

1 The City Council of the City of Seabrook met in regular session on Tuesday, March 15, 2022
2 at 6:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas, to discuss, consider
3 and if appropriate, take action on the items listed below.

4
5 THOSE PRESENT WERE:

6 THOM KOLUPSKI

MAYOR

7 ED KLEIN

COUNCIL PLACE NO. 1

8 ROB HEFNER

COUNCIL PLACE NO. 2

9 JEFF LARSON - ex. abs.

COUNCIL PLACE NO. 3

10 MICHAEL GIANROSSO

COUNCIL PLACE NO. 4

11 BUDDY HAMMANN

MAYOR PRO TEM

12
13 JOE MACHOL

COUNCIL PLACE NO. 5

14 GAYLE COOK

COUNCIL PLACE NO. 6

15 STEVE WEATHERED

CITY MANAGER

16 ROBIN LENIO

CITY ATTORNEY

CITY SECRETARY

17
18 Mayor Kolupski called the meeting to order at 6:00 p.m. and led the audience in the United
19 States and Texas Pledges of Allegiance.

20
21 ***PUBLIC COMMENTS AND ANNOUNCEMENTS***

22
23 Adam Shannahan, 2551 Loganberry Circle, stated that Seabrook is a great place to live,
24 but he was recently made aware of a CenterPoint substation to be installed about 100 feet from
25 his bedroom, with only a chain link fence separating his property from the substation. A
26 number of trees will be cut down as well. He asked the City Council to look at what matters
27 to residents and represent the residents' interests. A peaceful neighborhood is desired and
28 35,000 volts of electricity is noisy and a fire hazard. Property values will go down in the
29 neighborhood. This project is slated to start in September. He asked City Council to take a
30 look into this situation.

31
32 Robert Paskey, 2561 Loganberry Circle, stated that he moved to Seabrook in 1991, and
33 he and his family do not want to wake up to the sounds of the old PolyOne plant. He explained
34 that his is the only property supporting the animals in the immediate area. The noise is terrible,
35 almost like a war zone. He asked the Council to at least think about something for noise
36 mitigation. The trees are the only buffer right now, but they are being torn down. He invited
37 the City Council to drop by the neighborhood anytime to hear for themselves.

38
39 Jose Cervantes, 2534 Loganberry Circle, stated that he has lived in Seabrook for five
40 years after building a house. The neighbors are friendly. The Geon plant can be heard 24
41 hours per day, 5 days per week. Mr. Cervantes' wife works from home and she had to move
42 her office into another room in the house because of the noise. Mr. Cervantes stated that he
43 wants to be Seabrook proud and raise his children in Seabrook, but he might have to move
44 because of this situation. He asked Council to stop the industrialization of his neighborhood.

Mike Laible, 2823 Sea Ledge, asked who controls air, noise, and light in Seabrook. He stated that he has a 2021 document on air quality in the Ship Channel. He stated that Seabrook needs an air quality report done near the lake, maybe in the Lakepoint Forest subdivision. The City needs to ask for information from American Acryl or TCEQ on air quality. What restrictions are there on noise and light for American Acryl? It's time to make public comments on this matter.

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

Mayor Kolupski announced the upcoming events, including:

- CCISD Seabrook Break – March 14-18
- Seabrook Lucky Trails – March 18-20 – Meador Park & Seabrook Trails
- Trash Bash – March 26
- Bayside Little League Parade & Opening Day – March 26
- City Offices Closed – Good Friday – April 15
- Seabrook's Easter Excursion – April 16 – Meador Park

2. SPECIFIC PUBLIC HEARING

2.1 Conduct a Public Hearing on a request to amend the Code of the City of Seabrook, Appendix A, Comprehensive Zoning, to add Axe Throwing as a Conditional Use to the Land Use Matrix in C-2, C-3, WAD, MMU, POD, STCOD, OS, LI, 146-S, and 146-M Zoning Districts. *Sean Landis, Deputy City Manager*

Sean Landis, Deputy City Manager, gave the presentation shown in Attachment A.

Mayor Kolupski opened the Public Hearing, and, having no speakers come forward, closed the Public Hearing.

3. CONSENT AGENDA

3.1 Approve the minutes of the November 16, 2021 joint CC / PZ meeting. *Robin Lenio, City Secretary*

3.2 Approve the minutes of the February 15, 2022 regular City Council Meeting. *Robin Lenio, City Secretary*

3.3 Approve the minutes of the March 1, 2022 regular City Council Meeting. *Robin Lenio, City Secretary*

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

MOTION CARRIED BY UNANIMOUS CONSENT

91 **4. NEW BUSINESS**

92
93 **4.1** Consider and take all appropriate action on first reading of Ordinance 2022-07, "Axe
94 Throwing Venue". Sean Landis, Deputy City Manager

95
96 REQUEST TO AMEND THE CODE OF THE CITY OF SEABROOK APPENDIX "A",
97 "COMPREHENSIVE ZONING", ARTICLE III, "ESTABLISHMENT OF ZONING
98 DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE
99 LAND USE MATRIX", BY ADDING THE USE OF "AXE THROWING VENUE" TO
100 TABLE 3-A, "USES PERMITTED BY RIGHT AND CONDITIONAL USES", AS A
101 "CONDITIONAL USE" WITHIN DISTRICTS "(C-2) MEDIUM COMMERCIAL
102 DISTRICT", "(C-3) HEAVY COMMERCIAL DISTRICT", "(WAD) WATERFRONT
103 ACTIVITY DISTRICT", "(MMU) MARINE ORIENTED MIXED USE DISTRICT",
104 "(POD) POINT OVERLAY DISTRICT", "(STCOD) SEABROOK TOWN CENTER
105 OVERLAY DISTRICT", "(OS) OLD SEABROOK DISTRICT", "(LI) LIGHT
106 INDUSTRIAL DISTRICT", "(146-S) SH 146 SOUTH COMMERCIAL DISTRICT", "(146-
107 M) SH 146 MAIN COMMERCIAL DISTRICT"; PROVIDING A PENALTY IN AN
108 AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF
109 BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF
110 ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR
111 SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

112
113 *Motion was made by Councilmember Machol and seconded by Councilmember Giangrosso*
114 *to approve on first reading Ordinance 2022-07, "Axe Throwing Venue".*

115
116 **MOTION CARRIED BY UNANIMOUS VOTE**

117
118 **4.2** Consider and take all appropriate action to appoint seven (7) members to the 2022
119 Comprehensive Master Plan Review Commission for terms to expire six (6) months from
120 appointment date, or no later than September 15, 2022. *City Council*

121
122 *By consensus the City Council appointed Richard Cucco, Joseph Culligan, Gary Johnson,*
123 *Randy Miller, Hill Powell, Elaine Renola, and Ann Wacker to the 2022 Comprehensive*
124 *Master Plan Review Commission for terms to expire six (6) months from appointment date,*
125 *or no later than September 15, 2022.*

126
127 **4.3** Receive an update on Emergency Medical Services (EMS) financials and consider and
128 take all appropriate action on amendments to the Emergency Medical Services (EMS) Fee
129 Schedule for incorporation to annual update to the Master Fee Schedule. *Gayle Cook, City*
130 *Manager and Brad Goudie, Director of Emergency Services*

131
132 Brad Goudie, Director of Emergency Services, explained that update to the City's EMS
133 fee schedule is needed in order to receive the max paid out by commercial insurance
134 companies, such as BlueCross BlueShield. The City and Emergicon did not receive
135 historical data from the previous EMS provider when the EMS Department was established

in 2019; therefore, the fees that were originally set for commercial insurance fees were below the max that some of the commercial insurance companies will pay. The change in fees does not affect Medicare, Medicaid, or Private Pay patients.

Motion was made by Councilmember Machol and seconded by Mayor Pro Tem Hammann to approve amendments to the Emergency Medical Services (EMS) Fee Schedule for incorporation to annual update to the Master Fee Schedule.

MOTION CARRIED BY UNANIMOUS CONSENT

4.4 Consider and take all appropriate action on Resolution 2022-08, "The City of Seabrook Emergency Medical Services (EMS) Billing and Write-Off Policy". *Gayle Cook, City Manager and Michael Gibbs, Director of Finance*

Ms. Cook explained that this resolution creates an EMS Billing and Write-Off Policy so that while the city uses a third party collection service there is an annual process to bring accounts that are 180 days or more delinquent back to City Council for approval of write-off.

Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Machol to approve Resolution 2022-08.

MOTION CARRIED BY UNANIMOUS CONSENT

5. ROUTINE BUSINESS

5.1 Update on the 2022 Seabrook General Election. *Robin Lenio, City Secretary*

City Secretary, Robin Lenio, stated that the ballots have been proofed and are now printed and received by the vendor. Ms. Lenio is waiting on the audio cards from the vendor. Equipment testing will take place on April 14, and Early Voting begins April 25.

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

City Manager Gayle Cook gave the report as shown in Attachment B.

THIS SPACE INTENTIONALLY LEFT BLANK

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

There will be a joint meeting of the City Council and the Planning & Zoning Commission on Tuesday, April 5, at 5:00pm.

The next regular City Council meeting will be held on Tuesday, April 5, at 6:00pm.

Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 7:20 p.m.

Approved this 19th day of April, 2022.

Thomas G. Kolupski

Thomas G. Kolupski
Mayor

Robin Lenio

Robin Lenio, TRMC
City Secretary

ATTACHMENT A

City Council Meeting

March 15, 2022

Code Section to be Modified

Consider and take all appropriate action relating to an amendment to the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Matrix", by adding the use of "Axe Throwing Venue" to Table 3-A, "Uses Permitted by Right or Conditional Uses", as a "Condition Use" within the following Zoning Districts: (C-2) "Medium Commercial District", (C-3) "Heavy Commercial District", (WAD) "Waterfront Activity District", (MMU) "Marine Oriented Mixed Use District", (POD) "Point Overlay District", (STCOD) "Seabrook Towncenter Overlay District", (OS) "Old Seabrook District", (LI) "Light Industrial District", (146-S) "SH 146 South Commercial District", and (146-M) "SH 146 Main Commercial District".

What is Urban Axe Throwing?

- ▶ **Axe Throwing:** is the act of throwing an axe at a wooden target. The activity may occur outdoors or indoors; Typically the activity occurs indoors. Similar to darts, axe throwing is an individual sport played with and against other members of a group. Individuals throw 1.5 lb. hatchets at wooden targets marked with a bullseye and score points based on where on the target they stick the axe.

What is Urban Axe Throwing

- ▶ The experience can be had by friends, family, and co-workers of all ages.
- ▶ Individuals may have celebrations such as birthday parties, bachelor/bachelorette events, corporate events, or any other type of special events.
- ▶ Individual may participate in axe throwing leagues.

How Does It Work?

- ▶ Sessions last 1.5–2 hours depending on group size.
- ▶ All sessions start with safety instructions and 1–on–1 throwing practice, led by our fully trained Axeexpert; coaches in a private throwing area.
- ▶ Once you've sharpened your skills, you will kick off a round robin tournament, followed by final knockout round to award an axe-throwing champion.
- ▶ Typically coaches will take care of all scoring and smooth flow of the tournament allowing you to relax and enjoy the sport. At the end of every round robin tournament, one member of the group is the winner.

Safety

- ▶ The format used and the construction of the throwing lanes are all focused around the safety of the participants.
- ▶ Each competitor throws in his/her own individual lane and competes side-by-side with another competitor.
- ▶ For each pair of throwing competitors, you have an Axepert; coach who is responsible for keeping score as well as ensuring safety protocols are adhered to and all tournaments are fully supervised.
- ▶ Only the two active competitors throwing at that time are allowed within the throwing area, all other competitors are required to wait in the safety zone behind the lanes.

Food and Drinks

Food and drinks availability varies by business, some facilities are fully licensed and/or have a kitchen, while others are BYO food and drinks for individual consumption. Most facilities offer catering packages for group events.

Alcohol Service

It depends on the business. Most businesses welcome you to bring beer or wine (no hard liquor) to their BYOB locations. While others are licensed by the State to serve beer and wine only. Either way, typically no hard liquor is permitted.







Axe Throwing Video

Planning and Zoning Commission's Findings

The Planning and Zoning Commission at their regular schedule February 17, 2022 meeting considered the request and recommended to amendment to the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Matrix", by adding the use of "Axe Throwing Venue" to Table 3-A, "Uses Permitted by Right or Conditional Uses", as a "Condition Use" within the following Zoning Districts: (C-2) "Medium Commercial District", (C-3) "Heavy Commercial District", (WAD) "Waterfront Activity District", (MMU) "Marine Oriented Mixed Use District", (POD) "Point Overlay District", (STCOD) "Seabrook Towncenter Overlay District", (OS) "Old Seabrook District", (LI) "Light Industrial District", (146-S) "SH 146 South Commercial District", and (146-M) "SH 146 Main Commercial District".

Aye: Darrell Picha, Rosebud Caradec, Rhonda Thompson, Gary Renola.

Nay:

Absent: Scott Reynolds, Guy Rodgers.

3.) **Proposed Land Use Matrix Modifications:**

Sec. 3.15. - Comprehensive land use regulation matrix.

TABLE 3-A
Uses Permitted by Right and Conditional Uses ¹
X = Use by right. C = Conditional use permit required. PUD = Planned unit development. * = Active sales office required.

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD ²	STCO D ³	OS	MH	LI	146-S	146-M
Axe Throwing						C	C	C	C	C	C	C		C	C	C

ATTACHMENT B

Time to Update

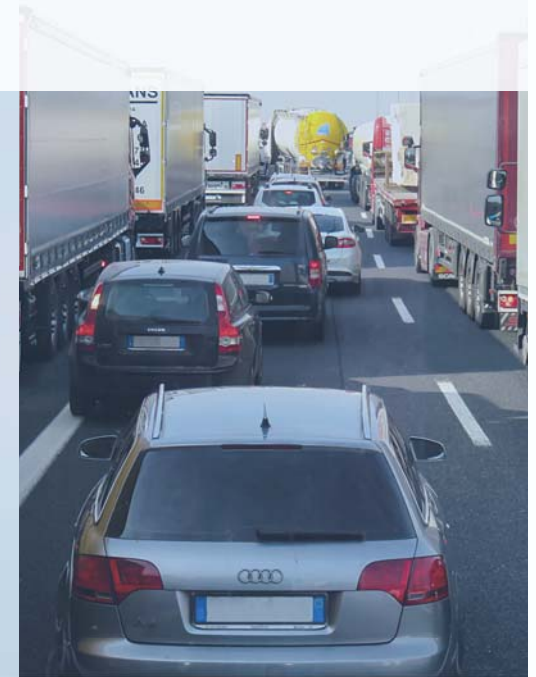
CITY COUNCIL UPDATE

March 15, 2022



Doc ID: 24e4d3856ea5b5a0bf79b821bfac5e84944ce9e5

TRANSPORTATION UPDATES





- TXDOT Update for City Council was moved from March 15, 2022 to April 5, 2022 in chambers

SH 146 Project Status

CURRENT ESTIMATED COMPLETION:
Q4 2023 - Q1 2024

sh146 traffic shift

The City of Seabrook has been advised that TxDOT contractors will be shifting all north and southbound traffic on SH146 in Seabrook to the newly constructed frontage roads on Friday, March 18, 2022. The traffic shift will begin at approximately 9:00 p.m. this Friday and be completed by 5:00 a.m. on Saturday. Two lanes of traffic will be maintained in both directions as well as access to the Red Bluff, Repsдорф/E. Meyer and NASA Parkway intersections. The scheduled timing of this shift is controlled by TxDOT and is subject to change.



This traffic shift will result in the closure of the Red Bluff Overpass. Both

THE
seabrook connection
a monthly community newsletter





Doc ID: 24e4d3856ea5b5a0bf79b821bfac5b3144e0e9

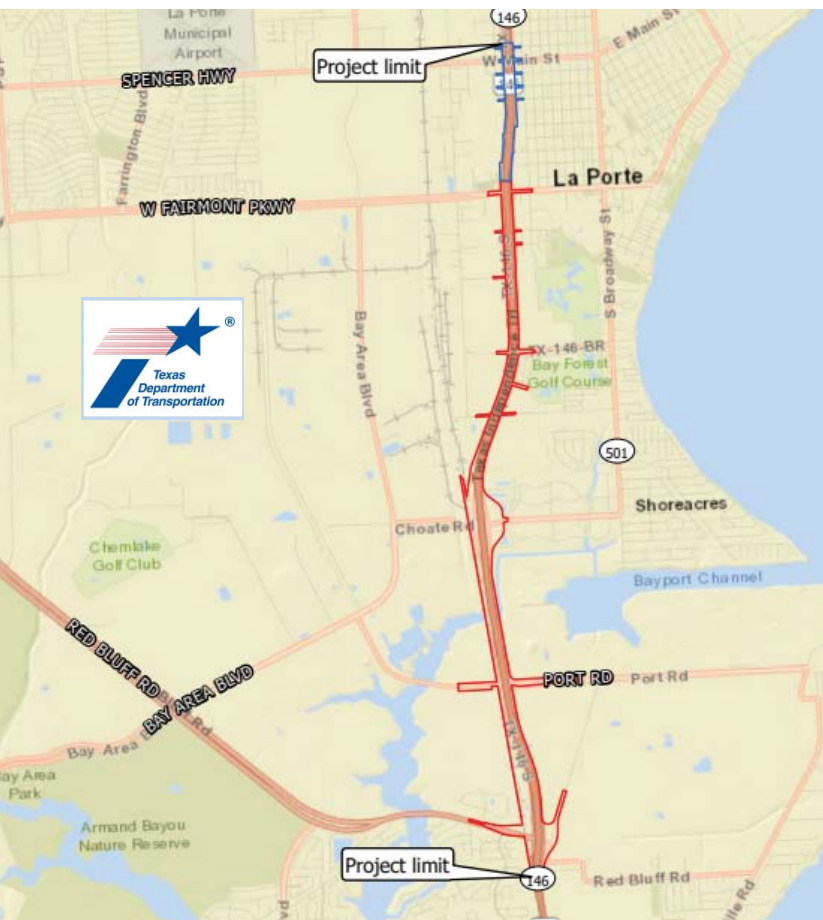


Red Bluff Expansion

CURRENT ESTIMATED COMPLETION:
JUNE 3, 2022



Doc ID: 24e4d3856ea5b5a0bf79b821bfac5e84944ce9e5



Project Location

SH 146
From Spencer Parkway to Red Bluff Road
Harris County, TX

CSJs: 0389-05-129 & 0389-05-087

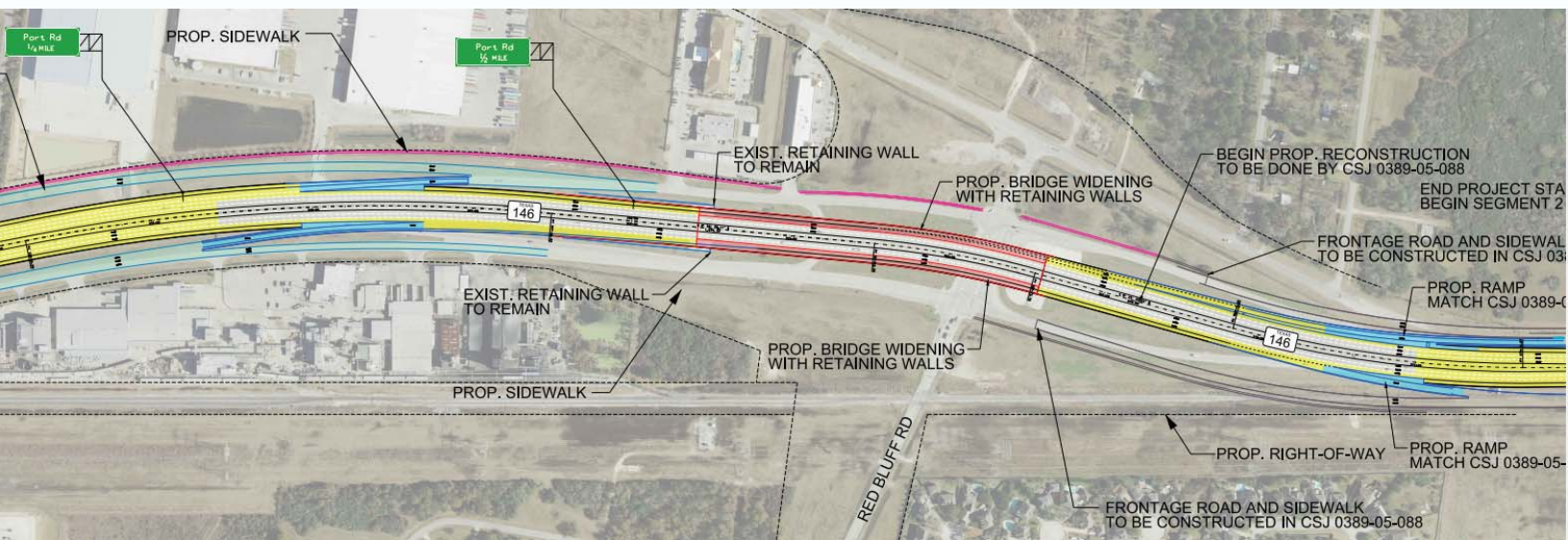
- Spencer Highway to Fairmont Parkway
- Fairmont Parkway to Red Bluff Road

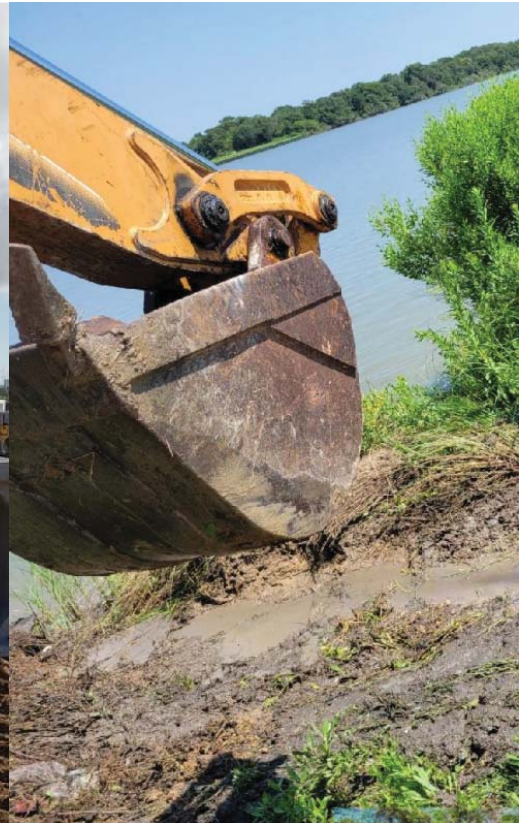
From Fairmont Parkway to Red Bluff Road

- Add one lane in each direction on the mainlanes
- Reconstruct the mainlanes to tie into two existing ramps and direct connectors before Port Road
- Reconstruct the ramps to connect into the mainlanes
- Construct two-lane frontage roads in each direction from McCabe Road to Shoreacres Boulevard
- Reconstruct northbound frontage road south of Shoreacres Boulevard
- Construct two-lane northbound frontage roads from Port Road to Red Bluff Road
- Convert two-way frontage roads to one-way southbound from Port Road to Red Bluff Road
- Reconstruct the bridges over Fairmont Parkway and Taylor Lake
- Add an additional lane in each direction to bridges over Wharton Weems Boulevard, Boggy Bayou/Drainage, Shoreacres Boulevard, and Red Bluff Road
- Two ramp reversals in the southbound lane between Port Road and Red Bluff Road
- From Spencer Highway to Fairmont Parkway add sidewalks along the frontage roads from Spencer Highway to Fairmont Parkway
- From Fairmont Parkway to Red Bluff Road restripe the bridge at Port Road from two lanes to three lanes in each direction
- Add sidewalks along the frontage roads from Fairmont Parkway to McCabe Road and on east of SH 146 from Port Road to Red Bluff Road
- Add sidepaths in each direction between McCabe Road and Shoreacres Boulevard

Doc ID: 24e4d3856ea5b5a0bf79b821bfac5e84944ce9e5

SH 146 from Red Bluff Road to Spencer Highway (Seabrook Limits)





CAPITAL PROJECTS UPDATE

<https://www.seabrooktx.gov/DocumentCenter/View/12951/final-FINAL-w-EXHIBITS-CIP-TOTAL-FY22-MEETING-20210917?bidId=>



PINE GULLY WASTEWATER TREATMENT PLANT RETROFIT - WW9

CSA Construction Inc.

- Plant site - completed/in progress
 - Site Cleared
 - Excavation of Aeration/Digester Basin
 - Slab edge forms
- Next 30 Days
 - Slab and piping
 - Wall Reinforcing
 - Wall Forms
 - Begin Excavation of Clarifiers

Doc ID: 2484d3956e0b5a0bf79b621bfa35e84944ce9e5

Current CIP Projects

D11 & D12 - SEASCAPE 2 AND BAYBROOK DRAINAGE

- Partnership Project with Precinct 2
- In Progress

D15 - DRAINAGE AND SIDEWALK ON MEYER

- Partnership project with Precinct 2
- Public Works conducted several meetings and scopings
- Sidewalk on north side of E. Meyer



Welcome to Gulf Coast District

The Gulf Coast Protection District (GCPD) was created in 2021 to become the non-federal sponsor of the Sabine Pass to Galveston (S2G) and Coastal Texas Protection and Restoration (CTPR) projects, known together as the Coastal Barrier. The GCPD contains approximately 1,000 miles of coastline covering Chambers, Galveston, Harris, Jefferson and Orange counties. Once construction is complete, the GCPD will operate and maintain these important coastal resources.

Our Mission: To protect Texas Gulf Coast communities, the environment, and the economy.

REGIONAL PROJECTS UPDATE

The Gulfcoast Protection District

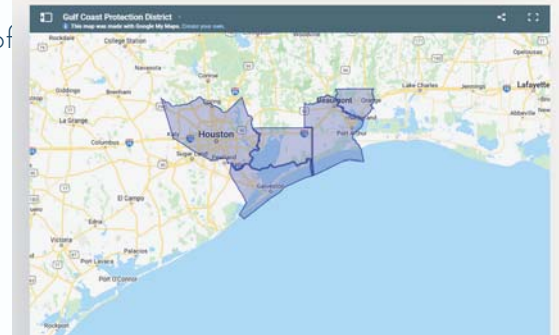
MEETING: MARCH 9, 2022 AT BAHEP
WEBSITE: WWW.GCPDTEXAS.COM

Update:

- Received reports from various agencies including Army Corp of Engineers
- The Coastal Barrier is in the progress of moving onto state flooding plans to prepare for federal funding request
- Pending Federal funding approval
- If approved, it will move into a final design phase
- Public input and meetings will be held in the process
- Army Corp may begin meetings in April 2022



Map of the District





Grants in Progress

AS OF MARCH 2022

Doc ID: 24e4d3856ea5b5a0bf79b821bfac5e84944ce9e5



Grants

ARPA	Water Interconnects	\$3,085,032.00
HMGP	Community Shelter Generator	\$ 313,800.00
HMGP	Sewer System Portable Generators	\$ 419,500.00
HMGP	EOC Replacement Generator	\$ 338,000.00
HMGP	WWTP	\$31,366,411.00

Letters of Interest (LOI)

Port of Houston	Wildlife Trailhead	\$ 50,000.00
Port of Houston	Friendship Playground	\$ 50,000.00
Harris County	Taylor Lake Kayak	\$ 380,133.00
Harris County	Pine Gully Pier	\$ 500,000.00

Thank You

QUESTIONS
