

The City Council of the City of Seabrook met in special session on Tuesday, January 24, 2023 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 GIANGROSSO	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.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS - NONE

2. PRESENTATIONS

2.1 Presentation to City Council regarding a possible November Bond Program for (1) Emergency Services and Municipal Building Facilities; (2) Streets, Sidewalks, and Drainage infrastructure; (3) Park and Municipal Aquatic Facilities; (4) Fire Apparatus and Training Facilities; and all other possible capital projects on FY 2022-2023 Capital Improvements Program (CIP). *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*

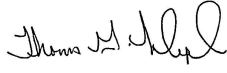
Gayle Cook, City Manager, and staff presented Bond and CIP Programs attached in Attachment A.

2.2 Presentation from the City's Financial Advisor on the associated ad valorem tax implications for issuance and timing of bond election. *John Robuck, BOK Financial Securities, Inc.*

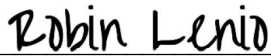
John Robuck, Financial Advisor with BOK Financial Securities, Inc, presented ad valorem tax implications of the proposed CIP and Bond Programs.

43 Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 8:06pm.

44
45 Approved this 21st day of February 2023.

46
47
48 

49
50 _____
51 Thomas G. Kolupski
52 Mayor

51 

52 _____
53 Robin Lenio, TRMC
54 City Secretary



2023 Discussion on a Proposed Bond Program and Prioritization

January 24, 2023
Seabrook City Council
Work Session

Agenda

PROPOSED 2023-2028

CITY OF SEABROOK

BOND PROGRAM



Bon

Infra
Req

Key

Proj

2023

Fina

Pay as You Go

City will amortize, save or receive grants for large purchases

Revenue Debt

City borrow against a revenue stream such Water/Wastewater Fees, EDC Sales Tax

Certificates of Obligation "C.O.'s"

Secured debt against city's ad valorem revenue



EXAMPLES



Pay-As-You

City's Police,
Public Works
Program
Amortized



Wastewater Plant

Hazard Mitigation
Grant Program
(HMGP)
Hurricane Harvey





CITY COUNCIL

1

***IS THIS THE APPROPRIATE
TIME FOR A BOND PRO***

2

***PRIORITIZE PROJECTS
IMPORTANCE***

3

***PRIORITIZE PROJECTS
IMPORTANCE***



GL DOC

ci

The City has a number
issuance and levels of de

City Charter

Article 5
Financial Procedures

F



PROGRAM

HOW WERE THESE P
D

STUDIES & FEASIBILITY REPORTS

Reviewed recent:

- Livable Center Study
- EMS/EOC Feasibility Study
- Public Safety/Court Feasibility Study

CITY COUNCIL CITIZENS STAFF

Reviewed intake
comments
satisfaction su
strategic plans,
staff assessemen

Bond Program

25,000,000

\$19,688,000

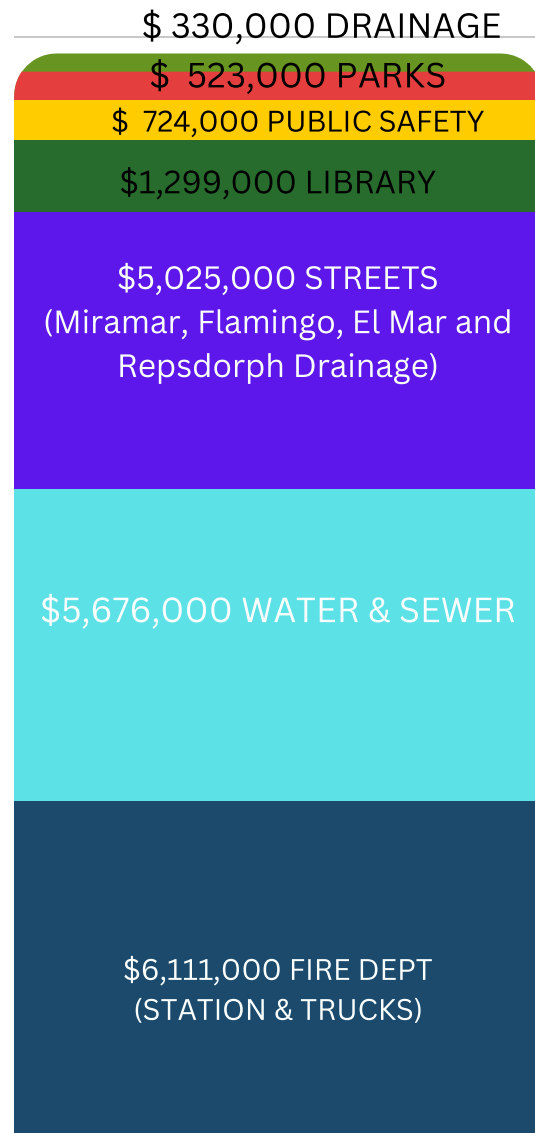
20,000,000

15,000,000

10,000,000

5,000,000

0
2002 ('03, '05 AND '08 ISSUES)



\$2,500,000

\$2,500,000
CARC

20

Excludes other property tax su



Changes Since Program



2014: 12,692
2023: 14,119

Seabrook
Population



201
202

Ta
v

- 
- Failing Streets
 - City Facilities
 - Quality of Life Projects
 - Fire Department
 - Other Priorities (Now and Future)

1

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N
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EMERGENCY MEDICAL SERVICES (EMS) AND EMERGENCY OPERATIONS CENTER (EOC)

Goals:

- Build a New EMS/EOC station to prepare for growth and secure emergency operations is out of the high velocity flood zone
- Seabrook Facility on west side of SH146 also able to store large fire truck for better response times

Original Design 1

Scope: 11,900 sf

Est Cost: \$8.5 million

- Emergency Operations Fl. 2
- Emergency Director and Asst Dir/Fire Marshal Offices
- Training Spaces
- Sleeping for 7
- Additional Large Apparatus Bay



VIEW FROM REPSDO



VIEW FROM PEBBLEB

Design 2

Scope: 10,522 sf

Est Cost: \$7.3 million

- Emergency Operations Fl. 2
- Emergency Director and
Asst Dir/Fire Marshal
Offices
- Training Spaces
- Sleeping for 4
- Additional Large Apparatus
Bay

Design 3

Scope: 8,177 sf

Est Cost: \$5.9 million

- Remove 2nd Floor
- Emergency Director and Asst Dir/Fire Marshal Offices stay at City Hall
- No Training Spaces
- Sleeping for 7
- Additional Large Apparatus Bay





PUBLIC SAFETY AND MUNICIPAL COURT FACILITY

Goals:

- Build a New Public Safety and Court Complex out of the high velocity flood zone
- Growth factors

Original Design 1

Scope: 35,891 sf

Est Cost: \$25.6 million

- 1 Story
- Public Safety
- Municipal Court
- Jail Facilities
- 911 Dispatch Center



Design 2

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Est C

- Reducing offices and common space
- 1 Story
- Public Safety
- Municipal Court
- Jail Facilities
- 911 Dispatch Center

Design 3

Est

- 1 Story
- Public Safety
- Jail Facilities
- 911 Dispatch Center

City Hall Remodel

Scope: 1st Floor

Est Cost: \$500,000

- Public Safety moves from City Hall complex
- 1st Floor is remodeled and departments are shifted to occupy

Description

EMS/EOC FACILITY

Public Safety / Court Complex

City Hall Remodel



TOTAL MUNICIPAL FACILITIES

2

**STREETS,
SIDEWALKS &
DRAINAGE**

PRIORITY 1

- N MEYER
- PROJECT LIMITS: SH 146 TO E MEYER
- PRINCIPAL ARTERIAL ROADWAY
- CONSTRUCTION/REHAB 1992, aspects in 2011 and 2013)
- ESTIMATED COST = \$5,000,000



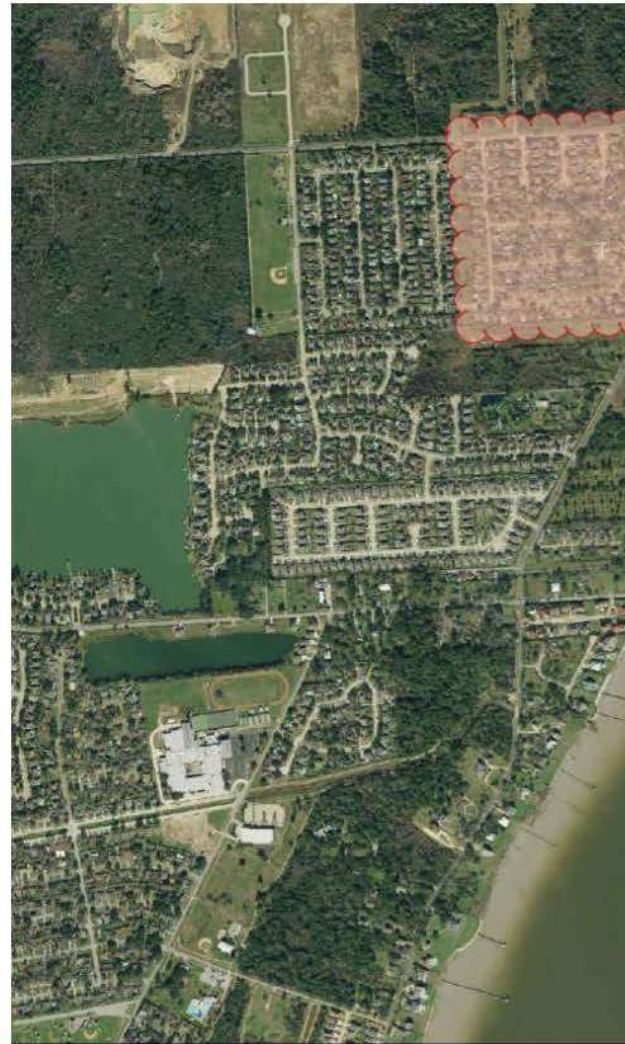
PRIORITY 2

- E MEYER
- PROJECT LIMITS: SH 146 CONCRETE TRANSTION TO TODVILLE
- PRINCIPAL ARTERIAL ROADWAY
- CONSTRUCTION/REHAB 1993 and in 2014
- ESTIMATED COST = \$5,000,000



PRIORITY 3

- SEASCAPE II SUBDIVISION STREETS (CIP S8)
- PROJECT LIMITS: W FLAMINGO, N HERON, ALBATROSS, SANDPIPER, BE
- LOCAL STREETS
- CONSTRUCTED 1975
- ESTIMATED COST = \$5,500,000



PRIORITY 4

- BAYBROOK SECTION III SUBDIVISION STREETS (CIP S9)
- PROJECT LIMITS: KILLDEER, S HERON, EGRET, KINGFISH, SPOONBILL, PL
- LOCAL STREETS
- CONSTRUCTED 1976
- ESTIMATED COST = \$4,800,000



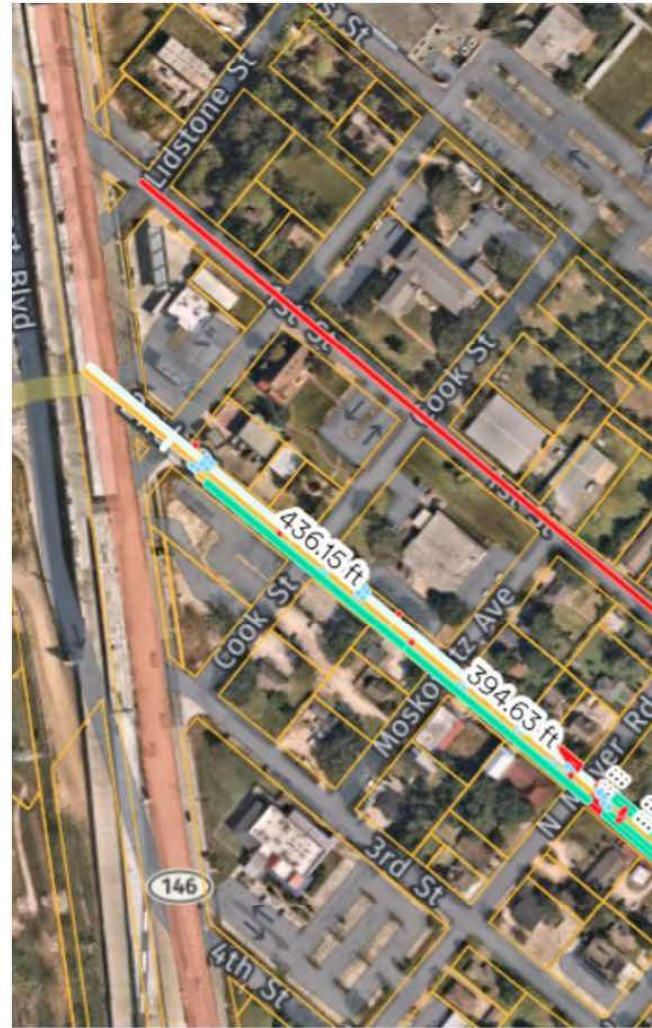
PRIORITY 5

- MIRAMAR SUBDIVISION (CIP D13)
 - PROJECT LIMITS: ASPEN, BIMINI, CAPRI, DOLPHIN, BAHAMA, NASSAU, CHA
 - LOCAL AND COLLECTOR STREETS
 - CONSTRUCTED 1993
 - ESTIMATED COST = \$7,200,000
- 
- An aerial photograph of the Miramar Subdivision. A red line outlines the project limits, which include areas labeled ASPEN, BIMINI, CAPRI, DOLPHIN, BAHAMA, and NASSAU. The map shows a network of local and collector streets, including Miramar Blvd and Miramar Dr. The surrounding area includes green fields and some buildings.



PRIORITY 6

- FIRST STREET
- PROJECT LIMITS: SH 146 TO HALL
- MINOR ARTERIAL
- CONSTRUCTED/REHAB 1993 AND 1994
- ESTIMATED COST = \$5,000,000



TOTAL

	D
1	N
2	E
3	Seascap
4	Baybrook S
5	Miramar Sub
6	Fin
	TOTAL STREET



Street Department

Maintenance funds are dedicated
in the operating budget just for
and minor asphalt overlays

Current CIP has large projects that
be funded over multiple years

3

**PARK AND
MUNICIPAL
AQUATIC
FACILITIES**

Pelican Bay Pool - Option 1

Goals:

- Aging Water Feature (Slide) and research future improvements or replacements
- Assess current pool facilities for maintenance and upgrades

Estimated Cost:

\$ 300,000

- Repair Existing Pools
- Demo Slide Feature - End of Life
- Do not replace water feature

Pelican Bay Pool - Option 2

Goals:

- Aging Water Feature (Slide) and research future improvements or replacements
- Assess current pool facilities for maintenance and upgrades

Estimated Cost:

\$ 700,000

- Repair Existing Pools
- Demo Slide Feature - End of Life
- Replace slide with Splash Pad



Pelican Bay Pool - Option 3

Goals:

- Aging Water Feature (Slide) and research future improvements or replacements
- Assess current pool facilities for maintenance and upgrades

Estimated Cost:

\$ 900,000

- Repair Existing Pools
- Demo Slide Feature - End of Life
- Replace slide with Splash Pad
- Add Covered Seating



Pelican Bay Pool - Option 4



Estimated Cost:

\$2,500,000 - \$2,800,000

LEGEND		
○	DESCRIPTION	QTY
1	Proposed SplashPark	1003 SF
2	Proposed Filtration Room	1
3	Proposed Fence w/ 2 Gates	503 LF
4	Proposed Concrete Pad	236 SF
5	Proposed Concrete Sidewalk	293 SF
6	Available Area	-
7	Existing building to remain	-

4

FIRE APPARATUS AND TRAINING FACILITIES

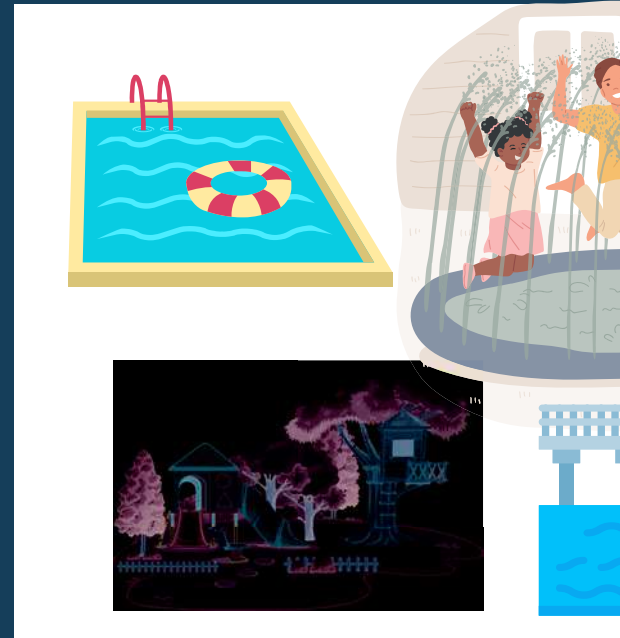
FIRE D

Priority	Description
1	DASH PUMPER TRUCK (CIP# FAC16)
2	LADDER TRUCK (CIP# FAC17)
3	RESCUE BOAT
4	FIRE TRAINING TOWER
	TOTAL

⋮ Possible 2022 \$24,



Streets and Sidewalks
\$10,000,000



Park Facilities
\$2,000,000

Guiding Priorities for Future Funding



Econ

Infras

Quali

City S

SEEKING COUN

STREETS

Miramar

Baybrook Sec III

Seascape II

N. Meyer

E. Meyer

FACILITIES

Public Safety and Court Fa

EMS/EOC Facility (2ND PL

PARKS

Pelican Bay Pool and Spla

Pine Gully Pier

INFORMATIONAL TECHN

FIRE DEPARTMENT

Aerial Platform Ladder Tr

Rescue Boat

Fire Training Tower

LARGE EQUIPMENT