

The City Council of the City of Seabrook met in regular session on Tuesday, July 18, 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 – Ex. Abs.	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/COUNCIL PLACE NO. 5
JOE MACHOL	COUNCIL PLACE NO. 6
GAYLE COOK	CITY MANAGER
SEAN LANDIS	DEPUTY CITY MANAGER
OLSON & OLSON	INTERIM CITY ATTORNEY
ROBIN LENIO	CITY SECRETARY

Mayor Kolupski called the meeting to order at 6:00 p.m. and led the audience in the 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 special hours for the Pelican Bay Swimming Pool on July 30th and August 6th from 10:00am to 6:00pm.

2. BID AWARDS

2.1 Consider and take all appropriate action on a Bid Award and execution of a contract between the City of Seabrook and AAA Asphalt Paving, Inc. for CSB 2023-04-338, Lakewood Yacht Club Drive, in an amount not to exceed \$115,583.25. *Kevin Padgett, Director of Public Works*

Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Tollett to approve a Bid Award and execution of a contract between the City of Seabrook and AAA Asphalt Paving, Inc. for CSB 2023-04-338, Lakewood Yacht Club Drive, in an amount not to exceed \$115,583.25.

MOTION CARRIED BY UNANIMOUS CONSENT

2.2 Consider and take all appropriate action on staff's recommendation to reject bids received for Project 2023-02, Pine Gully Pier Demolition and Construction, as the submitted proposals came

in at costs that were prohibitive for immediate project start. *Brian Craig, City Engineer and Assistant Director of Public Works*

Motion was made by Councilmember Giangrosso and seconded by Councilmember Tollett to approve staff's recommendation to reject bids received for Project 2023-02, Pine Gully Pier Demolition and Construction, as the submitted proposals came in at costs that were prohibitive for immediate project start.

MOTION CARRIED BY UNANIMOUS CONSENT

3. CONSENT AGENDA

3.1 Approve on second reading Ordinance 2023-14, "Issuance of Conditional Use Permit to allow for an 'Open Air Market' in the OS Old Seabrook District". *Sean Landis, Deputy City Manager*

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 13, "TEMPORARY AND NONTEXT CHANGES", SECTION 13.03, BY ADDING A NEW PARAGRAPH TWENTY NINE (29), GRANTING A CONDITIONAL USE PERMIT ALLOWING FOR AN "OPEN AIR MARKET" AT 1409 MAIN STREET WITHIN THE OS (OLD SEABROOK) DISTRICT OF THE CITY; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY

3.2 Approve on second reading Ordinance 2023-15, "Residence at Highland Center (PUD) 'Planned Unit Development'". *Sean Landis, Deputy City Manager*

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING 3.091 ACRES SITUATED IN ABSTRACT 52, OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, GENERALLY LOCATED SOUTH OF NASA ROAD ONE (1), EAST OF BAYOU VIEW DRIVE, AND WEST OF REPSDORPH DRIVE; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", FROM (WAD) "WATERFRONT ACTIVITY DISTRICT", TO (PUD) "PLANNED UNIT DEVELOPMENT", FOR A MIXED USE DEVELOPMENT COMPRISED OF A NOT TO EXCEED 180 FEET IN HEIGHT, 275 UNITS, CLASS "A" MULTI-FAMILY APARTMENT BUILDING; AND A SINGLE STORY RESTAURANT BUILDING; AND AN ELEVATED PARKING GARAGE; 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 SEVERABILITY

3.3 Approve on second reading Resolution 2023-09, "Project and Incentive Agreement for Town Center Partners, LLC" *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 UNDER TEXAS LOCAL GOVERNMENT CODE SECTION 505.158

3.4 Approve the minutes of the May 23, 2023 special City Council meeting. *Robin Lenio, City Secretary*

3.5 Approve the minutes of the June 6, 2023 regular City Council meeting. *Robin Lenio, City Secretary*

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

MOTION CARRIED BY UNANIMOUS CONSENT

4. NEW BUSINESS

4.1 Consider and take all appropriate action on Resolution 2023-12, "Decorative Street Sign Request Policy". *Brian Craig, City Engineer and Assistant Director of Public Works*

A RESOLUTION OF THE CITY OF SEABROOK, TEXAS, ESTABLISHING, APPROVING AND ADOPTING A DECORATIVE STREET SIGN REQUEST POLICY FOR THE CITY OF SEABROOK

Motion was made by Councilmember Hefner and seconded by Councilmember Giangrosso to approve Resolution 2023-12, "Decorative Street Sign Request Policy".

MOTION CARRIED BY 5-0, WITH COUNCILMEMBER MACHOL ABSTAINING

4.2 Consider and take all appropriate action on a contract between the City of Seabrook and Insituform Technologies LLC for all labor, materials, equipment and services for completing a sanitary sewer pipe and manhole rehab project at Hall and Hardesty streets, through a cooperative BuyBoard purchase, in an amount not to exceed \$174,012.50. *Brian Craig, City Engineer and Assistant Director of Public Works*

Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Machol to approve a contract between the City of Seabrook and Insituform Technologies LLC for all labor, materials, equipment and services for completing a sanitary sewer pipe and manhole rehab project at Hall and Hardesty streets, through a cooperative BuyBoard purchase, in an amount not to exceed \$174,012.50.

MOTION CARRIED BY UNANIMOUS CONSENT

135 4.3 Consider and take all appropriate action on the purchase of a new ambulance for the
136 Emergency Medical Services Department, in an amount not to exceed \$292,000.00 from surplus
137 funds in FY22-23. *Gayle Cook, City Manager*

138
139 *Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Hefner to*
140 *approve the purchase of a new ambulance for the Emergency Medical Services Department, in an*
141 *amount not to exceed \$292,000.00 from surplus funds in FY22-23.*

142
143 *MOTION CARRIED BY UNANIMOUS CONSENT*

144
145 4.4 Consider and take all appropriate action on first and final reading of Ordinance 2023-17,
146 "Amendment No. 5 amending the Budget for the Fiscal Year beginning October 1, 2022 and
147 ending September 30, 2023 for City Department Encumbrances." *Michael Gibbs, Director of*
148 *Finance*

149
150 AN ORDINANCE AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE FISCAL
151 YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023 BY
152 AUTHORIZING CERTAIN ADDITIONS IN THE AMOUNT OF \$292,000 FOR GENERAL
153 AND GENERAL ENTERPRISE VEHICLE EQUIPMENT REPLACEMENT FUND;
154 AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO
155 FACILITATE THE CHANGES IDENTIFIED; AND FINDING AVAILABLE
156 UNENCUMBERED FUNDS FOR THE SUPPLEMENTAL APPROPRIATION AND/OR
157 RESERVE REDUCTION

158
159 *Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Hefner to*
160 *approve on first and final reading Ordinance 2023-17, "Amendment No. 5 amending the Budget*
161 *for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023 for City Department*
162 *Encumbrances."*

163
164 *MOTION CARRIED BY UNANIMOUS CONSENT*

165
166 4.5 Consider and take all appropriate action on the recommendation of the City Manager to
167 appoint law firm Olson & Olson, LLP, as the City Attorney, pursuant to Section 4.03 of the
168 Seabrook Charter. *Council*

169
170 *Motion was made by Councilmember Giangrosso and seconded by Councilmember Machol to*
171 *approve the recommendation of the City Manager to appoint law firm Olson & Olson, LLP, as the*
172 *City Attorney, pursuant to Section 4.03 of the Seabrook Charter.*

173
174 *MOTION CARRIED BY UNANIMOUS CONSENT*

5. ROUTINE BUSINESS

5.1 City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, SH 146 Expansion Projects, Port of Houston Rail Spur, Gulf Coast Protection District, City of Seabrook CIP Projects, Legislative Update, and any City of Seabrook Grant Administration. *Gayle Cook, City Manager*

Gayle Cook, City Manager, updated the City Council on various items that require no action, as show in Attachment A.

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

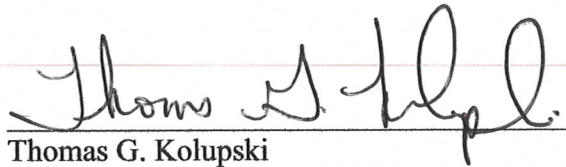
There will be a special budget workshop on Tuesday, July 25, at 6:00pm at Seabrook City Hall.

Regular City Council meetings will occur on Tuesdays, August 1, August 15, September 5, and September 19, at 6:00 pm at Seabrook City Hall.

Special Budget Workshops will be held on Tuesdays, August 8, at 6:00pm, and August 22 at 5:00pm, at Seabrook City Hall.

Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 6:54pm.

Approved this 1st day of August, 2023.


Thomas G. Kolupski
Mayor


Robin Lenio, TRMC
City Secretary



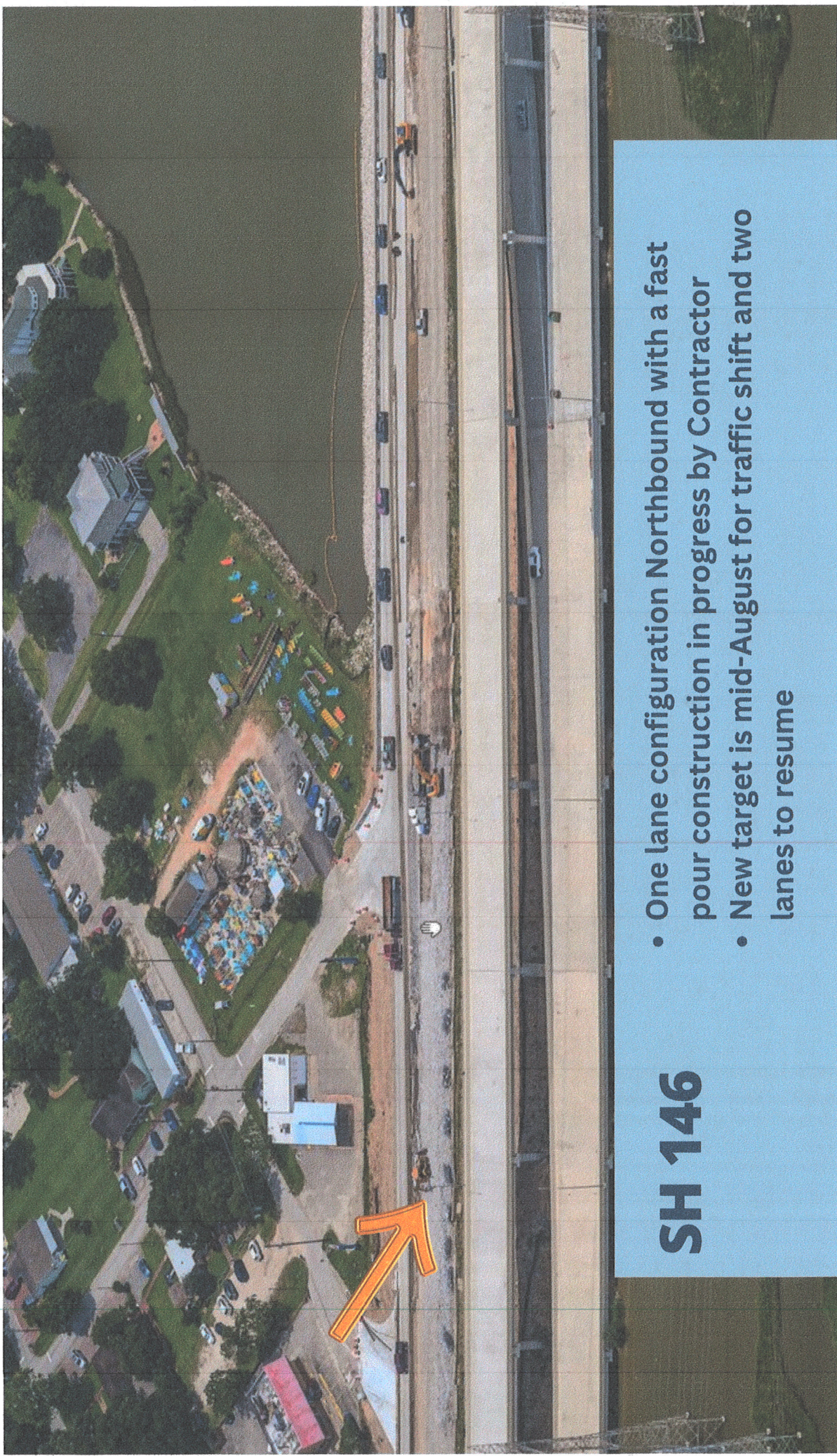
CITY COUNCIL UPDATE

July 18, 2023

ATTACHMENT A

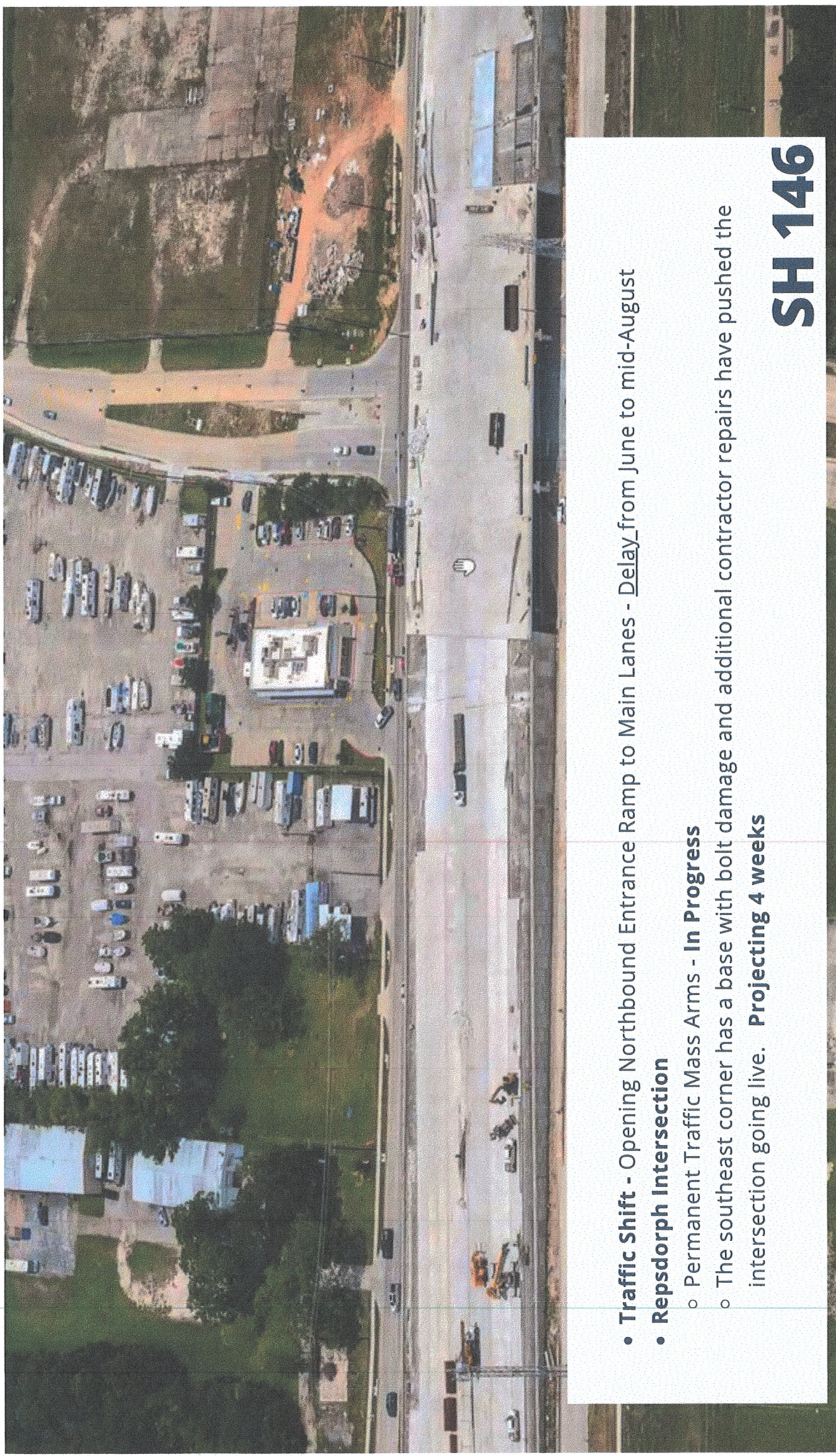
TIME
TO
UPDATE





SH 146

- One lane configuration Northbound with a fast pour construction in progress by Contractor
- New target is mid-August for traffic shift and two lanes to resume

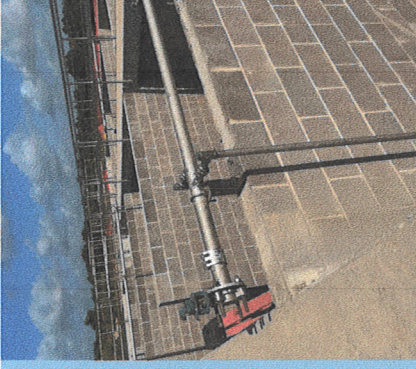


- **Traffic Shift** - Opening Northbound Entrance Ramp to Main Lanes - Delay from June to mid-August
- **Repsdorph Intersection**
 - Permanent Traffic Mass Arms - **In Progress**
 - The southeast corner has a base with bolt damage and additional contractor repairs have pushed the intersection going live. **Projecting 4 weeks**

SH 146

WW9 - Wastewater Plant CSA Construction

- Completion: Quarter 1 2024
- 55% Complete



Wastewater Plant Tour and Update July 2023

