

The City Council of the City of Seabrook met in regular session on Tuesday, December 06, 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 -Ex. Abs.	COUNCIL PLACE NO. 3
MICHAEL GIANGROSSO -Ex. Abs.	COUNCIL PLACE NO. 4
BUDDY HAMMANN	MAYOR PRO TEM
JOE MACHOL	COUNCIL PLACE NO. 5
GAYLE COOK	COUNCIL PLACE NO. 6
STEVE WEATHERED	CITY MANAGER
ROBIN LENIO	CITY ATTORNEY
	CITY SECRETARY

Mayor Kolupski called the meeting to order at 6:00 p.m. and lead the audience in the Pledges of Allegiance.

I. PRESENTATIONS

1.1 Presentation of the Post Event Report for the 2022 Celebration Seabrook Festival. *LeaArm Petersen, Director of Public Affairs*

LeaAnn Petersen, Director of Public Affairs, gave a post event report for the 2022 Celebration Seabrook Festival to inform Council that there were 3,200 attendees this year with \$57,500 in Sponsorship support. The event featured over 30 artists and merchants, five (5) food trucks, and live music by Sundance Head, Mo Jiles Band, and Electric Circus. City staff from various departments put worked 90o+ hours on the preparation, execution, and adjournment of the event. This year's event ended with a surplus of funds in the amount of \$22,785, with drink sales up 26% over last year and expenses reduced by 17%. Next year's festival will take place on Saturday, October 14, 2023.

12 Presentation of the Economic Development Corporation (EDC) Bi-Annual Report. *Paul Chavez, Economic Development Director*

Paul Chavez, Director of Economic Development, presented the Semi-Annual Report, stating that the 2022-2023 EDC Goals include promotion of economic development in the City of Seabrook; focus on the development and promotion of Old Seabrook; support of initiatives that promote redevelopment of the business corridor along SH146 and Red Bluff; review and potential expansion of incentives for overall business development incentive for local relocation and new development including district specific incentives; guidance to the Seabrook City Council on economic development decisions and future land uses; and reco=endation to the City's Capital Improvement Program for capital projects such as streets, drainage, and other infrastructure

improvements that benefit business development. The entire report can be viewed in Attachment A.

2. PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to City business or City-related business or matters of general public interest, and shall not include any personal attacks. In accordance with the Texas Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. 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.

Ellen Gillis, 2309 WaterWay, stated that there was a recent odor issue around 8:00pm, a strong chemical smell, on this past Saturday, December 3, 2022. Around 1:00am, Ms. Gillis called the non-emergency police telephone number and she was told that Seabrook has received no reports of a strong odor or any kind of spill, so they had no information to give her. This is evidence of poor communication amongst the agencies in the area. Who do citizens go to for help in these situations? There is no information on the City's website with numbers for residents to call for help. There needs to be training for police, fire and dispatch on this sort of situation. There needs to be a preparedness guide for residents instead of radio silence from first responder personnel.

Michael Robinson, one of the owners of Barge 295, stated that he is at the City Council meeting to seek help. He is aware of the relationship between the City and the Barge. Five days after opening the Barge, the owners had a number of difficult decisions to make because of Harvey and then COVID and all of those regulations happened. The Barge had a good relationship with the City until COVID. During COVID, the Barge served free meals to the community during lockdowns. At that time there was no mention of zoning issues. We sat with the Police Department when they were doing decimal checks. Now, the Barge can't operate with the high cost of water.

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

Mayor Pro Tern Hammann announced several upcoming events, including:

- Breakfast with Santa -December 10-09:00am-11:00am -- Community House
- Christmas Boat Lane Parade -December 10 -- 6:00pm -Clear Creek Chanel
- Santa Run -December 17 -- 8:00am-12:00pm -TBD
- Community Shred Day -January 18 -5:00pm-7:00pm -City Hall Grounds
- Running Alliance Sport Million Dollar Celebration-Dec 10 -9a-12p-- Meador Park

3. BOARDS AND COMMISSIONS

3.1 Consider and take all appropriate action on reappointment of two regular members and one alternate member to the Seabrook Board of Adjustment / Building Standards Commission, for terms to expire January 1, 2025. *City Council*

Motion was made by Councilmember Heftier and seconded by Mayor Pro Tern Hammann to reappoint Terry Moore and Sue Thomey as regular members and Glen Halbison as an alternate member to the Board of Adjustment I Building Standards Commission, for terms to expire January 1, 2025.

MOTION CARRIED BY UNANIMOUS CONSENT

32 Consider and take all appropriate action on reappointment of five members to the Board of Directors of the Seabrook Economic Development Corporation, for terms to expire January 1, 2025. *City Council*

Motion was made by Mayor Pro Tern Hammann and seconded by Councilmember Machol to reappoint Paul Dunphey, Terry Chapman, Gary Bell, and Kevin Ferguson and to appoint Ann Wacker to the Seabrook Economic Development Corporation, for terms to expire January 1, 2025.

MOTION CARRIED BY UNANIMOUS CONSENT

33 Consider and take all appropriate action on appointment of three members to the Planning & Zoning Commission, for terms to expire January 1, 2026. *City Council*

Motion was made by Councilmember Machol and seconded by Mayor Pro Tern Hammann to reappoint Gary Reno/a, Darrell Picha, and Rhonda Thompson to the Planning & Zoning Commission, for terms to expire January 1, 2026.

MOTION CARRIED BY UNANIMOUS CONSENT

4. BID AWARDS

4.1 Consider and take all appropriate action on Bid Awards to two of three engineering firms which may be called to conduct infrastructure inspection services as needed. Staff has recommended awarding bids and contracts to Project Surveillance and Coastline Engineering, for terms beginning December 6, 2022 for five (5) years, with the option for an additional five (5) year term, if agreed to by both parties, and a cost for services and reimbursable travel expenses. Staff is currently negotiating an agreement with a third firm to be considered at the January 3 City Council meeting. *Michael Gibbs, Director of Finance*

Motion was made by Mayor Pro Tern Hammann and seconded by Councilmember Machol to award a bid and a contract to Project Surveillance and to Coastline Engineering, to conduct infrastructure inspections services, as needed, with contract terms beginning December 6, 2022 for five (5) years, with the option for an additional five (5) year term. Cost for both contracts will be for services and reimbursable travel expenses.

MOTION CARRIED BY UNANIMOUS CONSENT

5. CONSENT AGENDA

5.1 Approve on second reading proposed Ordinance 2022-24, "Amendment to correct typographical errors on Master Fee Schedule". *Robin Lenio, City Secretary*

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, TO UPDAIE
AND CORRECT TYPOGRAPHICAL ERRORS IN "APPENDIX B", ENTITLED "MASTER
FEE SCHEDULE" BY AMENDING INFORMATION FOR STORAGE SHED FEES UNDER
THE COMMUNITY DEVELOPMENT/BUILDING DEPARTMENT SECTION OF THE
MASTER FEE SCHEDULE; MAKING FINDINGS OF FACT; REPEALING AND
REPLACING ALL REFERENCES TO SUCH FEES AND CHARGES IN ALL ORDINANCES
OR RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR NOTICE *AND EFFECTIVE DATE*

*Motion was made by Mayor Pro Tern Hammann and seconded by Councilmember Rasco to
approve the Consent Agenda, as presented.*

MOTION CARRIED BY UNANIMOUS CONSENT

6. NEW BUSINESS

6.1 Consider and take all appropriate action on a Professional Services Agreement between the
City of Seabrook and Freese and Nichols for design and engineering of elements of the Old Town
Seabrook Livable Center at a cost for direct personnel expenses and lump sum fees negotiated for
particular assignments. *Gayle Cook, City Manager*

*Motion was made by Mayor Pro Tern Hammann and seconded by Councilmember Rasco to
approve a Professional Services Agreement between the City of Seabrook and Freese and Nichols
for design and engineering of elements of the Old Town Seabrook Livable Center at a cost for
direct personnel expenses and lump sum fees negotiated for particular assignments.*

MOTION CARRIED BY UNANIMOUS CONSENT

62 Consider an take all appropriate action on repair services by Alsay Incorporated, project#
2020-03-324, for city Well #2, located at 2501 Humble Dr., Seabrook, Texas at a cost not to exceed
\$93,240.42. *Kevin Padgett, Director of Public Works*

*Motion was made by Councilmember Heftier and seconded by Councilmember Machol to approve
repair services by A/say Incorporated, project# 2020-03-324, for city Well #2, located at 2501
Humble Dr., Seabrook, Texas at a cost not to exceed \$93,240.42.*

MOTION CARRIED BY UNANIMOUS CONSENT

63 Consider and take all appropriate action on Resolution 2022-33, "Bay Area Veteran's
Memorial Policy for Dedications, Memorials, Donations and Memorial Guidelines". *Gayle Cook,
City Manager*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS
ESTABLISHING A POLICY FOR CITY STAFF AND/OR FUTURE DESIGNEES TO
PROCESS REQUEST(S) FOR DEDICATIONS AND MEMORIALS AND ALLOW FOR AN
ELIGIBILITY AND PROOF OF SERVICE VERIFICATION; ESTABLISH MEMORIAL
GROUND GUIDELINES AND DONATION PROCESS; AND RELATED MATTERS.

Motion was made by Councilmember Machol and seconded by Councilmember Rasco to approve Resolution 2022-33, "BayArea Veteran'.I' Memorial Policyfor Dedications, Memorials, Donations and Memorial Guidelines".

MOTION CARRIED BY UNANIMOUS CONSENT

6.4 Consider and take all appropriate action on Resolution 2022-34, "Amendment to Resolution 2022-32, "Establishment of Ad Hoc Committee for Electrical Substation Mitigation Improvements". *Gayle Cook, City Mananger*

A RESOULTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS AMENDING RESOLUTION 2022-32, ESTABLISHING AN ADHOC COMMITTEE FOR THE PURPOSE OF REVIEWING ELECTRICAL SUBSTATION MITIGATION IMPROVEMENTS IN RED OAK ACRES SUBDIVISION FROM CENTERPOINT ENERGY BY ADOPTING ADDITIONAL MEMBERS FROM CITY COUNCIL AND APPOINTING RESIDENT MEMBERS; DEFINING ROLES AND TERMS; AND RELATED MATTERS.

Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Machol to approve Resolution 2022-34, "Amendment to Resolution 2022-32, "Establishment of Ad Hoc Committee for Electrical Substation Mitigation Improvements".

MOTION CARRIED BY UNANIMOUS CONSENT

6.5 Consider and take all appropriate action on Resolution 2022-35, "Application for Houston UASI (Urban Area Security Initiative)". *Brad Goudie, Director of Emergency Services*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS AUTHORIZING THE CITY EMERGENCY MANAGEMENT COORDINATOR TO SUBMIT A GRANT APPLICATION TO THE HOUSTON UASI UNDER THE FISCAL YEAR 2022-23 UASI GRANT PROGRAM AND TO EXECUTE ALL GRANT DOCUMENTS RELATING THERETO.

Motion was made by Councilmember Hefaer and seconded by Councilmember Machol to approve Resolution 2022-35, "Application for Houston UASI (Urban Area Security Initiative)".

MOTION CARRIED BY UNANIMOUS CONSENT

7. DISCUSSION

7.1 Dicuss, consider, and if appropriate, take action on the city participating in the "It's Time Texas Community Challenge 2023". *Gayle Cook, City Manager*

Motion was made by Councilmember Machol and seconded by Councilmember Rasco to approve the City's participation in the "It's Time Texas Community Challenge 2023".

MOTION CARRIED BY UNANIMOUS CONSENT

8. *ROUTINE BUSINESS*

8.1 City Manager update and report to City Council on various items that require no action, including Recap for Seabrook Boards and Commissions, SH 146 Expansion Projects, Red Bluff Expansion Project, Port of Houston Rail Spur, Gulf Coast Protection District, CenterPoint Substation, Public Meeting Livestreaming Project, City of Seabrook CIP Projects, and any City of Seabrook Grant Administration. *Gayle Cook, City Manager*

Gayle Cook, City Manager, gave a report to City Council as shown in Attachment B.

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

City Council has a special City Council meeting on Tuesday, December 13, 2022, at 6:00pm at the Evelyn Meador Library.

The next regular City Council meeting will be held Tuesday, January 3, 2023, at 6:00pm at City Hall Council Chamber.

Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 7:36pm.

Approved this 3rd day of January, 2023.

Thomas G. Kolupski

Thomas G. Kolupski
Mayor

Robin Lenio

Robin Lenio, TRMC
City Secretary

