

The City Council of the City of Seabrook met in regular session on Tuesday, July 6, 2021 at 6:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas, to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

THOM KOLUPSKI

ED KLEIN

ROB HEFNER

JEFF LARSON

MICHAEL GIANGROSSO

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

COUNCIL PLACE NO. 4

MAYOR PRO TEM

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 led the audience in the United States and Texas Pledges of Allegiance.

1. TASK FORCE UPDATE

1.1 Presentation by the Carothers Coastal Gardens Task Force II on recommendations pursuant to Resolution 2020-02. *Rhonda Thompson, Task Force Chair*

Ms. Rhonda Thompson, Chair of the Task Force, thanked Council for the opportunity to provide input into what to do with the Carothers House. Task Force has been meeting since last September, and is really close to getting a final report completed.

For the Carothers house, the task force was not all in agreement on the three options, but definitely in agreement on passion for the property and the group's proposed vision for Carothers: a serene garden retreat where visitors enjoy a bay view. Ms. Thompson's presentation can be viewed in Attachment A.

The Task Force reviewed, discussed and voted on the three options given by the TML Risk Pool Insurance Adjuster and added a fourth option for Council's consideration as well. Regardless of what happens to this property, the Task Force believes that Carothers Garden still can be an enticing place. There is a lot of charm to Carothers with community fondness for the house and its interesting architecture. In addition, an inviting indoor space would be very valuable, which is not something that exists in Seabrook parks now other than the Community House.

- **Option 1: demolish, no rebuild** – Task Force voted in favor of this option, but none of the votes were unanimous. Historically the emphasis has been on the house, but the real true value is the amenity of the grounds.

- **Option 2: elevate, rebuild the existing structure** - Task Force voted against this option. Many maintenance needs would not be addressed, like the roof.
- **Option 3: modified rebuild** - Task Force voted against this option. Task Force members tried to get creative, but didn't think there were too many options here. An idea would be to gut it, leave the floors and walls, and use it as a pavilion. But, what would the pavilion attract? The vision for Carothers is that it is a quiet, serene place.
- **Option 4: demolish, build new facility** - Task Force voted in favor of this option. Members had a lively discussion on staffing, usage, marketing, support and maintenance by staff. One of the things that makes Carothers special is that it is a quiet place.

The Task Force recommends that architectural elements in the house be saved, such as the bell and some wrought iron pieces. The Task Force is working on a budget and funding sources now and will provide a phased budget to go along with its recommendations. This project would make an excellent pool for matching funds, an opportunity to leverage to raise more funds.

The Task Force believes that Carothers is a wonderful asset for Seabrook with six natural habitat zones. If volunteers and City staff work together, Carothers can be transformed into a place to connect and learn.

2. CAPITAL IMPROVEMENTS PROGRAM (CIP) - PUBLIC COMMENT AND WORKSHOP

2.1 *At this time we would like to listen to any member of the audience who wishes to speak specifically on the Capital Improvements Program. All comments are limited to a maximum of four minutes for each speaker, shall be limited to the Capital Improvements Program, and shall not include any personal attacks. Council members will listen only and will not interact with members of the audience before, during, or after the audience member's comments. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.*

No speakers came forward to speak on the Capital Improvements Program.

2.2 Presentation to City Council on FY 2021-2022 Capital Improvements Program (CIP) projects, for review, discussion, and if necessary, all appropriate action. *Gayle Cook, City Manager; Sean Landis, Deputy City Manager; Kevin Padgett, Director of Public Works; and Brian Craig, City Engineer and Assistant Director of Public Works*

Sean Landis, Deputy City Manager, thanked Mayor and Council for this opportunity to present the proposed Capital Improvements Program (CIP). CIP is a five (5) year tool for planning and visualizing the capital budget and is a recommendation of improvement and revisions to capital assets that is reviewed annually. Council has a copy of a summary along with detail sheets. The first year represents the proposed budget for the current fiscal year and the remaining four (4)

years serve as a financial plan for capital investments in facilities, infrastructure, equipment, park improvements, IT network improvements, facility improvements, and EDC projects.

Kevin Padgett, Director of Public Works, presented project successes and projects added this year, in Attachment B.

Questions and comments from City Councilmembers included:

- There is no boat ramp in Seabrook. Is TXDOT looking at the location of the original boat ramp for installation of a new one? Ms. Cook stated that TXDOT is looking at the original location and they will be coming back with information in the next phase of the SH 146 Expansion Project.
- Are the new/added projects prioritized? Mr. Padgett explained that funding will dictate prioritization and funding is a Council decision.
- The new project for a main street restroom is spending a lot of money for people who don't live in Seabrook.
- It's a sanitary issue and we have to have something if we are going to improve walkability. The restroom has to survive a flood. How much would it cost? Mr. Padgett stated \$41,000.00
- With discussion on shipyard water service, there is a restaurant sitting vacant there and part of the problem is no gas line running to the property and electric kitchens are very expensive. Does the City need to do prep with CenterPoint? Mr. Padgett explained that Paul Chavez, Director of Economic Development, is working through the Seabrook EDC on that issue.
- Does the City get many complaints about street? Most of Seabrook's street are pretty good. Mr. Landis explained that the street projects are on the CIP for future funding.
- Is there a CIP for the City swimming pool? Mr. Padgett explained that the pool itself has been rehabbed over the years, mostly with plaster corrections. A few years ago, the City had to remove all of the layers of plaster and install drains and other items to code, so the pools are in good shape for their age. For the CIP list, the filtration system could fail in the near future and the pool needs to be kept up to code each year. Mr. Padgett further explained that the way the pool is designed, it doesn't get its best use. The kids' pool has an end that is 9 ½ feet deep. That deep end of the pool eats up circulation and doesn't get a lot of swimmers. A lot of times the swim team lanes are roped off for that use. Where the slide empties, it's 11 ½ feet deep, so if the slide is taken out, a lot of people won't swim there because of the depth. A redesign of the pool would help to allow for better circulation and better chlorination. Most pools are not deep anymore.
- Why is the E. Meyer Hike and Bike Trail not on this year's list? It's a safety issue. Mayor Kolupski stated that design hasn't started yet and construction won't start until end of FY2021-2022.
- Would volunteers be useful to assist with building the Bayside Park kayak launch? Volunteers could help reduce some of the costs, which would allow money to be spent on other projects. Mr. Padgett explained that volunteers are enlisted and utilized, but it depends on the project.
- How do kayakers get to the Bay from one of the lagoons? Mr. Padgett stated that kayakers can get to the Bay on the south side of Main Street.

- The pump track is listed for \$276,000. What is Seabrook getting for that amount of money? Mr. Padgett explained that there are several different materials that a pump track can be built with and staff is not promoting a dirt track because the ongoing maintenance would be too much for staff. The cost of the track is to build it with asphalt material.
- Where would the pump track be located? Mr. Padgett stated that there has been some discussion of installing it next to the swimming pool. An ideal location would be by the Frisbee Golf course.

Ms. Cook informed Council that there are a few CIP decisions that Council needs to make regarding taking from general fund reserves. The larger discussion and debate on these items can be during the upcoming budget workshops, when additional information will be brought forward:

1. Pool Slide replacement - \$344,500 – will need to make decision for the next 12-18 months
2. Bayside Kayak Launch - \$20,000 – funds are not readily accessible; therefore will come out of general fund reserves
3. Main Street restroom - \$87,500
4. Carothers Coastal Community Garden - \$41,400

Council questions and comments included:

- Could we get a little bit more firm on cost of slide or two diving boards? What would some options be? Two smaller slides? Two diving boards? Is there a cost that is not \$344,500?
- I'd like to update the pool and do all of this in one shot. Ms. Cook stated that staff can go back and look at other options, if that's the direction Council wants to take. I would like to do is make the pool more usable and kid friendly.
- My order of priority would be Carothers, kayak, restroom, and pool.
- I thought we were getting money for Carothers, so move that to the bottom and move Main Street Restroom to first priority.
- I would support kayak launch, restroom, and Carothers.
- The Carothers Community Garden is above and beyond the insurance settlement proceeds? Ms. Cook stated that is correct. The community garden would be taken out of general fund reserves because the insurance proceeds must be used on the property and the community garden is outside the bond's intent.

3. PRESENTATIONS

3.1 Presentation of an update on statutorily required Cybersecurity Training for municipal elected officials and employees. *George Szakacs, Director of Information Technology*

George Szakacs, Director of Information Technology, explained that in 2019 the State Legislature passed a bill that requires elected officials and local government employees to receive cybersecurity training to help cut down on hacking attacks to critical cyber infrastructure. The City of Seabrook has instituted a monthly training program that addresses ways to identify potential scams or hacking attempts before action is taken that would compromise the City's digital network and environment. The 2021 State Legislature updated the cybersecurity training requirement to mandate that if local governments do not participate in the required training, those

entities will no longer have the ability to make submissions for State funded grant opportunities. Mr. Szakacs encouraged the City Council to take the monthly training that is provided to them and stated that he would work on an allowed option that requires elected officials to take one training per year that covers all required material.

4. PUBLIC COMMENTS AND ANNOUNCEMENTS

Sally Antrobus – 526 Surf Oaks, state that she is speaking as a resident and not as a member of the Open Space and Trails Committee or the Carothers Task Force. Ms. Antrobus further stated that the City and citizens owe Rhonda Thompson, Chair of the Carothers Task Force, a great big debt of gratitude and are lucky to have her for handling the Carothers Task Force business. Seabrook is lucky to have Carothers with its native plantings and buffer against industrial creep. It's a lovely sitting for fundraising and birding activity there has been an unexpected success. Ms. Antrobus urged the City Council to plan wisely for the whole park. The house occupies 2000 sq. ft. on a park of eight (8) acres. There is no need for a single structure to take up all the oxygen. People are enjoying the whole park and for them the house is largely incidental, but I hope we don't have to lose the house all together. I hope there are options the City could explore. There might be more discussion that could be done. Council is urged to think of sustainable ways forward. The least expensive and most sustainable option is a nature center, and the land is what is really important. There are a number of local regional natural habitats at Carothers already. If flowering trees and old trees that are reaching ends of their lives were added, along with pleasing gardens and by views from the trails, we would have a great formula. The property would support birds and trails that visitors enjoy seeing. Everybody wins.

5. CONSENT AGENDA

5.1 PULLED FROM CONSENT BY COUNCILMEMBER KLEIN

5.2 PULLED FROM CONSENT BY COUNCILMEMBER KLEIN

5.3 Approve Resolution 2021-10, "Designation of Official Newspaper". *Robin Lenio, City Secretary*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS DESIGNATING THE CITY'S OFFICIAL NEWSPAPER, PURSUANT TO SECTION 11.12 OF THE CHARTER OF THE CITY OF SEABROOK, FOR PUBLICATION OF ALL ORDINANCES, NOTICES, AND OTHER MATTER

5.4 Approve the minutes of the June 15, 2021 regular City Council meeting. *Robin Lenio, City Secretary*

Motion was made by Councilmember Giangrosso and seconded by Mayor Pro Tem Hammann to approve the Consent Agenda, except items 5.1 and 5.2

MOTION CARRIED BY UNANIMOUS CONSENT

226 **5.1** Approve the update to the Rules and Procedures of the Seabrook Zoning Board of
227 Adjustment. *Sean Landis, Deputy City Manager*

228
229 **5.2** Approve the update to the Rules and Procedures of the Seabrook Building Standards
230 Commission. *Sean Landis, Deputy City Manager*

231
232 For both 5.1 and 5.2, Sean Landis, Deputy City Manager, explained that no major
233 modifications had been made to the rules and procedures for either BOA or BSC. The City Charter
234 requires the rules and procedures be reviewed periodically. The changes were mostly editorial.

235
236 *Motion was made by Councilmember Klein and seconded by Mayor Pro Tem Hammann*

237
238 *To approve the update to the Rules and Procedures of the Seabrook Zoning Board of*
239 *Adjustment and the update to the Rules and Procedures of the Seabrook Building Standards*
240 *Commission.*

241
242 **MOTION CARRIED BY UNANIMOUS CONSENT**

243
244 **6. NEW BUSINESS**

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246 **6.1** Consider and take all appropriate action on Carothers Coastal Gardens Task Force II
247 recommendations for the house portion of the property. *Sean Landis, Deputy City Manager and*
248 *Kevin Padgett, Director of Public Works*

249
250 City Councilmember comments and questions:

- 251 • Excellent presentation with definitive ideas regarding the gardens, but what is up in the air
252 is the house. Maybe get going on the garden first and then maybe some ideas will come
253 along as the plants start coming as to what the physical structure should be
- 254 • I'd like to see what the true cost of building another structure would be, maybe a
255 preliminary design that can get priced. I'm not sure about the size, the elevation, and what
256 will be needed for the use that the task force is considering. There is a finite amount of
257 money right now, so I'd like to be sure what it is going to be used for and what the true cost
258 is. Would Council/staff want to use the insurance money now or save it for building a new
259 structure?
- 260 • If building a new structure is considered, I would like to know who is going to use it. I
261 want people in line, waiting to use it, and are looking for space before tax payer money is
262 invested into something.
- 263 • I like the idea of an integrated plan. There is a tennis court that hasn't been used in 20
264 years.
- 265 • Let's get a clean slate out there if that's the way Council/staff want to go. Council needs
266 to see a final grand scheme because it doesn't make too much sense to put on the CIP when
267 there is a finite amount of money now for the garden.
- 268 • There's a time crunch, right? I hate to lose those restrooms, so if Council decides to
269 demolish, what can be done to keep the restrooms?
- 270 • The restrooms in the house haven't been available to the public.

- If there is going to be more people on the property, restrooms will be needed. If the restrooms are demolished and then three (3) years from now there is a CIP for a restroom at Carothers, that doesn't make sense.
- If a public adjuster looks into this, that person could find out if there is more money available from insurance proceeds. It can't hurt, especially if the public adjuster is willing to do the work for free. Ms. Cook explained that, to keep on point, the City belongs to a risk pool, which is not a normal/typical insurance policy. Staff has asked if there is any additional value for this property and the risk pool has said no; therefore, the City is not entertaining a professional consultant to modify the claim proceeds.
- Retaining all or part of the structure is going to be difficult, if not impossible. A consolidated plan for the property does not need to include the current structure. The property is more usable with grass where the building is now. Council can make good decisions after a consolidated plan is brought forth, but abandoned buildings, in the meantime, do not get easier to maintain over time. We need to figure out what we are going to do with the property. Can the building be torn down with the foundation kept in place for the restrooms? Before the building is demolished, the items to be kept need to be removed and secured somewhere. The garden center is a huge idea. People use the Main Street Park all the time in League City for weddings and taking pictures.
- The Task Force came up with two (2) recommendations and I like the first option.

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

To approve option 1 to demolish the building with no rebuild.

MOTION CARRIED BY UNANIMOUS CONSENT

The City Council asked that the Carothers Task Force go over to Carothers and make a list of items that should be salvaged.

6.2 Consider and take all appropriate action on the FY2021-2022 Drought Contingency Plan. *Brian Craig, City Engineer and Asst. Director of Public Works*

Brian Craig, City Engineer and Assistant Director of Public Works, stated that because the City's water capacity has increased from 3 million gallons to 5 million gallons daily, the conditions for instituting the drought contingency plan have changed to meet the standards set by TCEQ; therefore, the updated plan is before City Council for approval tonight.

Motion was made by Councilmember Klein and seconded by Councilmember Machol

To approve the FY2021-2022 Drought Contingency Plan.

MOTION CARRIED BY UNANIMOUS CONSENT

6.3 Consider and take all appropriate action on the renewal of the Employee Assistance Program through Alliance Work Partners for the plan year beginning August 1, 2021. *Yesenia Garza, Director of Human Resources*

Yesenia Garza, Director of Human Resources, explained that this approval is for the renewal of the City's agreement with Alliance Work Partners for Employee Assistance Program Services. The City has contracted with Alliance since 2019 at the rate of \$2.15 per employee per month, and the rate will remain the same in the plan year beginning August 1, 2021.

Motion was made by Councilmember Machol and seconded by Councilmember Hefner

To approve the renewal of the Employee Assistance Program through Alliance Work Partners for the plan year beginning August 1, 2021.

MOTION CARRIED BY UNANIMOUS CONSENT

7. ROUTINE BUSINESS

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

Ms. Cook presented the update of various items as seen in Attachment C.

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

The next regular City Council meeting will be held on Tuesday, July 20, at 6:00 p.m.

Budget workshops are scheduled for Wednesday, July 28 and Thursday, July 29 at 6:00 p.m.

8. CLOSED EXECUTIVE SESSION

8.1 Section 551.071

Conduct a Closed Executive Session to consult with the City's attorneys regarding violations of the City's building, floodplain, and zoning ordinances at Barge 295 and the Yard at Barge 295. *Gayle Cook, City Manager*

At 7:43 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 8:34 p.m., Mayor Kolupski reconvened the meeting in open session and stated that item 8.1 had been discussed, but that no action had been taken in executive session.

359 **9. OPEN SESSION**

360
361 **9.1** Consider, discuss and take all appropriate action to authorize the City's attorneys to file suit
362 against Barge 295 and the Yard at Barge 295 to enforce compliance with the City's building,
363 floodplain, and zoning ordinances. *Gayle Cook, City Manager*

364
365 *Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Machol*

366
367 *To authorize our City attorneys to file suit against the owner and owners/representatives of Barge*
368 *295 and the Yard at Barge 295 and the owners of the underlying real property to enforce*
369 *compliance with the City's life and safety, building, floodplain, and zoning ordinances.*

370
371 **MOTION CARRIED BY UNANIMOUS CONSENT**

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373
374 Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 8:51 p.m.

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376 Approved this 20th day of July, 2021.

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379 *Thomas G. Kolupski*

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Thomas G. Kolupski
Mayor

Robin Lenio

Robin Lenio, TRMC
City Secretary





CCG Task Force II Recommendations: House Options

Rhonda Thompson, Chair

July 6 ,2021



Proposed Vision

Carothers Coastal Gardens is a serene garden retreat where Seabrook residents and visitors enjoy the bay view and stroll through prairie gardens from shore to woodland creek and marsh. These varied natural settings make up a conservancy emphasizing native plants and supporting many species of birds and other wildlife. Here, visitors—families, nature and garden enthusiasts, hikers and cyclists, artists and photographers alike—find calm and connection.

Connecting with Nature

- Green boundaries and long sight lines give visitors a peaceful sense of seclusion and enticing views.
- Strolling gardens, accessible for all, create the perfect setting to observe coastal flora, fauna and wildlife.
- Restored prairie plantings and native flowering trees support resident and migrant birds and pollinators—a colorful palette for visitors to enjoy.



Connecting with Others

- **The Carothers House hosts community meetings, enrichment classes and exhibits to benefit Seabrook residents.**
- A dedicated area for community gardens is maintained by Seabrook residents—from beginners to master gardeners.
- Beautiful outdoor spaces designed with a Hacienda flair provide an inspiring venue for conversation and reflection.





Carothers Gardens can be an enticing place to learn and connect...

- Take workshops to hone your gardening, birding and naturalist skills
- Get fit and be well through yoga, exercise, and wellness classes
- Join your peers at regular meetings of your favorite local clubs and organizations
- Learn the story of Seabrook through history, nature and photography exhibits
- Add a little arts and culture to your life through studio offerings in photography, stained glass, mosaics and dancing—to name a few!





s Kuhlman, CK Productions



How will this important asset be transformed as an inviting indoor space for Seabrook residents to find enrichment, calm and connection?

Option 1 – Demolish, no rebuild, \$235,217 net claim

CASE FOR:

- Use money for grounds improvements
- Lowest cost option, a safe option to protect the property from future sale
- Funds to achieve the task force vision
- Shifts focus to emphasize the whole park
- We can quit worrying about the house
- Quickest option

CASE AGAINST:

- Lost opportunity for indoor activities and future uses
- Loss of unique structure that can't be replaced
- Loss of an asset

TASK FORCE VOTED in favor of this option

Option 2 – Elevate, rebuild existing structure, \$593,217.25 “Total ESTIMATED” net claim

CASE FOR:

- Takes us back to what we had
- Retains historic and nostalgic structure
- Only option of the 3 that guarantees an A/C indoor space
- Maximizes insurance payout
- Retains the asset

CASE AGAINST:

- Unknown liabilities of elevating the facility
- No big improvement to facility, still have deferred maintenance needs (e.g., roof)
- \$600K fix would leave us with too much focus on the house

TASK FORCE VOTED against this option

Option 3 – “Modified rebuild,” \$235,217 net claim

Ideas:

- Leave walls intact, use existing floor as subfloor and build new floor to code and elevate ceiling
- Gut it (except for bathrooms), leave walls and floors, use as pavilion

CASE FOR:

- Retain some of the character of the structure
- Provides some facility needs

CASE AGAINST:

- Lack of cohesive plan or picture for what this would look like
- End up with a “ruin”
- Static air inside, would be hot
- Pavilion would attract loud, large gatherings, picnics, day campers

TASK FORCE VOTED against this option

Option 4 – Demolish, build new facility

CASE FOR:

- Compliant, low maintenance facility designed to meet Carothers facility needs
- If we can get the full payout in Option 2 to rebuild a new facility, might leave funds for grounds
- Build on existing pad and infrastructure

CASE AGAINST:

- A new building doesn't solve the same inherent problems with a structure: staffing, usage, marketing, support and maintenance
- If elevation claim funds are not available, would leave no money for grounds
- Attracting a bunch of people to use the facility would change the quiet, calm feel of the park

TASK FORCE VOTED in favor of this option

TASK FORCE RECOMMENDATIONS TO CITY COUNCIL:

1. Look for ways to maximize insurance payout.
2. Proceed with demolition, preserving unique architectural elements for use in the new facility.
3. Devote some insurance proceeds to get started on improvements to the grounds.
4. Design a new functional, yet low-maintenance facility to provide an air-conditioned space for indoor uses.





Capital Improvement Program

Budget 2021-2022

Kevin Padgett
Brian Craig P.E.
Sean Landis



Capital Improvement Plan (CIP)

What is a Capital Improvement Program?

- The CIP is a tool for planning and visualizing the capital budget.
- The CIP is a 5 Year Capital Program and Budget, which may be revised; and
- extended each year to indicate capital improvements pending or in the process of construction or acquisition



Overall Goals of the Capital Improvement Plan

The Overall Goals of the Capital Improvement Plan.

- Present a document that can be reviewed by staff and council in workshop to address content and priorities yearly.
- Projects supported by Enterprise Fund are differentiated from the General Fund. The Enterprise Fund supports Water and Sewer projects
- Detailed project information will be included on each project showing a brief description of project, timeline, proposed funding (if currently identified) if project is approved and completed projects.



FY 2020-2021

Completed Projects

- W13 CHLORAMINE CONVERSION
- W17 PINE GULLY AND HESTER'S GULLY
WATER LINE IMPROVEMENTS
- FAC1 SCADA SYSTEM UPGRADES WATER
- FAC10 WATER WELLS FIBER CONDUIT
- FAC11 WATER WELLS FIBER CONDUIT
- D11 SEASCAPE SUBDIVISION HCFCD BOND E-07
- D12 BAYBROOK SUBDIVISION HCFCD BOND E-07
- FAC6 SMART WATER METER CONVERSION



Projects Added to CIP This Year

- FAC22 CITY HALL GENERATOR
- FAC24 COMMUNITY HOUSE GENERATOR
- FAC25 EMS & EOC BUILDING SITE PLANNING
- FAC26 REPLACE POOL SLIDE
- FAC27 POLICE AND COURT BUILDING SITE PLANNING
- FAC28 PWAC OPS B ADDITION
- FAC29 BOAT RAMP
- FAC31 FIBER LOOP - NASA
- FAC32 PUMP TRACK
- D14 EASTSIDE MASTER DRAINAGE PLAN



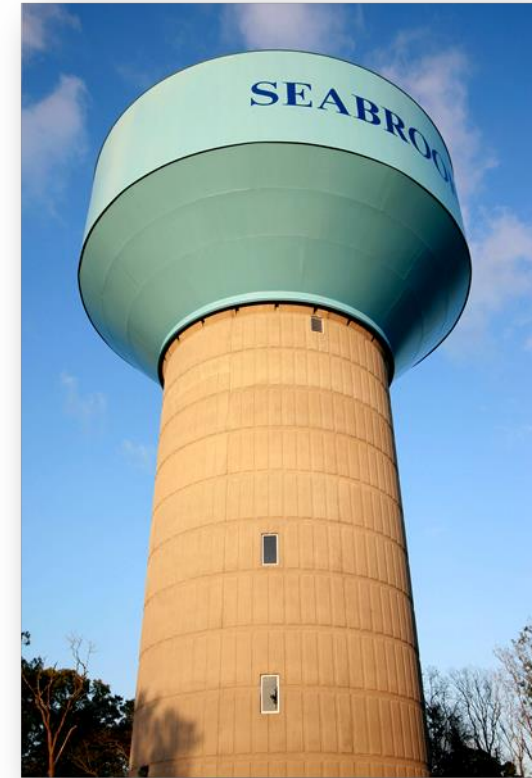
Projects Added to CIP This Year

- IT1 WIRELESS NETWORK ARUBA
- IT2 STORAGE AREA NETWORK (SAN)
- IT3 VIRTURAL SERVER HOST
- IT4 PHONE SYSTEM
- IT5 REPSDORPH WATER TOWER WIRELESS ACCESS
- IT6 LAKESIDE WATER GROUND STORAGE TANK WIRELESS ACCESS
- IT7 WINDOWS SERVER OPERATING SYSTEM UPGRADE
- IT8 OSSI OPERATING SYSTEM
- P12 WILDLIFE PARK TRAILHEAD IMPROVEMENTS
- P13 MEADOR PARK RESTROOM UPGRADES
- P14 OLD REPSDORPH ROW TRAIL EXTENSION
- P15 MAIN STREET RESTROOM
- P16 CAROTHERS COASTAL COMMUNITY GARDENS
- S15 ASPHALT STREET REHAB
- W19 NASA ROAD WATERLINE INTERCONNECT
- W20 SH 146 WATERLINE BORE TO OLD 146
- WW16 PORTABLE 125KW GENERATOR



Water System Projects

CIP #	Project #	PROJECT DESCRIPTION	
WATER PROJECTS			
W2		SHIPYARDS WATER SERVICE PHASE 1	\$ 693,820
W3		SHIPYARDS WATER SERVICE PHASE 2	\$ 843,080
W5		TAYLOR LAKE WATER LINE CROSSING	\$ 2,093,800
W7	306	STATE HIGHWAY 146 WATER LINE IMPROVEMENTS	\$ 2,064,063
W9		RED ACRES SUBDIVISION WATER LINE	\$ 1,295,079
W10		PINE GULLY WATER LINE IMPROVEMENTS	\$ 1,179,750
W12		REPSDORPH WATER TANK REHABILITATION	\$ 780,313
W16		OLD SH 146 INTERCONNECT	\$ 747,525
W19		NASA ROAD WATERLINE INTERCONNECT	\$ 1,094,100
W21		GEON TO RED BLUFF INTERCONNECT	\$ 200,000
TOTAL WATER PROJECTS			\$ 10,991,529



Wastewater System Projects

WASTEWATER PROJECTS			
WW1		EAST MEYER PARALLEL SEWER	\$ 871,951
WW2		SHIPYARDS SEWER SERVICE PHASE 1	\$ 1,460,763
WW3		SHIPYARDS SEWER SERVICE PHASE 2	\$ 682,500
WW7		RED BLUFF ROAD SANITARY SEWER EXTENSION	\$ 640,800
WW8	306	STATE HIGHWAY 146 SANITARY SEWER IMPROVEMENTS	\$ 2,089,456
WW9	301	PINE GULLY WASTEWATER TREATMENT PLANT RETROFIT	\$ 37,518,118
WW14		LIFT STATION NO. 5 FORCE MAIN IMPROVEMENTS	\$ 601,380
WW16		PORTABLE 125KW GENERATOR	\$ 230,895
TOTAL WASTEWATER PROJECTS			\$ 44,095,863



Drainage Projects

CIP #	Project #	PROJECT DESCRIPTION	
DRAINAGE PROJECTS			
D1		TODVILLE ROAD BRIDGE	\$ 3,339,300
D2		EL MAR DITCH	\$ 3,905,527
D4		WILDLIFE PARK DRAINAGE (HCFCF F220-02-00)	\$ 785,243
D5		BAYBROOK SECTION 1 - DRAINAGE IMPROVEMENTS	\$ 1,188,024
D6		LOWER PINE GULLY DRAINAGE IMPROVEMENTS	\$ 2,792,493
D8		SURF OAKS DRIVE	\$ 345,800
D9	319	WATER WAY OUTFALL	\$ 83,625
D10		BAYWOOD BRIDGE IMPROVEMENTS	\$ 820,500
D11		SEASCAPE SUBDIVISION HCFCF BOND E-07	\$ 1,240,000
D12		BAYBROOK SUBDIVISION HCFCF BOND E-07	\$ 998,000
D13		MIRAMAR SUBDIVISION STREET AND STORM IMPROVEMENTS	\$ 7,300,759
D14		EASTSIDE MASTER DRAINAGE PLAN	\$ 100,000
D15		DRAINAGE MODIFICATIONS AND SIDEWALK TO INTERMEDIATE SCHOOL	\$ 149,151
TOTAL DRAINAGE PROJECTS			\$ 22,899,271



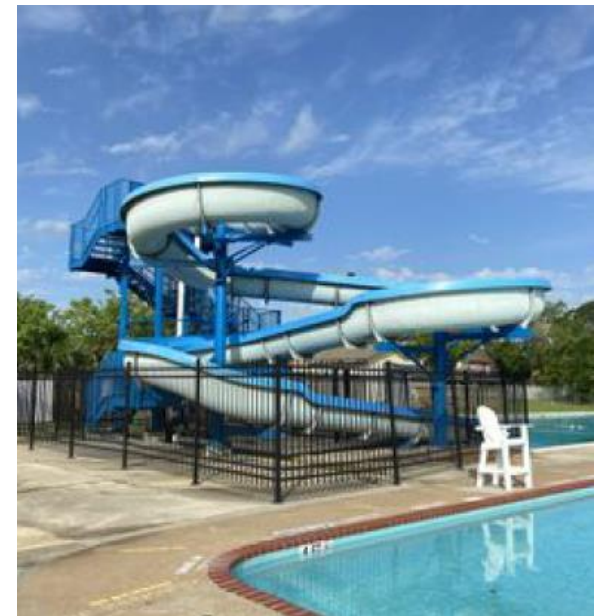
Street Projects

CIP #	Project #	PROJECT DESCRIPTION	
STREET PROJECTS			
S8		SEASCAPE II STREET IMPROVEMENTS	\$ 5,523,087
S9		BAYBROOK SECTION III STREET IMPROVEMENTS	\$ 4,875,786
S13		TODVILLE SIDE STREET ASPHALT REHAB	\$ 621,073
S15		ASPHALT STREET RECLAMATION	\$ 4,630,188
TOTAL STREET PROJECTS			\$ 15,650,134



Facility Projects

CIP #	Project #	PROJECT DESCRIPTION	
FACILITY PROJECTS			
FAC6		SMART WATER METER CONVERSION	\$ 3,000,000
FAC7		PUBLIC SAFETY INSPECTION AREA (SH 146)	\$ 326,294
FAC9		CITY HALL COUNCIL CHAMBERS SECURITY	\$ 29,500
FAC12		SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA) SYSTEM	\$ 74,750
FAC16		DASH PUMPER TRUCK	\$ 849,493
FAC17		AERIAL PLATFORM LADDER TRUCK	\$ 1,537,174
FAC18		PUMPER TRUCK	\$ 1,041,784
FAC19		PUMPER FIRE TRUCK	\$ 1,202,432
FAC20		GATEWAY AND DIRECTIONAL SIGNAGE PROJECT	\$ 1,050,000
FAC21		TRAFFIC EMPTION SYSTEM	\$ -
FAC22		CITY HALL GENERATOR	\$ 275,000
FAC24		COMMUNITY HOUSE GENERATOR	\$ 156,250
FAC25		EMS & EOC BUILDING	\$ 75,000
FAC26		POOL SLIDE OR NEW FEATURE	\$ 344,500
FAC27		POLICE BUILDING	\$ 75,000
FAC28		PWAC OPS B ADDITION	\$ 1,222,100
FAC29		SEABROOK BOAT RAMP	\$ -
FAC31		FIBER LOOP	\$ 218,750
FAC32		PUMP TRACK COURSE	\$ 287,500
TOTAL FACILITY PROJECTS			\$ 11,765,527



Park Projects

CIP #	Project #	PROJECT DESCRIPTION	
PARKS PROJECTS			
P1		PINE GULLY HIKE AND BIKE TRAIL	\$ 809,400
P2		E MEYER HIKE AND BIKE TRAIL	\$ 731,579
P6		WILDWOOD PLAYGROUND EQUIPMENT REPLACEMENT	\$ 40,000
P8		BAYSIDE KAYAK LAUNCH	\$ 20,000
P9		RED BLUFF/TAYLOR LAKE KAYAK LAUNCH	\$ 294,140
P10		PINE GULLY HIKE AND BIKE TRAIL EAST	\$ 115,200
P11		PINE GULLY PIER TEE HEAD REPLACEMENT	\$ 120,000
P12		WILDLIFE PARK TRAILHEAD IMPROVEMENTS	\$ 49,500
P13		MEADOR RESTROOM UPGRADE	\$ 49,750
P14		OLD REPSDORPH CONCRETE TRAIL	\$ 107,360
P15		MAIN STREET RESTROOM	\$ 87,500
P16		CAROTHERS COASTAL COMMUNITY GARDEN	\$ 41,000
TOTAL PARK PROJECTS			\$ 2,465,829



IT Projects

CIP #	Project #	PROJECT DESCRIPTION	
IT PROJECTS			
IT1		WIRELESS ARUBA	\$ 18,750
IT2		STORAGE NETWORK AREA	\$ 62,500
IT3		VIRTURAL SERVER HOST	\$ 37,500
IT4		PHONE SYSTEM	\$ 168,750
IT5		REPSDORPH WATER TOWER WIRELESS ACCESS	\$ 37,500
IT6		LAKESIDE WATER GST WIRELESS ACCESS	\$ 37,500
IT7		WINDOWS SERVER OPERATING SYSTEM UPGRADE	\$ 25,000
IT8		OSSI OPERATING SYSTEM	\$ 150,000
TOTAL IT PROJECTS			\$ 537,500



EDC Projects

CIP #	Project #	PROJECT DESCRIPTION	
EDC PROJECTS			
EDC1		STARBOARD ROAD (RED BLUFF EXTENSION)	\$ 2,744,093
EDC2		COMMERCIAL ROAD	\$ 2,090,000
TOTAL EDC PROJECTS			\$ 4,834,093



Projects Proposed for Funding FY 22

- W5 TAYLOR LAKE WATER LINE CROSSING
- W21 GEON TO RED BLUFF INTERCONNECT
- WW1 EAST MEYER PARALLEL SEWER LINE
- WW9 PINE GULLY WASTEWATER TREATMENT PLANT RETROFIT
- WW16 PORTABLE 125KW GENERATOR
- D9 WATER WAY OUTFALL
- D11 SEASCAPE SUBDIVISION HCFCD BOND E-07
- D12 BAYBROOK SUBDIVISION HCFCD BOND E-07
- S13 TODVILLE SIDE STREET ASPHALT REHAB
- FAC9 CITY HALL COUNCIL CHAMBERS SECURITY
- FAC25 EMS & EOC BUILDING PLANNING
- FAC26 REPLACE POOL SLIDE
- FAC27 POLICE AND COURT BUILDING PLANNING
- FAC31 FIBER LOOP
- P1 PINE GULLY HIKE AND BIKE TRAIL
- P6 WILDWOOD PLAYGROUND EQUIPMENT REPLACEMENT
- P8 BAYSIDE KAYAK LAUNCH
- P13 MEADOR RESTROOM UPGRADE
- P15 MAIN STREET RESTROOM
- P16 CAROTHERS COASTAL COMMUNITY GARDEN
- IT1 WIRELESS ARUBA



General Fund – Council Decisions

1.	Pool Slide Replacement –FAC26	\$344,500
2.	Bayside Kayak Launch –P8	\$ 20,000
3.	Main Street Restroom –P15	\$ 87,500
4.	Carothers Coastal Community Garden –P16	\$ 41,400



ATTACHMENT C

Time to Update

CITY COUNCIL UPDATE

July 7, 2021



SH 146 Project Status

CURRENT ESTIMATED
COMPLETION: OCTOBER 2023



PHASE 1/STEP 1

Northbound side of
existing bridge
widening and 14'
pedestrian lane

Mid-late 2021

PHASE 1/STEP 2

Construct
northbound
frontage road in
Seabrook

Mid-late 2021

PHASE 2

Widen southbound
side of existing
bridge. Build
Express Bridge

Late 2022



Pine Gully Wastewater Treatment Plan Retrofit \$35,946,438

**Status: Grant application has
moved into funding approvals**

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.

Smart Meters

\$3,000,000

Status:

- Installing data collection antennas at Repsdorph and Friendship water towers week of 06/28
- Completed install of demo meter at first location 07/01

This project includes replacing all of the City's water meters with smart meters and implement customer portal for easy access of daily usage.





Red Bluff Expansion

Status: Late 2021

Traffic shift expected in coming weeks and removal of temporary bridge shoulder closure.

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.

Grants Update

Texas Parks and Wildlife Grant (TPWG) 4,500 linear feet of decomposed granite and two bridge crossings over Pine Gully for a hike and bike trail. *Pending: Summer Announcements from Texas Parks and Wildlife in delay post-COVID*

Livable Centers Program (HGAC) – *Next Stakeholder Meeting July 13, 2021 at Public Works*
Website www.oldseabrookdistrict.com

Harris County – Partnership Grants Hike and Bike Trail Approved on Meyer from SH 146 to N. Meyer *Kick Off Meeting with staff July 7, 2021*

Port of Houston – Community Grant Submitted for Seabrook Wildlife Trail Head Improvements *Denied*

Grants Update

Hazard Mitigation Grant - 75% of City's 25% was awarded \$ 318,105.25 on Phase I

CDBG-MIT

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.

*HUD informed GLO they cannot grant a direct allocation to Harris County. However, HUD specified that the GLO can file an action plan amendment requesting that Harris County be made a subrecipient for the CDBG-MIT funds, an action that the GLO is proceeding. The action plan amendment will include a set aside of CDBG-MIT funding to Harris County in the amount of \$750 million and directing an additional approximately \$500 million to H-GAC, for a total of more than \$1 billion in mitigation competition and other funding to the Regional Mitigation Program, which will include at least \$418 million for the regional council of governments that includes Harris County.

Thank You

QUESTIONS
