

The City Council of the City of Seabrook met in regular teleconference session on Tuesday, November 17, 2020 at 6:00 p.m. to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

THOM KOLUPSKI

ED KLEIN

LAURA DAVIS – Ex. Abs.

JEFF LARSON

NATALIE PICHA

BUDDY HAMMANN

JOE MACHOL

GAYLE COOK

SEAN LANDIS

STEVE WEATHERED

ROBIN LENIO

MAYOR

COUNCIL PLACE NO. 1

COUNCIL PLACE NO. 2

COUNCIL PLACE NO. 3

MAYOR PRO TEM

COUNCIL PLACE NO. 4

COUNCIL PLACE NO. 5

COUNCIL PLACE NO. 6

CITY MANAGER

DEPUTY CITY MANAGER

CITY ATTORNEY

CITY SECRETARY

Mayor Kolupski called the meeting to order at 6:01 p.m. and conducted roll call to establish a quorum of City Council members.

1. PRESENTATIONS

1.1 Presentation of a Proclamation to recognize November 2-6, 2020 as Municipal Courts Week. *Thom Kolupski, Mayor*

Mayor Kolupski read a proclamation to recognize November 2-6, 2020 as Municipal Courts Week.

Judge Dick Gregg III complimented the Municipal Court Department for keeping the court running smoothly and adjusting accordingly during the pandemic.

Chief of Police, Sean Wright, expressed his appreciation to the Court Department for helping the Police Department run smoothly during this pandemic with getting the jail cleared out in a timely manner.

1.2 Presentation of a Proclamation to recognize November 17, 2020 GIS Day at the City of Seabrook. *Thom Kolupski, Mayor*

Mayor Kolupski read a proclamation to recognize November 17, 2020 GIS Day at the City of Seabrook.

Director of Public Works, Kevin Padgett, stated that prior to the conception of the GIS Department, the City had to heavily rely on old paper maps and contract engineers to define

45 utilities within the City. The City is fortunate to have a current member on staff become licensed
46 and educated in GIS. Having a GIS Department is an enormous asset.

47
48 **1.3** Presentation of the first Annual Seabrook EMS Response Analysis Report. *Brad Goudie,*
49 *Director of Emergency Services*

50
51 The City Council received a presentation by Brad Goudie, Director of Emergency
52 Services, regarding the first Annual Seabrook EMS Response Analysis Report. Mr. Goudie's
53 presentation is shown in Attachment A.

54
55 **2. PUBLIC COMMENTS AND ANNOUNCEMENTS** - None

56
57 **3. SPECIFIC PUBLIC HEARINGS**

58
59 **3.1** Conduct a Public Hearing on a Request for a Conditional Use Permit to establish a "Gasoline
60 Service Station/Convenience Store" at 2626 E. Bayport Blvd, Seabrook, TX 77586, as per the
61 Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations,"
62 Section 4.11, "Conditional use permit criteria and procedures". *Sean Landis, Deputy City*
63 *Manager*

64
65 **Owner:** Loomer Investments L.P., 1498 McGuire Road, League City, TX 77573

66 **Applicant:** Daniel Quarles, P.E., Pape-Dawson Engineers, Inc., 10350 Richmond Ave., Suite
67 200, Houston, TX 77042.

68 **Legal Description:** Tract 1, Block 1, Clear Creek Business Park, Section 1.

69 This property is located east of E. Bayport Blvd., south of E. Meyer Road, and north of Marvin
70 Circle.

71
72 Mayor Kolupski opened the Public Hearing.

73
74 Deputy City Manager, Sean Landis, explained that the proposed use of the property is a
75 4800 sq. ft. convenience store (Possibly a 7-11) with an attached taco restaurant. The
76 convenience store will be supported by a twelve pump gas fueling station. The proposed site plan
77 currently provides for 39 parking spaces. The proposed site is located east of SH 146 just south
78 of E. Meyer Ave., and was previously the Volvo rental location. The applicant proposes that the
79 gas station/convenience store be considered the first phase of an overall development plan, which
80 will include a detention basin along with an additional retail center.

81
82 By a 5-1 vote, the Planning & Zoning Commission recommends to City Council approval
83 with the following conditions:

- 84
- The entry/exit drives to be located off E. Meyer Avenue
 - The primary building shall be constructed with a masonry veneer with stucco accents.
- 85
86

- The canopy support columns shall be constructed with a masonry and stucco veneer.

The following comment was made from Council:

- The lot on Meyer and SH146 is approximately 23,000 sq. ft. The minimum lot size requirement in SH146 Main Zoning District is 20,000 sq. ft. lot. A typical fast food location is between a 20,000 – 30,000 sq. ft. lot. This is a buildable lot.

Having no speakers come forward, Mayor Kolupski closed the Public Hearing.

4. CONSENT AGENDA

4.1 Approve the individual agreements between the City of Seabrook and HOT Funds Applicants/Event Holders for HOT Funding Sponsorships for FY2020-2021 for Saltwater Derby and Seabrook Lucky Trails Marathon. *LeaAnn Petersen, Director of Community & Visitor Relations*

Motion was made by Councilmember Klein and seconded by Councilmember Machol

To approve the Consent Agenda, as presented

MOTION CARRIED BY UNANIMOUS CONSENT

5. NEW BUSINESS

5.1 Consider and take all appropriate action on first and final reading of Ordinance 2020-27, "Order Canvassing the November 3, 2020 Special Charter Amendment Election and Declaring all approved amendments as adopted". *Robin Lenio, City Secretary*

AN ORDINANCE AND ORDER CANVASSING THE RETURNS, DECLARING THE RESULTS OF THE SPECIAL CHARTER AMENDMENTS ELECTION HELD ON NOVEMBER 3, 2020, DECLARING ALL APPROVED AMENDMENTS AS ADOPTED AND INSTRUCTING THE MAYOR TO CERTIFY THE RESULTS OF THE ELECTION TO THE TEXAS SECRETARY OF STATE

City Secretary, Robin Lenio, Harris County held Seabrook's election because the May election was postponed due to COVID-19. All propositions passed. The total ballots cast was 6,671 for the City of Seabrook. In previous elections, the total amount of voters has been around 1,000. The City Secretary's Office is working with the Community & Visitor Relations Department to reach out to voters to gather information and ask why they voted in this election. It was a controversial presidential election but the City is looking to figure out how to get a bigger voter turnout in all future Seabrook elections. Ms. Lenio thanked the Community & Visitor Relations Department for their hard work in getting the Charter Amendment Election information out to the public prior to the start of early voting.

131 *Motion made by Councilmember Klein and seconded by Councilmember Machol*

132
133 *To approve the first and final reading of Ordinance 2020-27, "Order Canvassing the November*
134 *3, 2020 Special Charter Amendment Election and Declaring all approved amendments as*
135 *adopted"*

136
137 *MOTION CARRIED BY UNANIMOUS CONSENT*

138
139 **5.2** Consider and take all appropriate action on first reading of Ordinance 2020-26, "Issuance of
140 Conditional Use Permit to allow for a "Gasoline Service Station/Convenience Store" at 2626 E.
141 Bayport Blvd in the 146-M Zoning District". *Sean Landis, Deputy City Manager*

142
143 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX A,
144 COMPREHENSIVE ZONING, ARTICLE 13, "TEMPORARY AND NONTEXT CHANGES,"
145 SECTION 13.03, BY ADDING A NEW PARAGRAPH TWENTY EIGHT (28), GRANTING A
146 CONDITIONAL USE PERMIT ALLOWING FOR A "GASOLINE SERVICE
147 STATION/CONVENIENCE STORE" AT 2626 E. BAYPORT BLVD. WITHIN A 146-M (SH
148 146 MAIN COMMERCIAL) DISTRICT OF THE CITY; PROVIDING A PENALTY IN AN
149 AMOUNT NOT TO EXCEED \$2,000 FOR VIOLATION OF ANY PROVISIONS HEREOF BY
150 INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF
151 ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR
152 SEVERABILITY.

153
154 The applicants presented the overall development for the site, as shown in Attachment B.

155
156 The following comments were made by Council:

- 157 • Concerned about the number of gas stations along SH146.
- 158 • A taco shop will be included in the gas station presented but another gas station in
- 159 Seabrook will also have a taco shop.
- 160 • The City does not get any sales tax from gas purchases, as the funds go to the state.
- 161 A small sales tax will be collected from food and drink convenience store
- 162 purchases. Is the City willing to give up a prime location for a low sales tax
- 163 producing establishment after the loss of so many businesses due to the SH146
- 164 expansion?
- 165 • The City has an opportunity to market to the higher end establishments at this prime
- 166 real estate site.
- 167 • Interest has been received from restaurants and gas stations. The main concern from
- 168 site selectors and developers is how is the site going to look and what will the road
- 169 and entryways look like when the highway expansion is completed?
- 170 • A quick service restaurant is probably a better option for this site, like Chick-Fil-
- 171 A.
- 172 • Having a gas station at this site is a draw for a quick service restaurant behind it.
- 173 • A higher retail establishment does not want to look at the back of a gas station.
- 174 • After the joint meeting with Planning and Zoning, Retail Strategies suggested
- 175 pursuit of something that makes individuals get off the freeway.

The applicant stated they have implemented design features which are above and beyond the City requirements for both architecture and landscaping. The concept is to create value for the City. The tax base is correct when it comes to the exclusions but the entire development being proposed will have a sales revenue of around \$4 million. The applicants are reaching out to establishments who have and will continue to be around for years to come that will maintain the standards set.

Motion made by Councilmember Larson and seconded by Councilmember Hammann

To approve the first reading of Ordinance 2020-26, "Issuance of Conditional Use Permit to allow for a "Gasoline Service Station/Convenience Store" at 2626 E. Bayport Blvd in the 146-M Zoning District".

MOTION FAILED BY A 3-3 VOTE (LACK OF MAJORITY), WITH COUNCILMEMBERS HAMMANN, MACHOL, AND LARSON VOTING IN FAVOR AND MAYOR KOLUPSKI, MAYOR PRO TEM PICHA, AND COUNCILMEMBER KLEIN VOTING AGAINST

5.3 Consider and take all appropriate action on the rejection of all Bids for Bid Project 2020-05-326, Smart Water Meter Installation Proposal. *Gayle Cook, City Manager*

City Manager, Gayle Cook, explained that staff went out for bid on this item and received five (5) prospective bidders for the smart meter project; however, state law allows a performance contracting methodology for these types of projects, and Council has previously workshopped and approved a study with a vendor for such methodology.

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

To approve the rejection of all bids for Bid Project 2020-05-326, Smart Water Meter Installation Proposal.

MOTION CARRIED BY UNANIMOUS CONSENT

5.4 Consider and take all appropriate action on the appointment of Rushi Patel with Springhill Suites to the Bay Area Houston Convention and Visitors Bureau Board of Directors. *LeaAnn Petersen, Director of Community & Visitor Relations*

LeaAnn Petersen, Director of Community & Visitor Relations, stated that the Bay Area Houston Convention and Visitors Bureau Board of Directors is composed of three members from each partner city; one council representative, one staff representative, and one hotelier representative. Leo Silva, who was the Seabrook hotelier representative, is no longer with Holiday Inn which leaves a vacancy. Ms. Petersen recommends Rushi Patel with the Springhill organization.

221 *Motion made by Councilmember Klein and seconded by Mayor Pro Tem Picha*

222
223 *To approve the appointment of Rushi Patel with Springhill Suites to the Bay Area Houston*
224 *Convention and Visitors Bureau Board of Directors.*

225
226 **MOTION CARRIED BY UNANIMOUS CONSENT**

227
228 **6. DISCUSSION**

229
230 **6.1** Update and discussion on City of Seabrook Christmas Tree Lighting Event for 2020. *LeaAnn*
231 *Petersen, Director of Community & Visitor Relations*

232
233 Ms. Petersen presented two event options for the Christmas Tree Lighting Event, as shown
234 in Attachment C.

235
236 Council and City Staff had the following comments:

- 237 • Since the number in COVID cases are rising, it does bring some concern.
- 238 • Having a live event outside leaves room to properly social distance.
- 239 • Staff would be limited to work this event.
- 240 • If a staff member is exposed and contracts COVID from the Tree Lighting Event,
- 241 staff may be able to claim workers comp since they are required to attend.
- 242 • Some Council members will be happy to pass out cookies and hot cocoa if staff
- 243 does not feel comfortable in attending the event.
- 244 • Staff does not anticipate a large crowd like previous Tree Lighting Events since
- 245 there will not be any school performances.

246
247 By Council consensus, the Christmas Tree Lighting Event will be a live, in person, event.

248
249 **7. ROUTINE BUSINESS**

250
251 **7.1** Update and report on various items that require no action, including SH 146 Expansion
252 Project, City of Seabrook CIP Projects, and City of Seabrook Grant Administration. *Gayle Cook,*
253 *City Manager*

254
255 Ms. Cook gave a report to City Council on SH 146 Expansion Project, City of Seabrook
256 CIP Projects, and City of Seabrook Grant Administration, as shown in Attachment D.

257
258 **7.2** Update and discuss report by City Manager on COVID related issues, including information
259 regarding reopening timeline for Seabrook public meetings. *Gayle Cook, City Manager and Brad*
260 *Goudie, Director of Emergency Services*

261
262 Ms. Cook updated the City Council on COVID related issues, as shown in Attachment E.

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

The next regular City Council meeting will be held by teleconference on Tuesday, December 1, 2020 at 6pm, and there will only be one (1) meeting in December; therefore, after December 1, the next regular City Council meeting will be held on January 5.

Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 7:49 p.m.

Approved this 1st day of December, 2020.

Thomas G. Kolupski

Thomas G. Kolupski
Mayor

Robin Lenio

Robin Lenio, TRMC
City Secretary



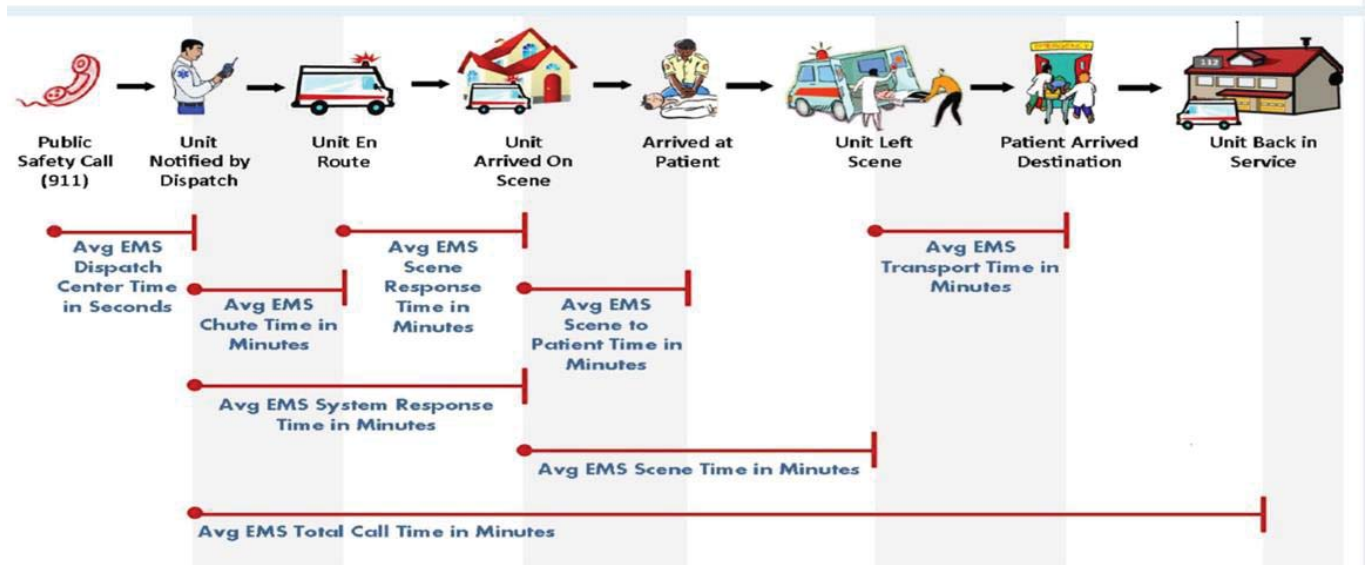
ATTACHMENT A

Seabrook EMS Response Time Analysis

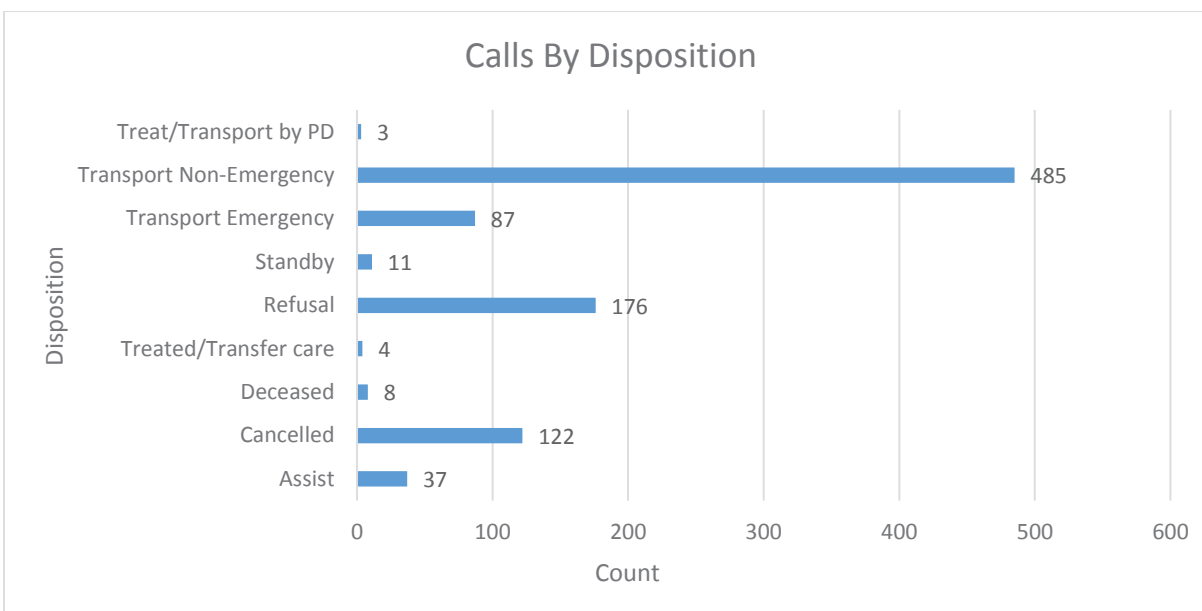
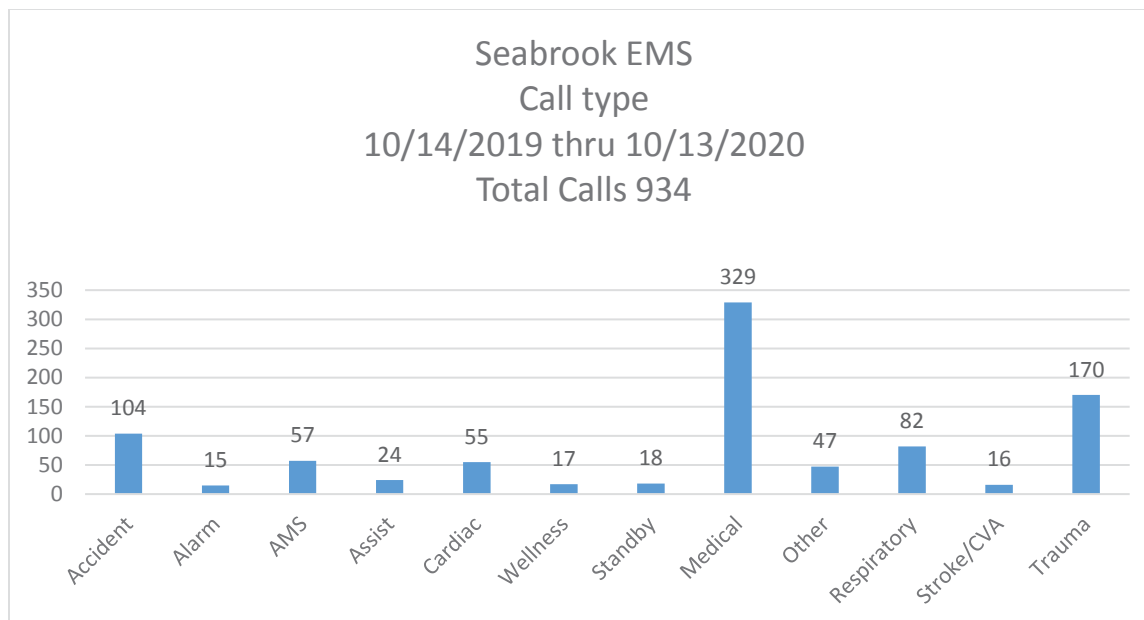
First year from Oct. 14th 2019 through Oct. 13th 2020

Average EMS Chute/Turnout Time	53 Seconds
*Average EMS Response Time	4 minutes 30 seconds
Average EMS Scene Time	18 minutes 16 seconds
Average Transport Time	12 minutes 27 seconds
Average Total Call Time	47 minutes 14 seconds

RESPONSE TIMES LEGEND



*Outliers removed we response times for out of district mutual aid calls for service. Additional non-emergency calls.

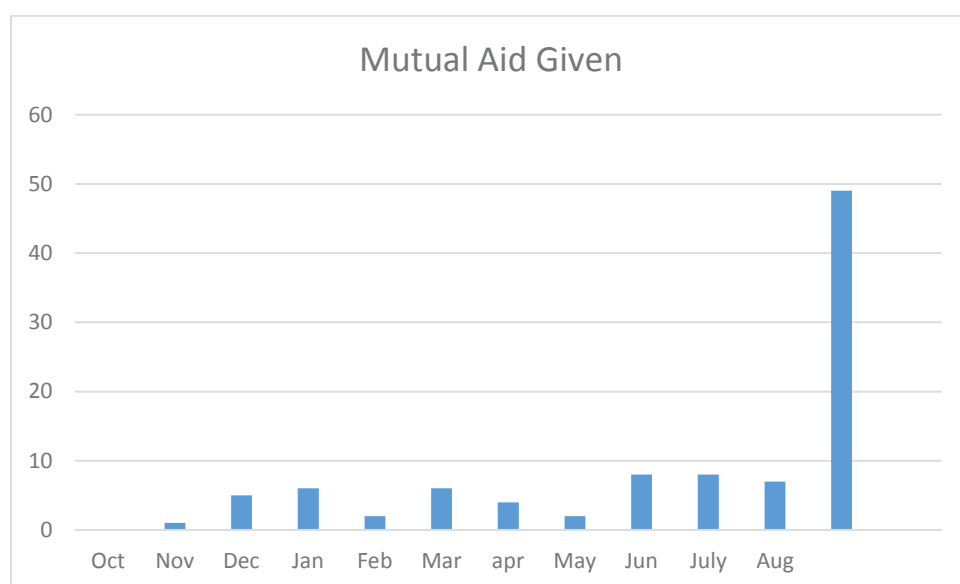
Seabrook EMS Response Time Analysis**First year from Oct. 14th 2019 through Oct. 13th 2020**

Seabrook EMS Response Time Analysis

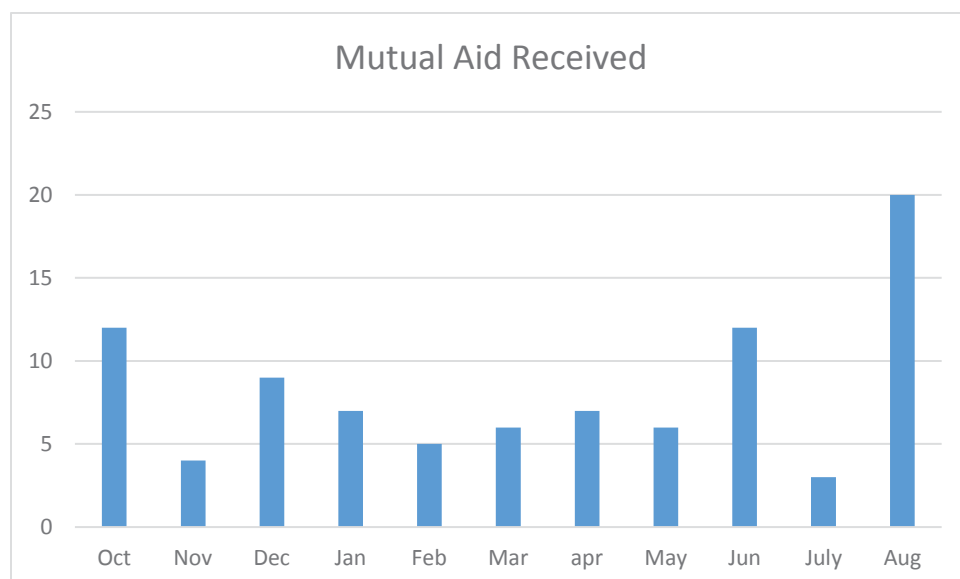
First year from Oct. 14th 2019 through Oct. 13th 2020

Mutual Aid Calls Given

49



Mutual Aid Received 91





**183 City of Seabrook
Executive Summary - 10/01/19 to 09/30/20**

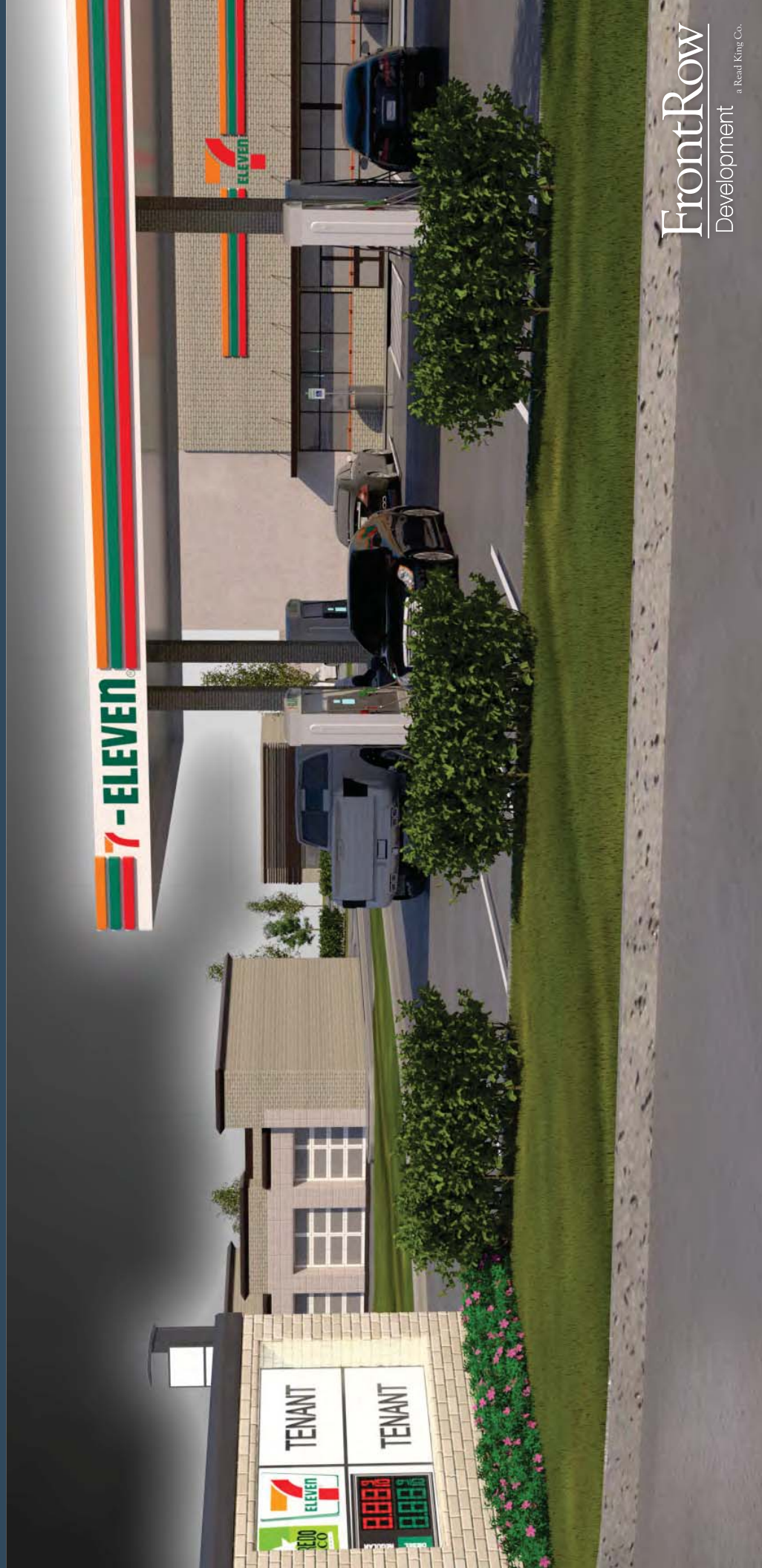
	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Totals
Gross Charges	\$1,699.00	\$7,573.50	\$41,329.01	\$64,851.00	\$69,222.00	\$135,120.00	\$61,618.00	\$58,383.00	\$87,298.00	\$59,112.50	\$91,556.00	\$61,011.50	\$718,773.51
Cash Collections	\$0.00	\$0.00	\$0.00	\$0.00	(\$5,421.51)	(\$14,453.64)	(\$54,467.47)	(\$24,705.39)	(\$22,936.92)	(\$21,445.01)	(\$14,877.55)	(\$26,073.00)	(\$184,380.49)
Gross Charge/Txp	\$1,699.00	\$1,262.25	\$1,377.63	\$1,323.49	\$1,357.29	\$1,311.84	\$1,369.29	\$1,242.19	\$1,319.57	\$1,257.71	\$1,453.27	\$1,355.81	\$1,336.01
Cash/Txp (CPT)	\$0.00	\$0.00	\$0.00	\$0.00	\$106.30	\$140.33	\$1,210.39	\$55.65	\$449.74	\$456.28	\$236.15	\$579.40	\$342.71
Collection Rate	0.00%	0.00%	0.00%	0.00%	7.83%	10.70%	88.40%	42.32%	34.08%	36.28%	16.25%	42.73%	25.65%
Payer Mix													
Medicare	0.0%	66.7%	50.0%	55.1%	49.0%	42.7%	24.4%	53.2%	41.2%	48.9%	39.7%	35.6%	43.9%
Medicaid	0.0%	0.0%	0.0%	8.2%	5.9%	3.9%	0.0%	0.0%	7.8%	0.0%	1.6%	4.4%	3.3%
Insurance	100.0%	16.7%	30.0%	18.4%	23.5%	28.2%	28.9%	23.4%	31.4%	34.0%	20.6%	8.9%	24.9%
Private Pay	0.0%	16.7%	20.0%	18.4%	21.6%	25.2%	42.2%	25.5%	19.6%	17.0%	36.5%	20.0%	24.9%
Level of Service													
ALS - Advanced Life Support A0427	100.00%	100.00%	83.33%	81.63%	76.47%	77.67%	82.22%	74.47%	70.59%	76.60%	61.90%	77.78%	76.02%
ALS-2 Emergency A0433	0.00	0.00	10.00%	10.20%	7.84%	1.94%	6.67%	4.26%	3.92%	2.13%	6.35%	8.89%	5.58%
BLS - Basic Life Support A0429	0.00	0.00	6.67%	8.16%	15.69%	20.39%	11.11%	21.28%	25.49%	21.28%	31.75%	13.33%	18.40%
Level of Service Volume													
Total	1	6	30	49	51	103	45	47	51	47	63	45	538
ALS - Advanced Life Support A0427	1	6	25	40	39	80	37	35	36	36	39	35	409
ALS-2 Emergency A0433	0	0	3	5	4	2	3	2	2	1	4	4	30
BLS - Basic Life Support A0429	0	0	2	4	8	21	5	10	13	10	20	6	99
Ground Mileage A0425	4	29	170	276	342	625	308	298	287	251	398	260	3,246

ATTACHMENT B

7-ELEVEN CONDITIONAL USE PRESENTATION

Prepared For:

THE CITY OF SEABROOK



ABOUT READ KING

Read King is Houston's leading full-service commercial real estate firm serving landlords, retailers, restaurants and developers from across the nation. Founded by Jeff Read and Ewing King more than 25 years ago, the firm's expertise includes investment and development strategies, shopping center and build-to-suit development, leasing, tenant representation, property management, land sales and dispositions. Read King has developed over two million square feet for clients such as Whole Foods, Walmart, Kroger, HEB, Academy, JC Penney, Staples, Petco, and Dollar Tree.

Our focus on the Greater Houston market provides a unique competitive advantage for us and our clients to develop and operate here. As native Houstonians, we have special expertise in serving both locally and nationally based clients as they enter or expand in this market. Due to our developer and owner/operator experience, we build, lease and manage shopping centers with a clear objective of delivering value and high quality product to both landlord and tenant.

Our strategy, size, growth and culture are deliberate. The founders give their direct attention to the integrity of the customer experience, as well as the wellbeing and productivity of their experienced and dedicated team members. We also seek to continually give back to and enhance the communities in which we operate. This responsive attitude and execution has resulted in hundreds of referrals and dozens of repeat assignments in all sectors of the market from across the United States.

THE TEAM



Jeff Read
Principal



Ewing King
Principal



Cort King
Managing Partner



Ryan Orr
Managing Partner



John Boynton
Vice President of Development



Travis Read
Broker



Austin Read
Development Manager



Chelsea White
Development Coordinator

OUR SERVICES INCLUDE:

DEVELOPMENT
PROJECT LEASING
TENANT REPRESENTATION
PROPERTY MANAGEMENT

PROVIDING OVER

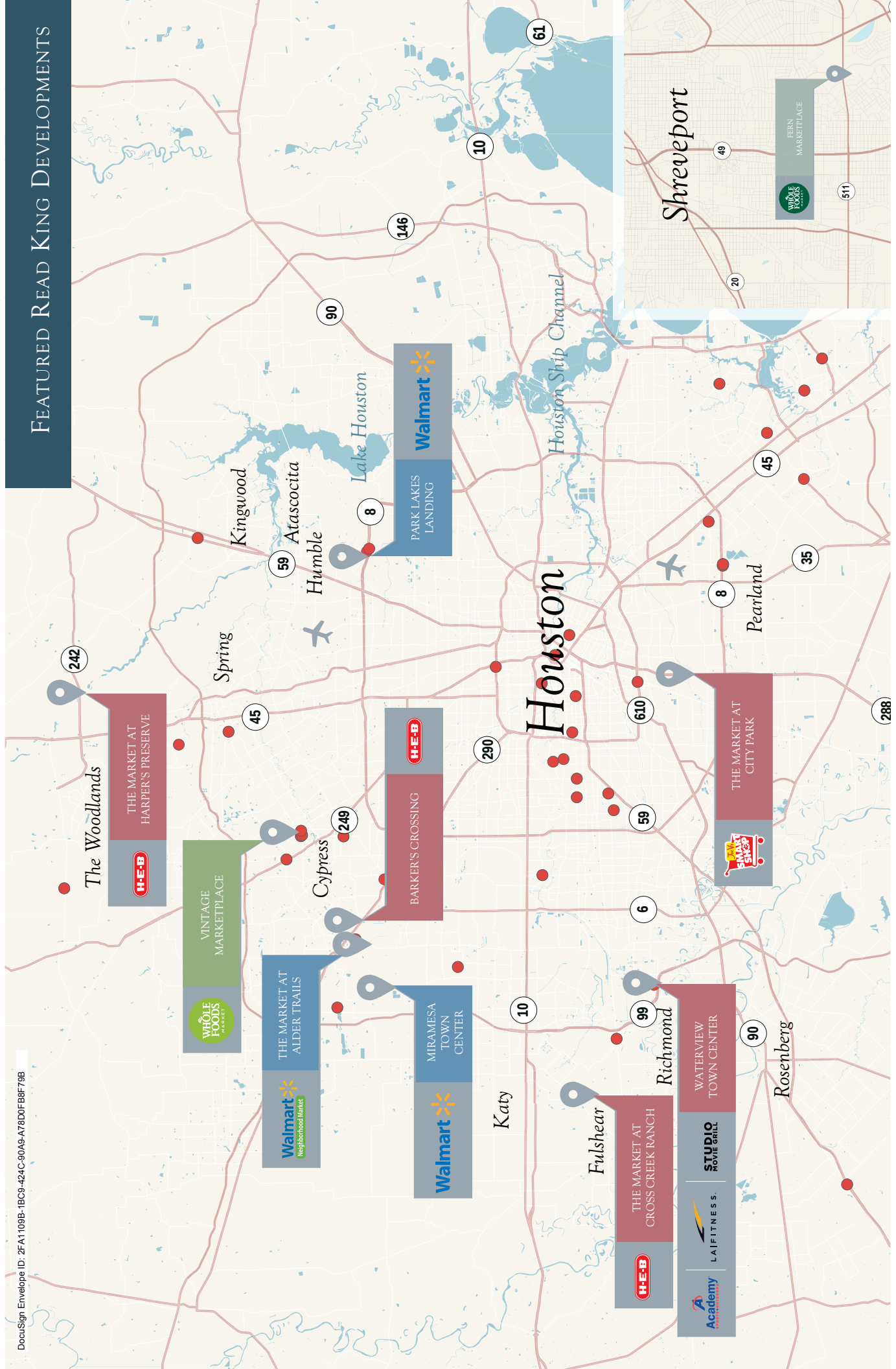
30 YEARS

OF COMMERCIAL REAL ESTATE
KNOWLEDGE & EXPERIENCE

WELL-ESTABLISHED RELATIONSHIPS WITH
SEVERAL MAJOR RETAILERS:



FEATURED READ KING DEVELOPMENTS





7-ELEVEN AT WATERVIEW TOWN CENTER



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Representative Image



COMPETITION OVERVIEW



1-Mile

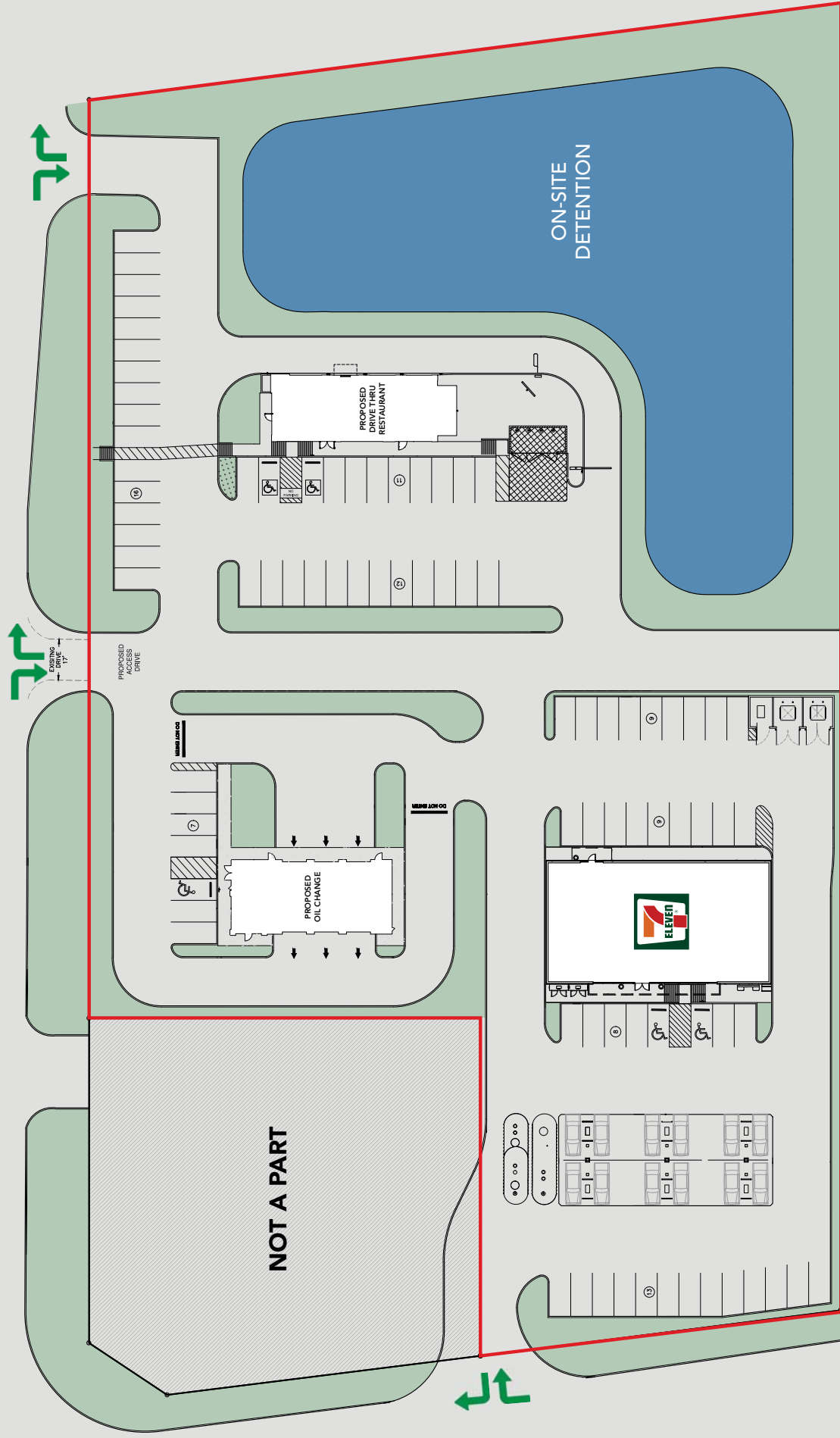






E Meyer Ave

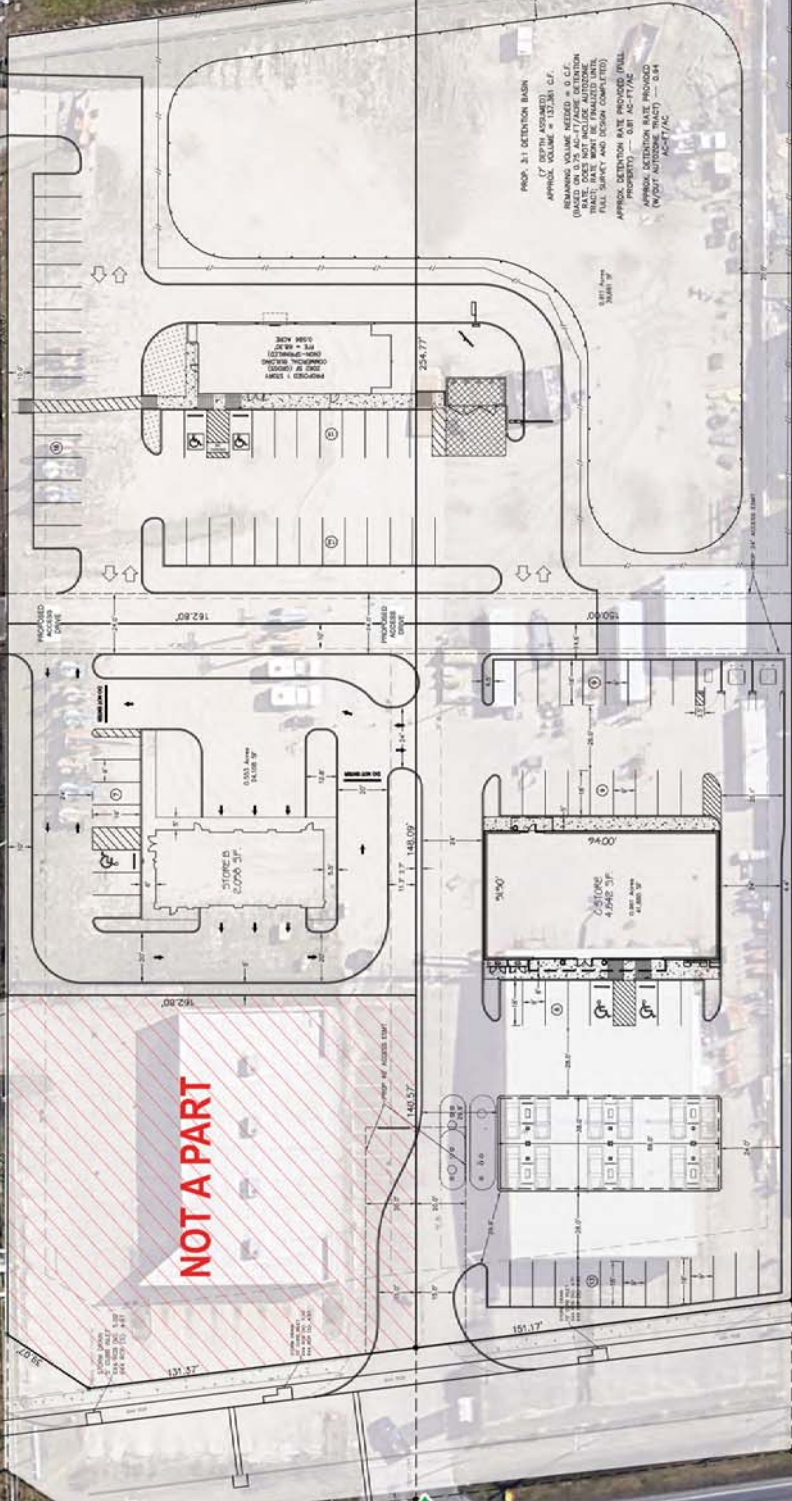
SITE PLAN



E Meyer Ave

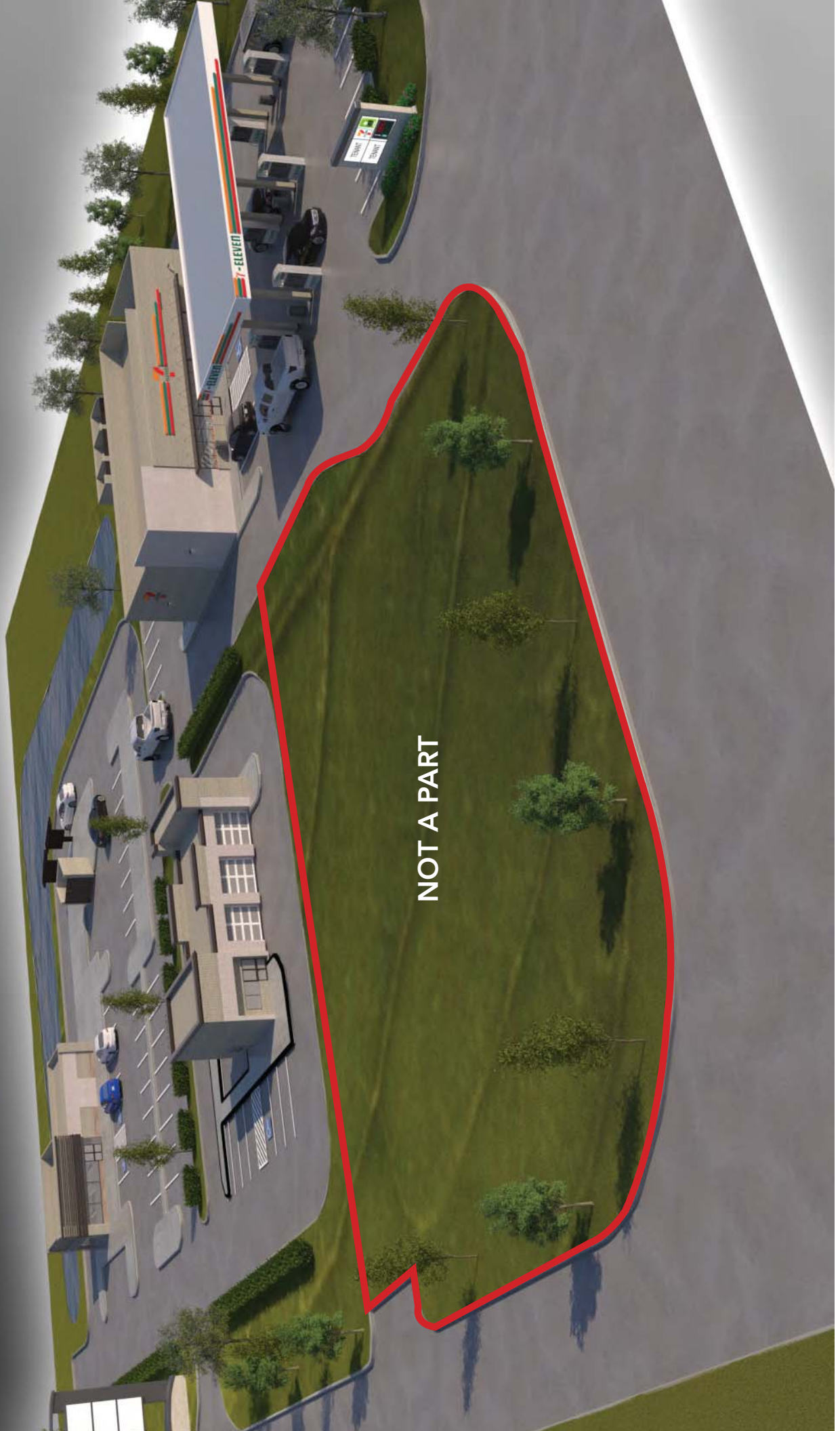
NOT A PART

146
TEXAS



NOT A PART

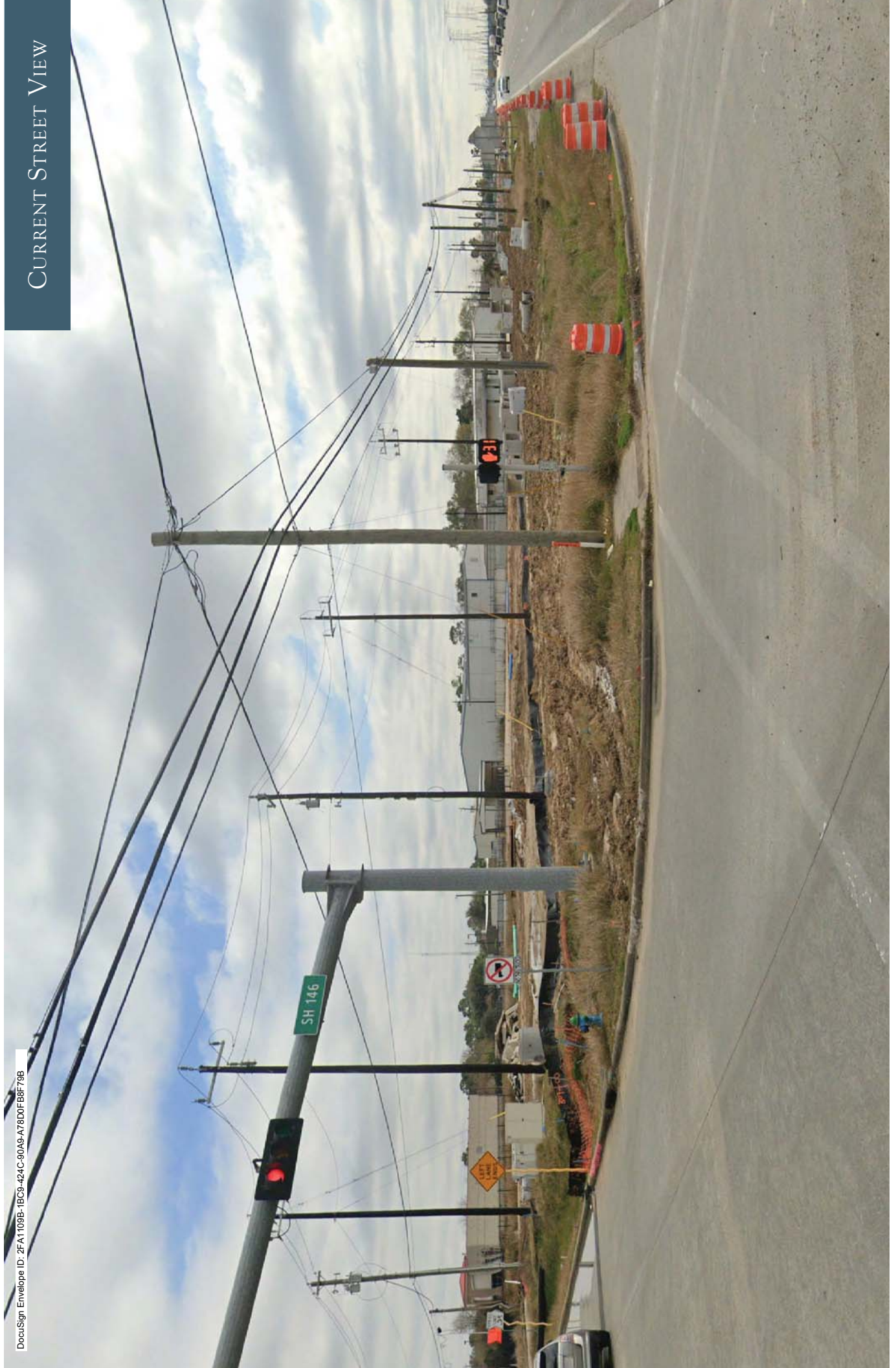




RENDERING



CURRENT STREET VIEW



ATTACHMENT C



To: Seabrook City Council
From: LeaAnn Petersen
CC: Robin Lenio, Gayle Cook
Date: November 17, 2020

Re: 2020 Christmas Tree Lighting

Event Options

In an effort to still celebrate our annual Christmas Tree Lighting event, the following event options have been recommended for your review and consideration.

- **Live Event**

In-person event to light the tree and give remarks by the Mayor and Council. We will film the event via Facebook live for those who are unable to attend (understanding that video quality may be impacted by the lack of light). Christmas music will be streamed on the PA system. Cookies and hot cocoa will be provided by Public Works and Santa will be escorted around the block on a SVFD fire truck. *Due to the COVID-19 pandemic, school groups will not perform, children will not be allowed to sit in Santa's lap and vendors will not be invited.*

- **Virtual Event**

The entire event will be a pre-recorded video which will premier on Facebook Live, YouTube and Channel 16 on December 3 at the time of our normal Tree Lighting Ceremony. The video will feature musical performances submitted by school groups, a holiday message from the Mayor and a special appearance from Santa. Families will be encouraged to watch the video from the comfort of their own homes and light their own tree at the same time.

MEMORANDUM

CITY MANAGER'S OFFICE



To: Honorable Mayor and City Council
From: Gayle Cook, City Manager
Date: November 17, 2020
Subject: City Council Update

SH 146 Expansion

Final utility relocations are in progress on east side of SH 146 expansion, with Centerpoint Gas completing last connections.

Storm sewer installations have started on north section of project.

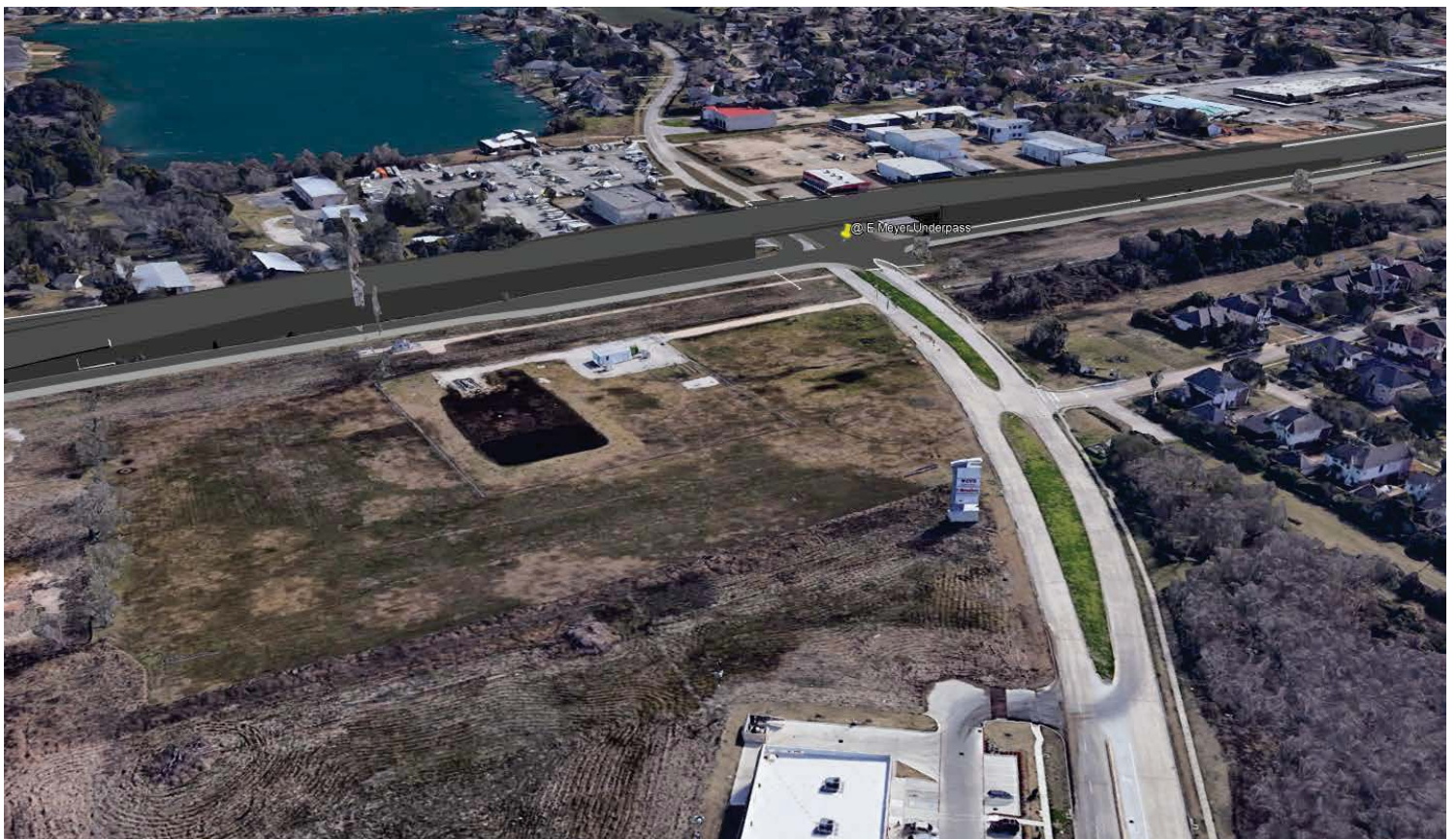
Northbound frontage road concrete work estimated in January, 2021.



MEMORANDUM CITY MANAGER'S OFFICE



The Repsdorph/Meyer Intersection has completed base work on the northern section of the overpass and MSE Wall installation is in progress for both connectors



MEMORANDUM

CITY MANAGER'S OFFICE



TEXAS DEPARTMENT OF TRANSPORTATION

Phase 1: (Feb 2019 to May 2021*)

Widen existing NB Clear Creek bridge and build new NB Frontage Road in Seabrook

Phase 2: (July 2020 to August 2022*)

Widen existing SB Clear Creek bridge, build new SB Frontage Road, and build majority of new Express bridge

Phase 3: (August 2020 to March 2023*)

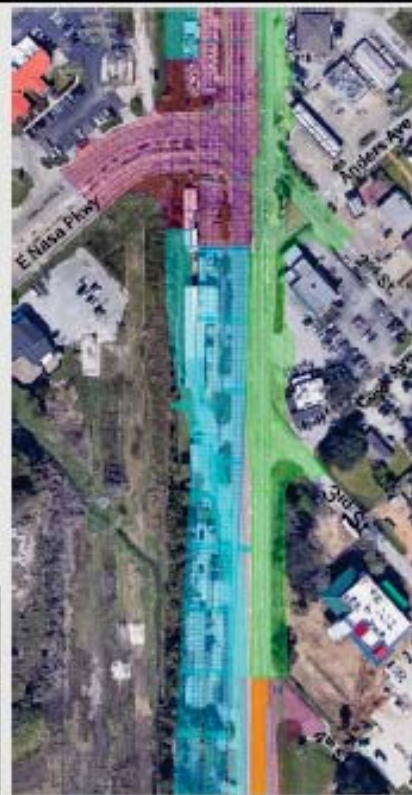
Reconstruct and elevate existing SH 146 mainlines and build new NB Frontage Road in Kemah

Phase 4: (July 2020 to March 2023*)

Build north and south ends of Express Bridge, finish SB Frontage Road in Kemah

PROJECT PHASING

Construction



* Phase durations are per latest contractor schedule and are subject to change

MEMORANDUM

CITY MANAGER'S OFFICE

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)

This project is the complete infrastructure retrofit of the City's Waste Water System to include the relocation of the treatment plant from Main Street to a site located adjacent to the new Public Works facility. This project contains both phases (phase 1 - design; phase 2 - construction) of the waste water system retrofit. The City's existing WWTP suffered significant damage during Hurricane Ike due to its location to Galveston Bay.

Phase I – Complete

Phase II – Pending Approval for Construction Grant with Hazard Mitigation Grant Program (HMGP)

SH 146 City Utility Relocates (CIP W7 and WW8) \$3,694,358 (SIB)

The purpose of this project is to relocate the existing water and sewer line facilities with the existing TxDOT SH146 ROW to a location outside of the new proposed highway improvements.

City water taps completed and city bacterial testing in progress on new water lines.

Friendship Elevated Water Tower Project (W11) \$350,000 (Impact Fees)

To ensure the public water supply storage tanks are in safe and productive working order and in compliance with the TCEQ & EPA environmental rules and regulations. The project will include replacing protective coating systems and performing minor structural repairs.

Projected started November 2, 2020, and is an estimated 90 day project.

SMART Meter (CIP FAC6) \$3,000,000 (C.O.s 2020)

AMI water meter conversion program will upgrade manual read water meters to AMI type installations. Project will also include the implementation of behavior-based software – such as WaterSmart, DropCounter, or other providers – using the data provided by the AMI system. This software will help customers identify leaks on the customer side of the meter, and will also promote municipal conservation measures appropriate to their homes or facilities. This project includes replacing all of the City's water meters.

Council approved a study under the Performance Contracting method with a vendor and is in progress to receive a full report by the Q1 2021, at which time Council will determine proceeding with certain products and installation.

MEMORANDUM

CITY MANAGER'S OFFICE



Seascape and Baybrook Subdivision HCFCD Bond E-07 (D11 and D12) \$2,238,000 (Total Project Cost)

2018 HCFCD Bond project to modify the Red Bluff Road drainage crossing to F220-02-00 tributary, perform detail study of the storm sewer system in Seascape Subdivision Sec.2 and make improvements based on the study.

As part of the Certificates of Obligation recently issued for 2020, Seascape and Baybrook Subdivision drainage improvement projects were approved as a 50%/50% partnership. Engineering with the County has completed environmental assessments and staff has met on design options. Further announcements for timeline will be released soon.

Red Bluff Road Expansion TxDOT and Harris County Project

The project will construct two eastbound traffic lanes and convert the existing roadway to a one-way westbound operation. The project will improve the roadway on the existing bridge over Taylor Lake to include the addition of a new bridge parallel to the existing bridge. This existing bridge, located north of the new bridge, will be re-stripped to two lanes of westbound traffic. The new bridge will include two lanes of eastbound traffic and a 10-foot-wide pedestrian walkway.

Phase I : Completed

Phase II: In Progress

This phase of the project is approximately 7 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 March of 2021.

CenterPoint Energy Electrical Service Conflicts:

- Terminal Service Pole located at Lakeside, north side of Red Bluff Road is scheduled to be relocated November 16, 2020.
- Underground Electrical Service Main located adjacent to Red Bluff Road relocation schedule is to be determined. TX-DOT and Construction Contractor is working with CenterPoint Major Underground Division to determine timeline.

Railroad Infrastructure Relocation:

- The schedule for this phase of the project has been estimated to be completed Mid December of 2020.

MEMORANDUM

CITY MANAGER'S OFFICE



El Mar Ditch HCFCD Bond E-07 (D2) \$3,905,527 (Total Project Cost)

This ditch is in the center of El Mar Lane and is too shallow to provide proper drainage to the subdivision area or the commercial area along SH146 that is connected to it. The City has attempted to improve the drainage within the Miramar Subdivision several times, but the depth of this channel has precluded reaching a satisfactory outcome that stretches from Meyer to Hester Gully to the bay. The intent would be to provide a 100-year storm capacity for the SH146 & Miramar area.

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)

Construction of approximately 6500 track feet of rail at the Bayport Terminal. This rail will cross State Highway (SH) 146 and connect the existing rail from Strang Rail line to within 900 feet of the Container Freight Station (CFS) Road in the Bayport Intermodal Facility. This project will also include clearing, grubbing, drainage, rail crossings, signalization and perhaps a sound wall, if required.

Phase II REWORK (TOTAL CLOSURE of OLD SH 146 FOR TRACK INSTALL) – In Progress
WEEKEND 11/16 – 11/30/2020

- Remove temp materials
- Install HMAC transition, install rail, install striping
- Open road to traffic

Phase III (TOTAL CLOSURE FOR TRACK INSTALL) – This Phase is Pending

- Crews will begin traffic control for SB FEEDER ROAD SH-146
- Remove temp materials, Install precast panels
- Install HMAC transition, install rail, install striping
- Open road to traffic

Community Projects Update

Edible Tree Forest – Evelyn Meador Library

Saturday, November 21, 2020, a tree planting will be held near the library for the kick off of the Edible Tree Forest Program. If interested in participating, please contact the library at 281-474-9142 or by email ev@hcpl.net.

MEMORANDUM

CITY MANAGER'S OFFICE



Lower Clear Creek Study

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 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.

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**

Total expenditures and encumbrances to date **\$443,214***

Request #1 – EDC Program (Received)	\$244,500*
Request #2 – Misc Expenses (Under Review)	\$189,351*

Remaining funds estimated **\$342,791**

Further guidance has been received that emergency service and public safety salaries are eligible and any remaining funds are being packaged to apply toward EMS salaries from March 2020 - present.

Texas Parks and Wildlife Grant (TPWG)

This project consists of approximately 4,500 linear feet of decomposed granite and two bridge crossings over Pine Gully for a hike and bike trail at the far north side of the city limits and will have portions of the trail atop the berm system.

Texas Parks and Wildlife Commission to begin environmental and archeological resource reviews.

MEMORANDUM

CITY MANAGER'S OFFICE



Livable Centers Program (HGAC) – Old Seabrook District \$194,000

Seabrook EDC applied and received a grant with Harris-Galveston Area Council (HGAC) for a Livable Centers Program. The Program will formulate a planning document 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.

Kick Off with City Council Update Meeting planned for December 1, 2020.

CDBG-MIT

Application for the Wastewater Treatment Plant cost sharing match from the city for 25% through this program. An application was submitted October 28, 2020 and a response is expected early 2021.

MEMORANDUM

CITY MANAGER'S OFFICE

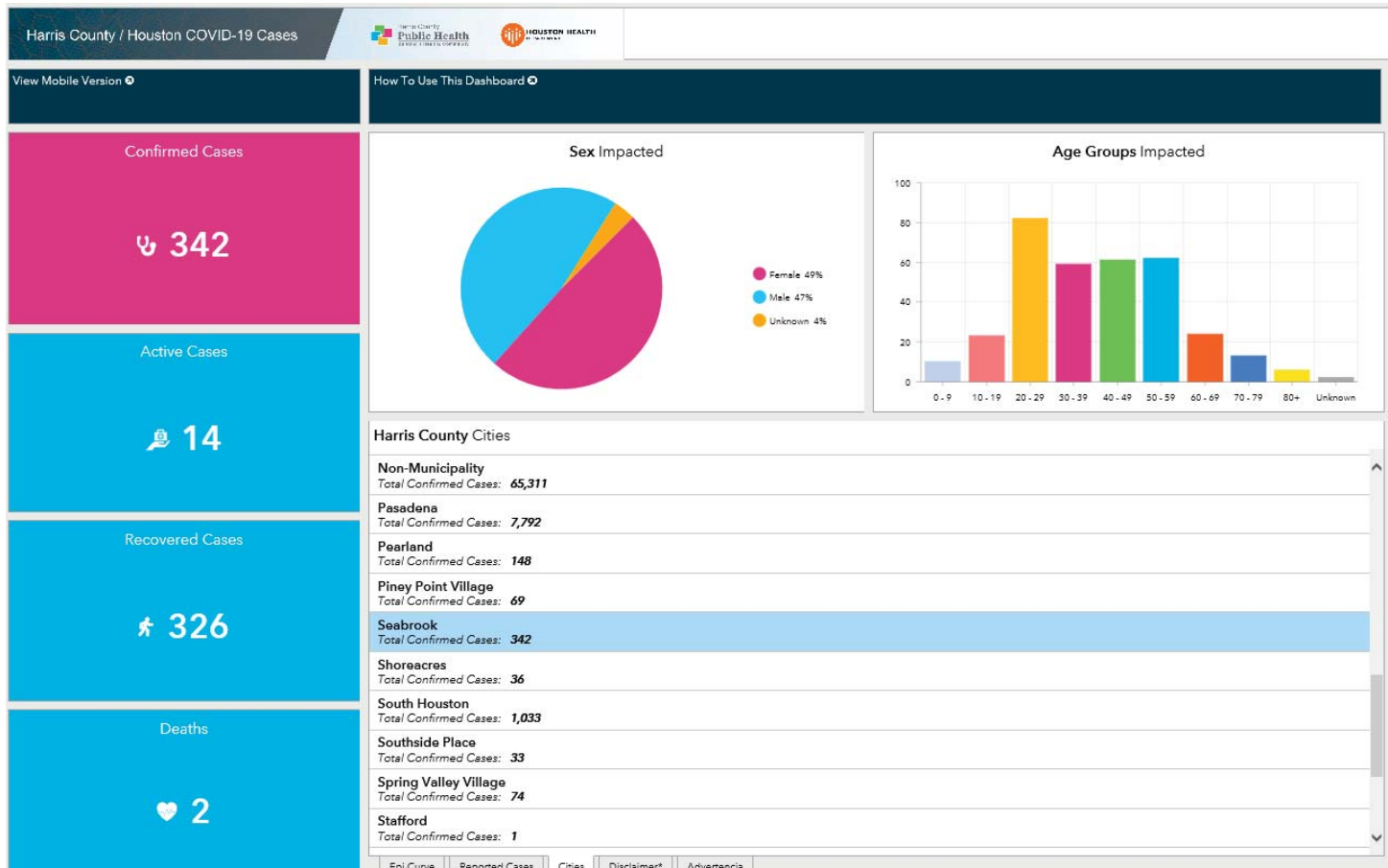


To: Honorable Mayor and City Council
 From: Gayle Cook, City Manager
 Date: November 17, 2020
 Subject: City Council COVID Update

City

Emergency Operations Center

EOC remains at a Level III for the local COVID-19 Disaster Declaration.



MEMORANDUM

CITY MANAGER'S OFFICE



County

Current COVID-19 Threat Level: Level 1: Severe



Threat Levels

The Harris County COVID-19 Threat Level system advises four levels of transmission: Level 1 severe (red), Level 2 significant (orange), Level 3 moderate (yellow), and Level 4 minimal (green). Along with the level of transmission are actions residents should follow: Stay home (red); minimize all contacts (orange); stay vigilant (yellow); and resume normal contacts (green).

Changing Levels

The indicators in this document are not on/off switches for threat levels, but will be used by the County in conjunction with health experts to make decisions about policy changes at each level. To move down the ladder of the threat level system, all of the thresholds for these key health indicators must be met.

Harris County COVID-19 Data Landscape / November 16, 2020

3

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 General Population and ICU 14-day trend is positive with 95% confidence
Hospital Usage 14-day average of COVID-19 hospital population below 15%	Indicator Met COVID-19 ICU 14-day average population is 12.4% 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 31 cases per day
New Cases: Total 14-day average of new cases in Harris County below 400	Indicator Not Met 14-day average of new cases is 646 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 8.8%