

The City Council of the City of Seabrook met in regular teleconference session on Tuesday, April 6, 2021 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

JEFF LARSON

NATALIE PICHA – Ex. Abs.

BUDDY HAMMANN

JOE MACHOL – Ex. Abs.

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 6:00 p.m. and conducted roll call to establish a quorum of City Council members.

1. PRESENTATIONS

1.1 Presentation of a Proclamation to recognize Helen Burton for her hard work, dedication, and loyalty to the City of Seabrook and the Seabrook Open Space and Trails Committee. *Thom Kolupski, Mayor, Gayle Cook, City Manager and Kevin Padgett, Director of Public Works*

Mayor Kolupski read aloud the Proclamation recognizing Helen Burton for her hard work, dedication, and loyalty to the City of Seabrook and the Seabrook Open Space and Trails Committee and proclaiming April 6, 2021 as Helen Burton Day in Seabrook. Mayor Kolupski presented Ms. Burton with a Key to the City and discussed the historical significance of being awarded a Key to the City. The City Council thanked Ms. Burton for the thousands of hours that she has spent helping Seabrook.

1.2 Presentation of a Proclamation to recognize April 4-10, 2021 as National Library Week. *Thom Kolupski, Mayor*

Mayor Kolupski read aloud the Proclamation for National Library Week, proclaimed April 4-10, 2021 as National Library Week in Seabrook, and detailed the myriad benefits that libraries provide to their communities.

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43 **1.3** Presentation of a Proclamation to recognize April 11-17, 2021 as National Public Safety
44 Telecommunications Week. *Thom Kolupski, Mayor*

45
46 Mayor Kolupski read aloud the Proclamation for National Public Safety
47 Telecommunications Week and proclaimed April 11-17, 2021 as National Public Safety
48 Telecommunications Week in the city. Police Chief Sean Wright introduced Dispatchers Robert
49 Ozment and Elizabeth Santillan, who accepted the Proclamation on behalf of their team. Chief
50 Wright and Mayor Kolupski praised Seabrook's dispatchers for their professionalism and
51 dedication.

52
53 **1.4** Presentation of a Proclamation to recognize April 11-17, 2021 as National Animal Control
54 Officer Appreciation Week. *Thom Kolupski, Mayor*

55
56 Mayor Kolupski read aloud the Proclamation for National Animal Control Officer
57 Appreciation Week, proclaimed April 11-17, 2021 as National Animal Control Officer
58 Appreciation Week, presented the Proclamation to Animal Control Officer Dwayne Vanselous,
59 and thanked Mr. Vanselous for his work.

60
61 **1.5** Presentation of a Proclamation to recognize April 18-24, 2021 as National Volunteer
62 Week. *Thom Kolupski, Mayor*

63
64 Mayor Kolupski read aloud the Proclamation for National Volunteer Week and proclaimed
65 April 18-24, 2021 as National Volunteer Week in Seabrook.

66
67 **1.6** Presentation of the Audit for FY 2019/2020. *Daniel Hebert, Belt Harris Pechacek*

68
69 Daniel Hebert from Belt, Harris Pechacek, LLLP presented the audit to Council. He stated
70 that the City of Seabrook has received a clean, unmodified opinion on the City's financial position,
71 meaning that the firm has the highest confidence that the City's records are materially correct and
72 in compliance with the generally accepted accounting practices of the United States. Mr. Hebert
73 said that there were no formal findings this year, meaning that there is not a management letter
74 this year. Mayor Kolupski thanked the finance department as the City staff for their work, and
75 proudly noted that the City has received a Certificate of Achievement for Excellence in Financial
76 Reporting from the Government Finance Officers Association this year, making this year the
77 fortieth consecutive year that the City has received this honor. Finance Director Michael Gibbs
78 thanked the Mayor for the recognition, and thanked his staff for their hard work this year.

79
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82 **2. PUBLIC COMMENTS AND ANNOUNCEMENTS**

83
84 Andy Billipp, 2431 Lakewood Pointe. Mr. Billipp and his wife, Susan, called in to a
85 Council meeting last month to express his concerns about Barge 295 and Cabo. Having lived at
86 that address for fifteen years, they have had to call the police at all hours of the night complaining
87 about the noise from those businesses. The situation is now worse than it has ever been, and the
88 City needs to follow its own noise ordinance to curb this nuisance once and for all.

89
90 Mike Scanlon, 9 Mariners Lane. When called upon to speak, Mr. Scanlon was no longer
91 available.

92
93 William Friedrichs, 401 Lakeshore Drive, El Lago. Mr. Friedrichs gave an update on the
94 progress of each phase of the Seabrook Commons development. He is now working with Texas
95 Department of Transportation on authorization for driveways.

96
97 Laura Mallary, 2613 De Four Trace. Ms. Mallary lives approximately 0.6 miles away from
98 Barge 295, yet still frequently hears music from the business even while sitting in her living room.
99 The music is loudest on the weekend, and although they do turn the music down somewhat at
100 10:00 p.m., Barge 295 needs to be good neighbors to the preexisting residential areas that are
101 nearby. Ms. Mallary asked that Council help resolve the issue.

102
103 Gavin Barron, 2810 Carmel Woods Drive. Mr. Barron echoed the complaints of two of
104 the previous speakers, remarking that his home is 3 miles away from Barge 295 and he has had to
105 call the police and make numerous reports about the noise. He complimented the officers'
106 response, but said that they appeared to be unsure about how to remedy the problem. Mr. Barron
107 asked Council to help fix the noise problem.

108
109 Dawn Davis, 2013 Oceanview Drive. Ms. Davis has resided at her home for 28 years, and
110 had always found the area to be peaceful. Ever since Barge 295 moved into the area, the noise
111 level from its music (which sometimes contains vulgar language) has been unacceptable, and the
112 music is so loud that it actually shakes items in her house. Ms. Davis used to lead meditation
113 sessions on Thursday but she can no longer do so because the loud music is so discordant,
114 pervasive, and disruptive.

115
116 Douglas Strebel, 2439 Lakewood Pointe. Mr. Strebel also represents the Lakewood Point
117 HOA. From January 1, 2019 through March 30, 2021, the City of Seabrook has over 1,248 pages
118 of noise complaints reported to the police department. Of those complaints, only 9 calls in 2019,
119 7 calls in 2020, and 1 call in 2021 resulted in the issuance of a citation. The current noise ordinance
120 is not being enforced properly. He has evidence that on at least one occasion, and officer witnessed
121 a violation in person and yet did not issue a citation. Mr. Strebel believes that the ordinance does
122 not give the officer discretion about whether a citation shall be issued in such instances, but he has
123 been told that the officer does have such discretion. The City's noise ordinance should be modified
124 to a maximum noise level of 65 dB during the daytime, 55 dB in the evenings from 5:00 p.m. to
125 10:00 p.m., and 45 dB at night starting at 10:00 p.m. The noise should also be recorded using the
126 dB(C) standard rather than the dB(A) standard, because the latter standard fails to adequately

address loud bass. The City of Plano has an excellent noise ordinance that Seabrook could learn a lot from while creating its revised ordinance.

Amy Strebel, 2439 Lakewood Pointe. Ms. Strebel has emailed the City Council about noise from Barge 295, The Yard, and Cabo. Although the Council has heard a lot about Barge 295 this evening, please understand that Cabo is an equal offender. The City should lower the decibel threshold for the noise ordinance. Ms. Strebel agreed with Mr. Strebel's suggestion that the noise level should also be recorded using the dB(C) standard rather than the dB(A) standard, because the latter standard fails to adequately address loud bass. The City also needs to revise its procedure for the location from which noise readings shall be taken, and should ensure that the equipment is calibrated prior to any measurement being taken. Repetitive noises, such as bass, are also a nuisance that needs to be addressed. We need ordinances that leave no room for interpretation, give the officer no room for discretion in their enforcement, and that require that offenders be issued citations immediately and repeatedly until the violation is abated.

John Barnett, 22 Lakewood Lane. Mr. Barnett thanked the Council for their work. He spoke about the noise issue with Barge 295. Mr. Barnett lives very close to Nasa Road 1, so when he built his house, he had it constructed with noise mitigation in mind. He cannot hear the traffic, but the noise from Barge 295 shakes pictures off of his wall. When Mr. Barnett watches television, he now has to use headphones if he wants to hear the program. Police have been out to Mr. Barnett's property many times to record sound levels, but they have never calibrated their instruments, so the evidence is then inadmissible in court. The officers do not know how to calibrate the equipment, which needs to be corrected.

3. CONSENT AGENDA

3.1 Approve on second reading Ordinance 2021-08, "Revision to Personnel Policy Work Week". *Yesenia Garza, Director of Human Resources*

AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, AMENDING THE CITY OF SEABROOK "PERSONNEL POLICIES", CHAPTER 5 "COMPENSATION AND BENEFITS", SECTION 25 "WORK WEEK" BY REPLACING THE SECTION WITH AN UPDATED "WORK WEEK" POLICY AND MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT

City Manager Gayle Cook provided Council with an overview of the proposed revision to the policy, which have been written to replace an outdated section of the City's personnel policies and to bring the City into compliance with the requirements of the City's new payroll software program. Ms. Cook noted that the final sentence in each of the five proposed paragraphs need to have the word "worked" inserted in them, to make it clear that overtime begins after an employee has worked forty hours in their work week.

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171 **3.2** Approve on second reading Ordinance 2021-07, "Add the uses of 'Auto Repair/Detailing,
172 Auto Rental and Leasing, Quick Lube/Oil Change, and Tire Dealers and Service' to the
173 Comprehensive Land Use Matrix as a Conditional Use". *Sean Landis, Deputy City Manager*
174

175 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A,
176 COMPREHENSIVE ZONING, ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS
177 AND ASSOCIATED REGULATIONS", SECTION 3.15, "COMPREHENSIVE LAND USE
178 REGULATION MATRIX," BY REQUIRING WITHIN THE SH 146 SOUTH
179 COMMERCIALDISTRICT, (146-S), AND THE SH 146 MAIN COMMERCIAL ZONING
180 DISTRICT, (146-M) , A CONDITIONAL USE PERMIT FOR THE FOLLOWING USES:
181 "AUTO REPAIR/DETAILING", "AUTO RENTAL AND LEASING", "QUICK LUBE/OIL
182 CHANGE", AND TIRE DEALERS AND SERVICE"; PROVIDING A PENALTY IN AN
183 AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY
184 INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF
185 ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR
186 SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE
187

188 **3.3** Consider and take all appropriate action on first reading of Ordinance 2021-06, "Add the uses
189 of 'Storage, Boat; Inside and Storage, Recreational Vehicle, Inside' to the Comprehensive Land
190 Use Matrix as a Conditional Use". *Sean Landis, Deputy City Manager*
191

192 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A,
193 COMPREHENSIVE ZONING, ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS
194 AND ASSOCIATED REGULATIONS", SECTION 3.15, "COMPREHENSIVE LAND USE
195 REGULATION MATRIX," BY REQUIRING WITHIN A (WAD) WATERFRONT ACTIVITY
196 ZONING DISTRICT A CONDITIONAL USE PERMIT FOR THE FOLLOWING USES:
197 "STORAGE, BOAT; INSIDE", AND "STORAGE, RECREATIONAL VEHICLE; INSIDE";
198 PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF
199 ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL
200 ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT
201 HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
202 DATE
203

204 **3.4** Accept Audit and Comprehensive Annual Financial Report (CAFR) for FY
205 2019/2020. *Michael Gibbs, Director of Finance*
206

207 **3.5** Review and approve the addition of Right of Way to Harbourtown Court within Old Seabrook
208 Village Section A. *Brian Craig, City Engineer and Assistant Director of Public Works*
209

210 **3.6** Review and approve the water, sanitary sewer, storm sewer, and streets as public
211 infrastructure for Oak Alley Subdivision. *Brian Craig, City Engineer and Assistant Director of*
212 *Public Works*
213

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Motion was made by Councilmember Davis and seconded by Councilmember Klein

To approve all of the items on the Consent Agenda.

MOTION CARRIED BY UNANIMOUS CONSENT

4. CONSENT AGENDA

4.1 Conduct a Closed Executive Session to consult with the City Attorney to discuss legal issues only related to proposed contract between City and Ameresco Incorporated as provided under Texas Government Code Section 551.071. *Gayle Cook, City Manager*

4.2 Conduct a Closed Executive Session to consult with City Attorney to discuss legal issues only related to regulation of nuisances - animal control and noise as provided under Texas Government Code Section 551.071. *Gayle Cook, City Manager*

At 6:55 p.m., Mayor Kolupski announced that the City Council will now hold a closed executive meeting pursuant to the provisions of the Open Meetings Act, Chapter 551 Government Code, and Vernon's Texas Codes Annotated, in accordance with the authority contained in Sections 551.071, Consultation with City Attorney.

At 8:15 p.m., Mayor Kolupski reconvened the meeting in open session and stated that item 2.1 had been discussed, but that no action had been taken in executive session.

5. DISCUSSION

5.1 Consider and take all appropriate action on an agreement between the City of Seabrook and Ameresco Incorporated for services related to the installation of water meters and advanced metering infrastructure within a Performance Contract Project, in an amount not to exceed \$2,961,500.00, and authorize the City Manager to sign the agreement. *Gayle Cook, City Manager*

City Manager Gayle Cook gave a brief overview of the project, which will replace all existing water meters with new water meters that will allow for remote meter readings and for residents to monitor their water usage on an hour-by-hour basis. Representatives from Ameresco, Inc. presented the project to City Council as shown in Attachment A, remarking that the meters to be used have a lifespan of 20 years, have no mechanical or moving parts, and will be guaranteed to be at least 98.5% accurate for the duration of the contract. Each water meter will have a radio transmitter that will relay water usage information to the City. To facilitate this, any existing concrete housings for water meters will be replaced by plastic composite boxes that will be installed approximately 0.25 inches above grade and are designed to withstand normal wear and tear from yard tools.

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261 *Motion was made by Councilmember Klein and seconded by Councilmember Larson*

262
263 *To approve an agreement between the City of Seabrook and Ameresco Incorporated for services*
264 *related to the installation of water meters and advanced metering infrastructure within a*
265 *Performance Contract Project, in an amount not to exceed \$2,961,500.00, and to authorize the*
266 *City Manager to sign the agreement.*

267
268 *MOTION CARRIED BY UNANIMOUS CONSENT*
269

270 **5.2** Consider and take all appropriate action on a Cooperative Purchasing Agreement between the
271 City of Seabrook and Tarrant County, Texas, to take advantage of cost savings associated with the
272 upcoming purchase of police vehicles. *Michael Gibbs, Director of Finance*
273

274 Director of Finance Michael Gibbs said that the City needs to purchase new police vehicles,
275 and Tarrant County currently appears to have the best rates for police vehicles. The City is a
276 member of several cooperative purchasing agreements, but approval of this proposed agreement
277 would allow the City to save more money on the vehicles than if it bought the vehicles through a
278 different avenue.

279
280 *Motion was made by Councilmember Hammann and seconded by Councilmember Klein*
281

282 *To approve a Cooperative Purchasing Agreement between the City of Seabrook and Tarrant*
283 *County, Texas, to take advantage of cost savings associated with the upcoming purchase of police*
284 *vehicles.*

285
286 *MOTION CARRIED BY UNANIMOUS CONSENT*
287

288 **5.3** Consider and take all appropriate action on a request by Seabrook Properties, LLC. to enter
289 into a Capital Recovery Domestic Water and Sanitary Sewer Impact Fee Credit Agreement as
290 established by the Texas Local Government Code Chapter 395. *Sean Landis, Deputy City*
291 *Manager*
292

293 Deputy City Manager Sean Landis presented the request to Council as shown in
294 Attachment B, and addressed questions from Council regarding why adjacent undeveloped but
295 benefitting properties did not have to share in the cost of the infrastructure improvements.
296

297 *Motion was made by Councilmember Hammann and seconded by Councilmember Klein*
298

299 *To enter into a Capital Recovery Domestic Water and Sanitary Sewer Impact Fee Credit*
300 *Agreement as established by the Texas Local Government Code Chapter 395.*
301

302 *MOTION CARRIED BY UNANIMOUS CONSENT*
303

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305

306 **6. OLD BUSINESS**

307
308 **6.1** Consider and take all appropriate action on first reading of Ordinance 2021-04, "Feeding of
309 Wildlife and Nuisance Animals Prohibited". *Dwayne Vanselous, Animal Control Officer*

310
311 AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, CHAPTER 10, "ANIMALS",
312 ARTICLE 1, "GENERAL", CREATING A NEW SECTIONS 10-11, "FEEDING OF WILDLIFE
313 PROHIBITED", AND SECTION 10-12, "NUISANCE ANIMALS", ALL AS DEFINED AND
314 PROVIDED HEREIN WITH RELATED UPDATES; PROVIDING PENALTIES FOR
315 VIOLATION BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR
316 PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING
317 FOR SEVERABILITY, NOTICE AND ESTABLISHING AN EFFECTIVE DATE

318
319 Animal Control Officer Dwayne Vanselous informed Council that many changes have
320 been made to the proposed ordinance so that it better reflects Council's intentions. Currently, the
321 City does not differentiate between the feeding of wildlife on public property versus on private
322 property. Mayor Kolupski asked Mr. Vanselous to show where the ordinance specifies who
323 determines when it becomes a nuisance; Mr. Vanselous read aloud Section 10-12, which sets such
324 standards. People will still be allowed to feed animals on their own private property, as long as
325 that does not create a nuisance for others.

326
327 *Motion was made by Councilmember Hammann and seconded by Councilmember Larson*

328
329 *To approve the first reading of Ordinance 2021-04, "Feeding of Wildlife and Nuisance Animals*
330 *Prohibited"*

331
332 *MOTION CARRIED BY UNANIMOUS CONSENT*

333
334 **7. DISCUSSION**

335
336 **7.1** Discuss, consider, and if appropriate, take action on Miramar Division Drainage
337 Improvements and presentation on design, community impact, and environmental impact. *Sean*
338 *Landis, Deputy City Manager, Kevin Padgett, Director of Public Works, and Brian Craig, City*
339 *Engineer and Assistant Director of Public Works*

340
341 Director of Public Works Kevin Padgett presented the item, as shown in Attachment C,
342 noting that City of Seabrook Resolution 2019-07 was passed in support of this and other projects.
343 He provided Council with a brief overview of the history and status of the project. Staff's
344 recommendation at this time is to disapprove Scenario A (moving forward to City Council's
345 approval of an Interlocal Agreement for bidding and construction of El Mar Drainage), and add to
346 the City's Capital Improvement Plan for Fiscal Year 2022 or beyond a project to include all
347 scenarios and then aggressively look for mitigation funding for completion of the entire project.

348
349 Council asked how the proposed project would handle storm surge, not just a heavy rain
350 event. City Engineer Brian Craig said that the City is unable to prevent storm surge from affecting

low-lying areas of the city. The City has also received a number of complaints from local residents who disapproved of the proposed extensive use of concrete in the project and of the number of trees that would be lost.

Motion was made by Councilmember Hammann and seconded by Councilmember Larson

To disapprove Scenario A (moving forward to City Council's approval of an Interlocal Agreement for bidding and construction of El Mar Drainage), and to inform Harris County that the City will not be moving forward with Scenario A.

MOTION CARRIED BY UNANIMOUS CONSENT

7.2 Discuss, consider, and if appropriate, take action on Noise Ordinance, noise complaints, and possible modifications. *Sean Wright, Chief of Police and Gayle Cook, City Manager*

Deputy City Manager Sean Landis addressed zoning questions regarding the bars about which the City has received noise complaints, and confirmed that the zoning is correct for that usage. City Manager Gayle Cook presented the item to Council, as shown in Attachment D, and provided Council with an overview of the City's current noise ordinance. Ms. Cook briefly explained how the ordinance is currently structured and how it is enforced. The ordinance defines "daytime" as between 7:00 a.m. and 10:00 p.m. and imposes a sound limit of 85 decibels, and "nighttime" as from 10:00 p.m. through 7:00 a.m. and imposes a sound limit of 63 decibels. Currently, the measurements shall be taken using the dB(A) or dBA sound measurements and shall be taken from a point beyond the real property line of the property from which the noise is being generated. One issue that the City faces in taking sound level readings is that the businesses that tend to have loud music are located very close together.

Ms. Cook presented Council with ambient noise readings that were taken at various locations this morning in the area of the frequent noise complaints at a time when there was no band or music playing, to help provide a baseline noise level. In response to a question from Council, Chief of Police Sean Wright said that the Police Department's current sound meters cannot differentiate between music and other sounds such as ambient noise, which is one of the issues that our officers have when taking readings. He explained that the instruments come precalibrated, which means that they comply with the City's current ordinance.

Councilmember Hammann said that police officers should not have to handle noise complaints; police officers are ill-equipped to properly handle noise complaints and they are already significantly overworked by having to frequently respond to such calls in the evening hours. He suggested that the City consider hiring an outside company to come to Seabrook on Thursday, Friday, and Saturday evenings for a while to get the City better data on sound readings from businesses in the area that surrounds the lake. Following a discussion about how to change the ordinance, Council expressed its disappointment that no representatives from the offending businesses were present at the meeting. Councilmember Davis said that the City must not lose sight of the fact that the loud music often contains profanity that children should not have to be exposed to.

396
397 *It being 9:59 p.m., a motion was made by Councilmember Davis and seconded by Councilmember*
398 *Klein*

399
400 *To extend this meeting until 10:30 p.m.*
401

402 Council continued its discussion, with the consensus of Council being that the new noise
403 ordinance should be fair to all parties, that both the owners and the occupants of the offending
404 properties be notified of and thoroughly briefed about the City's noise level requirements and the
405 forthcoming changes thereto, that the City should consider consulting a sound expert, and that the
406 City's revised ordinance should also address dB(C) noise, not just dB(A). Council concluded its
407 discussion by directing that City administration locate a sound expert to address the issues that
408 have been discussed this evening. Ms. Cook agreed to work with the City Attorney on how best to
409 notify the businesses of this discussion and the direction in which the City is heading on the matter.
410 Council reiterated its position that the City would prefer to include the businesses in the ordinance
411 revision process.
412

413 **8. ROUTINE BUSINESS**
414

415 **8.1** Update and report on various items that require no action, including SH 146 Expansion
416 Project, City of Seabrook CIP Projects, City of Seabrook Grant Administration, May 1, 2021
417 General Election, and 2021 State Legislative Session. *Gayle Cook, City Manager and Robin*
418 *Lenio, City Secretary*
419

420 City Manager Gayle Cook gave a report to City Council on SH 146 Expansion Project,
421 City of Seabrook CIP Projects, City of Seabrook Grant Administration, May 1, 2021 General
422 Election, and 2021 State Legislative Session, as shown in Attachment E.
423

424 **8.2** Update and discuss report by City Manager on COVID related issues. *Gayle Cook, City*
425 *Manager and Brad Goudie, Director of Emergency Services*
426

427 Ms. Cook gave the update as shown in Attachment F.
428

429 **8.3** Establish future meeting dates and agenda items. *City Council*
430

431 The next regular City Council meeting will be held on Tuesday, April 20 2021, by
432 teleconference, at 6:00 p.m. The following regular City Council meeting will be held on Tuesday,
433 May 4, 2021, by teleconference, at 6:00 p.m.
434

435 Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 10:26 p.m.
436
437

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Approved this 4th day of May, 2021.

Thomas G. Kolupski

Thomas G. Kolupski
Mayor

Robin Lenio

Robin Lenio, TRMC
City Secretary



City of Seabrook, TX

Automated Metering Infrastructure & Water Meter Replacements



April 2021



Recap of How We Got Here

- The city strategically looked at the water meter infrastructure, conservation and rising cost of water to implement a CIP project for Advanced Metering Infrastructure (AMI) or “SMART” Water Meter System
- The new meter system will give the best accuracy in water meter reading and billing and put the power into the consumers hands allowing them down to an hourly tracking
- During FY 2019-20, Certificates of Obligation were issued to fund this project
- In August 2020, the project was bid traditionally, and bids were received
- During evaluation of bids, city staff also began discussing an alternate method set out by Texas Local Government Code that allows a comprehensive approach to implementing and capturing the benefits of the efficiencies of the new infrastructure
- City has been working with Ameresco to develop a turn-key scope and price for implementation.

City Staff's Project Objectives

Select Best Value
Equipment &
Technology

Provide Turn-Key
Firm Fixed
Project Price

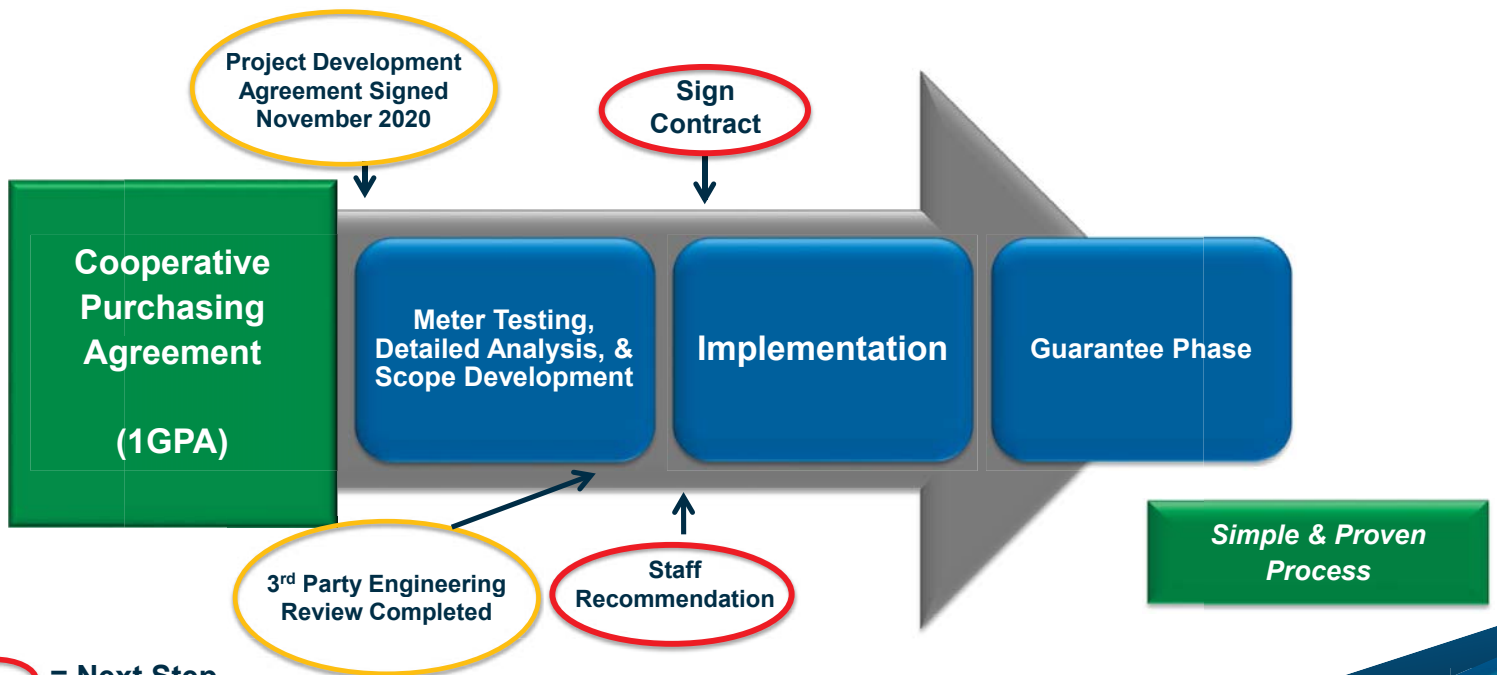
Obtain Accurate
& Complete
Scope of Work

Create Citizen
Engagement
Strategy

Minimize Day to
Day Operations
& Service
Disruptions

Onsite Project
Management for
Implementation &
Data Integration

Process Followed & Next Steps



Field Conditions of Water Meters



Doc ID: d48fb1d25b0600130b556cbb0230209d5e9eb04

Current Field Challenges & Examples

- Flooded Boxes
- Meter Access
- Tight Conditions
- Broken Boxes
- Dual Meter Sets
- Broken Lids
- Boxes full of Dirt



Broken Boxes
and Full of Mud



Flooded Box

Doc ID: 448f61d25b0c00130b556cbb2f33209d5e5ab04

Current Field Examples

Dual Meter Set
with Tight
Conditions



Buried Box and Box
with Concrete Lids



Audit Results & Proposed Solution



Doc ID: d48fb1d25b0c0a0e01550eeb0a3e204088a004

AWWA Meter Accuracy Test Results

Number Tested	Meter Size	Low Flow	Medium Flow	High Flow	Weighted Average
68	$\frac{5}{8}$ X $\frac{3}{4}$ " and $\frac{3}{4}$ " X $\frac{3}{4}$ "	91.50%	99.20%	99.20%	98.03%

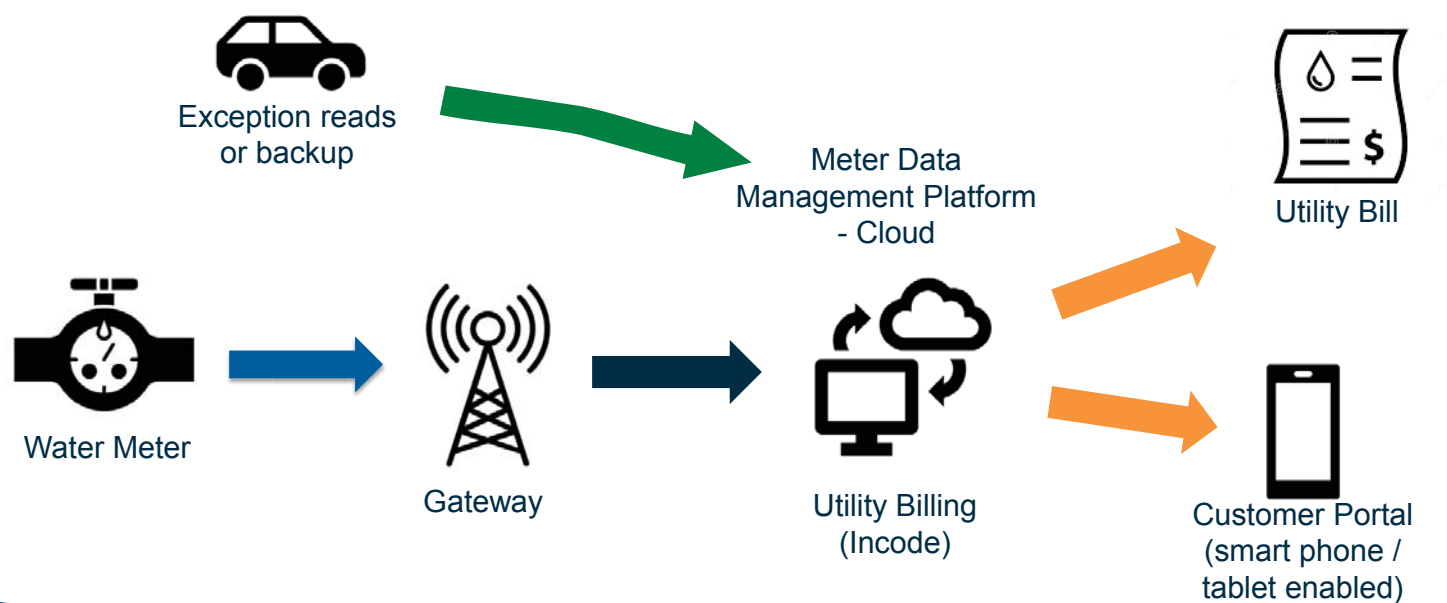
↑
Values used
for Baseline
Revenue
Projections

Minimum flow accounts for most residential leaks/water loss

- 2 meters tested 0% in the low flow category
- 7 meters tested below 90% in the low flow category

Following the National AWWA Standards – 15% allocated to Min; 70% allocated to Medium; And 15% allocated to Max

AMI System Overview



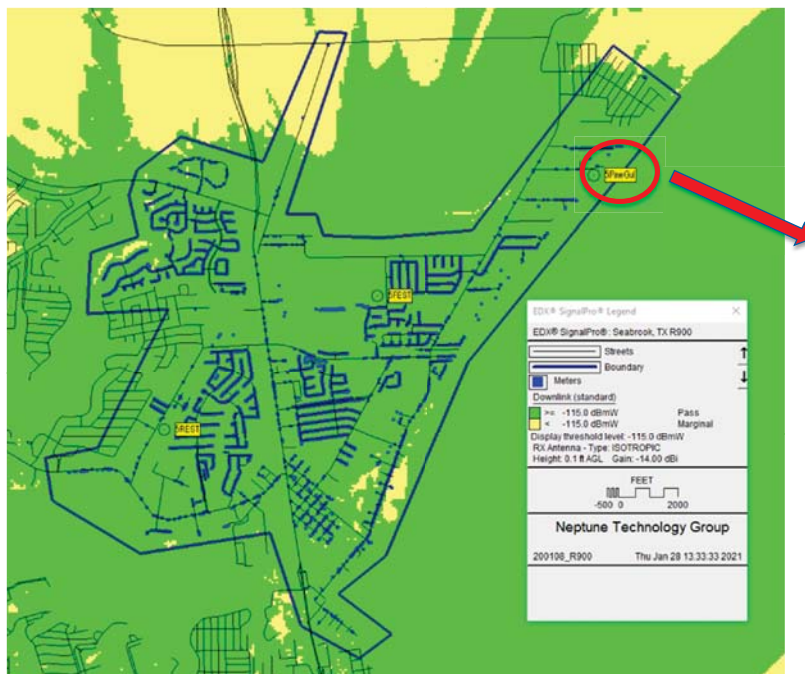
Scope of Work

METER COUNTS TABLE

Size	Quantity
3/4"	3639
1"	303
1.5"	51
2"	89
3"	9
4"	6
6"	9
8"	3
10"	1
Extra 3/4"	40
Total	4150

- Replace/Retrofit all meters
 - New meters will be solid state
- Replace all meter boxes and lids 2" and smaller
- Install Neptune 360 Software
- Install AMI infrastructure
- Integration of all data points
 - Old Read / New Read, serial numbers, size, etc.
- Pictures of installs (before & after)
- Ancillary materials
(gaskets, spool pieces, curb stops as required)
- Install and integrate WaterSmart Customer Portal

Projected Coverage Map (99.59%)



 Indicates new 50' pole to be installed

Description	Site Address	Existing or New	Ant. Height
Friendship EST	3511 Park Road	Exist	121'
Repsdorph EST	2510 Repsdorph Road	Exist	120'
Pine Gully	605 Pine Gully Road	New	50'

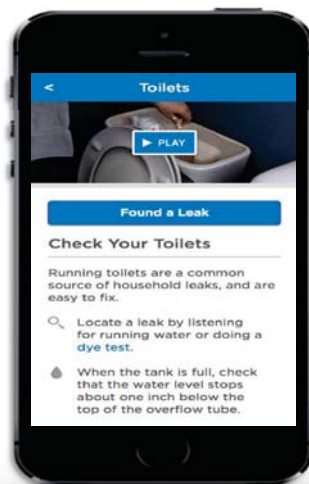


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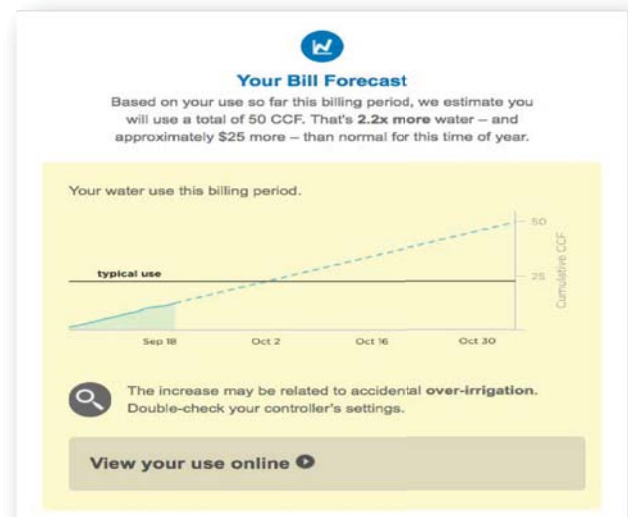
WaterSmart Customer Portal



See hourly use



Self-resolve a leak



Set dollar-based threshold to be notified of a forecasted high bill

Turn-Key Project Proposal

AMI and Water Meter Replacement

On-site Project Management, Engineering, Development, Water Meters, Boxes, AMI Infrastructure- Neptune IoT, WaterSmart Portal, Integration between Systems, Construction, Commissioning, Bonds.

Total Project price **\$2,961,500**

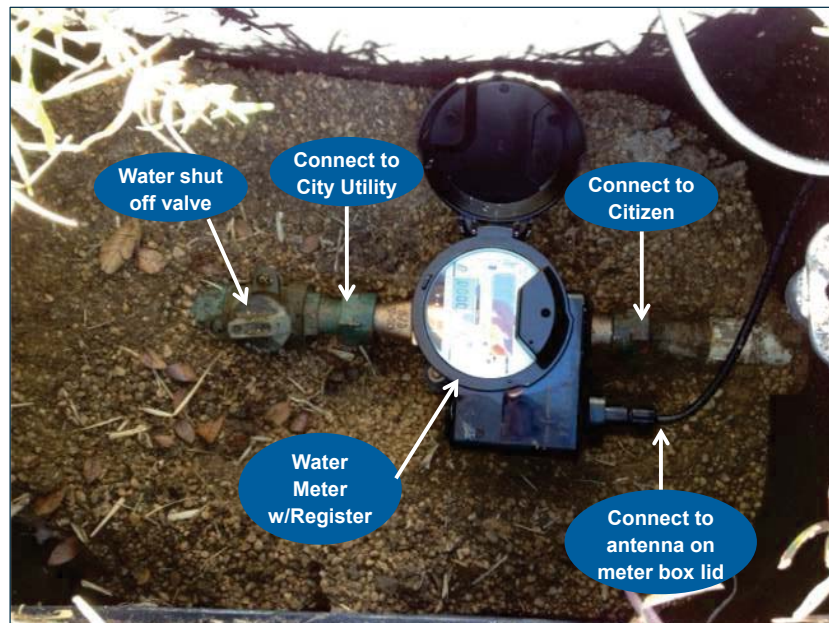
Year 1 Savings/Revenue:

Projected water/sewer revenue increase:	\$11,843
Operational Savings:	\$45,000

Ameresco M&V Fee (<i>In year 3</i>)	\$47,434
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3rd Party Ongoing Fees:

Year 1 Annual Fees for Neptune & Water Smart Hosting, and cellular backhaul Fees	\$28,636
--	----------



Thank You!



Chad Nobles
Account Executive
346-273-5005
cnobles@ameresco.com

Deval Allums
Account Executive
713-818-8641
dallums@Ameresco.com

ATTACHMENT B

City Council Meeting

April 6, 2021

The Request

Seabrook Properties LLC. is requesting to enter into a Capital Recovery Domestic Water and Sanitary Sewer Impact Fee Credit Agreement as established by the Texas Local Government Code Chapter 395.

Chapter 395, Section 395.019

Chapter 395, Section 395.019 COLLECTION OF FEES IF SERVICE IS NOT AVAILABLE

Except for roadway facilities, impact fees may be assessed but may not be collected in areas where services are not currently available unless:

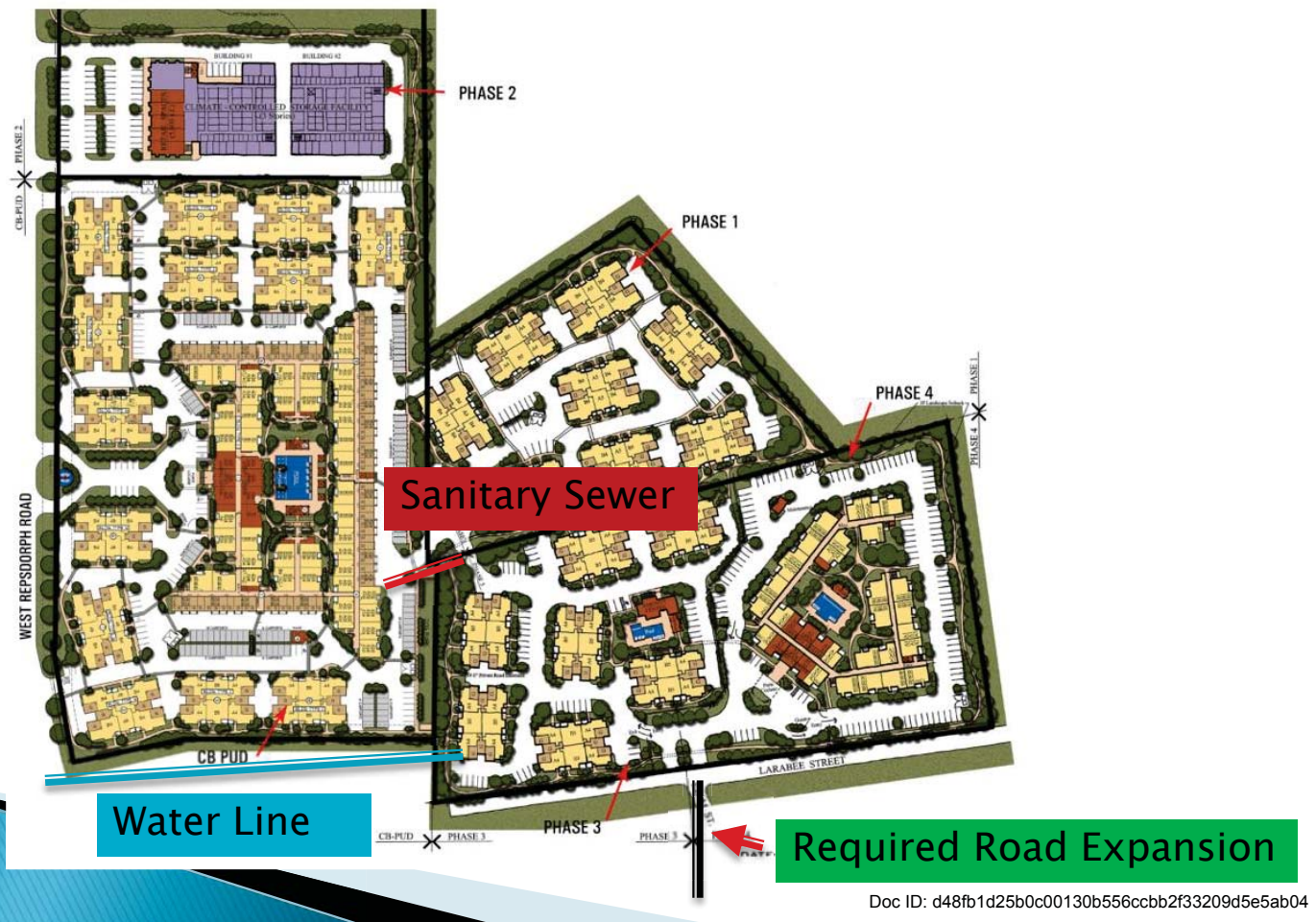
(1) the collection is made to pay for a capital improvement or facility expansion that has been identified in the capital improvements plan and the political subdivision commits to commence construction within two years, under duly awarded and executed contracts or commitments of staff time covering substantially all of the work required to provide service, and to have the service available within a reasonable period of time considering the type of capital improvement or facility expansion to be constructed, but in no event longer than five years;

(2) the political subdivision agrees that the owner of a new development may construct or finance the capital improvements or facility expansions and agrees that the costs incurred or funds advanced will be credited against the impact fees otherwise due from the new development;

or agrees to reimburse the owner for such costs from impact fees paid from other new developments that will use such capital improvements or facility expansions, which fees shall be collected and reimbursed to the owner at the time the other new development records its plat; or

(3) an owner voluntarily requests the political subdivision to reserve capacity to serve future development, and the political subdivision and owner enter into a valid written agreement.

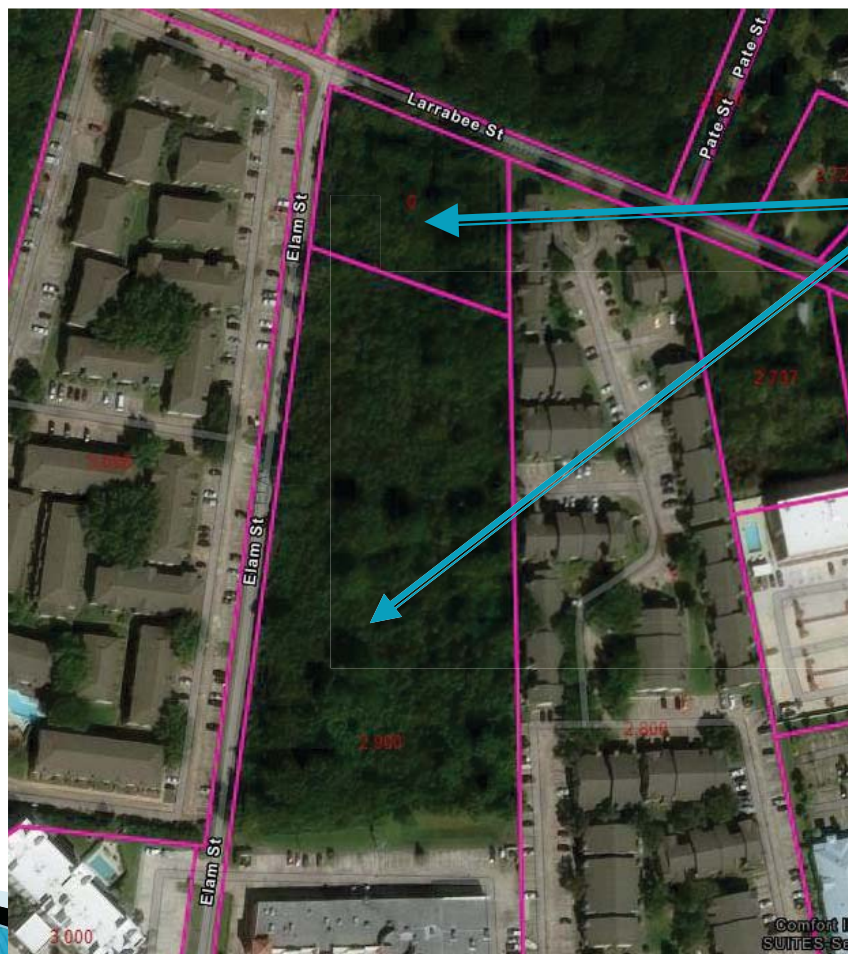
Original Project Overview



Work Completed



Map of Undeveloped Property



Approximately
6 Acres of
Undeveloped
Property

Will be
required to pay
water and
sewer impact
fees

Did not
participate in
the cost of
constructing
the new water
and sewer
system

Cost Breakdown

• Surveying	\$ 4,405.00
• Soils Test	\$ 2,727.59
• Engineering Water	\$ 2,500.00
• Engineering Sewer	\$ 5,000.00
• Construction	\$161,612.82

Total Cost	\$176,245.41
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Developers Request

Seabrook Properties LLC. is requesting to enter into a Capital Recovery Domestic Water and Sanitary Sewer Impact Fee Credit Agreement as established by the Texas Local Government Code Chapter 395.

Amount \$176,245.41

ATTACHMENT C

Miramar Subdivision Drainage Improvements

Presentation on design, community impact and environmental impact.

Doc ID: d48fb1d25b0c00130b556ccbb2f33209d5e5ab04

History

Harris County Flood Control District 2018 Bond Program

- On August 25, 2018, Harris County voters approved \$2.5 billion in bonds to finance flood damage reduction projects. Using an objective process for prioritizing the bond projects, the Harris County Flood Control District has been working steadily to plan, design, and build these projects using bond funds while providing transparent project tracking of progress along the way.
- The Miramar Subdivision Drainage Improvements project was selected as a known repetitive loss area and a preliminary drainage study was undertaken. Study findings show that within the drainage area 279 homes are impacted by a 1% rainstorm event. Note: coastal/tidal/storm surge not part of study.
- Results of the study developed three project scenarios:
 - Scenario A – El Mar Ditch Improvements; 30% homes benefitted at estimated cost of \$3,905,526 (City's 50% match = \$1,952,763)
 - Scenario B – Miramar Subdivision Drainage/Paving; 51% homes benefitted at estimated cost of \$7,300,758 (City's 50% match = \$3,650,379)
 - Scenario C – Both A and B; 97% homes benefitted with estimated cost of \$11,206,285 (City's 50% match = \$5,603,142)
- During the Capital Improvement Program (CIP) Presentation to City Council, scenarios were presented; Scenario A – El Mar Ditch Improvement was selected as a project to move forward with.

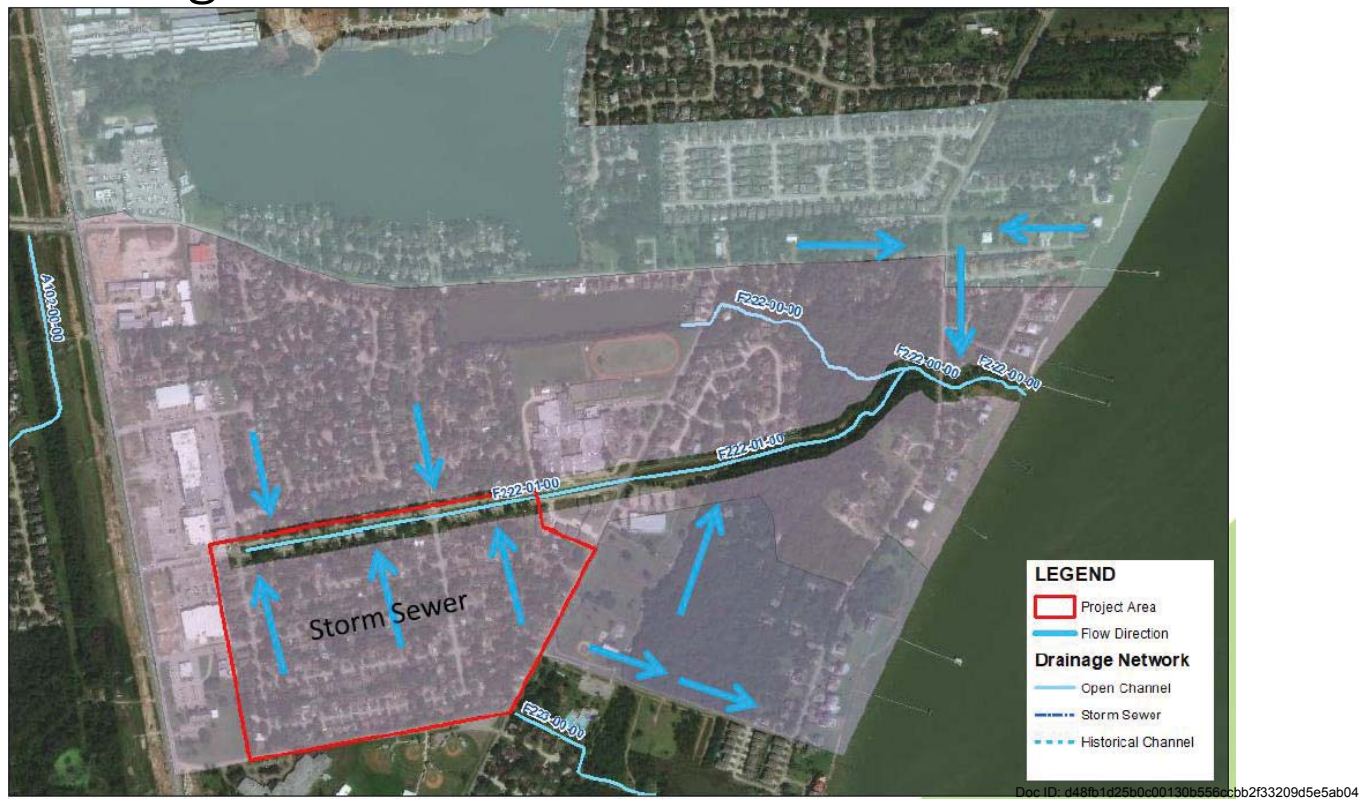
History

- Seabrook City Council approved Resolution 2019-07 was passed in support of projects identified in the 2018 Bond Election
- Entities with Projects identified for the bond election had to acknowledge that funding was currently available or issuance was in progress
- Scenario A after approved through the budget and CIP Process was approved to be funded by Certificates of Obligation – Series 2020

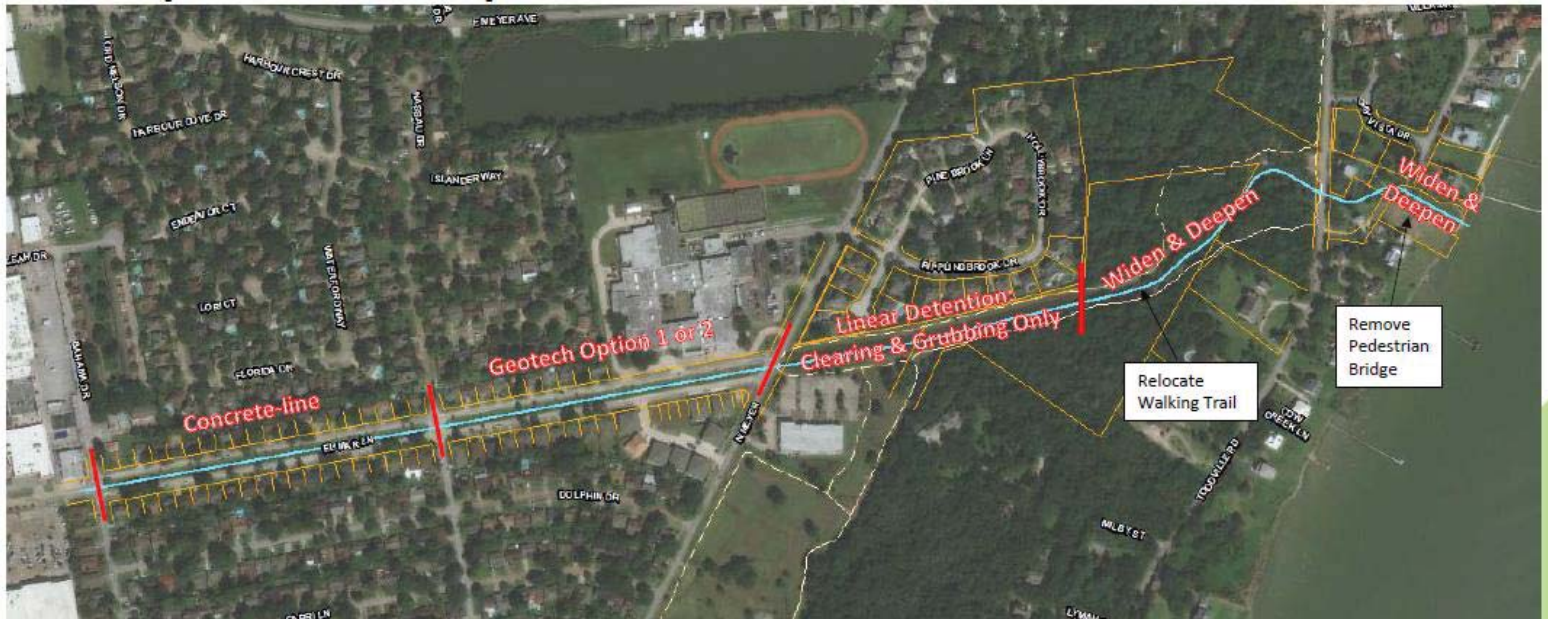
Field Work

- Project did not have any design elements available initially for Public Presentation and initial surveying and engineering had to be performed
- Field Work and design progressed from 2020-2021
- City staff has reviewed design in 2021 for Scenario A in City's CIP and would present tonight their recommendations

Drainage Area

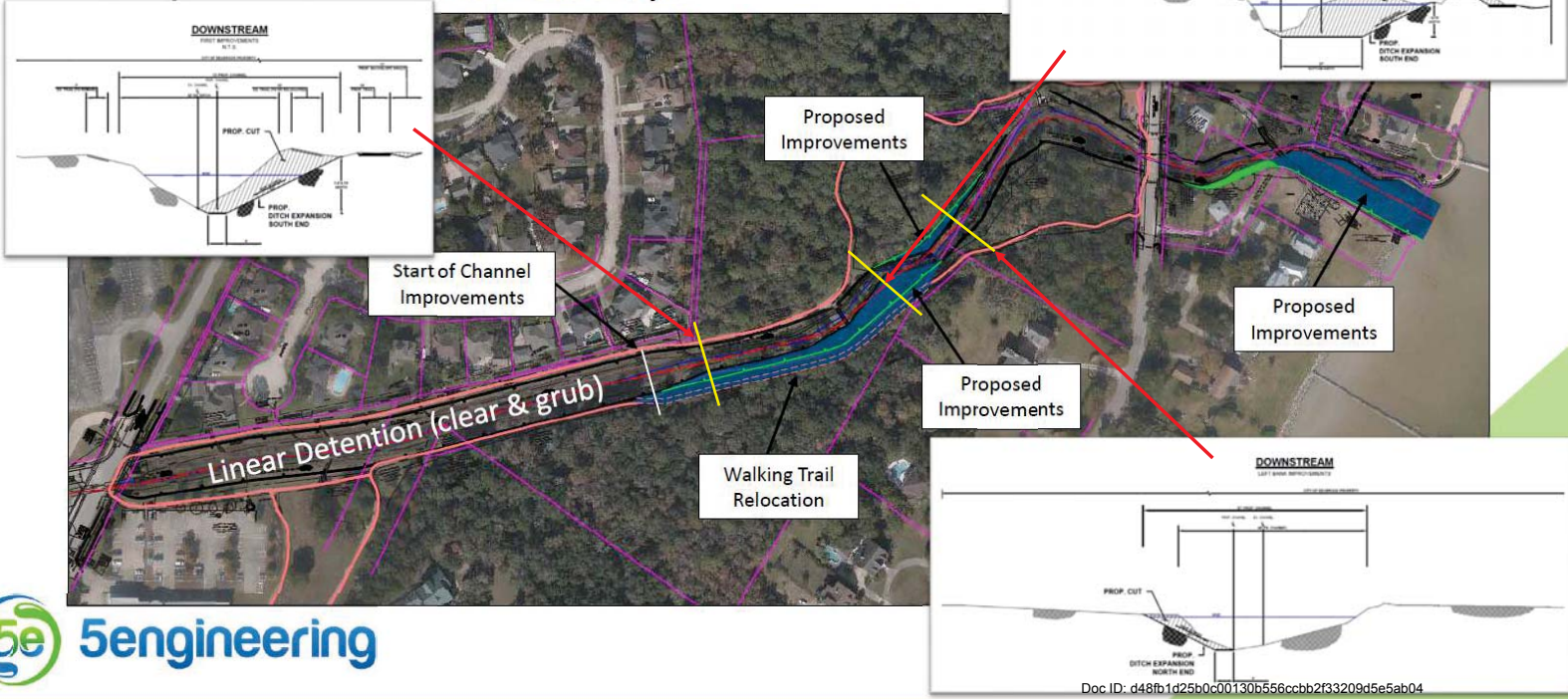


Proposed Improvements



Proposed Improvements

N. Meyer Ave to Galveston Bay

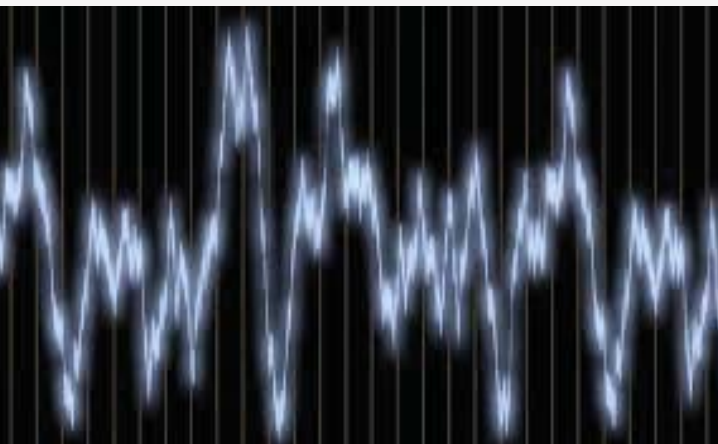


Recommendation

- In 2019, this subdivision had three (3) scenarios by Harris County Flood Control District presented and the city opted to pursue only Scenario A given cost estimates
- A larger drainage impact would be more beneficial to the entire subdivision given the scale of improvements presented with full design if ALL scenarios were completed together.

STAFF RECOMMENDATION:

- Disapprove Scenario A El Mar Drainage to move forward to City Council into an Interlocal Agreement for bidding and construction
- Add to City CIP for FY22 to include all scenarios and aggressively look for mitigation funding to complete entire project for optimal benefit



ATTACHMENT D

CITY COUNCIL MEETING
APRIL 6, 2021

NOISE ORDINANCE DISCUSSION

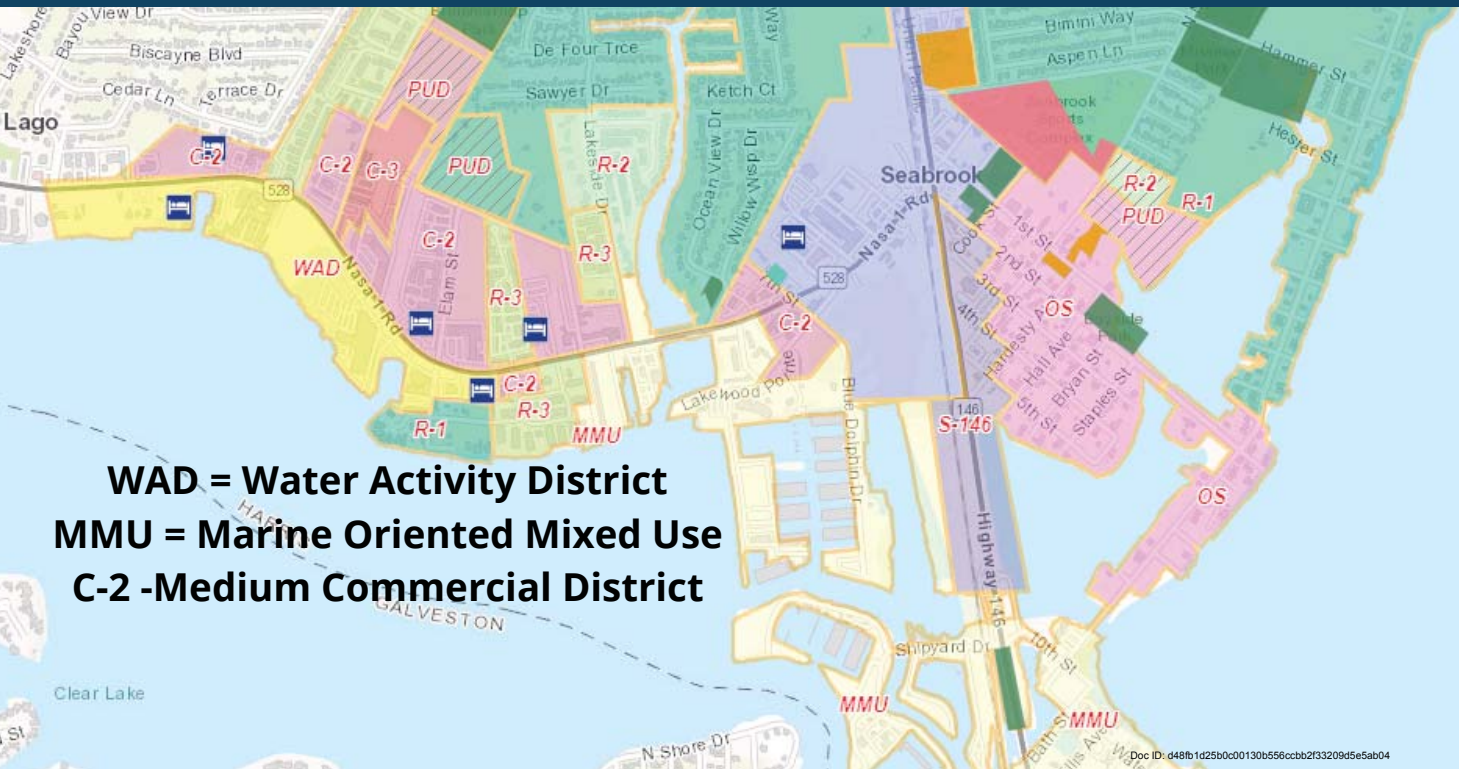
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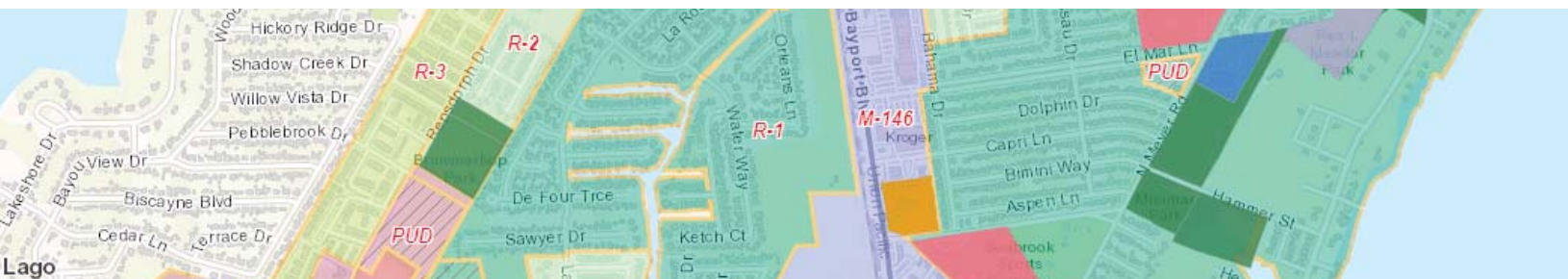


DISCUSSION POINTS

- REVIEW OF ZONING DISTRICTS
- REVIEW OF CURRENT NOISE ORDINANCE
- AMBIENT NOISE READINGS
- TYPES AND LOCATIONS OF COMPLAINTS
- ORDINANCE COMPARISON RESEARCH
- DISCUSS CURRENT NOISE ORDINANCE & ANY MODIFICATIONS

REVIEW OF ZONING





MMU

district is primarily aimed at accommodating the establishment of waterfront and over-water activities, primarily marinas, shipyards and their associated commercial activities. The land uses within this district are also intended to meet a portion of the community's tourism and recreation demand. The incorporation of piers, boardwalks, outdoor patios and outdoor cafes into site development of properties located in this district are encouraged.



WAD

District is specifically designed to accommodate a select group of commercial and recreational land use activities associated with waterfront areas. The primary land use orientation of the district is retail-commercial establishments with a waterfront marine-coastal theme. In accordance with Comprehensive Master Plan 2030, the district aims at preserving Seabrook's small town character, its waterfront, and to create a "unique" place. The land uses within this district are also intended to meet a portion of the community's tourism and recreational demand. The incorporation of piers, boardwalks, outdoor patios, and outdoor cafes into site development of properties located in this district is encouraged.



CURRENT ORDINANCE ARTICLE II - SECTION 55

- 55-21 Unreasonable Noise Prohibited
- 55-22 Definitions
- 55-23 Restrictions on Decibel Levels
- 55-24 Violations
- 55-25 Exemptions
- 55-26 Enforcement
- 55-27 Penalties



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55-23 DEFINITIONS

A-weighted sound level means the sound pressure level in decibels as measured on a sound level meter using the A-weighting network. The level so read is designated dB(A) or dBA.

Daytime means the times between 7:00 a.m. and 10:00 p.m.

Nighttime means the hours from 10:00 p.m. through 7:00 a.m.

55-23 DEFINITIONS

Public right-of-way means any street, avenue, boulevard, highway, sidewalk, alley, or similar place normally accessible to the public, which is owned or controlled by any government entity.

Real property line means either:

- (1) The imaginary line, including its vertical extension, that separates one parcel of real property from another; or
- (2) The vertical and horizontal boundaries of each unit of a multi-unit building which is under separate ownership or tenancy.

55-23 DEFINITIONS

Sound equipment means a loud speaker, public address system, amplification system, musical instrument, radio, CD player, or other sound producing device.

Sound level means the instantaneous sound pressure level measured in decibels obtained by the use of a sound level meter set for A-weighting on slow integration speed, unless otherwise noted.

RESTRICTIONS ON DECIBEL LEVELS

(a) Maximum decibel levels. No person shall cause, suffer, allow, or permit any of the following acts which are declared to be noise nuisances. If a noise is made on property which falls under more than one of the categories enumerated hereafter, the lowest level shall apply.

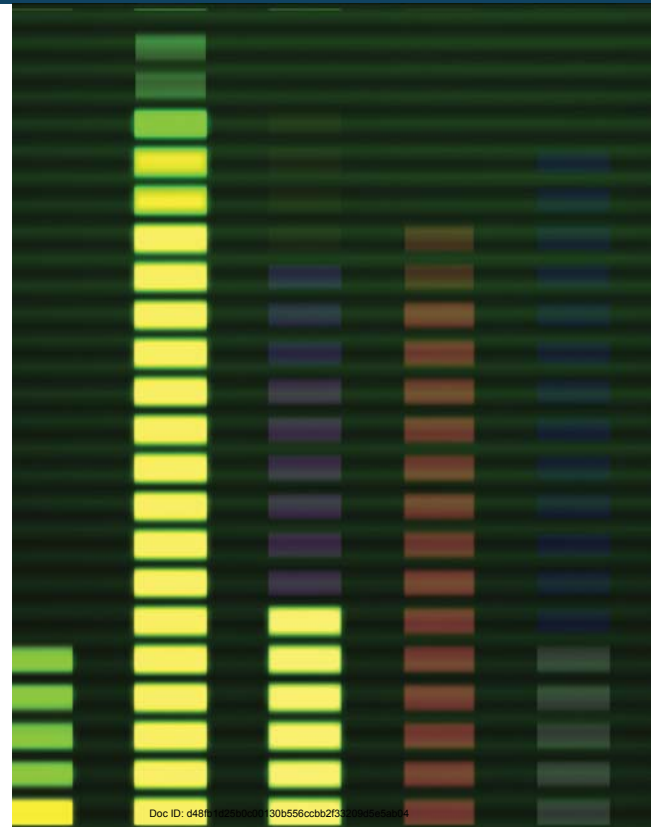
The making of noise which exceeds

85 decibels during the daytime

or

63 decibels during the nighttime

in all areas specifically including public rights-of-way.



RESTRICTIONS ON DECIBEL LEVELS

55-23

(B) METHOD OF NOISE MEASUREMENT.

Whenever portions of this chapter prohibit noise over a certain decibel limit, measurement of said noise should be made with a sound level meter meeting the standards prescribed by the American Standards Association and using the A-weighted scale.
...

Measurements recorded shall be taken so as to provide a proper representation of the noise being measured. The microphone shall be screened from wind and water and otherwise used in accordance with the manufacturer's specifications. Measurements of noise emanating from private property shall be taken from a point beyond the real property line of the property from which the noise is being generated....



Enforcement

Breach of Peace has been interpreted by Court and Police Department to be a measurement beyond private property and enforced at a complainant or caller's property line.

Readings are also now taken at the property line of the businesses to which complainant indicates the noise is originating.



VIOLATIONS

(A) PROHIBITED NOISES.

In addition to the other noise restrictions provided in this chapter, no person shall make, cause, suffer, allow, or permit unreasonably loud noises in such a manner, or with such volume, intensity, or duration that exceed [the permissible decibel levels enumerated herein](#).

(B) INCLUDED NOISES.

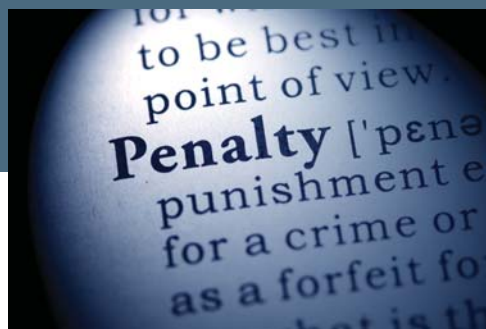
This section is intended to apply to, but is not limited to, unreasonable noises in the form of: barking dogs; car alarms, vehicle exhaust, engine braking systems, radios, boom boxes, musical instruments, and other devices which reproduce or amplify sound; the cries of peddlers, hawkers and vendors; or any noise during nighttime which can be heard beyond the real property line of the premises from which the noise is originating.



ENFORCEMENT

The chief of police will have primary responsibility for the enforcement of the noise regulations contained herein.

Nothing in this chapter shall prevent the chief of police from having the authority to obtain voluntary compliance by way of warning, notice or education.



PENALTIES

An offense under this chapter is a Class C misdemeanor

Punishable by a fine of not less than \$100.00 nor more than \$2,000.00

A violation of this chapter is a nuisance.

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Ambient Readings

ADDRESS	High	Low
2013 OCEANVIEW DR	92	59
2629 SAWYER DR	92	59
2439 LAKEWOOD POINTE	71	51
2124 EAST WILLOWDELL	85	55
2105 KETCH CT	71	51
2439 LAKEWOOD POINTE	76	51
2062 GLENCOVE DR	81	53
2505 SAWYER DR	66	52
2123 WILLOWDELL	72	52
WILDWOOD PARK	88	55
2022 LAKESIDE LANDING	88	51
2525 BREAUX TRACE	83	51



Modification Discussion Points

- Decibel changes
- Distance Radius
- Differentiate Commercial and Residential Zones
- Different times within areas

MEMORANDUM

CITY MANAGER'S OFFICE

To: Honorable Mayor and City Council
 From: Gayle Cook, City Manager
 Date: April 6, 2021
 Subject: City Council Update

**SH 146 Expansion**

Northbound Frontage Road - City staff met with project management team on April 1, 2021, to receive report on progress and upcoming phasing within project. At the time, sequencing of concrete pours was anticipated to shift and start at NASA Parkway and move to the north. As of April 6, 2021, the lane pours began on the southern end of Seabrook. Fast track paving remains on a few intersections and driveways as the pours continue to the North. Late 2021 is an anticipated completion date.

Existing Bridge – All obstructions clear in the water and work is active again on the existing bridge to complete the final section along with the 14' shared use path on the northbound side of the existing bridge. July 2021 is an anticipated completion date. The existing bridge will also be widened on the south side of the bridge and this is estimated to be complete late 2022.



Boat Ramp – TxDOT is working with multiple consultants to complete surveys, environmental studies, and site planning for both the City of Seabrook and Kemah. All contracts have not been secured for all consultants on the project and additional time is needed before presentation from TxDOT consultant on Seabrook Boat Ramp potential location(s) can be made to staff and public.

MEMORANDUM

CITY MANAGER'S OFFICE



Express Bridge – The majority of the express bridge supports are constructed and girders and further panels are expected with an overall completion of the new bridge by 2022.



SH 146 Expansion - Red Bluff to Spencer

On February 18, 2021, TxDOT published the presentation materials for the virtual public hearing:
<https://www.txdot.gov/inside-txdot/get-involved/about/hearings-meetings/houston/021821.html>



Capital Improvement Projects (CIP)

Pine Gully Wastewater Treatment Plan Retrofit \$35,946,438 (C.O.s/HMGP) Final Environmental Review Completed. Approval notification pending

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 Design and Engineering

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) In Progress

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.

SMART Meter (CIP FAC6) \$3,000,000 (C.O.s 2020) Presentation April 6, 2021 to Council

This project includes replacing all of the City's water meters.

Seascape and Baybrook Subdivision HCFCD Bond E-07 (D11 and D12) \$2,238,000 (Total Project Cost) Agreement on Council Meeting March 2, 2021

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.

MEMORANDUM

CITY MANAGER'S OFFICE



Red Bluff Road Expansion TxDOT and Harris County Project **Est. Completion Late Summer 2021**



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-striped to two lanes of westbound traffic. The new bridge will include two lanes of eastbound traffic and a 10-foot-wide pedestrian walkway.



Community Projects Update

Coastal Texas Study

The Coastal Texas Study is a 5.5 year, \$19.8M comprehensive study led by the U.S. Army Corps of Engineers (USACE) in partnership with its non-federal cost-share sponsor, the Texas General Land Office. The purpose of the study to identify feasible projects that reduce risks to public health and the economy, restore critical ecosystems, and advance coastal resiliency.

The results of the engineering, economic and environmental examinations will result in a final recommended plan that consists of coastal storm risk management and ecosystem restoration features. This plan will be submitted to Congress for authorization and funding in late Spring of 2021. To view a draft version of that report, see the Draft Proposal. [DRAFT PROPOSAL](#)

Resolution 2021-03 was submitted by Seabrook City Council in response of review of Draft Proposal [Resolution](#)

Resolution 2021-05 introduced to Council March 16, 2021 for the creation of the Gulf Coast Protection District

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.

<https://www.leaguecity.com/DocumentCenter/View/26916/LCCDB-3-31-CC-Meeting-Final-Draft-2021>

Final Thoughts

1. Solutions exist to reduce flood risk in major events, but they are expensive and will require significant local investment
2. Local drainage system benefits have the potential to increase total project benefits, potentially opening door to additional funding opportunities
3. Conveyance improvements upstream cannot be constructed without additional improvements downstream to Galveston Bay
4. Regardless of the improvements, residual risk will remain.
 - Elevating structures and buy outs will need to be considered
5. The risk at Clear Lake and the surrounding area is heavily influenced by Galveston Bay. Additional riverine conveyance without a surge barrier has minimal impact on this risk.

MEMORANDUM

CITY MANAGER'S OFFICE



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.

Grants Update

Texas Parks and Wildlife Grant (TPWG) Pending Environmental Report and Kick Off

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.

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.

Community Engagement Meeting #1: April 13, 2021 6:00 pm

Website www.oldseabrookdistrict.com



MEMORANDUM

CITY MANAGER'S OFFICE



CDBG-MIT Notifications on awards are expected before the end of April 2021

Application for the Wastewater Treatment Plant cost sharing match from the city for 25% through this program \$8.8 million. An application was submitted October 28, 2020 and a response is expected early 2021.

Hurricane Laura - FEMA PA Approved and pending payment

Emergency Management Director has submitted the Public Assistance submittals for Hurricane Laura in an amount of \$118,818. This submittal includes is for 75% reimbursement for labor, rental equipment and material costs.

Storm Uri – FEMA PA CAT B \$117,150

On February 13, 2021, a local disaster declaration was issued for a Winter Weather Storm that spanned the State of Texas. Locally, the City of Seabrook suffered minor facility and infrastructure costs, but did close facilities and utilized round the clock staffing in several areas of essential services. Emergency Management staff is preparing cost data for FEMA Public Assistance submittal.

COVID-19 – FEMA PA CAT B Cost Collection In Progress

On March 13, 2020, a local disaster declaration was issued for the pandemic. Locally, the City of Seabrook began tracking all applicable reimbursable costs such as sanitation services, supplies, essential personnel with COVID safety requirements, and facility changes to specify a few accounted for to date.

Harris County – Partnership Grants Submitted and Notifications expected week of April 5, 2021

Harris County Precinct 2 is seeking potential Capital Improvement Projects (CIP) and maintenance projects to be funded in partnership with other area agencies to serve the citizens of Harris County. This program applies only to the allocation of Harris County resources: funding for study, final design, right-of-way acquisition and construction of capital and maintenance projects

1. Commercial Road
2. Todville Bridge
3. SH 146 to Meyer Hike and Bike Trail

Port of Houston – Community Grant Letter of Interest approved and a final application will be submitted

Port Houston's Community Grants Program is a community outreach initiative focused on investing resources into meaningful projects and programs that enhance our local communities while advancing our mission and vision as a part of our 2020 Strategic Plan.

1. Seabrook Wildlife Trail Head Improvements

MEMORANDUM
CITY MANAGER'S OFFICE



City Election - May 1, 2021

<http://seabrooktx.gov/124/City-Elections>

Early voting by personal

Monday, April 19 – Tuesday, April 20 7:30 a.m. until 5:00 p.m.
Wednesday, April 21-Thursday, April 22 7:00 a.m. until 7:00 p.m.
Friday, April 23 8:00 a.m. until 5:00 p.m.
Saturday, April 24 9:00 a.m. until 11:00 a.m.
Sunday, April 25 NO EARLY VOTING
Monday, April 26 – Tuesday, April 27 7:30 a.m. until 5:00 p.m.

Early Voting by Mail.

Applications for ballots by mail shall be sent by mail or in person to Robin Lenio, Early Voting Clerk, Seabrook City Hall, 1700 First Street, Seabrook, Texas 77586, OR by email at rlenio@seabrooktx.gov. The last day for receiving applications from a voter in person for a ballot to be voted by mail shall be Friday, April 16, 2021 at 5:00 p.m. Applications for early ballots by mail shall be accepted by mail until 5:00 p.m. on Tuesday, April 20, 2021.

Events

Lucky Trails March 19-21, 2021



MEMORANDUM CITY MANAGER'S OFFICE



Trash Bash

1,565 people (including 820 youth)
registered for the event

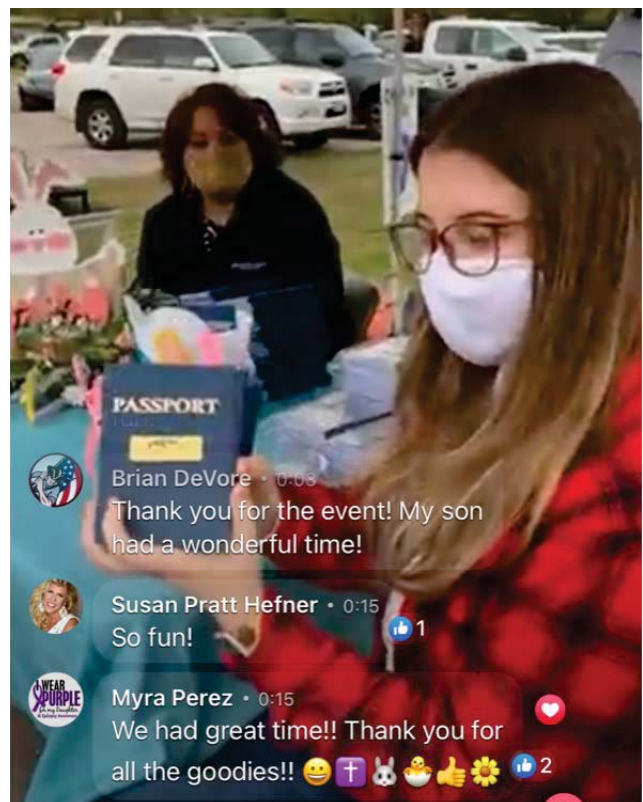


Easter Excursion

This year the Communications Team did a great job of reimagining the Easter Egg event from our traditional format to a new Easter Excursion along the Seabrook trails. With the help of our Parks and Public Works staff and emergency departments participation, the event offered a relaxed and engaging event.



The event was extremely well attended and many positive comments were received. Estimated attendees with parents and family is around 1,000.



MEMORANDUM CITY MANAGER'S OFFICE



<https://seabrook.retailstrategies.com/>

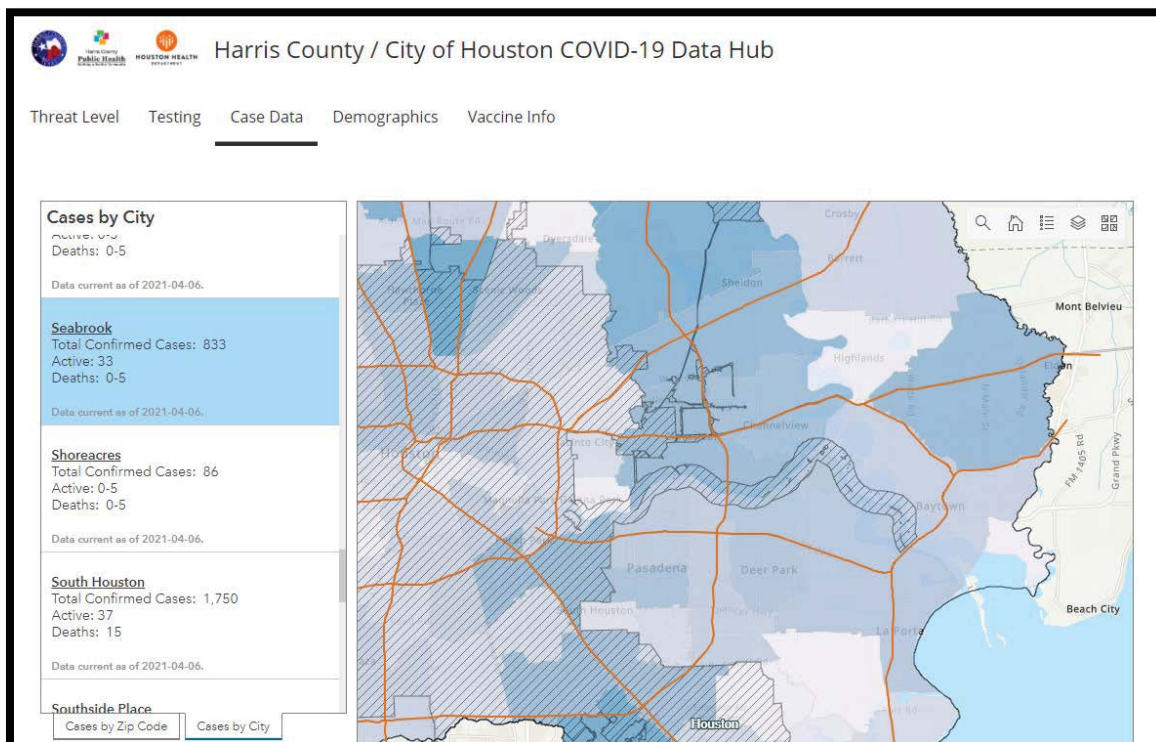


MEMORANDUM

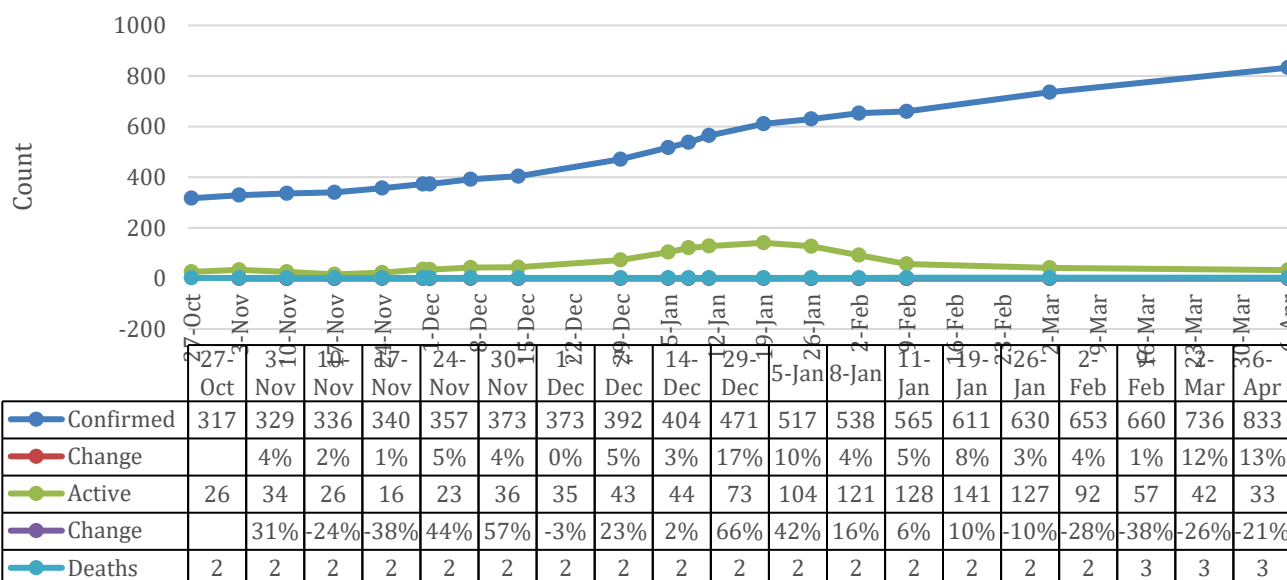
CITY MANAGER'S OFFICE



To: Honorable Mayor and City Council
 From: Gayle Cook, City Manager
 Date: April 6, 2021
 Subject: City Council COVID Update



Seabrook COVID Data



MEMORANDUM

CITY MANAGER'S OFFICE



Federal

The American Rescue Plan

- March 11, 2021, President Biden signed the American Rescue Plan Act of 2021 (HR 1319).
- Seabrook's rough calculation approximately \$3.09 million
- Staff will begin a preliminary spending plan to be validated with additional guidance from the Department of Treasury over the next month
- Proposed Spending Plan will come before City Council for input and approval

State

[GA - 34](#)

Executive Order (GA-34) lifting the mask mandate in Texas and allowing capacity of all businesses and facilities to 100%. Within the order, the Governor outlines certain parameters within the Trauma Center Areas. Immediately after Judge Hidalgo spoke in response to the new order and cautioned the public on lifting all the safety.

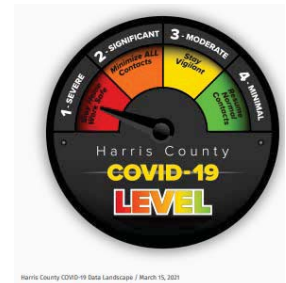
County

www.readyharris.org

(4-6-2021)

Key takeaways:

- The 14-day average of new cases in Harris County reported within 14 days of the test date is **550** new cases per day. Our goal to reach before moving to Orange is **400** new cases per day.
- The 14-day average of positive tests is **8.5%**. Our goal to reach before moving to **Orange** is **5%**.
- The 14-day average of the COVID-19 ICU population is **16.0%** of capacity. Our goal to reach before moving to **Orange** is **15%**.
- The 14-day trends for both COVID General Population and ICU Population are negative, meaning that more COVID-19 patients are leaving the ICU and general hospital population than are going in.



City

- EOC remains at a Level III for the local COVID-19 Disaster Declaration
- Public Assistance processing in progress for COVID related expenditures
- City Council and Board Meetings – resume in person May 1st
- City Facilities and City Employees maintain Face Covering and Social Distance Guidelines

Vaccination Sites

Texas Department of Emergency Management (TDEM) has a GIS Map available with vaccination sites:

[Vaccination Sites](#)