, for terms to expire October, 2022. *City Council*

6.4 Approve the minutes of the September 15, 2020 regular City Council meeting. *Robin Lenio, City Secretary*

6.5 Approve the minutes of the October 6, 2020 regular City Council meeting. *Robin Lenio, City Secretary*

Motion was made by Councilmember Machol and seconded by Councilmember Klein

To approve the Consent Agenda, as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

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7. NEW BUSINESS

7.1 Consider and take all appropriate action on an Intergovernmental Funding Agreement between the Seabrook Economic Development Corporation and Houston Galveston Area Council (HGAC) for funding a Planning & Feasibility Study for creation of Livable Centers within Seabrook with Seabrook EDC Board of Directors approving a contribution by the SEDC not to exceed $40,049.36. This item was approved by the Seabrook EDC on October 8, 2020. *Paul Chavez, Director of Economic Development*

Motion was made by Councilmember Hammann and seconded by Councilmember Klein

To approve an Intergovernmental Funding Agreement between the Seabrook Economic Development Corporation and Houston Galveston Area Council (HGAC) for funding a Planning & Feasibility Study for creation of Livable Centers within Seabrook with Seabrook EDC Board of Directors approving a contribution by the SEDC not to exceed $40,049.36

MOTION CARRIED BY UNANIMOUS CONSENT

7.2 Consider and take all appropriate action on Resolution 2020-18, "Adoption of the City of Seabrook Public Information Act Repeat Requestor Policy". *Robin Lenio, City Secretary*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, ADOPTING A POLICY FOR A REASONABLE LIMIT ON THE AMOUNT OF TIME TO BE SPENT WITHOUT CHARGE FOR REPEAT PUBLIC INFORMATION REQUESTORS; REQUIRING PAYMENT FOR TIME AND EXPENDITURES INCURRED BEYOND THIS LIMIT; AND PROVIDING FOR EXCEPTIONS

Robin Lenio, City Secretary, explained that approval of Resolution 2020-18 will give the City the option to charge for repeat public information requests by the same person, if those requests take more than 36 hours of staff time per year. The Texas Public Information Act does not allow charges for labor unless the responsive information constitutes 40 or more hard copy pages; therefore, resources are often expended for processing requests that are not recovered. The approval of Resolution 2020-18 will allow some recovery of expended resources when the same person repeatedly requests information and takes up more than 36 hours of staff time.

Motion was made by Councilmember Klein and seconded by Councilmember Davis

To approve Resolution 2020-18, "Adoption of the City of Seabrook Public Information Act Repeat Requestor Policy".

MOTION CARRIED BY UNANIMOUS CONSENT

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7.3 Consider and take all appropriate action on TXDOT Advanced Funding Agreement (AFA) Change Order 36 pertaining to City of Seabrook Utilities, for a refund to the City of $148,224.02. *Brian Craig, Assistant Director of Public Works and City Engineer*

Brian Craig, City Engineer, explained that during the course of installation items arose that changed the scope of the work for the relocation of City utilities, resulting in a refund.

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

To approve a TXDOT Advanced Funding Agreement (AFA) Change Order 36 pertaining to City of Seabrook Utilities, for a refund to the City of $148,224.02.

MOTION CARRIED BY UNANIMOUS CONSENT

7.4 Consider and take all appropriate action on Resolution 2020-17, "Authorization for Submission of Community Development Block Grant - Mitigation (CDBG-MIT)". *Gayle Cook, City Manager*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, AUTHORIZING THE SUBMISSION OF A COMMUNITY DEVLEOPMENT BLOCK GRANT - MITIGATION (CDBG-MIT) APPLICATION TO THE TEXAS GENERAL LAND OFFICE FOR THE HURRICANE HARVEY - STATE MITIGATION COMPETITION AND AUTHORIZING THE CITY MANAGER TO BE DESIGNATED AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZING REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE CDBG-MIT PROGRAM

Gayle Cook, City Manager, stated that the approval of Resolution 2020-17 would authorize the submission of a Community Development Block Grant - Mitigation (CDBG-MIT) application for the Hurricane Harvey State Mitigation Competition for the local cost sharing match toward the Hazard Mitigation Grant Program (HMGP) for the Pine Gully Wastewater Treatment Plant Retrofit Project.

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

To approve Resolution 2020-17, "Authorization for Submission of Community Development Block Grant - Mitigation (CDBG-MIT)".

MOTION CARRIED BY UNANIMOUS CONSENT

8. OLD BUSINESS

8.1 Consider and take all appropriate action on a Change Order Request - Seabrook Wastewater Retrofit Environmental Assessment for Project # 2018-3601-06 in an amount of $36,576.41. *Gayle Cook, City Manager*

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Ms. Cook stated that after substantial design and final routing of infrastructure, additional services were identified for a final Environmental Assessment to be completed that is required for the Hazard Mitigation Grant Program application to proceed to Phase II, thus a Change Order is needed to incorporate the additional services into the scope of work.

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

To approve a Change Order Request - Seabrook Wastewater Retrofit Environmental Assessment for Project # 2018-3601-06 in an amount of $36,576.41.

MOTION CARRIED BY UNANIMOUS CONSENT

9. DISCUSSION

9.1 Discuss, consider and take all appropriate action on Seabrook Special Events for the remainder of the 2020 Calendar Year, beginning November 1, 2020. *LeaAnn Petersen, Director of Community and Visitor Relations*

The City Council discussed various options for Seabrook Special Events for the remainder of the 2020 Calendar Year, beginning November 1, 2020, and made the following determinations:

- *Fall Sweep was approved by unanimous Council consensus, as long as the event occurs outdoors.*
- *Veterans' Day Event was approved with limited activities, outdoors, social distancing, and masks. Councilmember Joe Machol will be organizing and managing this event.*
- *City staff was tasked with bringing three options back to Council on November 17 for holding the Christmas Tree Lighting with safety measures in place for following COVID regulations.*
- *Breakfast with Santa was approved to be held as a drive thru event, with details to be announced as planning for this event is completed.*

10. ROUTINE BUSINESS

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

Ms. Cook presented the updates shown in Attachment B.

10.2 Update and discuss report by City Manager on COVID related issues, including information regarding reopening timeline for Seabrook public meetings. *Gayle Cook, City Manager and Brad Goudie, Director of Emergency Services*

Ms. Cook presented the updates shown in Attachment C.

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10.3 Establish future meeting dates and agenda items. *City Council*

The next regular City Council meeting will be held by teleconference on November 3, 2020 at 6:00p.m.

Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 8:34 p.m.

Approved this 3RD day of November, 2020.

Thomas G. Kolupski

Thomas G. Kolupski
Mayor

Robin Lenio

Robin Lenio, TRMC
City Secretary

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ATTACHMENT A

SEABROOK
ECONOMIC DEVELOPMENT CORPORATION

Seabrook Economic Development Corporation
Semi Annual Report
October 20, 2020

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SEABROOK
ECONOMIC DEVELOPMENT CORPORATION

Seabrook EDC
Goals 2020-2021

1. **Promote Seabrook branding, image enhancement, communication and key marketing initiatives.**

2. **Focus on the development and promotion of Old Seabrook.**

3. **Support initiatives that promote the redevelopment of the business corridor along SH146 and Red Bluff.**

4. **Reviewing and potential expansion of incentives for overall business development incentive for local relocation and new development including district specific incentives.**

5. **Provide guidance to the Seabrook City Council on economic development decisions and future land uses.**

6. **EDC will make recommendations to the City's Capital Improvement Program (CIP) for capital projects such as streets, drainage and other infrastructure improvements that benefit business development.**

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BUSINESS DEVELOPMENT INVESTMENTS 2018-2020

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Business Development Incentives

Tookie's Seafood *2013*	Reimbursement of EDC portion of sales tax	$100,000 $82,863	ACTIVE Amt. Paid To Date
Merlion Thai *2016*	Reimbursement of city permitting fees Reimbursement of EDC portion of sales tax	$ 33,252 $ 40,000 $9,916	COMPLETED ACTIVE Amt. Paid To Date
Mario's Pizza *2017*	Building permit, grease trap, dumpster, & façade Reimbursement of EDC portion of sales tax	$ 59,767 $ 50,000 $9,309	COMPLETED ACTIVE Amt. Paid To Date
Seabrook Marina *2017*	Parking, floating dock and landscaping	$127,370	ACTIVE

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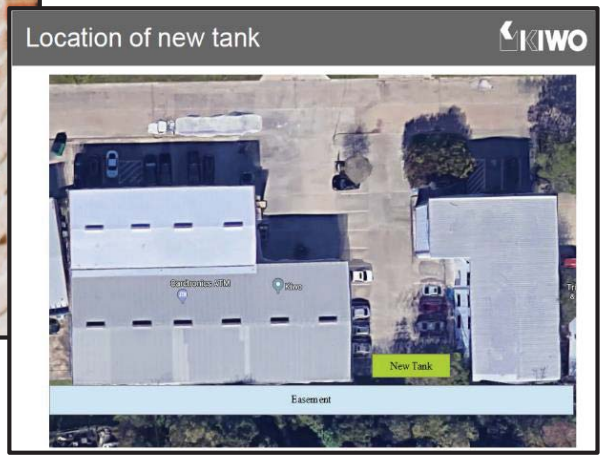
Business Development Incentives
(continued)

Clay Cat Studio *2018*	Reimbursement of building permit fee	$ 5,075	ACTIVE
KIWO *2018*	Sediment Tank Project relocation	$ 84,209	COMPLETED
Americano Café *2019*	Reimbursement for building structure Reimbursement of EDC & City sales tax	$ 34,250 $ 34,250	ACTIVE



$568,173

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PARTNERSHIPS WITH THE CITY

SH146 View Corridor	Partnership with city on funding a branding and identity plan and SH146 Amenity Enhancements	$600,000 (est.)
Main Street Old Seabrook *(Merlion site)*	Walkways, parking and other improvements to Main Street for commercial development	$272,965
Old Seabrook	Parking lot and acquired property for commercial development plus land acquisition	$847,950
Water Tank Relocation	Payment of COs issued by city for water tank / plant relocation	$2.5 million (*May 2018*)
H-GAC Livable Centers Grant	Study for Old Seabrook area	$194,000 (Award) (*September 2020*)

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PARTNERSHIPS WITH THE CITY

(continued)

SEBRI 2020	Seabrook Emergency Business Retention Incentive	$250,000 *$244,500 spent*
Seabrook Dine Local Program	Seabrook Dining Contest due to Covid-19	$355

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SEABROOK EDC INCENTIVE & PROJECT IMPACT ANALYSIS

FISCAL YEAR	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
	ACTUAL						PROJECTED	
EDC Incentives (2)	$0	$40,000	$67,127	$31,543	$143,976	$39,325	$0	
Old Seabrook Project	$0	$0	$183,665	$417,657	$262,438	$0	$0	
SH146 Beautification Project	$0	$0	$0	$269,026	$300,000	$300,000	$100,000	
Hard Costs (1)	$297,000	$456,028	$612,235	$475,203	$600,057	$857,025	$899,876	$944,870
TOTAL	**$297,000**	**$496,028**	**$863,027**	**$1,193,428**	**$1,306,471**	**$1,196,350**	**$999,876**	**$944,870**
Revenues (2)	$863,451	$916,566	$970,912	$990,347	$975,858	$997,333	$886,099	$886,099
PROFIT / (LOSS)	**$566,451**	**$420,538**	**$107,885**	**($203,081)**	**($330,613)**	**($199,017)**	**($113,777)**	**($58,771)**
FUND BALANCE (3)	**$3,092,758**	**$3,318,537**	**$3,520,518**	**$3,363,826**	**$2,844,736**	**$2,542,342**	**$2,428,565**	**$2,369,794**
						as of 9/30/20		
Sales Tax Rebates (2)			*$11,902*	*$22,566*	*$31,274*	*$28,259*	*$36,850*	*$36,850*

(1) Total expenses minus EDC Projects (5617) and EDC Incentives (5620).

(2) Sales Tax Rebates not factored into EDC Incentives and EDC Revenues.

(3) Cash In Bank plus TEXPOOL plus Unrestricted plus Emergency Reserve

Update: September 30, 2020

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SEABROOK
ECONOMIC DEVELOPMENT CORPORATION

DIRECTOR'S ACCOMPLISHMENTS

- SH146 business visits and relocation efforts continued until construction began.
- Seabrook Emergency Business Retention Incentive (SEBRI) established during Covid-19 Pandemic and awarded to 51 businesses. Total amount incentivized: $244,500.
- Site consultants and prospect tours were continuing until COVID-19 paused efforts. Met with representatives from Cushman & Wakefield, Colliers, CMI, CBRE, and JLL.
- Attended virtual Retail Live Tradeshow – the first online tradeshow event in Texas. Discussed sites with national chain prospects.
- New Website, GIS and SH 146 promotional video development
- Advertising campaign initiated for available commercial real estate
- SH146 Website updates and TXDOT meetings
- Partnership acquisition of 1110 Hall Avenue in Old Seabrook for commercial prospects
- Media interviews regarding SH146 expansion and Seabrook development opportunities

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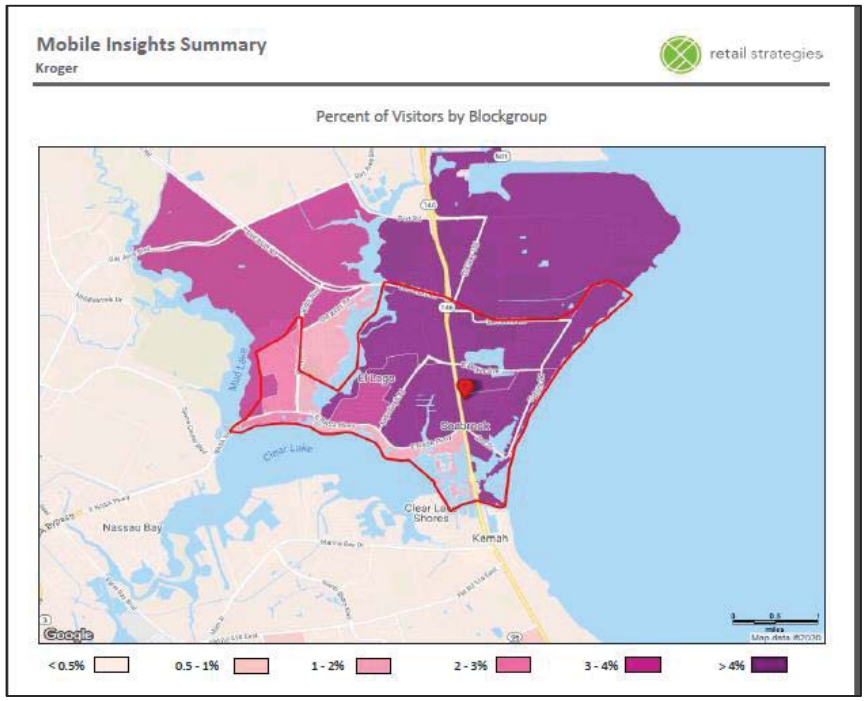
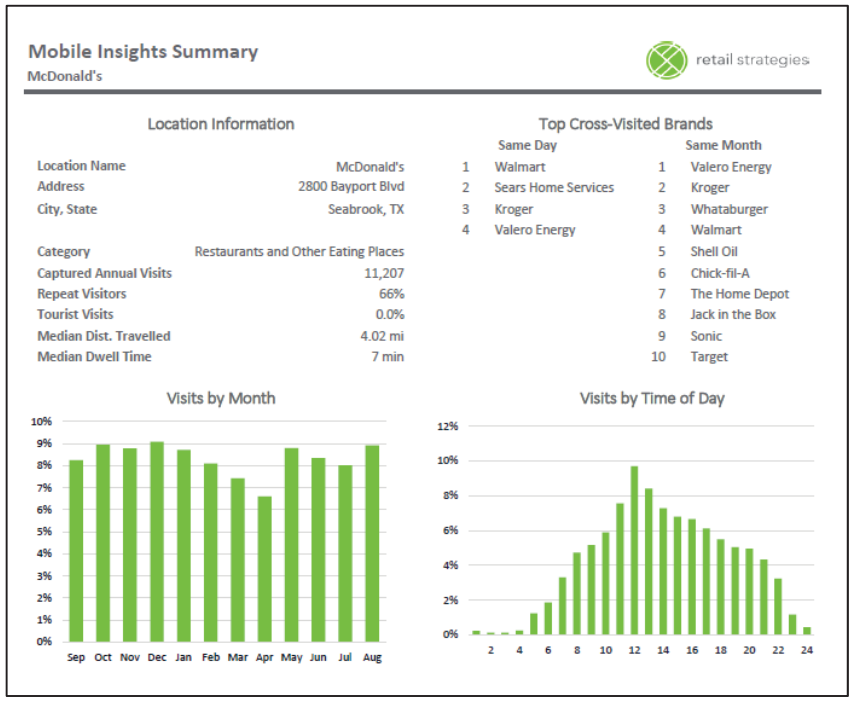
RETAIL STRATEGIES CONSULTING

The Seabrook EDC entered a contract with national site consulting firm **Retail Strategies** for guidance and assistance with retail recruitment and prospect research. To date, Retail Strategies have attended major tradeshows on our behalf, provided insight on prospects, and potential retail impact reports on projects for Seabrook. A marketing brochure and Website was developed from the team to further push the Seabrook market to prospects. Our identified target markets are restaurants, apparel and grocery stores. At any time, cell phone data reports and market profiles can be developed for prospecting.





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retailstrategies.com

retail strategies

SEABROOK, TEXAS

Market Guide

City Contact Information

SEABROOK
ECONOMIC DEVELOPMENT CORPORATION

Paul M. Chavez
Economic Development Director
pchavez@seabrooktx.gov

1700 1st Street
Seabrook, TX 77586

281.291.5730 direct
832.547.5721 cell

www.seabrooktx.gov

Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.

For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

Demographics (10 Minute Drive Time)

Population	Average Age	Household Income (Median)	Household Income (Average)	Number of Households	Growth Rate
74,607	39.4	$85,736	$111,880	29,376	7.71%

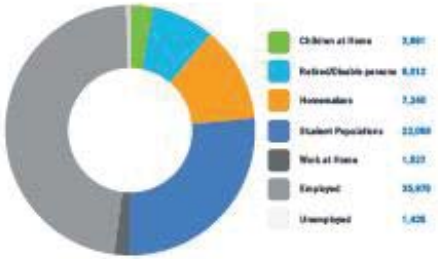
Peer Analysis

The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city.

Peer Trade Areas

Humble, TX
Bentonville, AR
Cibolo, TX
Burleson, TX
Gonzales, LA
Prairieville, LA
Rockwall, TX

Daytime Population 80,937 (10 Minute Drive Time)



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*

Restaurants
Apparel
Grocery Stores

DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2019 Estimated Population	36,070	89,996	360,833
Daytime Population	30,488	101,370	406,950
Median HH Income	$89,188	$86,385	$79,919
Number of Households	14,598	35,877	135,398

	5 Minute DT	10 Minute DT	15 Minute DT
2019 Estimated Population	16,118	74,607	208,164
Daytime Population	16,273	80,937	288,492
Median HH Income	$85,889	$85,736	$77,848
Number of Households	6,471	29,376	80,194

Source: ESRI Applied

Christopher Bontrager
Portfolio Director
christopher@retailstrategies.com
208.534.4916 cell

Madison Neal
Retail Development Coordinator
neal@retailstrategies.com
205.314.0883 office

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Business Activities Nov 2019 to Oct 2020

SEABROOK
ECONOMIC DEVELOPMENT CORPORATION

NEW AND EXPANDING

1. Americano Café
2. Bushi Ban
3. Captain School
4. Captain's School
5. Children's Academy
6. Clipty Do & Shampoo
7. Damn Fine Coffee & Dessert Shop
8. Dollar Tree
9. Healthy Crave Smoothie Bar
10. Jenuine Treasures
11. Leo Lounge
12. Seaside RV Resort
13. Sugar Mountain Coffee
14. The Flame Tacos
15. The Yard Outdoor Furniture
16. Viola & Agnes

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2019 – 2020 BUDGET /
2020-2021 projected

SEABROOK
ECONOMIC DEVELOPMENT CORPORATION

	Budget Fiscal Year 2019-2020	*Actuals Fiscal Year 2019-2020*
Expenses	$1,573,294	$1,196,350
Revenue	$851,000	$997,333
Total Profit / (Loss)	$ (722,294)	$ (199,018)
Fund Balance	$2,875,729	$2,542,342

	Budget Fiscal Year 2020-2021	*Projected Fiscal Year 2020-2021*
Expenses	$1,569,032	$1,202,389
Revenue	$850,000	$997,333
Total Profit / (Loss)	$(719,032)	$(205,057)
Fund Balance	$2,875,729	$2,542,342

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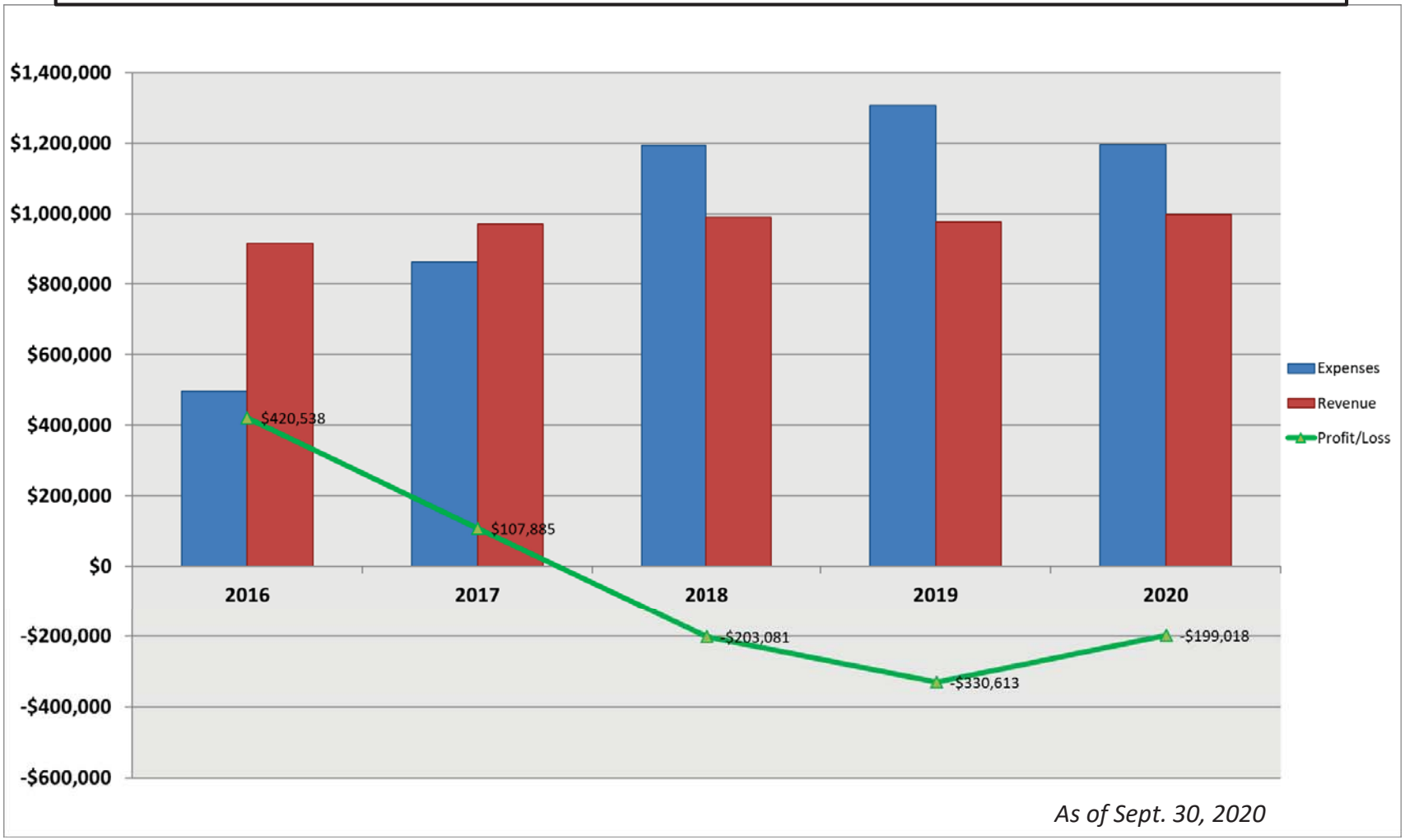
SEABROOK
ECONOMIC DEVELOPMENT CORPORATION

Seabrook Economic Development Corporation Budget – 2016 - 2020



As of Sept. 30, 2020

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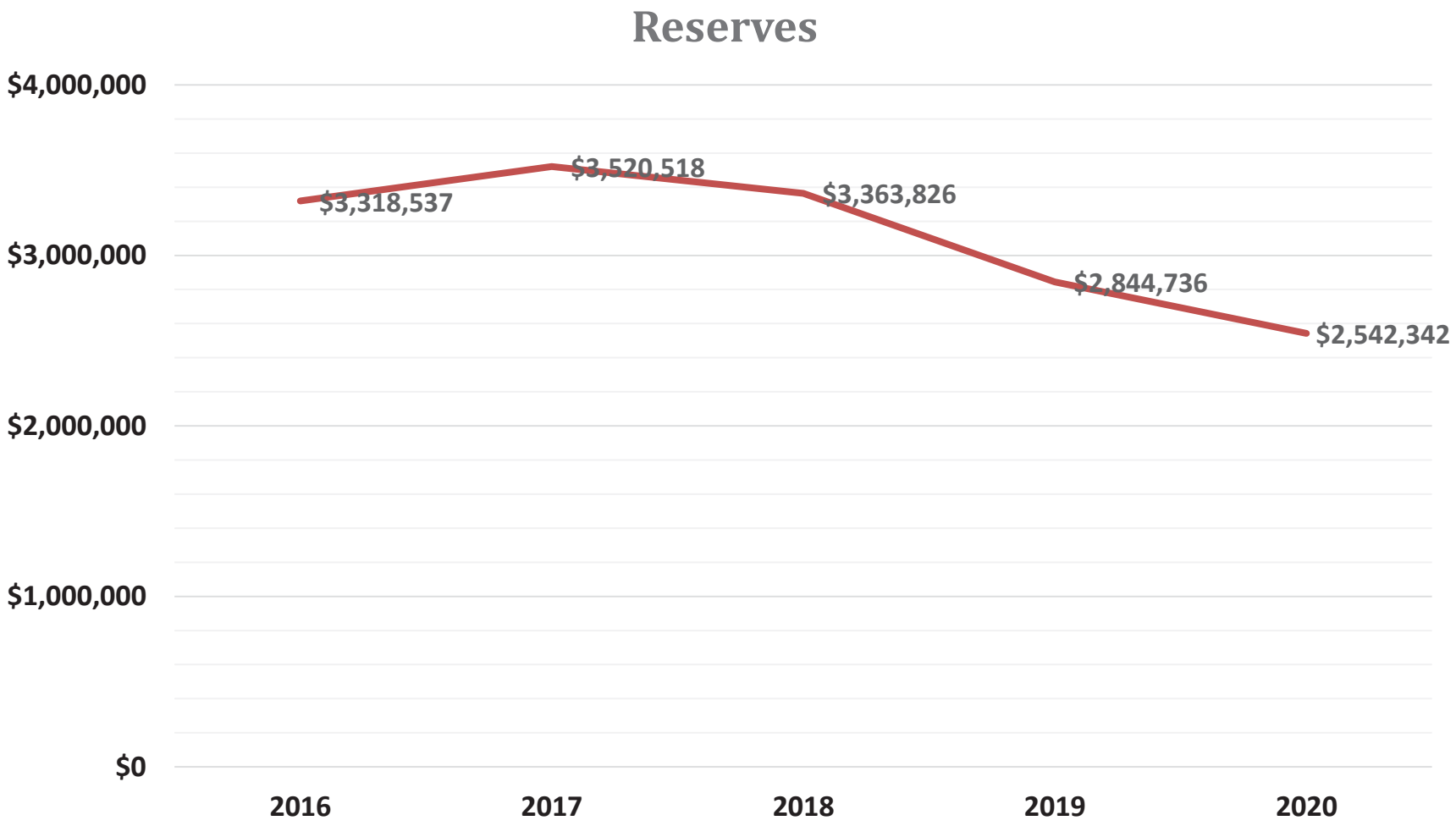
SEABROOK
ECONOMIC DEVELOPMENT CORPORATION

Seabrook Economic Development Corporation Budget – 2016 - 2020



Fund Balance *= Cash in bank plus TEXPOOL / Unrestricted Emergency Reserves*

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SEABROOK
ECONOMIC DEVELOPMENT CORPORATION

Upcoming EDC Meetings

November 12 • December 10 • January 14

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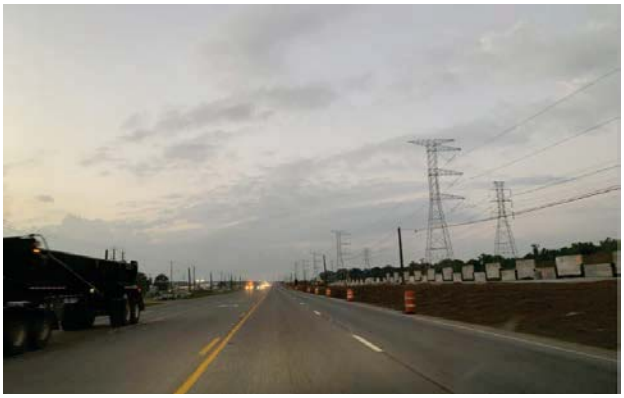
ATTACHMENT B

MEMORANDUM

CITY MANAGER'S OFFICE

To: Honorable Mayor and City Council
From: Gayle Cook, City Manager
Date: October 20, 2020
Subject: City Council Update

SH 146 Expansion



The current phases that are in progress:

Phase 1 Step 1: Widen northbound side of existing bridge. Add one travel lane and one 14-foot wide bicycle lane. Anticipated completion: early 2021.

Phase 1 Step 2: Construct northbound frontage road in Seabrook. Anticipated completion: 5 months, pending utility relocations.

Phase 2: Widen southbound side of existing bridge. Build majority of Express Bridge. Build remainder of northbound frontage road in Seabrook. 1. Began April 2020. Approximate duration: 2 years. In Phase 2, traffic shift underway from El Mar to SH96.

Capital Improvement Projects (CIP)

City staff is currently managing over $48 million in active CIP projects.

Pine Gully Wastewater Treatment Plan Retrofit $35,946,438 (C.O.s/HMGP)

Complete design is approaching at the end of October 2020 for staff final review. Anticipated submittal for Phase II will be targeted on November 6, 2020. The package to FEMA will include:

- Revised SOW and work schedule for Phase II Construction.
- Revised Budget Estimate and Budget Narrative.
- Complete set of signed and sealed construction plans (100%).
- Environmental Assessment (EA)

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- Principles Requirements and Guidelines (PRG) Analysis.
- United States Army Corps of Engineers (USAGE) Permit (if applicable).
- State Historic Preservation Office (SHPO) response for Phase II Scope of Work.

SH 146 City Utility Relocates (CIP W7 and WW8) $3,694,358 (SIB)
The majority of all lateral runs have been installed and small segments including those across side streets remain.

Friendship Elevated Water Tower Project (W11) $350,000 (Impact Fees)
On September 15, 2020, City Council approved the bid and this project is forecasted for late 2020.

Chloramine Conversion (CIP W13) $272,875 (Enterprise Fund)
In progress

SMART Meter (CIP FAC6) $3,000,000 (C.O.s 2020)
September 3, 2020 Bid Opening. Staff evaluated bids and will be making a recommendation on the October 20, 2020 Meeting.

Seascape and Baybrook Subdivision HCFCD Bond E-07 (D11 and D12) $2,238,000 (Total Project Cost)
As part of the Certificates of Obligation recently issued for 2020, Seascape and Baybrook Subdivision drainage improvement projects have started. City staff have been notified that a Phase I Environmental Site Assessment (ESA) is in progress.

Red Bluff Road Expansion TxDOT and Harris County Project
Phase I : Complete
Phase II: In Progress

Bridge work is approximately 6 months behind schedule, and the contractor will be discussing with TXDOT and Harris County options to complete on time. Estimated time of completion for bridge is February, 2021.

CenterPoint pole relocation and railroad relocation approved but may have to be slightly delayed as the construction approaches SH 146.

Clearing, lime and pavement planned for westbound lanes ease of Taylor Lake bridge.

Once bridge is complete and traffic shifts onto new structure, the current traffic control plan adjusts for traffic to transition onto new lanes.

Estimated Completion: 4/30/2021

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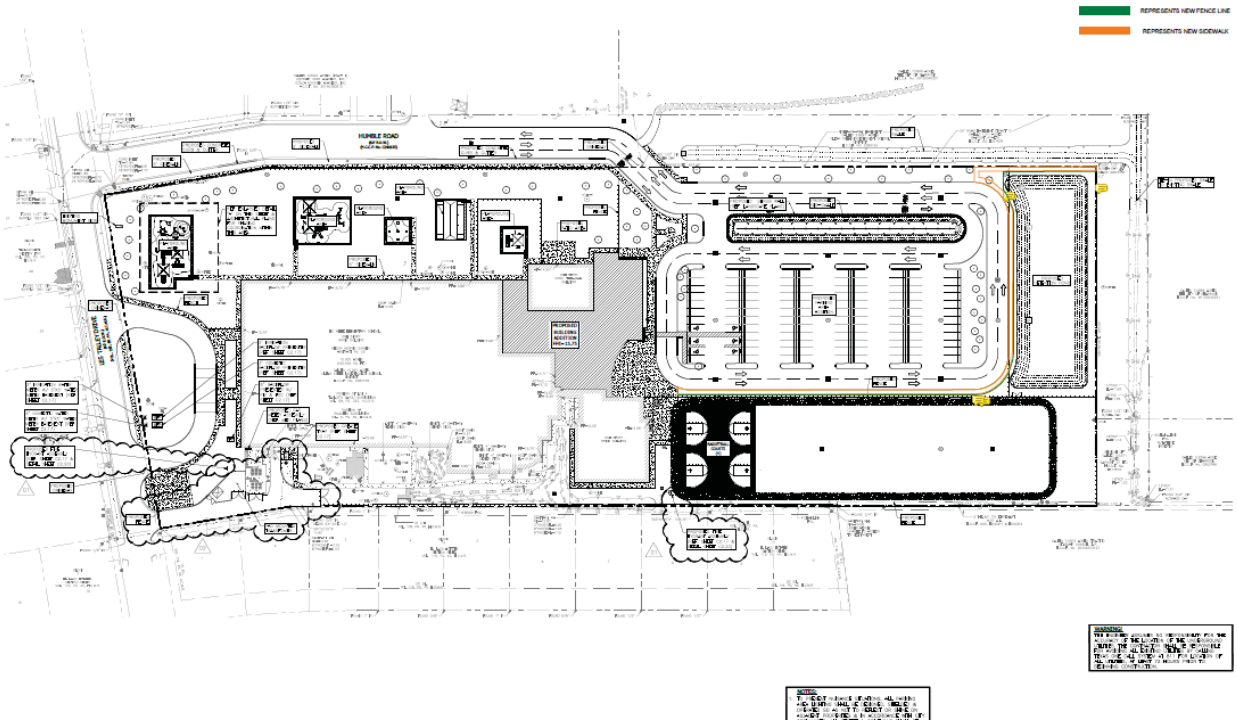
El Mar Ditch HCFCD Bond E-07 (D2) $3,905,527 (Total Project Cost)
Project is in environmental phase and public comment is under review. Harris County will be planning and announcing a public meeting for formal comment once alternative(s) to the cement slope can be investigated.

Rail Spur Project (Port of Houston and FUSED Industries)
Phase III has submitted a permit to TXDOT for road closure of southbound frontage lanes so that traffic control devices and rail can be installed around 10/31-11/1/2020. Re-opening of lanes planned on 11/1/2020.

White Elementary and Lakeside at Humble
CCISD is progressing with construction of lanes and drainage at White Elementary. Per an Interlocal Agreement with the city, staff is working with CCISD on agreed drainage access. The draft plans in discussion are making a permanent and safe path for access from Lakeside to White Elementary.



Lower Clear Creek Study
Next Meeting – November 4, 2020
Final – February 2021

In August 2017, Hurricane Harvey struck the Texas coast, bringing an unprecedented amount of rainfall to the Houston region. As was the case with most of the watersheds in the region, the Clear Creek and Dickinson Bayou watersheds experienced widespread flooding, which resulted in significant damages.

The Lower Clear Creek and Dickinson Bayou Watershed Study, led by the City of League City in cooperation with the Harris County Flood Control District (HCFCD) and the U.S. Army Corps of Engineers (USACE), will develop a comprehensive flood mitigation plan for the Lower Clear Creek and Dickinson Bayou watersheds. This will be accomplished by identifying vulnerabilities and developing

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concepts to reduce flooding. Once developed, these concepts will be refined, and potentially combined, into actionable alternatives to yield the most beneficial flood damage reduction projects for the Lower Clear Creek and Dickinson Bayou watersheds.

CDBG-MIT
Application is in progress for Cost Sharing of the Pine Gully Wastewater Retrofit HMGP Grant.

Grants Update

FEMA – Public Assistance – COVID-19 Disaster

FEMA – Public Assistance – Hurricane Laura Disaster

FEMA – Public Assistance – TS Beta

CARES Act – Small City Assistance Program $786,005
$244,600 for the Seabrook Economic Incentive Program submitted and pending reimbursement. Staff is completing spending plan as reviewed by city council. Next packet for submittal will include personnel expenditures for COVID related time.

Texas Parks and Wildlife Grant (TPWG)
In Progress. Texas Parks and Wildlife Commission to begin environmental and archeological resource reviews.

Livable Centers Program (HGAC) – Old Seabrook District $194,000
City Council had for ratification tonight the agreement with HGAC and the following estimated timeline is anticipated with the November, 2020 kick off meeting in planning.
The plan is to recommend projects that would encourage walkability, connection within and between nodes of community activity and build on environment strategies that support local economic development and employment.

MEMORANDUM
CITY MANAGER'S OFFICE

SEABROOK

PROJECT SCHEDULE – SEABROOK LIVABLE CENTERS STUDY

		2020		2021							
#	PROJECT TASKS	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
1	NEEDS ASSESSMENT				★						
2	CONCEPTUAL PLAN AND RECOMMENDATIONS						★				
3	CONCEPTUAL RENDERINGS FOR SPECIFIC PROPOSED RECOMMENDATIONS							★			
4	IMPLEMENTATION PLAN FOR PROPOSED RECOMMENDATIONS								★		
5	PROJECT MEETINGS, PUBLIC ENGAGEMENT, AND MANAGEMENT	Project Kickoff Meeting		Stakeholder Advisory Committee Meeting #1	City Council Update Public Meeting #1	Stakeholder Advisory Committee Meeting #2	Agency Coordination and Packages	Stakeholder Advisory Committee Meeting #3 City Council Update	Stakeholder Advisory Committee Meeting #4 Public Meeting #2	Stakeholder Advisory Committee Meeting #5	City Council Adoption
6	DRAFT Seabrook LIVABLE CENTERS STUDY									★	
7	FINAL Seabrook LIVABLE CENTERS STUDY										★

Task 1: Needs Assessment
- Project Kickoff Meeting
- Stakeholder Advisory Committee Meeting #1 (of 5)
- City Council Update
- Public Meeting #1 (of 2)

Task 2: Conceptual Plan and Recommendations
- Stakeholder Advisory Committee Meeting #2 (of 5)

Task 3: Conceptual Renderings for Specific Proposed Recommendations
- Stakeholder Advisory Committee Meeting #3 (of 5)
- Agency Coordination and Package

Task 4: Implementation Plan for Proposed Recommendations
- Stakeholder Advisory Committee Meeting #4 (of 5)
- Public Meeting #2 (of 2)

Task 5: Project Meetings, Public Engagement, and Management
- Up to 2 Additional Public Engagement Events to be Scheduled During Process

Task 6: Draft Seabrook Livable Centers Study
- Stakeholder Advisory Committee Meeting #5 (of 5)

Task 7: Final Seabrook Livable Centers Study
- City Council Plan Adoption

Task Duration by Month
Meetings/Plan Adoption
Deliverables

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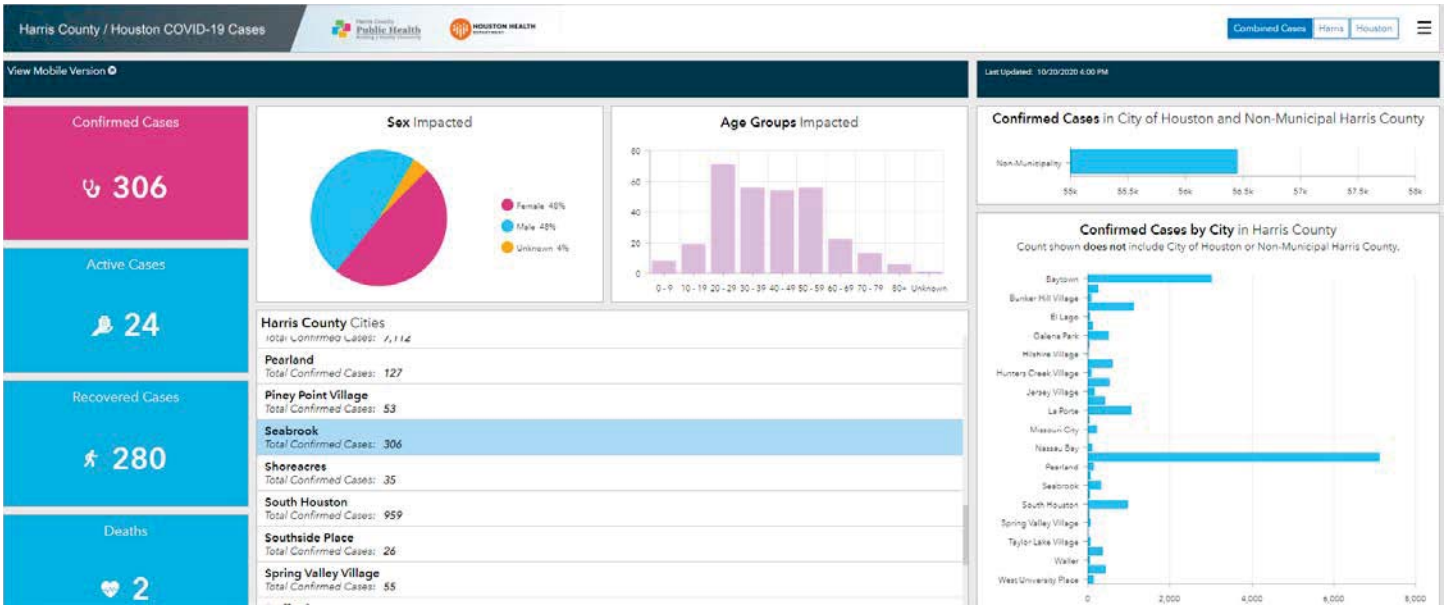
ATTACHMENT C

MEMORANDUM
CITY MANAGER'S OFFICE

To: Honorable Mayor and City Council
From: Gayle Cook, City Manager
Date: October 20, 2020
Subject: City Council COVID Update



City

Emergency Operations Center

Level III for the local COVID-19 Disaster Declaration.

City Operations

- Rental of outside pavilions is open to Governor's occupancy requirements
- Rental of facilities for public is suspended through 2020
- Police Department lobby will remain closed with the public able to use the buzzer system for services that require personnel.
- Animal Control remains on an appointment basis other than drop offs
- Court remains with evening court and jury trails in person are not allowed

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County

The current level with Harris County remains at a Level 1 – Severe. Harris County Judge Lina Hidalgo on August 26, 2020, extended the Health and Safety Policy and Face Coverings. The order in effect until the 14th day following the expiration of Governor Gregg Abbott's final declaration.

Harris County COVID-19 Risk Level Indicator Summary

Indicator	Status
Hospital Population Trends Negative 14-day trends for COVID-19 hospital population	**Indicator Not Met** COVID-19 ICU and general population 14-day trends are flat
Hospital Usage 14-day average of COVID-19 hospital population below 15%	**Indicator Met** COVID-19 ICU 14-day average population is 10.0% of capacity
New Cases: Trend 14-day trend for new COVID-19 cases is negative	**Indicator Not Met** 14-day trend of new cases is increasing by 13 cases per day
New Cases: Total 14-day average of new cases in Harris County below 400	**Indicator Met** 14-day average of new cases is 340 cases per day
Positivity Rate 14-day average of COVID-19 test positivity rate below 5%	**Indicator Not Met** 14-day average of COVID-19 test positivity is 6.3%

Harris County COVID-19 Data Landscape / October 19, 2020 4

State

Governor Greg Abbott renewed COVID-19 Disaster Declaration on September 8, 2020.

Texas will coordinate efforts between state, regional and local leaders through a series of meetings, calls and webinars. Texas has defined the planning phase as Phase 0, which is currently underway with many coordination calls and meetings already having occurred.