

The City Council of the City of Seabrook met in regular session on Tuesday, August 16, 2022 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                | MAYOR               |
| JACKIE RASCO                 | COUNCIL PLACE NO. 1 |
| ROB HEFNER                   | COUNCIL PLACE NO. 2 |
| TOM TOLLETT                  | COUNCIL PLACE NO. 3 |
| MICHAEL GIANROSSO – Ex. Abs. | COUNCIL PLACE NO. 4 |
| BUDDY HAMMANN                | MAYOR PRO TEM       |
|                              | COUNCIL PLACE NO. 5 |
| JOE MACHOL                   | COUNCIL PLACE NO. 6 |
| GAYLE COOK                   | CITY MANAGER        |
| STEVE WEATHERED              | CITY ATTORNEY       |
| ROBIN LENIO                  | 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. PUBLIC COMMENTS AND ANNOUNCEMENTS - NONE**

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

Mayor Pro Tem Hammann announced several upcoming events, including:

- **Kids' Fish** – September 10 – All Day – Main Street
- **Berm Trail Grand Opening** – September 17 – 9:00a-11:00a
- **Gulf Coast Film Festival** – September 17-18 – All Day – Location TBA
- **Seabrook Saltwater Derby** – September 24 – All Day – Cabo Bar & Grill

**2. CONSENT AGENDA**

**2.1** Approve on second and final reading Resolution 2022-28, "EDC Project Designation for Transwestern Development Company, L.L.C., affiliate, TDC Bayport GP, L.P., and Approval of EDC expenditures for promotion of new business for Construction of a warehouse located at 5803 Old Highway 146, pursuant to Economic Development Agreement:". The Economic Development Agreement was approved by the Seabrook Economic Development Board of Directors on July 14, 2022. *Paul Chavez, Director of Economic Development*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, APPROVING A PROJECT OF THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION TO PROVIDE BUSINESS INCENTIVES TO TRANSWESTERN DEVELOPMENT COMPANY, L.L.C., AFFILIATE TDC BAYPORT GP, L.P., IN AN

AMOUNT NOT EXCEED \$50,000 FOR PROMOTION OF NEW RETAIL BUSINESS FOR CONSTRUCTION OF A WAREHOUSE LOCATED AT 5803 OLD HIGHWAY 146, PURSUANT TO THE TERMS AND CONDITIONS OF THE "ECONOMIC DEVELOPMENT AGREEMENT", ATTACHED HERETO

2.2 Approve the minutes of the August 2, 2022 regular City Council Meeting. *Robin Lenio, City Secretary*

2.3 Approve the minutes of the August 1, 2022 Special City Council Meeting. *Robin Lenio, City Secretary*

*Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Machol to approve the Consent Agenda as presented.*

**MOTION CARRIED BY UNANIMOUS CONSENT**

### **3. NEW BUSINESS**

3.1 Consider and take all appropriate action on first reading of Ordinance 2022-13 "Master Landscaping Plan" for the property located at 2000-2100 Block of State Highway 146 (Miramar Shopping Center). *Sean Landis, Deputy City Manager*

AN ORDINANCE APPROVING, PURSUANT TO APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 7, "LANDSCAPING AND BUFFERING SUBSECTION 7.01.14 "MASTER LANDSCAPING PLAN", A MASTER LANDSCAPING PLAN FOR THE PROPERTY LOCATED AT THE 2000 TO 2100 BLOCK OF STATE HWY 146, "MIRAMAR SHOPPING CENTER", LOCATED IMMEDIATELY EAST OF STATE HIGHWAY 146, NORTH OF HIALEAH DRIVE, SOUTH OF EL MAR LANE, AND WEST OF BAHAMA DRIVE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR A SAVINGS CLAUSE AND SEVERABILITY

Sean Landis, Deputy City Manager, presented items as shown in Attachment A, and explained that a master landscape plan will promote consistency among landscape elements within a development to creating visual harmony between the landscape, buildings, and other components of the property.

*Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Tollett to approve Ordinance 2022-13 on first reading, "Master Landscaping Plan" for the property located at 2000-2100 Block of State Highway 146 (Miramar Shopping Center)".*

**MOTION CARRIED BY A 5-1 VOTE, WITH MAYOR KOLUPSKI OPPOSED**

3.2 Consider and take all appropriate action on Task Order 1 with Cobb Fendley for Engineering Services under RFP 2022-08 American Rescue Plan Act (ARPA) for CIP# W9 Taylor Lake Water Line in the amount not to exceed \$350,368. *Gayle Cook, City Manager*

*Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Machol to approve Task Order 1 with Cobb Fendley for Engineering Services under RFP 2022-08 American Rescue Plan Act (ARPA) for CIP# W9 Taylor Lake Water Line in the amount not to exceed \$350,368.*

**MOTION CARRIED BY UNANIMOUS CONSENT**

#### **4. DISCUSSION**

4.1 Discuss, consider, and if necessary, take action on bond requirements for expenditure of insurance proceeds for Carothers Coastal Gardens. *Buddy Hammann, Mayor Pro Tem*

City Council discussed bond requirements for expenditures of insurance proceeds for Carothers Coastal Gardens. By consensus, Council directed staff to move forward with research on a grant of the insurance proceeds for improvements to the property by a 501(c)(3).

4.2 Discuss, consider, and if necessary, take all appropriate action on removal of plaque with incorrect information at the Bay Area Veterans Memorial. *Joe Machol, Council at Large Position 6.*

City Council discussed the removal of a plaque with incorrect information at the Bay Area Veterans Memorial. Council directed staff to follow up with the veteran's family to verify the information currently seen on the plaque.

4.3 Discuss, consider, and if necessary, take all appropriate action on an accounting of Celebration Seabrook donations to the Seabrook Share Your Christmas, the Seabrook Animal Shelter, and the Bay Area Veterans Memorial. *Joe Machol, Council At Large Position 6*

City Council discussed accounting of Celebration Seabrook donations to the Seabrook Share Your Christmas, the Seabrook Animal Shelter, and the Bay Area Veterans Memorial, and directed staff to develop a donation policy for review and approval by Council at a future meeting.

#### **5. ROUTINE BUSINESS**

5.1 Update on 2022 Celebration Seabrook Festival. *LeaAnn Petersen, Director of Public Affairs*

This item was pulled from the agenda and will be placed on the September 6 City Council agenda.

**5.2** City Manager update and report to City Council on various items that require no action, including SH 146 Expansion Projects, Red Bluff Expansion Project, Gulf Coast Protection District, CenterPoint Substation and Industrial Area, City of Seabrook CIP Projects, and any City of Seabrook Grant Administration. *Gayle Cook, City Manager*

Ms. Cook presented the following informational items:

**CenterPoint Substation** – the City has received no additional contract from Harris County or CenterPoint. Mayor Kolupski spoke with Dennis Paul and CenterPoint is still looking at the land swap with Armand Bayou, but there is an issue with the original land grant, so Harris County is now involved in sorting out that issue.

**Industrial Area** – no further reports from residents regarding sound since the barriers were installed and no further reports from Geon directly. Mayor Pro Tem Hammann stated that he has been going by the area at various times of the day, almost daily, and he has not heard any noise other than a steady hum, but the hum is not as egregious as was first reported.

**SH 146 Project** – a monthly meeting was held with Seabrook staff and the official completion date is December 2023; however, there is now incentive money available for a substantial completion by April 2023 and TXDOT is reporting that they plan to meet the earlier deadline. Mayor Kolupski stated that he spoke with Eliza Paul and she said completion is more likely to be mid to late fall. Staff is still waiting to hear about a meeting to discuss the boat ramp and expects that meeting to happen in the near future.

**Gulf Coast Protection District** – a piece of this project has been funded and is in motion in Orange, so the focus is on Orange. There has been no word regarding this area.

**Red Bluff Expansion Project** – no change has been reported. There was a traffic shift toward LaPorte, but no other information reported.

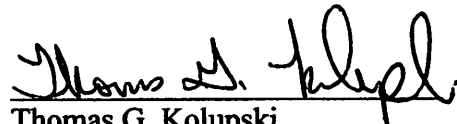
**Rail Spur / Crossing** – Ms. Cook spoke with the Port and the construction contract has just been given over to a new contractor, so it is likely that Seabrook will start to see some activity soon.

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

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

Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 7:08pm.

Approved this 6<sup>th</sup> day of September, 2022.

  
Thomas G. Kolupski  
Mayor

  
Robin Lenio, TRMC  
City Secretary