

The City Council of the City of Seabrook met in regular session on Tuesday, August 17, 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 – Ex. Abs.	MAYOR
ED KLEIN	COUNCIL PLACE NO. 1
ROB HEFNER	COUNCIL PLACE NO. 2
JEFF LARSON	COUNCIL PLACE NO. 3
MICHAEL GIANGROSSO	COUNCIL PLACE NO. 4
BUDDY HAMMANN	MAYOR PRO TEM
JOE MACHOL	COUNCIL PLACE NO. 5
GAYLE COOK	COUNCIL PLACE NO. 6
SEAN LANDIS	CITY MANAGER
STEVE WEATHERED	DEPUTY CITY MANAGER
ROBIN LENIO	CITY ATTORNEY
	CITY SECRETARY

Mayor Pro Tem Hammann called the meeting to order at 6:00 p.m. and led the audience in the United States and Texas Pledges of Allegiance.

1. PRESENTATIONS

1.1 Introduction and swearing in of new police officers Jennifer Glasgow, Adriel Sanchez, Jason Emmerson, and Austin Minick, and promotional ceremony for Sergeant Larry Moore. *Sean Wright, Chief of Police, and Robin Lenio, City Secretary*

Police Chief Sean Wright introduced new police officers Jennifer Glasgow, Adriel Sanchez, Jason Emmerson, and Austin Minick, and spoke about the tremendous job these officers have been doing since starting with the Seabrook Police Department. Chief Wright commended the officers for their hard work and positive attitudes. Officers were pinned with their badges and City Secretary Robin Lenio administered their oaths of office. The officers introduced themselves to and were congratulated by the City Council.

Chief Wright also introduced and congratulated newly promoted Sergeant Larry Moore for his years-long loyalty to the Department and his excellent work in achieving the promotion. Sgt. Moore received his new badge and was administered the oath of office by City Secretary Robin Lenio.

1.2 Presentation of the Post Event Report for the 2021 Texas Outlaw Challenge Event. *Paul Robinson, Event Organizer*

Paul Robinson, the event organizer, thanked City Council and City staff for their support and announced that the 14th annual Texas Outlaw Challenge event was a success, and that a record

was set through social media for the national publication, *Speedboat Magazine*, with 5.2 million views and 3 million “likes” for the event. These statistics, he said, indicate that Texas Outlaw Challenge brings people to Seabrook. The event not only brings value to the community through its own local purchases and rentals for fuel, boats, trucks, food, beverages, equipment, advertising, and groceries, but also by getting heads in beds for five days. In following COVID precautions, the “round the lake” activity with stamped cards was transitioned into a selfie-taking event and more than 1,000 photographs were posted on the event website from participants visiting Seabrook restaurants, marinas, etc. Finally, about 2,000 masks and hand sanitizer were given out to attendees and the organizers provided a way to track and trace COVID cases after the event, with no reports of positive cases stemming from the event.

Mr. Robinson said that Texas Outlaw Challenge, through advertising, marketing, and social media, is doing great things for tourism and businesses in the area.

2. PUBLIC COMMENTS AND ANNOUNCEMENTS

Jesse Jones, 1421 Todville Road, spoke about the Carothers Coastal Garden item, which Council will consider this meeting under Item 7.2. Mr. Jones said that everyone is aware of the hard freeze this year in February, and that although staff was aware of the damage to the Carothers building on February 19, Council was not made aware of it until May. The Carothers Task Force learned of the damage still later, in June, despite being tasked with how best to utilize and promote the property. The delay in notification appears to have been intentional. Mr. Jones did not believe that the insurance information has been interpreted properly, and said that an outside expert should have been consulted in the process. This, he was told, would not be possible. However, independent adjusters are very helpful and professional, and get results. Simply asking for an hourly rate from such an adjuster is a part of the Council’s fiduciary duty to the City. The Task Force wants a building on the property, but was forced to make a decision on the future of the building based on incomplete information. Furthermore, the decision was far from unanimous or a mandate – only four members out of eleven voted for the option that was ultimately presented to Council as the recommendation of the Task Force. The house has largely been closed to the public for five years, with the exception of a few limited uses as a wedding venue.

Douglas Strebel, 2439 Lakewood Pointe, thanked Council for its continued progress on the noise issues. With respect to the draft ordinance, a 10:00 p.m. cutoff for loud music is critical; cities benefit greatly from removing ambiguity from their codes of ordinances. As president of the Lakewood Pointe Homeowner’s Association (HOA), he believes that the HOA would not be opposed to the ordinance. The proposed location for measuring noise still needs to be corrected. Additionally, the previous statute gave discretion to the Chief of Police for enforcement, and he strongly recommends removing that discretion as it is an inconvenience to the complaining party. He would like to see a future agenda item for proper public discussion of the matter.

Sally Antrobus, 526 Surf Oaks, spoke in a personal capacity and not in her capacity as a member of the Open Space and Trails Committee. The City should use the services of a third party insurance adjuster for the Carothers Garden claim. People have questions and want greater

89 transparency from the City, such as an explanation of how frozen pipes in February can result in
90 such severe mold damage a few months later that it requires razing the Carothers house. People
91 ask Ms. Antrobus if she has seen inside the house, but the Carothers Task Force has not been
92 allowed to go inside the house to view the damage. This makes properly judging the state of the
93 property impossible. When did City officials know of the damage? Was the property intentionally
94 left to mold so that the building would have to be removed? City officials have rejected requests
95 to hire a third party to assist with the insurance. Why did nobody think of turning off the water to
96 the house and draining the pipes to protect the home? The house has not been used for a wedding
97 since 2018, and the Carothers house has seen five years of neglect. Could it be that the
98 embarrassment of the neglect is what makes City officials so reluctant to hire an outside party to
99 inspect the property?

100
101 Debra Harper, 506 Baywood Drive, spoke on her own behalf and not in her capacity as a
102 member of the Carothers Task Force or the Open Space and Trails Committee. Our City staff, this
103 Council, and previous Councils have been very busy and have done a good job for years. Ms.
104 Harper has been involved in the Carothers property for the past 13 years, and has heard a lot of
105 misinformation about the property. It is far away from City Hall, and it was not used as the first
106 Carothers Task Force suggested, as a community facility. Ms. Harper has experienced property
107 loss in the past and has had to use a public adjuster. Public adjusters' advice does not need to be
108 presented to our insurance provider, but it can be used to help us as a City better understand our
109 loss and our options.

110
111 Jose Cervantes, 2534 Loganberry Circle, is a two-year resident of Seabrook. He just
112 learned that Centerpoint Energy wishes to remove a lot of trees and install an electrical substation
113 on land that it owns behind his property. Substations create a lot of noise and there are sites that
114 are better suited to such uses than next to his neighborhood. City staff has been helpful in
115 explaining the proposal, but the installation of a substation, coupled with the loss of trees, would
116 make that area a less desirable place to live. He urged the Council to ask Centerpoint to reconsider
117 its site selection.

118
119 Mike Robinson, one of the owners of Barge295, our group is trying to support Seabrook
120 by taking a tattered property and turning it into a thriving attraction that aligns with the City's
121 Comprehensive Master Plan 2030, which states, "Seabrook wants its waterfront to create a unique
122 place. The land uses within this district are also intended to meet a portion of the community's
123 tourism and recreational demand. The incorporation of piers, boardwalks, outdoor patios, and
124 outdoor cafes and the site development on properties located in this district are encouraged." At
125 no time have we ever sought to discredit any complaints or concerns about our operation. We
126 have always believed that we were operating legally on all fronts. Our oversight on the execution
127 of the building and modification of the some of the structures could have been handled differently.
128 With that exception, we made every effort to ensure we were not in violation of the noise
129 ordinance. We regularly sat with PD while measurements were taken in an attempt to make sure
130 we were following the ordinance. I was notified that there were complaints discussed at City
131 Council and that it was the intention of the City to hire a third party to do a study. City staff
132 described the process to me and said that either outcome of study Council would recommend an

amendment to the ordinance. I assured City staff that we would abide by whatever amendments were approved, and was told that if we complied, the situation would take care of itself. I decided to wait until the study results published to talk to Council. Once the results were published, I was given notice of code violations and safety concerns, which we believed were cleared when the City allowed us to host Outlaw Challenge. We had a timeframe to address concerns, while still running our business. I requested an extension, but was denied. Due to stress related heart issues, I went on a short vacation and at some point went into a-fib. When I returned from vacation and started negotiations with the City, went into full blown heart failure and was hospitalized for five days. I moved to Texas in 1997 to finish culinary school. First job at Mario's Pizza in Webster, and I started my own company in 2005. My company was started to provide food service throughout the globe and I managed multiple government contracts, after Hurricane IKE. My company has operated in every single storm on the gulf coast since 2005, provided over 3000 free meals to Seabrook residents during the COVID lockdown, support multiple charities, supported Bay Area All-Stars on their way to State, and recently provided a new service dog to a local veteran. Seabrook operations employed over 50 people until recently. A huge capital investments was made to bring a rundown Seabrook establishment back to life, structure, which we worked closely with the City to achieve. While there was limited success at the beginning, we had to take on additional leases to appease the landowner, which doubled our monthly expenses, so we immediately started working with the City to create the outdoor venue to generate the revenue to cover the additional monthly expenses. With the exception of a few items, the City has provided solutions to the problems we faced.

2.1 Mayor, City Council and/or members of the City staff may make announcements about City/Community events. *City Council*

Councilmember Hefner read the list of community events and the City of Seabrook hosted and sponsored events: schools started this week, next Monday is National Dog Day (a good day to enjoy the trails with your dog), Labor Day is coming up and City offices will be closed that day, September 18 is "Kids' Fish" at Pine Gully Park, National IT Day is September 21 (thank you to the City's IT staff, George and Jimmy), Salt Water Derby is on September 24 and 25 across the bay area, the Gulf Coast Film Festival is on the 24th at Lakewood Yacht Club, the "Toughest 10k" is also upcoming.

3. BID AWARD

3.1 Consider and take all appropriate action on a Bid Award to Ardurra, LLC, Request for Proposal (RFP) #2021-04-110 for Hazard Mitigation Assistance Management Services, and authorize the City Manager to negotiate, approve and sign a contract. *Gayle Cook, City Manager, and Michael Gibbs, Director of Finance*

City Manager Gayle Cook explained the purpose of the bid, which is for the new wastewater plant. After reviewing the proposals and interviewing firms, staff's recommendation is Ardurra, LLC.

Motion was made by Councilmember Klein and seconded by Councilmember Machol to award the Bid and approve a contract between the City of Seabrook and Ardurra, LLC for RFP #2021-04-110 for Hazard Mitigation Management Services, as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4. HOT SPONSORSHIPS

4.1 Consider and take all appropriate action on allocation of funds for events to be funded with Hotel Occupancy Tax (HOT) for FY 2021/2022. Compliance for HOT funding expenditures requires that there must be a finding (1) that the expenditure directly promotes tourism and the convention and hotel industry, and only if (1) is so determined, (2) that the expenditure is a permissible use as approved by statute (i.e. advertising to promote tourism; promotion of the arts, etc.) *LeaAnn Petersen, Director of Community & Visitor Relations*

LeaAnn Petersen, Director of Community & Visitor Relations, introduced the item and expounded upon the purpose of the item as described in the item's caption. This year, funding requests were submitted by Bay Area Houston Ballet & Theater, Bay Access Sailing Programs, JFest Southwest, Yachty Gras, Seabrook Lucky Trail Marathon, Keels & Wheels, Texas Outlaw Challenge, Gulf Coast Film Festival, and Saltwater Derby. Together, the requests for funding total approximately \$219,000, but the City's budget for sponsoring such events for FY 2021/2022 is about \$176,000. Director of Finance, Michael Gibbs, addressed Council's questions regarding the budget and the Council's ability to change allocated amounts over the course of the year if the City's actual revenue exceeds projections. During the discussion, Council proposed allocating the funding as follows:

Bay Area Houston Ballet & Theater: \$2,000	Keels & Wheels: \$50,000
Bay Access Sailing Programs: \$20,000	Texas Outlaw Challenge: \$30,000
JFest Southwest: \$12,000	Gulf Coast Film Festival: \$2,000
Yachty Gras: \$10,000	Saltwater Derby: \$10,000
Seabrook Lucky Trail Marathon: \$25,000	

Motion was made by Councilmember Klein and seconded by Councilmember Machol to find that the purposes for which funding is requested by the above-listed nine events each meet the necessary criteria for the proper expenditure of Hotel Occupancy Funds and are permissible uses as approved by statute.

MOTION CARRIED BY UNANIMOUS CONSENT

Ms. Peterson thanked Council and said that she would prepare an agenda item for January for the Council to again consider this matter.

Motion was made by Councilmember Larson and seconded by Councilmember Machol to allocate the funding for each event as proposed above.

MOTION CARRIED BY UNANIMOUS CONSENT

5. CONSENT AGENDA

5.1 Approve on second reading Ordinance 2021-11, "Revisions to the Noise Regulations Ordinance". *Gayle Cook, City Manager*

AN ORDINANCE AMENDING CHAPTER 55 OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, ENTITLED "NUISANCES AND MISCELLANEOUS PROVISIONS," ARTICLE II, "NOISE," BY REVISION OF SECTIONS 55-22, "DEFINITIONS," 55-23, "RESTRICTIONS ON DECIBEL LEVELS," 55-24, "VIOLATIONS," AND DELETION OF SECTION 55.27 "PENALTIES"; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

5.2 Approve on second reading Ordinance 2021-12, "Seasonal Christmas Tree Sales". *Sean Landis, Deputy City Manager*

AN ORDINANCE AMENDING THE SEABROOK CITY CODE, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 4, "SPECIAL USE REGULATIONS", CREATING A NEW SECTION 4.26 "SEASONAL CHRISTMAS TREE SALES"; AND AMENDING SECTION 3.15, "COMPREHESIVE LAND USE MATRIX", ACORDINGLY BY ADDING "SEASONAL CHRISTMAS TREE SALES" PERMITTED BY RIGHT WITHIN THE "SH 146 MAIN COMMERCIAL DISTRICT" (146-M), "C-2 MEDIUM COMMERCIAL" (C-2), "WAD WATERFRONT ACTIVITY DISTRICT" (WAD), AND "MMU MARINE ORIENTED MIXED USE DISTRICT" (MMU); PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 PER OFFENSE FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.

5.3 Approve the renewal of a three-year contract with The Economic Alliance Houston Port Region for economic development services to the Seabrook Economic Development Corporation starting on October 1, 2021 through September 30, 2024, in an amount not to exceed \$12,000.00 per year. This renewal was approved by Seabrook EDC on August 12, 2021. *Paul Chavez, Director of Economic Development*

5.4 Approve the renewal of the Clear Lake Chamber of Commerce contract beginning October 1, 2021 through September 30, 2022 in an amount not to exceed \$10,000.00. This is a budgeted item that was approved by Seabrook EDC on August 12, 2021. *Paul Chavez, Director of Economic Development*

5.5 Approve the renewal of the Administrative Staffing Services Agreement for fiscal year 2021-2022, in an amount not to exceed \$274,105.00. This is a budgeted item that was approved by Seabrook EDC on August 12, 2021. *Paul Chavez, Director of Economic Development*

5.6 Approve the City auction items list, pursuant to State law and City policies, to dispose of assets that have reached the end of their life or have a planned termination of service with the City. *Michael Gibbs, Director of Finance*

5.7 Approve the minutes of the August 3, 2021 regular City Council meeting. *Alun Thomas, Deputy City Secretary*

Motion was made by Councilmember Machol and seconded by Councilmember Klein to approve the Consent Agenda as presented.

MOTION CARRIED BY A 5-1 VOTE WITH COUNCILMEMBER MACHOL OPPOSED

6. NEW BUSINESS

6.1 Consider and take all appropriate action on Resolution 2021-11, "Acceptance of Hazard Mitigation Grant Program (HMGP) for the Wastewater System Infrastructure Retrofit - Phase 2". *Gayle Cook, City Manager*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, AUTHORIZING THE CITY MANAGER TO ACCEPT A FEMA HAZARD MITIGATION GRANT PROGRAM SUB-AWARD FROM THE TEXAS DEPARTMENT OF ENVIRONMENTAL MANAGEMENG (TDEM) AND TO EXECUTE ALL SUBSEQUENT GRANT AGREEMENTS ASSOCIATED WITH HMGP GRANT, DR-4332-0358, CITY OF SEABROOK WASTEWATER SYSTEM INFRASTRUCTURE RETROFIT – PHASE 2; AUTHORIZING THE CITY MANAGER TO EXECUTE THE “AWARD LETTER” ATTACHED HERETO AS EXHIBIT “A”; AUTHORIZING THE CITY MANAGER TO TAKE ALL STEPS NECESSARY TO PROCEED WITH THE PROJECT.

City Manager Gayle Cook informed Council that the Resolution before it is to acknowledge receipt of the award letter and to allow the City to move forward with it; all funds have been obligated and delegated as far as the City’s local matching funds.

Motion was made by Councilmember Hefner and seconded by Councilmember Klein to approve Resolution 2021-11, “Acceptance of Hazard Mitigation Grant Program (HMGP) for the Wastewater System Infrastructure Retrofit - Phase 2”.

MOTION CARRIED BY UNANIMOUS CONSENT

6.2 Consider and take all appropriate action on the approval of Task Order No. 3 for Construction Management Services under the Master Professional Services Agreement between the City of Seabrook and Cobb Fendley & Associates, Inc. for the City's Wastewater System Infrastructure Retrofit (Project 2018-301-02), in an amount not to exceed \$2,052,810.00. *Gayle Cook, City Manager and Kevin Padgett, Director of Public Works*

City Manager Gayle Cook introduced the item and offered to answer any questions that Council may have. There being no immediate questions, Council was informed of the projected timeline for the project, which is approximately 22 months from beginning to end. Federal Emergency Management Agency has given the City a deadline, and the City is on target to meet it.

Motion was made by Councilmember Hefner and seconded by Councilmember Klein to approve Task Order No. 3 for Construction Management Services under the Master Professional Services Agreement between the City of Seabrook and Cobb Fendley & Associates, Inc. for the City's Wastewater System Infrastructure Retrofit (Project 2018-301-02), in an amount not to exceed \$2,052,810.00.

MOTION CARRIED BY UNANIMOUS CONSENT

6.3 Consider and take all appropriate action on an economic development agreement between the Seabrook Economic Development Corporation and WMF Investments Inc. for construction of two commercial buildings, to be constructed by WMF Investments, Inc., at 3300 Bayport Blvd. for "Retail at the Commons", seeking EDC sales tax funds as an incentive for reimbursement of building permit fees and impact fees in an amount not to exceed \$64,162.75. This agreement was approved by Seabrook EDC on August 12, 2021. *Paul Chavez, Director of Economic Development*

Motion was made by Councilmember Giangrosso and seconded by Councilmember Klein to approve an economic development agreement between the Seabrook Economic Development Corporation and WMF Investments Inc. for construction of two commercial buildings, to be constructed by WMF Investments, Inc., at 3300 Bayport Blvd. for "Retail at the Commons" and approving the use of EDC sales tax funds as an incentive for reimbursement of building permit fees and impact fees in an amount not to exceed \$64,162.75.

MOTION CARRIED BY UNANIMOUS CONSENT

6.4 Consider and take all appropriate action on funding by Seabrook Economic Development Corporation for the Comprehensive Master Plan consultant, to facilitate the promotion of new or expanded business development in an amount not to exceed \$100,000.00 and recommendation for city staff to prepare public hearing notice. This funding was approved by Seabrook EDC on August 12, 2021. *Paul Chavez, Director of Economic Development*

Mayor Pro Tem said that Item 6.4 has been pulled from the agenda.

6.5 Approve the annual renewal of the Seabrook Economic Development Corporation (SEDC) Incentives Policy, as approved by SEDC on August 12, 2021 through its Resolution numbered 2021-01. *Paul Chavez, Director of Economic Development*

Motion was made by Councilmember Hefner and seconded by Councilmember Klein to approve the annual renewal of the Seabrook Economic Development Corporation (SEDC) Incentives Policy, as approved by SEDC on August 12, 2021 through its Resolution numbered 2021-01

MOTION CARRIED BY UNANIMOUS CONSENT

6.6 Consider and take all appropriate action on ratification of the City Manager's approval of and signature on a contract between the City of Seabrook and Insituform Technologies, LLC to perform **emergency** CIPP repairs to the 24" sanitary sewer trunk main on North Meyer at El Mar, in an amount not to exceed \$80,253.00. *Kevin Padgett, Director of Public Works*

Kevin Padgett, Director of Public Works, explained the need for the item, which is necessitated by a collapsed line. The line carries approximately 70% of the city's flow, and a 200 foot section of the sanitary sewer trunk main needs to be replaced to ensure continued proper service. The funding that is being sought is not currently budgeted for this fiscal year.

Motion was made by Councilmember Hefner and seconded by Councilmember Klein to ratify the City Manager's approval of and signature on a contract between the City of Seabrook and Insituform Technologies, LLC to perform emergency CIPP repairs to the 24" sanitary sewer trunk main on North Meyer at El Mar in an amount not to exceed \$80,253.00.

MOTION CARRIED BY UNANIMOUS CONSENT

7. DISCUSSION

7.1 Discuss and if necessary, consider and take all appropriate action on Board and Commission term limits. *Jeff Larson, Councilmember Position 3*

Councilmember Larson explained his rationale for Council discussing this item, which is to allow for a greater number of people to serve on City boards and commissions. He proposed a six-year term limit, after which there would be a minimum waiting period of one year until the same person could serve on a board or commission again.

Following a brief discussion about the benefits and drawbacks of term-limiting board and commission members, the City Council came to a consensus on reviewing current board and commission vacancies, term expiration dates, and how long members have served on various boards in order to allow individual Councilmembers to determine if they would like speak to members of the community about serving on a Seabrook board or commission.

7.2 Discuss and if necessary, consider and take all appropriate action on engaging in the process of soliciting for a Third Party Insurance Adjuster in compliance with all local and state purchasing requirements with a future item to execute any required agreements to task vendor with Carothers Coastal Garden claim. Should the City Council make the determination to approve soliciting for a vendor on this claim, the City Council will then be required to reconsider the motion on July 6, 2021 to approve option 1 to demolish the building with no rebuild, as recommended by the Carothers Coastal Gardens Task Force II, for net proceeds of \$237,215.00. *Joe Machol, Councilmember Position 6*

Councilmember Machol said that there has been a lot of confusion about his July 6th recommendation to hire a Third Party Insurance Adjuster to review the City's Carothers Coastal Garden claim. Those adjusters has specific expertise that can help give the City some guidance about its policy and about how much it should receive for its claim. City Manager Gayle Cook said that TML has issued the City a check for the claim, and the only additional money that the City could get would be a possible \$8,000 for depreciation. Councilmember Machol was concerned about this, because the City only has 60 days following the issuance of the check to try to get a better, more appropriate settlement from TML.

Council discussed the need to aggressively dispel the false rumors that the City may have acted too quickly or improperly on the initial handling of the claim. Councilmember Hefner said that he was unaware that so few members of the Carothers Garden Task Force II preferred the option that was presented to Council as its recommendation, noting that he had based his vote in part on this recommendation.

Motion was made by Councilmember Machol that the City use a third party insurance adjuster in compliance with the local and state purchasing requirements with future items related to the Carothers Coastal Garden claim and any future claim that the City may have.

MOTION FAILED DUE TO LACK OF A SECOND

At the request of City Manager Gayle Cook, Mayor Pro Tem Hammann moved Items 9 and 10 to before Item 8. City Council recessed into Executive Session at 8:21 p.m.

9. CLOSED EXECUTIVE SESSION

9.1 Section 551.071

Conduct a Closed Executive Session to consult with the City's attorneys regarding the lawsuit entitled City of Seabrook vs. Barge 295 and the Yard at Barge 295. *Gayle Cook, City Manager*

At 8:21 p.m., Mayor Pro Tem Hammann 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 Attorney.

At 9:03 p.m., Mayor Pro Tem Hammann reconvened the meeting in open session and stated that Item 9.1 had been discussed, but that no action had been taken in Executive Session.

10. OPEN SESSION

No action was taken in Open Session.

8. ROUTINE BUSINESS

8.1 Update and briefing on the City of Seabrook's Records Management Program. *Robin Lenio, City Secretary*

In the interest of time, this item will be considered on the next agenda.

8.2 Update on 2021 Celebration Seabrook Festival and Seabrook's 60th Birthday Celebration. *LeaAnn Petersen, Director of Community & Visitor Relations*

LeaAnn Petersen, Director of Community & Visitor Relations, provided an update to Council, as shown in Attachment A to these minutes.

8.3 Update and report on various items that require no action, including SH 146 Expansion Project, City of Seabrook CIP Projects, City of Seabrook Grant Administration, and COVID-19 related issues. *Gayle Cook, City Manager*

Gayle Cook, City Manager, provided an update to Council, as shown in Attachment B to these minutes.

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

The next regular City Council meeting will be held on Tuesday, September 7, 2021 at 6:00 p.m. Councilmember Klein asked for an agenda item to consider requiring two insurance adjusters' opinions for any claim in excess of \$250,000.

Upon motion duly made and seconded, Mayor Pro Tem Hammann adjourned the meeting at 9:55 p.m.

Approved this 5th day of October, 2021.

Thomas G. Kolupski

Thomas G. Kolupski
Mayor

Robin Lenio

482
483 Robin Lenio, TRMC
484 City Secretary

CELEBRATION SEABROOK

City Council Update: August 17, 2021



Current Revenue:

★ **Sponsorships** - secured 82.5% of forecasted revenue

- **Title:** Chesapeake Bay Luxury Adult Living
- **Gold:** Seabrook Economic Development Corporation
- **Silver:** Gulf Winds International
- **Bronze:** Gulf Coast Limestone, Seabrook Association, Resort Vacations Inc.
- **Custom:** BOK Financial

★ **Vendors** - secured over 100% of forecasted revenue (\$6,1,00)

Total Vendors **42** with over **75** vendor inquiries!

Estimated at \$1,375 over forecast - Current estimated revenue \$6,375

○ **Merchants**

1. Evelyn Meador Library
2. Mounting Horizons
3. Children's Lighthouse
4. Jenuine Treasures
5. Keels & Wheels
6. Kooks Kreations
7. Lucky Trails
8. Mary Kay
9. Mousse Creations
10. Bling Glitz
11. DenimGene
12. It's the Beach
13. Jimmy Jams
14. Scentsy
15. Woodstock LLC
16. Cutco

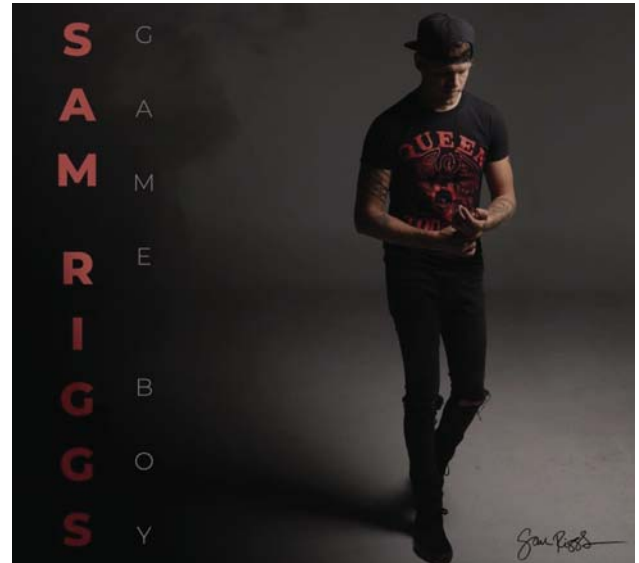
○ **Artists**

1. Ammil Design
2. Eye Shutter Prints
3. B. Marie's Sea Glass
4. Bayside Portraits
5. Bright Earth Studios

6. Chica Babe Beads
7. Chole by Design Jewelry
8. DmNerd Artist
9. Little Arrow Soaps
10. Macrame and More
11. Passionate Arts & Crafts
12. Resin Me Perfect
13. Saltwater Gangsta
14. SanD Metal Art
15. Sassy Lynn Inc.
16. Voodoo Child Gems
17. When the Sun Comes Out
18. Jim & Pat's Custom Jewelry
19. Black Vyne Design
20. Franki James Customs
21. Designs Anew Glass Art
22. Claybrary Ceramics
23. Everyday Soap Company
24. Lonestar Custom
Woodworking
25. Dahlias Organic Essentials
26. B's Back Porch

Entertainment:

- ★ Sam Riggs - Headliner - 6pm-7:30pm
- ★ TBA - Support - 4:30pm-5:30pm
- ★ TBD - Support - 3pm-4pm
- ★ Electric Circus - Cover - 1:30pm-2:30pm



City Merchandise:

- ★ Seabrook
 - Infant Tees \$12
 - Youth Tees \$12
 - Adult Tees \$12
 - Ball Caps \$12
 - Coffee Mugs \$15
 - Acrylic Tumblers \$10
 - Bumper stickers \$3
- ★ Celebration Seabrook
 - Tank Tops \$15
 - Adult Tees \$15
 - Hot/Cold Tumblers \$20
 - Decals \$3

Advertising & Marketing:

- ★ Website (last 30 days)
 - 3,751 Page Views
 - 1 min Average Time on Site
- ★ CS Vendor FB & Instagram Ad
 - 45,876 People Reached
 - 2,577 Link Clicks
 - 3,292 Post Engagements
- ★ Coming Soon
 - Google Ads
 - Facebook Event Ads
 - Billboard
 - Radio Ads
 - NASA Road Banner

 **Celebration Seabrook**
Published by LeaAnn Dearman · July 29 at 3:51 PM · 🌐

Our vendors ❤️ Celebration Seabrook and you will too! "I sold more pieces at this year's event than I have at any other event this year! I plan to come back next year for sure."

Saturday, October 9, 2021

CELEBRATION SEABROOK
Music & Art Fest by the Bay!



NOW ACCEPTING VENDORS
www.celebrationseabrook.com/vendors

CELEBRATIONSEABROOK.COM
Now Accepting Vendors
Home Saturday, October 9, 2021 11am to 7:30pm Meador Park in Seabrook...

[Learn More](#)

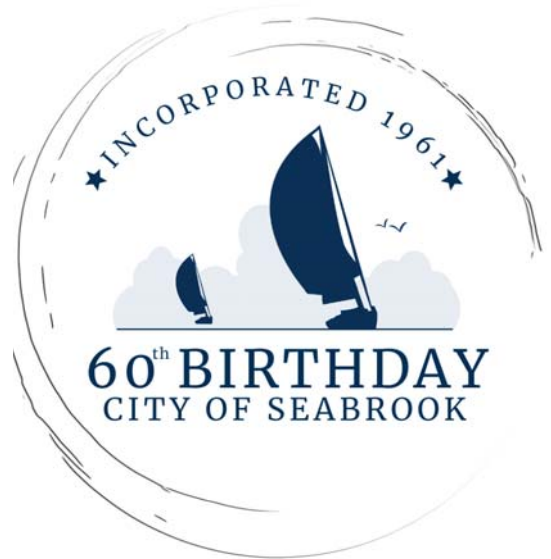
👍❤️ 431 121 Comments 155 Shares

SEABROOK'S 60TH BIRTHDAY

City Council Update: August 17, 2021

Committee:

- ★ Nancy Jones
- ★ Laurie Rutledge
- ★ Sue Harral
- ★ Ruth Burke
- ★ Don Holbrook
- ★ Curtistine White
- ★ Mike & Hilda Gingrosso



I ♥ Seabrook Pelicans Challenge & Art Contest:

A promotional poster for the "i ♥ Seabrook Pelicans Photo Challenge". The background is a light blue gradient with a faint image of a pelican. At the top left, there is a red heart with the letter "i" to its left and the word "Seabrook" in a large, black, cursive font to its right. Below this, the text "Pelicans Photo Challenge" is written in a smaller, black, sans-serif font. Further down, the text "Between August 11 and October 11..." is written in a black, cursive font. Below that, "Take a photo with ANY of our Pelicans" is written in a black, cursive font. Then, "Upload to Instagram, Facebook or Twitter" is written in a black, cursive font. Below that, "Use hashtags:" is written in a black, cursive font, followed by three hashtags: "#iheartseabrook", "#pelicanchallenge", and "#seabrooklove" in a black, sans-serif font. At the bottom left, the text "Each week, starting on August 30 through October 11, 10 entries will be selected to receive a piece of 60th Birthday Seabrook Swag!" is written in a black, sans-serif font. On the right side of the poster, there is a hand holding a smartphone. The phone's screen shows a photo of a pelican statue. The statue is white with a blue body and a red heart on its chest. It is standing on a small pedestal. The background of the photo on the phone shows a grassy area and a white picket fence.

★ *Student Pelican Art Contest to be finalized and promoted starting this week.*

Birthday Swag:

- ★ T-Shirts
- ★ Tote Bags
- ★ Keychain
- ★ Travel Tumbler
- ★ Baseball Cap
- ★ Stuffed Pelican Toy
- ★ Ahoy Bumper Sticker
- ★ Pelican Car Decal
- ★ Facemasks & Hand Sanitizer
- ★ Historic Calendar

Oral History Project:

- ★ Jack & Marcy Fryday
- ★ The Gales
- ★ Bob Robinson & Susie Mayfield
- ★ Dorothy Elwood
- ★ Robert Kidd
- ★ Chrisities/Edgewoods

Parade & Event:

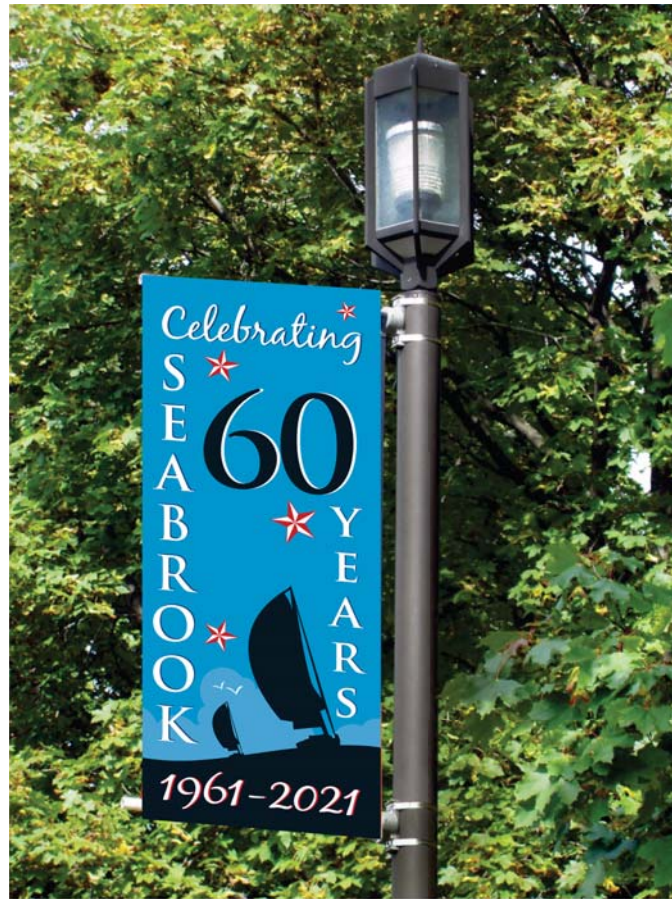
Bayside Little League	JROTC (SIS & CFHS)	Classic Cars - Interviewees Ride
Bay Area Sharks	Bluebonnet Military Vehicles	SFVD
Seabrook Stingrays	SIS Sport Teams	Seabrook PD
Boy Scouts	CFHS Sport Teams	Seabrook EMS
Girl Scouts	Color Guard CFHS	Grand Marshal - Mayor Kolupski
Seabrook Intermediate Band	SIS & CFHS Dance Teams	Local Schools Student Councils
Clear Falls HS Band	Resident Floats	City Council

- ★ Area/School Performances
- ★ Oral History Exhibit
- ★ Seabrook Mayors' Exhibit
- ★ Historic Exhibits
 - The Early Years, Seabrook Waterfront, NASA, Hurricanes, Celebrations & Events
- ★ Seabrook Art Mural
- ★ I ♥ Seabrook Pelican Art Contest
- ★ Classic Car Exhibit
- ★ Bay Area Veterans Memorial
- ★ City Departments
- ★ Kids Activities
- ★ Food Court
- ★ DJ



Advertising:

★ Coming soon!



ATTACHMENT B

Time to Update

CITY COUNCIL UPDATE

August 17, 2021

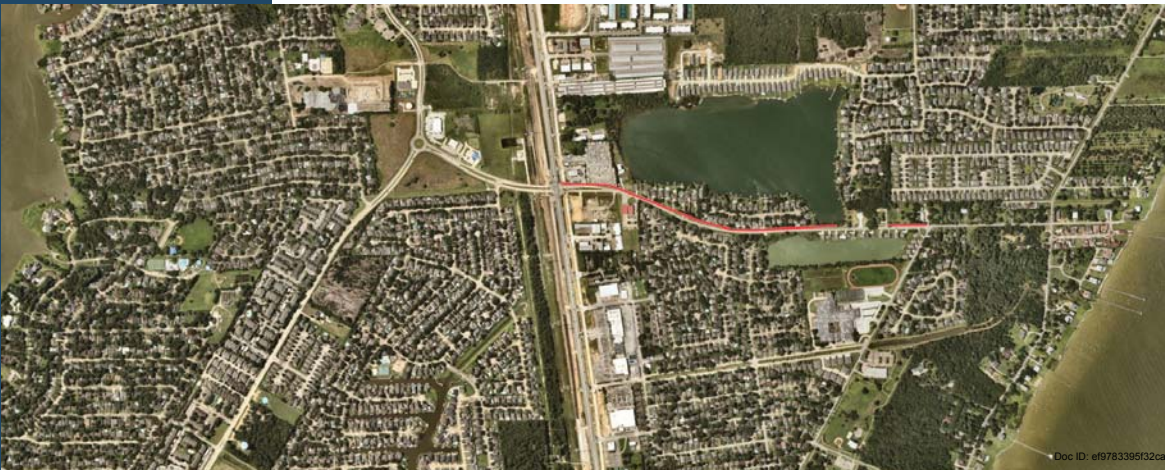


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SIDEWALK - E. MEYER

SEABROOK CIP# P2A

50/50 Grant with Harris County partnership program to proceed with the goal of connectivity within the City of Seabrook. This project will build a concrete sidewalk along the north side of Meyer



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BAYBROOK AND SEASCAPE DRAINAGE

SEABROOK CIP # D11 AND D12

50/50 Grant with Harris county partnership program

Status:

Open to Bids: 7/30/21
Bid Opening: 9/13/2021

Est. Construction
November 2020 - March 2022

Baybrook improvements include adding a 60 inch storm sewer under the Red Bluff Road roadside ditch, adding new storm sewer outfalls, and modifying the outfalls along Heron Dr.

Seascope improvements include replacing the existing cross culvert with three larger culverts under Red Bluff Road and adding inlets at the subdivision entrances.

Seabrook CIP # FAC9

City Hall Council Chambers/Court Chambers Security

This project was set for planning in the current fiscal year to determine adequate safety exit points for public and officials of the council and court. Given the age of the facility and design, the current layout did not meet recommended safety practices for the uses in which the chamber serves. Staff has worked with a certified engineer to develop an additional exit for officials and the construction costs will be attained for next steps in the process.



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Grants

HMGP - Wastewater Treatment Plant Retrofit -Phase 1	\$ 3,954,715.00
HMGP - Wastewater Treatment Plant Retrofit - Phase 2	\$31,366,411.46
Storm Uri – FEMA PA CAT B 75% Federal/25% Local	\$ 218,449.21
COVID-19 – FEMA PA 2021 Expenses 100% Federal	\$ 3,859.47
Hurricane Laura – FEMA PA FEMA PA CAT B 75% Federal/25% Local	\$ 118,817.81
Coronavirus Local Fiscal Recovery Fund (CLFRF) - AMERICAN RESCUE ACT 1 of 2 Payments	\$ 1,752,961.70

SH 146 Project Status

CURRENT ESTIMATED COMPLETION:
OCTOBER 2023



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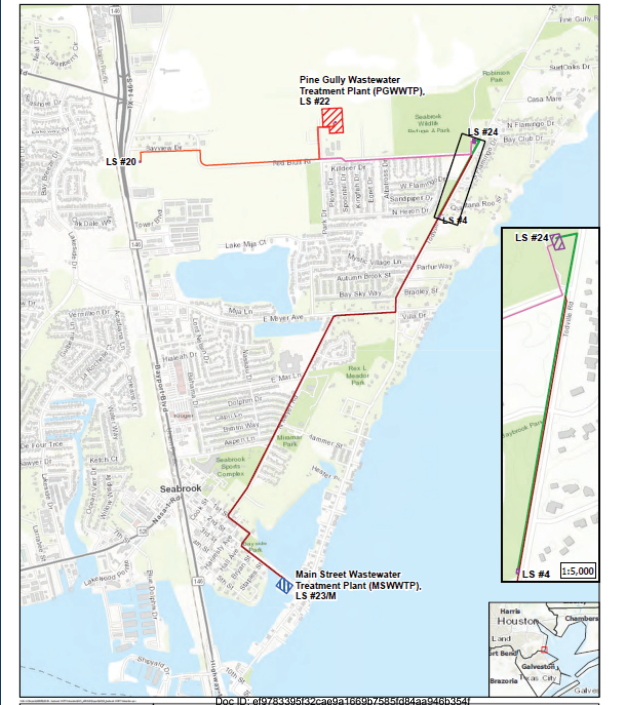


PINE GULLY WASTEWATER TREATMENT PLAN RETROFIT - WW9 \$35,946,438

This project was awarded 7/2021 by FEMA to the City of Sebrook for a 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.

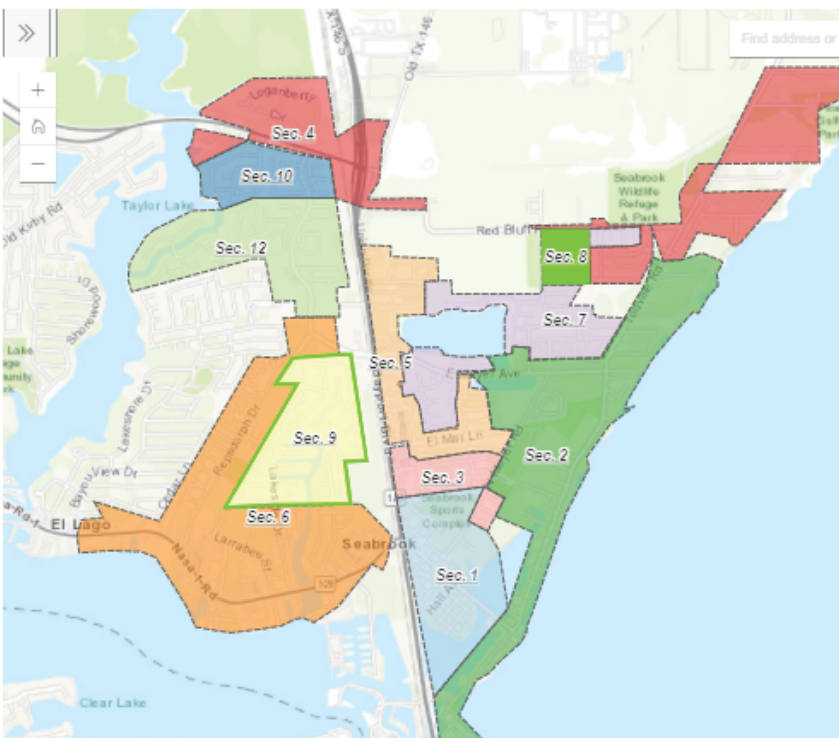
Status:
Construction Management Contracts - In Progress

Bidding Process - In 2021
Construction Start - TBD



INSTALLATION SCHEDULE

Below is a map of our utility service areas. Highlighted in a GREEN BOX is the current service areas receiving water. As a reminder, the replacement process typically takes around 30 minutes. If you receive a door hanger indicating you have been replaced please call (281) 291-5600 to speak with Seabrook Customer Service and reschedule the replacement.



SMART METERS - FAC6 \$3,000,000

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



[HTTP://SEABROOKTX.GOV/674/INSTALLATION-SCHEDULE](http://seabrooktx.gov/674/INSTALLATION-SCHEDULE)

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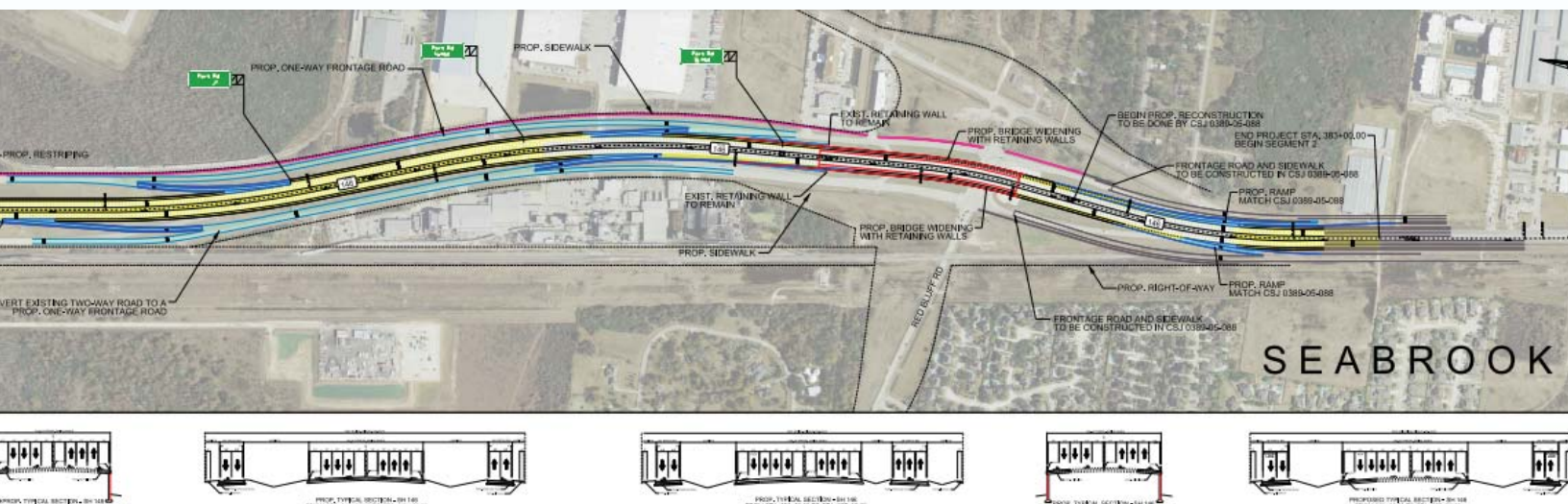
Red Bluff Expansion

Estimated Completion: Late 2021

- Forming and Pouring Rails
- Pouring connection to Boardwalk

RED BLUFF EXPANSION

Project Let Date 8/5/2021



<https://www.dot.state.tx.us/insdtdot/orgchart/cmd/cserve/bidtab/08053201.htm#038905087>

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Thank You

QUESTIONS
