



MEETING MINUTES
AUGUST 6, 2024

SEABROOK CITY COUNCIL
REGULAR CITY COUNCIL MEETING

Mayor Thom Kolupski called the Seabrook Council Meeting to order at 6:16 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Thom Kolupski, Buddy Hammann, Jackie Rasco, Rob Hefner, Tom Tollett, Michael Giangrosso, Joe Machol. Also in attendance were: City Manager Gayle Cook, City Secretary Rachel Lewis, and Deputy City Manager Sean Landis. Mayor Thom Kolupski declared a quorum and pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

The following citizens gave public comments:

Aaron Burton	2217 Scenic Shore Dr., Seabrook Tx	Recording of meetings
Chris Isreal	1426 Cottage Cove, Seabrook Tx	Law firm, police station
J.P. Byers	3663 NASA #414, Seabrook Tx	Support Barge 295 and livestream
John Barnett	22 Lakewood Ln, Seabrook Tx	Barge 295 noise & violations

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

Councilmember Hefner announced the following events:
First Responders Day August 7, 2024 at Meador Library
Movie Night at Meador Park August 17, 2024

2. PRESENTATIONS

2.1 Mayor Kolupski to present the Eco-Star Award to the Seabrook Trap Neuter Release (TNR) Sponsor and Caregivers as recommended by the Open Space & Trails Committee.

Mayor Kolupski presented the Eco-Star Award to the Cats of Seabrook Point group for establishing a trap-neuter-release program on Seabrook Point.

2.2 Presentation of the post-event report for the Texas Outlaw Challenge.

Paul Robertson presented the report to Council about the 2024 Texas Outlaw Challenge. **See attachment A.**

3. CONSENT AGENDA

3.1 Approve the minutes of the July 15, 2024, July 16, 2024, July 22, 2024, July 23, 2024, and July 31, 2024 meetings.

Motion:	To Approve the Consent Agenda
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 4 Giangrosso
Vote:	Passed unanimously by all present

4. OLD BUSINESS

4.1 Presentation of the City Council Audio Visual Pilot Program analytics for the recording of City Council meetings, and consider and take all appropriate action on the continuation and any changes to the program.

Multimedia Producer Michelle Barnabo presented the outcome of the pilot program analytics. **See attachment B.**

Motion:	To Approve Live Stream the Meetings with Comments and no Chat
Made By:	At-Large Position 1 Rasco
Seconded By:	At-Large Position 2 Hefner
Vote:	Passed unanimously by all present

5. NEW BUSINESS

5.1 Consider and take all appropriate action on the first reading of Ordinance # 2024-17 a request for approval of a Final Planned Unit Development (Final PUD) to create a “World Class Freezer Facility Planned Unit Development” comprising a 134,632 square foot freezer warehouse, 84 vehicle parking spaces, and 19 tractor-trailer loading spaces located on approximately 7.19 acres tract of land.

Deputy City Manager Sean Landis informed Council Planning & Zoning met and was recommending that Council approve the PUD. The vote by Planning & Zoning was unanimous. **See attached recommendation C.** Councilmember Rasco asked about the traffic plan by TxDOT. City Manager Gayle Cook stated the street improvements were scheduled for about one year away according to TxDOT.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 2 Hefner
Vote:	Passed with Councilmembers Hammann, Giangrosso, Tollett, Hefner and Mayor Kolupski voting in favor, and Councilmembers Rasco and Machol voting opposed.

5.2 Hear a presentation, consider, and take all appropriate action on the approval of an amendment to the agreement between the City of Seabrook and Driver & Rescue Club LLC, lessee of the property located at 2613 1/2 NASA Parkway (operating as 'The Yard' at Barge295) for additional temporary conditional exceptions to codes and ordinances, to allow cover charge/ticket sales as well as a temporary tent to be erected during the temporary agreement.

Owner of the Barge295, Mike Robinson, presented the reasons why they were requesting the additional variances, amendments to the current agreement with the City. The City Attorney explained if zoning ordinance changes were requested, those could not be approved by Council without zoning ordinances being changed through the legal processes.

Motion:	To Approve the tent use
Made By:	At-Large Position 1 Rasco

Seconded By: At-Large Position 6 Machol
Vote: **Passed** unanimously by all present

- 5.3 Consider and take all possible action on the request for explanation and protocols in an Emergency Operations Center (EOC) under a declared disaster per the Seabrook Emergency Management Plan and associated annexes on non-essential construction contracts.**

Councilmember Rasco requested that non-essential work not take place during disasters until there is approval from the City. City Manager Gayle Cook stated that verbiage in future contracts could include this approval.

- 5.4 Consider and take all appropriate action on the approval of an amendment #3 to the reallocation of remaining funds from the American Rescue Plan Act (ARPA) fund and amendment of the FY2024 and FY 2025 Proposed CIP Program to reflect projects.**

City Manager Gayle Cook presented the amendment. **See attachment D.**

Motion: To Approve
Made By: Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By: At-Large Position 4 Giangrosso
Vote: **Passed** unanimously by all present

- 5.5 Consider and take all appropriate action on the approval of a BuyBoard proposal with Fun Abounds in the amount of \$92,465.00 for playground shade structures in Meador, Pine Gully and Baybrook parks as part of the American Rescue Plan Act (ARPA) Funds allocations and approve and authorize the City Manager to execute all associated documents and amend the FY2024 CIP to reflect this project.**

Motion: To Approve
Made By: Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By: At-Large Position 2 Hefner
Vote: **Passed** unanimously by all present

- 5.6 Consider and take all appropriate action on the approval of Cooperative Proposal to design and construct two Pickleball courts with fencing, seating and shade structure behind the Monroe Field Splash Pad with ProTech Track and Tennis Surface Inc. in the amount of \$169,531.00 as part of the American Rescue Plan Act (ARPA) Funds allocations and authorize the City Manager to execute all associated documents and amend the FY2024 CIP to reflect this project.**

Motion: To Approve
Made By: At-Large Position 6 Machol
Seconded By: Mayor Pro Tem, At-Large Position 5 Hammann
Vote: **Passed** unanimously by all present

- 5.7 Consider and take all appropriate action on the approval of a BuyBoard proposal with CXT, Inc. in the amount of \$169,147.00 for upgrading the Brummerhop Park**

Restroom as part of the American Rescue Plan Act (ARPA) Funds allocations and authorize the City Manager to execute all associated documents and amend the FY2024 CIP to reflect this project.

Motion: To Approve
Made By: Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By: At-Large Position 1 Rasco
Vote: **Passed** unanimously by all present

- 5.8 Consider and take all appropriate action on the approval of a BuyBoard proposal with Protrack and Tennis in the amount of \$42,600.00 for resurfacing of the basketball court at Baybrook as part of the American Rescue Plan Act (ARPA) Funds allocations and authorize the City Manager to execute all associated documents and amend the FY2024 CIP to reflect this project.**
-

Motion: To Approve
Made By: Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By: At-Large Position 1 Rasco
Vote: **Passed** unanimously by all present

- 5.9 Consider and take all appropriate action on the approval of a BuyBoard proposal with Spark Lighting in the amount of \$61,000.00 for solar trail lighting in Meador Park as part of the American Rescue Plan Act (ARPA) Funds allocations and authorize the City Manager to execute all associated documents and amend the FY2024 CIP to reflect this project.**
-

Motion: To Approve
Made By: Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By: At-Large Position 2 Hefner
Vote: **Passed** unanimously by all present

- 5.10 Consider and approve upon the first reading of Ordinance 2024-16, Budget Amendment No. 5 for fiscal year ending September 30, 2024, in the amount of \$1,235,982.00 to the General, Enterprise, Public Safety Vehicle and Equipment, and General and Enterprise Vehicle and Equipment Funds.**
-

Motion: To Approve
Made By: Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By: At-Large Position 2 Hefner
Vote: **Passed** unanimously by all present

- 5.11 Consider and take all appropriate action on the purchase of a new artificial 20' LED Christmas Tree, outdoor ornaments, and bows for Main Street in the amount of \$20,944.10, and adding this as an amendment to FY2024 CIP . This is an unbudgeted item and will require a budget amendment.**
-

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

6. EXECUTIVE SESSION

Mayor Kolupski moved this item to take place before item 5.2. He adjourned into Executive Session at 7:40 pm.

- 6.1 Section 551.071 Conduct a Closed Executive Session to consult with the City's attorneys regarding the settlement entitled City of Seabrook v. Barge 295 and the Yard at Barge 295. *John Hightower, Olson & Olson***

7. OPEN SESSION

Mayor Kolupski moved the meeting back into Regular Session at 8:23 pm stating no action was taken.

8. DISCUSSION

- 8.1 Discussion of the trees and live wires over East Meyer for future disaster planning.**

Councilmember Machol requested information about future plans for the trees around the live wires on East Meyer. He requested police, fire, or city staff be posted at these types of locations in the future. Councilmember Tollett asked Chief Nelson if an officer could have been placed there and Chief Nelson stated that would have taken an officer off patrol when they were needed at the time. Councilmember Rasco asked if an empty police car could be placed at those types of locations and Chief stated that would bring concerns with vandalism and other liability issues. City Manager Cook stated signs had been printed for these areas for use in the future.

- 8.2 Discussion of the FEMA requirements for restroom facilities within certain flood zones to a height of eighteen (18') feet and the FEMA response to a request sent by the City.**

Councilmember Machol requested information concerning FEMA's response for restroom facilities in flood zones. Deputy City Manager Landis clarified the ordinance and the FEMA response. **See attachment E.**

- 8.3 Discussion of a policy requiring interviews of three (3) candidates by the City Council for selection of a City Attorney.**

Councilmember Machol requested information regarding a requirement for Council to interview three candidates when choosing a City Attorney. City Manager Cook stated she researched the past meeting when the City Attorney was chosen, and she informed Council at the time that the Texas Government Code did not require three bids to be considered because City Attorneys are exempt from that requirement. However, there were three bids considered at the time an interim City Attorney was initially chosen, even though there was no requirement to do so.

- 8.4 Discussion of a monthly financial report to be presented at City Council meetings, to occur at the first regular City Council meeting of each month.**

Councilmember Machol requested a monthly financial report be presented to Council at each first meeting of the month. Finance Director Mike Gibbs explained this was presented monthly in the past but Council requested the reports be emailed and posted

on the website monthly instead. He also informed Council the report could not be ready at the first meeting of every month due to the financials taking longer to close out each month. City Manager Cook stated this could be added back into Routine Business for future meetings.

9. ROUTINE BUSINESS

- 9.1 City Manager update and report to City Council on various items that require no action, including Post Hurricane Beryl Recovery efforts, Seabrook Boards and Commissions, Transportation Projects, Port of Houston Rail Spur, City of Seabrook CIP Projects, Economic Development Updates, and City of Seabrook Grant Administration.

City Manager Cook presented the report. See attachment F.

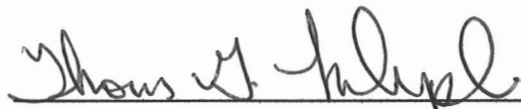
- 9.2 Establish future meeting dates and agenda items.

City Secretary Rachel Lewis informed Council the next meeting would be a Budget Workshop on August 20, 2024 at 5:00 pm, followed by the Regular City Council meeting on the same day at 6:00 pm.

Motion:	To Adjourn
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 4 Giangrosso
Vote:	Passed unanimously by all present

The meeting was adjourned at 9:46 pm.

APPROVED:

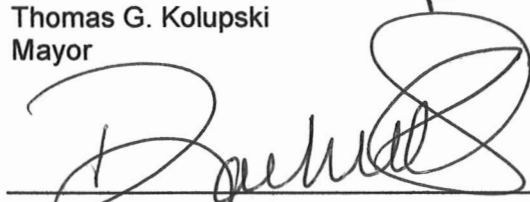


Thomas G. Kolupski
Mayor

DATE:

8/20/2024

ATTEST:



Rachel Lewis, TRMC
City Secretary

ATTACHMENT A

17TH ANNUAL TEXAS OUTLAW CHALLENGE 2024



**JOIN US FOR THE 2024 OUTLAW
ROUND-UP**
June 20 - 23, 2024

SALOON Street Party
EXTREME Shoot Out
2-DAY POKER RUN
OUTLAW Pool Parties
CASINO Charity Gala

Register Online At:
TexasOutlawChallenge.com



2024 TEXAS OUTLAW CHALLENGE: LOCAL REVENUE SUMMARY

Event Date: June 19-23 (representing 17th Annual)

Attendance Base: 100+ Poker Run boats & 1500 guests + (New) 250+ Fishing Tournament

TRANSPORTATION

- 100 boats (200gal fuel tanks) = 20,000 gals x \$5.25 = \$105,000
 - o \$105,000 x two fill-ups = \$210,000
- 40 Non-local participant trucks (boat towing) x 60 gallons (re-fuel) = 2400 gal x \$4.00 = \$9600
- Rental Cars (40) x \$150 = \$6000 + Fuel (40x15galx\$4.85) = \$2910.
- **TOTAL TRANSPORTATION = \$228,510**

ACCOMMODATIONS

- Event is a 4 night evening-stay activity
- **Non-Local: Vendors + Visiting Weekend Spectators = 100 Rooms (estimate) = 400 Room Nights**
- **Non-Local: Registrations (from Registration Form):** 50 boats = 100 (Captain and 1st Mate) + 284 Crew = 384 Non-Local Guests
- 384 persons is represented by 50 couples, and 284 singles
 - o COUPLES: 50 divided by 2 = 25 rooms (couples) x 4 night event-stay = **100 room nights**
 - o SINGLES: 284 rooms – (55% sharing a room) = **156 rooms** x 4 night event-stay = **624 room nights**
- Fishing Tournament: 150 participants and vendors (estimate 30 rooms for 2 nights) = **60 room nights**
- Average room night cost including taxes = \$150
- **TOTAL ACCOMMODATIONS = (200+100+624+60) = 984 Room nights x \$150. = \$147,600**

FOOD & BEVERAGE (Event Participant Purchases)

- Thursday: Event Food = \$3000.00
- Thursday Evening: Beverages = 900 participants x 2drinks x \$7.00 (average) = \$12,614.00
- Friday Breakfast: 900 x \$8.00 = \$7200.00
- Friday Lunch: 900 x \$20.00 = \$18,000.00
- Friday Evening: \$13,500.00
- Friday Afternoon/Evening: Beverages = 1500 participants x 3drinks x \$6.00 (average) = \$27,000.00
- Saturday (Event food): \$18,000.00
- Saturday Beverages: = 1500 participants x 3drinks x \$7.00 (average) = \$31,500.00
- Sunday Lunch and Beverages: 500 x \$10.00 = \$5000.00
- Weekend grocery purchases: On-board boat and hotel room groceries:
 - o Visiting Guests Purchases: 900 x (\$10 each of 4-days) = \$36,000
 - o Boat Groceries and Beverages: 170 x \$100 = \$17,000
- **EVENT FOOD & BEVERAGE = \$188,804.00**

LOCAL EQUIPMENT RENTALS AND SUPPORT PURCHASES

- Tent rentals and banquet supplies = \$25,500
- Security = \$8500
- Sanitation = \$4000
- Media Helicopter and Photo Staff = \$7500
- Local Food Purchases and labor prep for banquets = \$11,500
- Support Equipment & Shipping = \$11,000
- Guest shuttles (during late evenings) = \$2500
- Local Labor and infrastructure for event production = \$12000
- **TOTAL = \$82,500.00**

ADVERTISING (National & International Marketing)

- Local Banner/Signage Services = \$6500
- Local Advertising & Ad Merchandise Purchases = \$24000
- Local Award Purchases for Sponsors and Guests = \$9800
- Advertising Printing and Packaging Purchases = \$9000
- National Magazine Ads - \$7000
- Distribution to National Clubs and Newsletters - \$2500
- Local and National Mailing - \$3500
- Website Advertising Management - \$7500
- Media Relations Support - \$8000
- Exposure and Audience Reach Program (Local, State, National & International) - \$25,000
- Marketing & Communications Management Service - \$4200
- **TOTAL = \$103,950.00**

2024 TOTAL Estimate: “SUPPORTING LOCAL COMMERCE”= \$751,364



EVENT COST SUMMARY

Event Dates: June 19-23, 2024

Attendance: 100+ Boat Teams & 1500 Guests + 1000+ Spectators

EVENT COSTS: (rounded to nearest 100)

Advertising:

- Local Banner/Signage Services = \$10,000
- Local Advertising Purchases = \$10,000
- Advertising Shirt Design and Production = 16,500
- Advertising Printing and packaging = \$8000
- National Magazine Ads = \$6500
- Marine Clubs and Newsletter Production: \$4500
- Local and National Mailing - \$3500
- Website Production and Advertising Management = \$7500
- Media Relations Management and Support = \$7500
- Advertising Exposure and Outreach Campaign (Local, State, National, International) = \$25,000
- Pre-Event marine function(s) advertising articles = \$8000
- TOTAL Estimate: \$107,000**

Transportation:

- Event Shuttles = \$2500
- VIP Support = \$2000
- Helicopter (x3) Support = \$6600

Food & Beverage:

- Wednesday Volunteers = \$1000
- Wednesday Welcome = \$2500
- Thursday Registration = \$4000
- Friday Breakfast = \$500 (Captains only)
- Friday Lunch = \$10,500
- Friday Dinner = \$8000
- Saturday Breakfast = \$2500 (All Crews)
- Saturday Lunch Event = \$26,000
- Saturday Dinner Event = \$19,000
- Sunday Lunch = \$2500

Safety & Security:

- Ambulance Services (x2) = \$1600
- Safety Dive Team = \$1200
- Emergency Response Watercraft (x4) = \$2000
- Helicopter Standby Service = \$3500
- GPS Speed Limit Devices (x100) = \$2000
- Safety Flags and Buoys = \$2800
- Security = \$2500

Local Equipment and Infrastructure Rentals and Contracting:

- Sanitation = \$4800
- Tenting = \$5500
- Dockage and Site Reservation(s) Contracting = \$5000
- Dock Preparations (Additional Safety) = \$2500

Shipping:

- Sponsor/Vendor Support= \$5000
- Participant Packages = \$2500
- Magazine Ad Distribution = \$2500

Accommodations:

- Complimentary VIP (3) = \$2000
- National Photography Crew = \$1000
- Media Crew = \$1200
- National Magazine Representatives/Editors = \$1000

Awards:

- Appreciation for Sponsors = \$6000
- Event Winners = \$10,000
- VIP's = \$4000

TOTAL EVENT COSTS = \$263,200





20 YEAR HISTORY: COMMUNITY IMPACT PERFORMANCE

TEXAS OUTLAW CHALLENGE

20 YEAR HISTORY: Community Impact Performance

Statistics of Event History	Number of Participant Boats/Guests	Total Event Production Costs	Advertising Local & National	Number of Local Volunteers	Summary of Commerce to Local Area Business
2008	25/300	\$54K	\$12K	12	\$98,455.
2009	38/425	\$83K	\$15K	16	\$165,225.
2010	51/600	\$94K	\$17K	20	\$225,340.
2011	83/1000	\$104K	\$19K	25	\$302,999.
2012	127/1500	\$130K	\$24K	75	\$667,805.
2013	165/1800	\$170K	\$77K	75	\$913,498.
2014	200/1700	\$180K	\$75K	70	\$983,250

TEXAS OUTLAW CHALLENGE

20 YEAR HISTORY: Community Impact Performance

Statistics of Event History	Number of Participant Boats/Guests	Total Event Production Costs	Advertising Local & National	Number of Local Volunteers	Summary of Commerce to Local Area Business
2015	225/1800	\$198K	\$85K	45	\$1.M
2016	230/2000	\$220K	\$87K	50	\$1.1M
2017	233/2000	\$250K	\$90K	47	\$1.M
2018	190/1950	\$275K	\$85K	47	\$940,625
2019	175/1875	\$290K	\$80K	45	\$920,400
2020	COVID				
2021 (Estimate)	165/1800	\$326K	\$78K	46	\$913,348

TEXAS OUTLAW CHALLENGE

20 YEAR HISTORY: Community Impact Performance

Statistics of Event History	Number of Participant Boats/Guests	Total Event Production Costs	Advertising Local & National	Number of Local Volunteers	Summary of Commerce to Local Area Business
2022	160/1800	\$300K	\$93K	42	\$973,200
2023	90/1200	\$250K	\$87K	46	\$743,790
2024	110/1500	\$263K	\$107K	45	\$751,400
2025 Estimate	150/1700	\$276	\$112	45	\$1.M
2026	TBD	TBD	TBD	TBD	\$TBD
2027	TBD	TBD	TBD	TBD	\$TBD
2028	TBD	TBD	TBD	TBD	\$TBD



MARKETING STRATEGY



2024 Texas Outlaw Challenge & Texas Air Land & Sea Fishing Tournament Marketing and Promotions



2024 Marketing and Promotions for the Texas Outlaw Challenge and the Texas Outlaw and the Texas Air Land & Sea Fishing Tournament was implemented in January 2023. Exposure and Audience Reach was via: Traditional Marketing, Social Media, Digital, Broadcasting, Internet, Website, Radio, Sponsor co-promotions, direct mail, e-blast, retail promotions, banners, marketing and public relations campaign to name a few. Note this is an overview of the Marketing and PR Campaign and does not include all marketing as some items have expired or some items via Broadcasting were live mentions and were not recorded. The Facebook Page, Website, Post Event follow-ups and updates for The Outlaw Challenge are constantly being updated with new updates and posts - reach/views are constantly expanding.

The Texas Air Land & Sea Fishing Tournament expanded the reach via follower through joining over 40 fishing groups for expanded exposure. Social media is expansive, this marketing overview shows a few examples of various FB pages, Instagram, Twitter, Snapchat YouTube; however, cannot encompass all the posts, reposts and organic social media that is supplement via Texas Outlaw Challenge sponsors, advertisers, supports, and followers.



Media/Marketing Outlet	Marketing Type	Distribution	Impressions/Reach/Views Visitors/Likes /Circulation
National/International Industry Publications (Print and Digital)     	<u>Major National Industry Magazines</u> <i>SpeedBoat Magazine: Full Page Color Ads, Cover Story in 1st Quarter, Pre-& Post Event Coverage and Event Coverage; Video and Links, FB Posts. Eblast and full event coverage in August issue. On-site coverage and article. Social Media coverage on the full 3-day event Helicopter coverage</i> <i>August 2024 issue to be released with full event coverage.</i> <i>Speed on The Water: Event highlights full page ads and calendar of events. Social Media promotions</i> <i>Offshore Only.com: Promotions, add and articles. On-line supplemental promotions</i> <i>Powerboating in Paradise - Add it to the monthly Magazine and mentions on the calendar. Distribution of Magazine at various events.</i> <i>Onsite coverage by Speedboat, Poker Runs America and Circus Media</i>	National and International    	1,614,885

Broadcast – Radio



Clear Channel



Online event Calendar Listing on FB - Clear Channel Media Group: KBME - Sports radio, KODA-FM - Adult contemporary music, KPRC - Talk radio, KQBT - Classic Rock, KTBZ-FM - Alternative rock, KTRH-AM - News Talk radio- *Reach via full broadcasting numbers* Online Event Calendar inclusion. Additional Pod Cast for the event

Local

455,100
Reach

Broadcasting- Television



Mentions on Website- Listing on Community Calendar of Events for Local TV (ABC, NBC, CBS & CW)
Texas Outlaw Challenge Promotional Video was sent to each station with an invite to attend.

VHF 69 Radio Broadcast of the Shootout Races on Friday - 2 Hours.
Face Book live via Texas Outlaw Challenge FB for 3 hours.

Local

547,500
Impressions

Event Advertisers / Sponsors, Manufacturers Cross Promotion – Local Area Merchants, Hotels, Charities



Over 80 sponsors - this is a small sampling of promotional & co-promotions with sponsors via their websites, social media, E-blasts, postcard distribution and promotions Manufacturers/Dealers promotions via websites and FB.

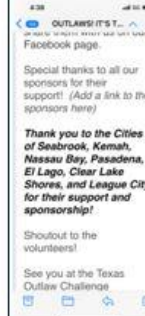
Recognition and thanks to the cities, mayor and council of Seabrook, Kemah and Nassau Bay for their support.

This most significant performance boating event in Texas that supports a number of local Texas cities - Clear Lake, Nassau Bay, Kemah, El Lago, Pasadena, Seabrook, Baytown League City, San Leon, and Galveston!

Location Sponsors: Beacon Hill Guest House Bed & Breakfast, Best Western, Boardwalk Inn, Comfort Inn & Suites, Holiday Inn Kemah, The Hampton Inn Houston NASA, Clipper House Inn, Palm Lodge and Breakfast, Hilton Houston, Quality Inn Yacht Basin, Springhill Suites, La Quinta, Palm Lodge Bed and Breakfast, Old Parsonage Guest Houses Bed and Breakfast, Courtyard by Marriott Houston NASA

Local, Regional with some national organic distribution

380,240
Reach





MARKETING CONT.

Face to Face Promotions	Events Regional/National: The following are a few of the major events: Desert Storm Poker Run & Shootout, 1000 Island Poker Run, Lake Travis Power Boat Club, Tic Faw 200 Poker Run, World Finals Offshore Boat Races – Key West, Florida, Miami Boat Show, Lake of the Ozarks, TOPPS, TOPPS – Conroe, Texas, Powerboat Association, Possum Kingdom Muscle Boat Association, Orange Beach Flora Bama Run, Florida, Dallas, Texas Regional NHRA, Belle Rosa, LA NHRA; Tulsa, Ok NHRA to name a few On-site promotions and distribution of invitations; full page ads, banners, exhibits, public relations, social media & website promotions.	Local, Regional & National	52,550 Reach
Face to Face Promotions continued with For the Texas Air Land & Sea Fishing Tournament	Participated in over a dozen- attending various fishing tournaments, support with booth and entry fees in each. Distribution of promotional material for event: Jackie's Brickhouse, Got Fish Expo, First Responders Fishing Tournament, Galveston Fishing Charters, Houston Fishing Show - GRBCC, The Boaters Club Clear Lake Member Meeting, Pat Doyle 20th Annual Fishing Tournament, and Sisters Helping Sisters Fishing, 27th annual AAE Saltwater Fishing Tournament, Pasadena Rodeo to name a few. Also, hand distribution of invitations to over 40 businesses		

Magazines – Print & Digital (Local)	Support from local area magazine Post show overview of the event promotions via Social Media and on site. promotions: event coverage via FB live, Promotions. Calendar listings in Culture Map, Texas Mariner, Bay Area Houston, Gulf coast Mariner and to name a few in addition to the fishing magazines for the Texas Air, Land & Sea Fishing Tournament and all supplemented with social media.	Local/ Regional	147,500 Circulation
Newspaper Print & Digital	Houston Chronicle, Houston Community Newspapers 26 Regional Papers; Culture Map, Galveston Daily News - includes calendar listing on the website and FB. Listing via website for Houston 365 – Top Things to do in Houston <i>Circulation number reflects the entire circulation of the media.</i>	Local/ Regional	960,612 Circulation
Promotional Material / Public Relations	A comprehensive assortment of Promotional material and Public Relations was used for the event. Included by not limited to Invitations, Flyers, Banners, Postcards, Tents, Banners, Maps, Tents, Newsletter, Poker Run Punch Card, Advertiser Promotions, Public Admission, Press Releases, E-blasts Promotions (National/Regional/Local) Sponsors were included in the Public Relations Campaigns and on-site signage.	Local/ Regional /National	65,695 Reach

Marketing Cont.

Social Media General 	This is an <u>exceedingly small sampling</u> of the general FB, Twitter, Instagram, Social Media, YouTube – General / Organic was supplanted with Event expanding to Twitter, Instagram and Snapchat. Included Texas Outlaw Fishing Tournament and Videos. Note, a majority of the social media information will be found in the Official FB Social media section. This is only a sampling	Organic 	827,220 Views/Followers 
Official FB Pages / Social Media  	Daily Postings, Pre-Posting, reposting, Shares, Likes and Paid Promotions; Heavy Social Media Coverage, Video Posting and Outreach, Media Postings, Features. Two FB Pages Community and 2 Group and the addition of the Texas Air Land & Sea Fishing Tournament FB Page. Over 800 Posts since in 2024 in addition to the reposts and shares. Coverage various social media, video, YouTube, Reels and Facebook Live. This includes joining 40 fishing groups and informing members of the new event. This does not include an organic reach. 	Local/Regional /National/ Organic  	1461825 Reach Views 13000 - Followers 
www.Texasoutlawchallenge.com  https://www.txoutlawtournament.com/	Official Website for both events - Key information and promotion vehicle. Six months of promotions – with the maximum promotion the last two months prior to the event.  	Local/Regional /National/ Organic 	47104 Page Views 

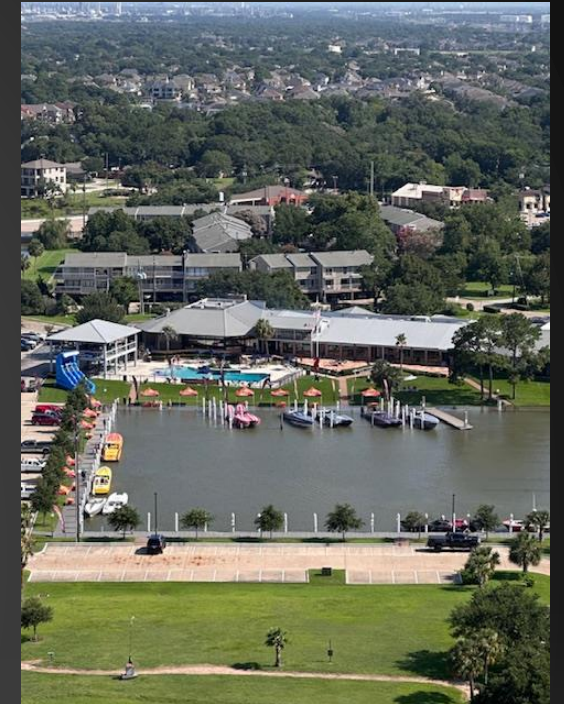


Dear Outlaws and Performance Boating Enthusiasts,

Get ready to wrangle the wildest rides and gear up for the Lone Star State's hottest event . . . the Texas Outlaw Challenge!



Spanning four action-packed days, this event is a Texan extravaganza celebrating high-end performance boating. Join us for the Stampede Street Party, lock horns in the Shoot-out with the big guns, cruise through the Poker Run with thrilling stops, dive into pool parties, vie for Outlaw awards, and culminate the adventure at the Finale Gala!





EVENT PROGRAMS

ATTENDANCE

TEXAS OUTLAW CHALLENGES HOSTS AN EVENT IN A VARIETY OF PLACES: LAKEWOOD YACHT CLUB, STREET PARTY, SHOOTOUT ON THE LAKE, 4 POOL PARTIES, POKER RUN CHARITY CASINO AND AWARD EVENT AND MORE,

AND HAS EXPANDED ATTENDANCE AT EACH EVENT.

Number of Participant Boats/Guests

110/1500 PLUS



TEXAS OUTLAW CHALLENGE 2024 EVENT SCHEDULE		
<i>Registered Participant armbands MUST be worn for entry into event activities.</i>		
TIME		LOCATION
Monday, June 17 th	On-Line Registration Deadline (Midnight)	
Wednesday June 19	WELCOME OUTLAWS (Early Arrival)	
▶ 7PM-10PM	SHOOTER Pre-Party! (NEW)	Sammy G's
Thursday June 20	REGISTRATION & STAMPEDE STREET PARTY	
▶ 9AM-4PM	Team Arrivals	Clear Lake Area
▶ 11am-2PM	LOADED GUN FUN RUN Sponsor Appreciation (NEW)	Houston Yacht Club
▶ 6PM-9PM	GUNSLINGER Poker Run Captain Bag Pick-up (Mandatory)	Landry's @ Kemah Boardwalk
▶ 6PM-11PM	STAMPEDE Street Party: Bars & Bands, Extreme Boat Displays	Kemah Downtown
Friday June 21	OUTLAW SHOOTOUT	
▶ 8:30AM Sharp	SHOOT-OUT Boats (Only) Mandatory Safety Meeting (NEW)	Lakewood Yacht Club
▶ 9:AM	SHOOT-OUT Boat Staging	Lakewood Yacht Club
▶ 10:00 – NOON	SHOOT-OUT Competition – “OFFSHORE OUTLAWS”	Seabrook Clear Lake Course
	<i>Note: Clear Lake – NO WAKE Zone: 8AM – NOON</i>	
Friday June 21	GUNSLINGER POKER RUN (Day 1)	
▶ 9:00AM (Stop)	GUNSLINGER Poker Run Mandatory Safety Meeting – Captains Only	CABO Club
▶ 1PM-5PM (Stop)	MOST WANTED OUTLAW Pool Party/Lunch, Presented by DH TECH	Kenny's Casa
	<i>Random: (Stops) Bayland Marina-O'Neils, Blue Marlin, Marina Bay Harbor Marina</i>	
▶ 5PM-7PM (Stop)	HANG'EN HIGH @ “Topwater Oasis” Palapa Bar & Dinner	Topwater Grill
▶ 7PM (Stop)	RAFT-OFF at SAMMY G'S (NEW)	Sammy G's
▶ 7PM-2AM	OUTLAW ROUNDUP: Corral your OUTLAWS at your favorite watering holes	
Saturday June 22	GUNSLINGER POKER RUN (Day 2)	
▶ 10AM	SHOTGUN Boat Parade (random departure)	Kemah Boardwalk
	<i>Random: (Stop) Bayland Marina-O'Neils, Blue Marlin, Marina Bay Harbor Marina</i>	
▶ 12PM- 3PM (Stop)	GUNSLINGER POOL & LUNCH	Harborwalk
▶ 4PM-7PM (Stop)	ACE IN THE HOLE “Champagne Showcase” Dockside Party	Pier 6
▶ 7PM-11PM (Stop)	OUTLAWS Awards Finale & Charity Casino (NEW)	Hilton Hotel Ballroom
ALL CARDS (POKER GAME PLAY) MUST BE COMPLETED BY 10:30 PM		
Sunday June 23	WOUNDED KNEE Pool Party	
▶ 11AM-Afternoon	Presented By: PMC INDUSTRIAL SERVICES (NEW)	Allan's Channel Ranch

PERMITS/INSURANCE

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 06/07/2024	
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.					
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION is WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).					
PRODUCER Wozencraft Insurance Agency 860 North Santiago Street Santa Ana CA 92701		CONTACT NAME: Devin Wozencraft PHONE: (AC, No. Ext.) 714-263-2626 FAX: (AC, No.) 866-538-7660 EMAIL: dwozencr@wozencraftinsurance.com PRODUCER CUSTOMER ID #:			
INSURED Offshore Thunder Productions, LLC 4600 Country Club Dr Dickinson, TX 77539		INSURER(S) AFFORDING COVERAGE INSURER A: Philadelphia Indemnity Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:			
COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:	
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.					
INSURANCE	TYPE OF INSURANCE	ACORD FORM	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Liquor Liability ☒ Special Event Liability GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO. ☐ LOC		EV141935	06/19/2024	06/24/2024
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS				
	UMBRELLA LIAB EXCESS LIAB DEDUCTIBLE				
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under SPECIAL ENDORSEMENTS below	Y/N	N/A		
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)					
CERTIFICATE HOLDER		CANCELLATION			
City of Seabrook 1700 First St Seabrook, TX 77586		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.			
		AUTHORIZED REPRESENTATIVE Devin Wozencraft <i>Devin Wozencraft</i>			
© 1988-2009 ACORD CORPORATION. All rights reserved.					
ACORD 25 (2009/09) The ACORD name and logo are registered marks of ACORD					
Clear All					

DEPARTMENT OF HOMELAND SECURITY U.S. COAST GUARD		
PERMIT FOR MARINE EVENT		
Date Approved		
Name of Event Texas Outlaw Challenge	Location Clear Lake, TX	Date of Event 06/21/2024
Sponsoring Organization Offshore Thunder Productions LLC	Name of Representative (Last, First, MI) Paul Robinson	Title Producer
Your application for the following event is approved. Special services to be rendered by the Coast Guard are listed. You are reminded that your organization is primarily responsible for safety in the regatta area and that this permit does not relieve you of such responsibility. Participants shall be adequately briefed and their boats equipped as required by law. A permit may also be required by a state, county or municipal agency. This authorization grants no exemption from state or local ordinances. In the event of any change in the information furnished in your application you will notify this office. ☐ There will not be a Special Local Regulation issued. No restriction is placed on the use of any navigable waters by other parties. Your event shall not obstruct any channel or normal shipping lane, or interfere with any aid to navigation. The Committeeman in Charge shall control participants to prevent conditions hazardous to other craft in the area. ☒ There will be a Special Local Regulation issued establishing a restricted area and other controls. You will be provided a copy for guidance. The Committeeman in Charge shall control participants to prevent conditions hazardous to other craft in the area. ☒ There will be a Local Notice to Mariners issued to inform maritime interests and solicit their cooperation. ☐ There will not be a Regatta Patrol assigned by the Coast Guard. ☒ There will be a Regatta Patrol assigned by the Coast Guard. The attached instruction for Patrol Commanders outlines their responsibility and authority. You should work out specific details with the Patrol Commander. ☐ Additional safety equipment is stipulated below. 1. The Coast Guard assumes no responsibility for the operation of the event, the safety of the participants, the safety of the spectators, the safety of transient craft in the area, or the safety of real and personal property in the area. This responsibility rests solely with the sponsor of this event. Any accident involving property damage, personal injury, or death shall be reported to the appropriate state authority and Coast Guard Sector Houston-Galveston at 866-539-8114 immediately after addressing resultant safety concerns. 2. In consideration of the granting of this permit, the event sponsor agrees to indemnify, protect, and hold harmless the United States of America, the Department of Homeland Security, the United States Coast Guard, all their officers, agents, and employees, acting officially or otherwise from any and all liability, cost, judgments, demands, clauses, or settlements of every kind and character, due to or by reason of, injury or death to any person whomsoever and damage to any real or personal property whatsoever, which may result in any manner arising out of, or directly related to the activities or mission of the sponsor of the United States of America, its agencies and/or agents, in connection with the event itself. 3. This permit is valid only for June 21, 2024. Event sponsors are responsible for monitoring hazardous weather, advisories, watches and/or warnings issued by the National Weather Service and advise USCG of cancellation of this event. <i>J. W. Morgans</i> J. W. Morgans Commander, U.S. Coast Guard Chief, Prevention Department By direction		
CG-4424 (03/20) PREVIOUS EDITIONS ARE OBSOLETE		
Reset		
Page 1 of 1		

TRIPLE CROWN TEXAS AIR LAND & SEA FISHING TOURNAMENT

JOIN US FOR THE 2024
**TEXAS GULF COAST
PETROCHEMICAL INDUSTRY
"TRIPLE CROWN"**
NETWORKING COMPETITION
Friday, June 14, 2024
\$10,000 in Cash & Prizes!

Presented by:


CHARITY AUCTION:
Bid for business
networking
luncheon with
industry VIPs


**TEXAS
AIR LAND & SEA
FISHING TOURNAMENT
GOLF CHALLENGE
SKEET SHOOT**


Charity Recipient

Registration includes:
Team entry
Company Booth Display
VIP auction entry

Featuring:
Trophies
Food Buffet
Vendor Village

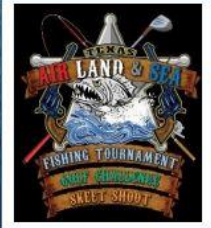

Register On-Line :
TXOutlawTournament.com


SEABROOK

For tournament details contact Paul Robinson 281 702 8744



MARKETING OVERVIEW



Marketing & Promotions 2024 for the Texas Gulf Coast Petrochemical Industry "Triple Crown" Networking Competition - Texas Air Land & Sea Fishing Tournament, Fishing Tournament, Golf Challenge & Skeet Shoot



2024 Marketing and Promotions for the Texas Gulf Coast Petrochemical Industry "Triple Crown" Networking Competition - Texas Air Land & Sea Fishing Tournament, Fishing Tournament, Golf Challenge & Skeet Shoot Tournament is an industry event with a public component. Exposure and Audience Reach was via: Traditional Marketing, Social Media, Digital, Broadcasting, Internet, Website, Sponsor co-promotions, retail promotions, face to face and public relations campaign to name a few. Note this is an overview of the Marketing and PR Campaign and does not include all marketing as some items have expired or some items via broadcasting were live mentions and were not recorded. The Facebook Page, Website, Post Event follow-ups and updates for the event are constantly being updated with new updates and posts - reach/views are constantly expanding. Texas Air Land & Sea Fishing Tournament, Fishing Tournament, Golf Challenge & Skeet Shoot expanded its reach via follower through joining a wide variety of fishing groups for expanded exposure. This marketing overview shows a few examples of various posts; however, cannot encompass all the posts, reposts and organic social media.

Media/Marketing Outlet	Marketing Type	Distribution	Impressions/ Reach/Views Visitors/Likes /Circulation
Broadcast – Radio   	Online Event Calendar - Clear Channel Media Group: KBME - Sports radio, KTRH-AM - News Talk radio - Reach via full broadcasting numbers	Local	125,000

Broadcasting- Television



Online on Website- a listing on Community Calendar of Events for Local TV (ABC, NBC, CBS & CW)
Each entity was sent a promo package and invited to attend.

Local

357,500

Event Advertisers / Sponsors, Manufacturers Cross Promotion – Local Area Merchants, Charities



A sampling of the distribution:

A sampling of the distribution: T-bone Toms, Jackie's Brickhouse, Pomodoro's, Fishing Tackle Unlimited, Dick's, Franks Auto, Topwater Grill, SS Fitness Club, SS Golf Club, Boondoggles, Shafer's, Skippers, Webster Police Station, West Marine, Texas Sportfish, Noah's, VFW San Leon, VFW Webster/LC, American Legion, Top Golf, Cabela's, Yacht Equipment Services, Doxy Tackle, Marina Bay Harbor, Coastline Marine, Gulf Coast Boating Ctr., Texas Marine, Blackburn Marine, Simmons, The Boat Yard, Action Boats, Ron Hoover, Texas Sportfish, Galati Yachts, Smithy's Bait House, Bayou Bait & Tackle, Galveston Bait & Tackle, Fishing Tackle Unlimited, Clear Lake Power Boat Service, Blue Marlin Fuel Dock, Seabrook Marina, Castaway Customs, South Texas Marine Ctr., Serious Tackle, and TopWater Grill

Local

1,260,801



LinkedIn



Connected with companies and organization in the Oil & Gas and Petroleum industry: Small sampling includes Shell, BP Exxon Mobil, Chevron, Conoco Phillips, Marathon Petroleum Corp., Valero, OXY, Phillips 66 with 33 more connections.

Potential
Connections
20,149,941

Face to Face



Promotions



Magazines – Print & Digital (Local)



Events

The following are a few of the events That consisted of on-site promotions and distribution of invitations, banners, exhibits, public relations, social media & website promotions.

Participated in 24 event attending various fishing tournaments and Oil/Gas and Petroleum Events:
9th Annual First Responders Saltwater Fishing Tournament, , The Boaters Club Clear Lake Member Meeting, Pat Doyle 20th Annual Fishing Tournament, and 11th Annual Sisters Helping Sisters Fishing, 27th annual AADE Saltwater Fishing Tournament, OIG Happy Hour, Barefoot Classic Golf Tournament, ILTA Conference, OTC Conference . Additionally, hand distribution of invitations to over 60 businesses.

Included hand distribution for 1 month at Topwater Grill to guests and additional tournaments being hosted at this location.

Local & organic distribution



Local, Regional



7,785

Circulation
110,000

Newspaper Print & Digital



Promotional Material / Public Relations



Online - Houston Chronicle, some Houston Community Newspapers; Galveston Daily News
- includes calendar listing on the website and FB.

Circulation number reflects the entire circulation of the media.

A comprehensive assortment of Promotional material and Public Relations was used for the event. Included by not limited to Invitations, Flyers, Banners, Postcards, Banners, Newsletter, Advertiser Promotions, Press Releases, E-blasts Promotions.

Sponsors were included in the Public Relations Campaigns and on-site signage.



Local

Circulation
211,000



7611
Pieces of
promotional
material



Official FB Pages / Social Media



Daily Postings, reposting, shares, likes and Paid Promotions - Heavy social media Coverage. Over 73 Posts.

Includes cross promotion via Texas Outlaw Challenge FB pages



243,160
Reach



Social Media General



This is a **small sampling** of the general Social Media.

Note, a majority of the social media information will be found in the Official FB Social media section.

Includes joining 60 fishing groups and informing members of the new event.

210 Fishing, All Anglers Fishing Group, Als Gal Sportfishing, Bit ME, Corpus Christi Fishing Group, Fish on Texas, Fishing Girls, Fishing Lake Houston, Fishing Lovers, Fishing SLP, Fishing with Babes, Galveston Bay Area Fishing, Galveston, Saltwater Fishing, Gulf of Mexico Offshore Fishing, Houston Fishing Spots, Houston Freshwater Fishing, Lake Livingston hunting and Fishing Forum, Matagorda Fishing, Next Door, North Texas Fishing Addicts, Port O'Connor Fishing, Rockport Fishing, Saltwater Galveston/Chocolate Bay Area Fishing, Salty Angler, Sister Helping Sisters Fishing Tournament, South Texas Fishing and Outdoors, Texas Gulf Coast Saltwater Fishing Texas Inshore Anglers, Texas Saltwater Fishing, Texas Saltwater Fishing Tournaments, Texas Saltwater kayak Fishing, Texas Wade Fishing, Galveston Bay Kayak Cartel, West End Anglers, Chocolate Bayou Bay Hunting and Fishing, Salty Head Fishing, Kayak Fishing Texas and many more.

texasoutlawchallenge.com/event-introduction/



Official Website for the Event - Key information and promotion vehicle. Months of promotions – with the maximum promotion the last two months prior to the event.

Note: Cross Promotion with the Texas Outlaw Challenge.



Local



825,630 Reach

21,500



THANK YOU TO THE CITY OF
SEABROOK FOR YOUR SUPPORT
AND SPONSORSHIP





CITY COUNCIL VIDEO RECORDINGS

PILOT PROGRAM RECAP
AUGUST 6, 2024

THE PILOT PROGRAM



4,071
TOTAL VIEWS



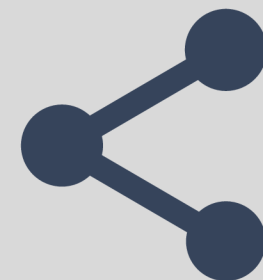
903 HRS+
TOTAL WATCH TIME



13 MIN 18 SEC
AVG. VIEW DURATION



28
SUBSCRIPTIONS



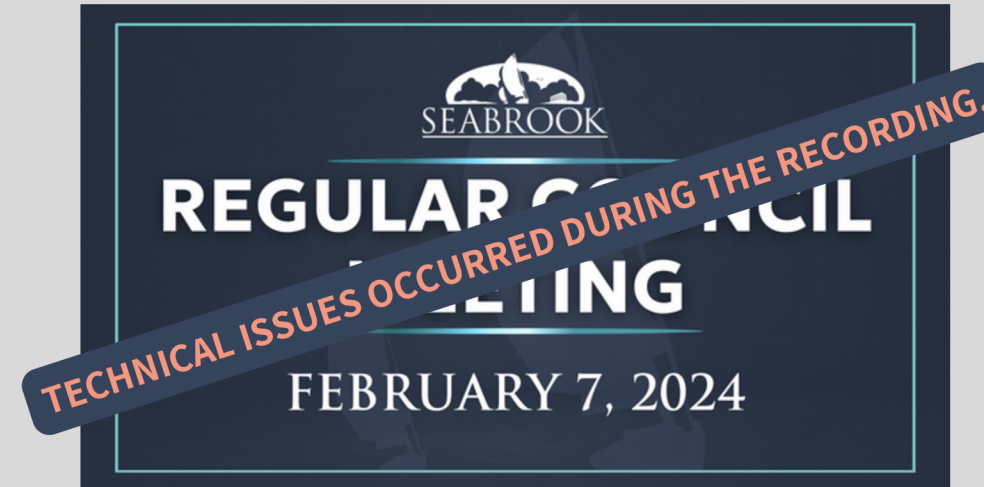
163
SHARES

As of Monday, July 29, 10:15 AM (from Looker Studio Report)

RECORDINGS



16 views in the first 24 hours



19 views in the first 24 hours



73 views in the first 24 hours



67 views in the first 24 hours



75 views in the first 24 hours

RECORDINGS



REGULAR COUNCIL MEETING

APRIL 2, 2024

61 views in the first 24 hours



REGULAR COUNCIL MEETING

APRIL 16, 2024

61 views in the first 24 hours



REGULAR COUNCIL MEETING

MAY 7, 2024

32 views in the first 24 hours



REGULAR COUNCIL MEETING

MAY 21, 2024

21 views in the first 24 hours



REGULAR COUNCIL MEETING

JUNE 6, 2024

16 views in the first 24 hours



SPECIAL COUNCIL MEETING

JUNE 11, 2024

21 views in the first 24 hours



RECORDINGS



16 views in the first 24 hours



615 views in the first 24 hours



6 + 17 views in the first 24 hours



388 views in the first 24 hours

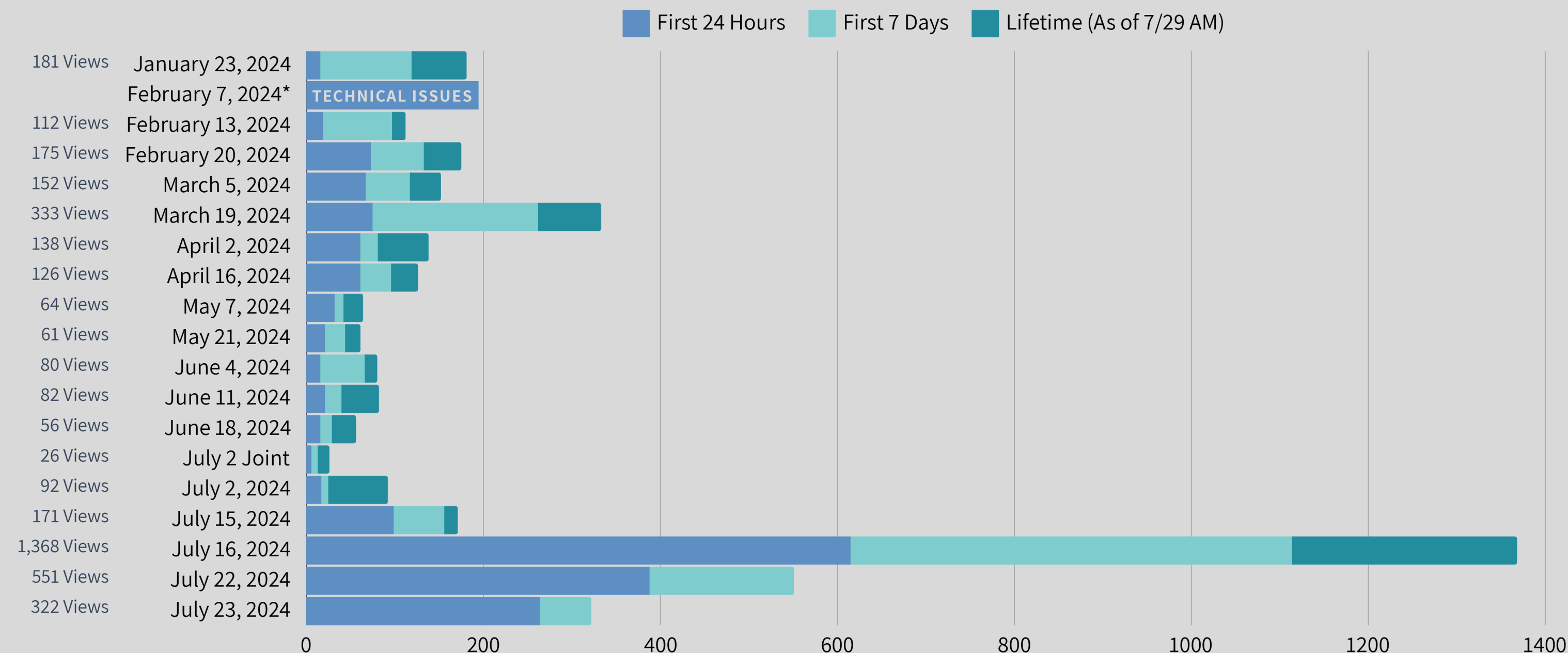


99 views in the first 24 hours



264 views in the first 24 hours
END OF PILOT PROGRAM

RECORDINGS



As of Monday, July 29, 10:15 AM (from YouTube Analytics)



PROGRAM ANNOUNCEMENT

WEBSITE FRONT PAGE



COUNCIL VIDEO RECORDINGS

Did you miss a City Council meeting?
[Read on...](#)

THE ANNOUNCEMENT

CITY NEWS

Posted on: February 26, 2024

Council Video Recordings

The City of Seabrook is now recording its city council meetings on video. If you couldn't make it to a meeting in person, you can watch the recording on our YouTube channel at www.seabrooktx.gov/youtube. Recorded meetings will be uploaded the day following the meeting.

To make things easier for residents, we also offer a catalog of indexed video recordings. An indexed recording includes a list of clickable agenda items next to the video. By clicking on an agenda item from the list, you can jump to that part of the meeting in the video. Indexed meeting videos will be available within 5 days of the meeting date and can be viewed from the agenda by clicking the video camera icon.

- View the latest council recording at www.seabrooktx.gov/councilrecording
- View agendas and minutes at www.seabrooktx.gov/agendas



FACEBOOK

Screenshot taken June 25, 2024

VIDEO INDEX

WWW.SEABROOKTX.GOV/COUNCILRECORDING

Interact with the Agenda and Meeting Management agenda in the same window.



[Return to Session Listing](#)

REGULAR CITY COUNCIL MEETING



3.5 CONSIDER, AND TAKE ALL APPROPRIATE ACTION ON THE SECOND READING OF ORDINANCE 2024-05, AN AMENDMENT TO THE SEABROOK CITY CODE, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS"

3.4 Consider and take all appropriate action on the second reading of Ordinance 2024-01, a request to amend the Code of Ordinances of the City of Seabrook, Appendix A, Comprehensive Zoning, Article 4, Special Use Regulation, by creating a new Section 4.27 entitled Portable On-Demand Storage Container to establish associated regulations

3.5 Consider, and take all appropriate action on the second reading of Ordinance 2024-05, an amendment to the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 3, Establishment of Zoning Districts and Associated Regulations

4. NEW BUSINESS

4.1 Consider and take all appropriate action on a recommendation by the Open Space and Trails Committee for the addition of Solar Lighting at Meador Park to the City's Capital Improvement Program under Park Projects, with an estimated project cost of \$77,000.00

Closed Executive Session

Open Session Reconvenes

[+ Share](#)

[Interactive HTML Agenda](#)

←  Agendas & Minutes - Seabrook, TX City Council Meeting - March 05, 2024 [SIGN IN](#)

Meeting Overview

Meeting Media

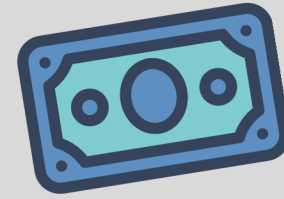
Meeting

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

1 Mayor, City Council and/or members of the City staff may make announcements about City/Community Council

2. PRESENTATIONS

Click on an agenda item on the right to watch the item's discussion on the left.



COSTS

STREAMING TO YOUTUBE

- Free
- Unlimited cloud storage
- No custom dictionary for closed captioning
- Resulting video file is technically property of Google, not the city

MULTIPLE MEETING LOCATIONS

- Min \$1,000.00 per room depending on build intricacy
- Open Space & Trails meets at Public Works
- Concurrent meetings would each need to be recorded/streamed in separate spaces

PUBLIC INFORMATION ACT

- \$7,500 yearly +5% annual increase for social media archiving of ALL accounts
- ArchiveSocial by CivicPlus
 - Up to 3,500 new records per month
 - Includes YouTube comments

OFF-CLOUD STORAGE

- Est. \$6,500.00 one-time cost
- Local server for records retention of meetings & comments
- Storage of individual camera feeds each meeting in the event of stream malfunction

PEG CHANNEL & PUBLIC MEETINGS



CURRENT SYSTEM

- RUSHWORKS A-LIST - **Purchased 2020**
- Only outputs to Comcast Channel 16
- Malfunctioning after Hurricane Beryl
- Out of warranty
- Windows 10 operating system
- No admin web interface, must connect via IP address in file manager
- Specific file format needed



ONLINE TRANSPARENCY

- Open Media
- Utilizes YouTube for hosting recordings
- Depends on YouTube automatic captions to create transcription
- Able to chapter/index public meetings



PROPOSED/BUDGETED SYSTEM

- CASTUS
- Sends signal to Comcast Channel 16 with scalability to stream online
- Linux-based operating system
- Admin web interface
- Multi file format support



ONLINE TRANSPARENCY - ADD'L FEATURES

- Provides a video-on-demand (VOD) portal
 - 2 TB of cloud storage w/ scalability
- Able to chapter/index public meetings
- Can create closed captions with a custom dictionary
- Can translate captions to over 70 languages
- Capable of also outputting streams to YouTube
- Can create a mobile app of the VOD portal
- Can create a TV app for Roku & Fire TVs of the VOD portal



CURRENT STAFF TIMELINE

Agenda is published Thursday before council
- City Secretary's Office

Video graphics are made off of published agenda
- Multimedia Producer

Graphics are loaded into video system
- Multimedia Producer

Indexed video page is created
- Multimedia Producer

COUNCIL MEETING IS RECORDED
- Multimedia Producer

Video is uploaded to YouTube & linked to index page
- Multimedia Producer

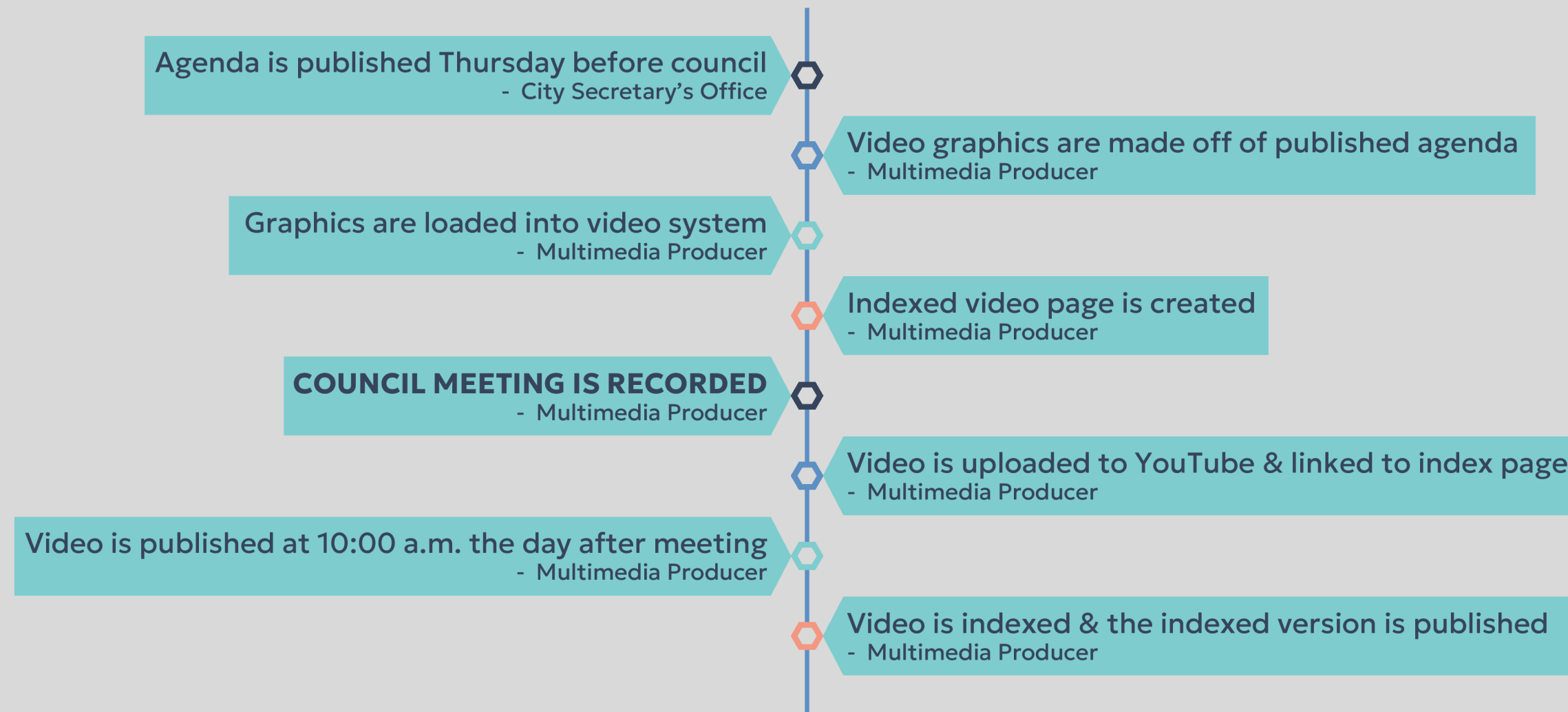
Video is published at 10:00 a.m. the day after meeting
- Multimedia Producer

Video is indexed & the indexed version is published
- Multimedia Producer

6-8 HOURS

Staff Impact per Meeting

CONSIDERATIONS FOR PILOT PROGRAM REVIEW



MAINTAINING THE PROGRAM AS-IS:

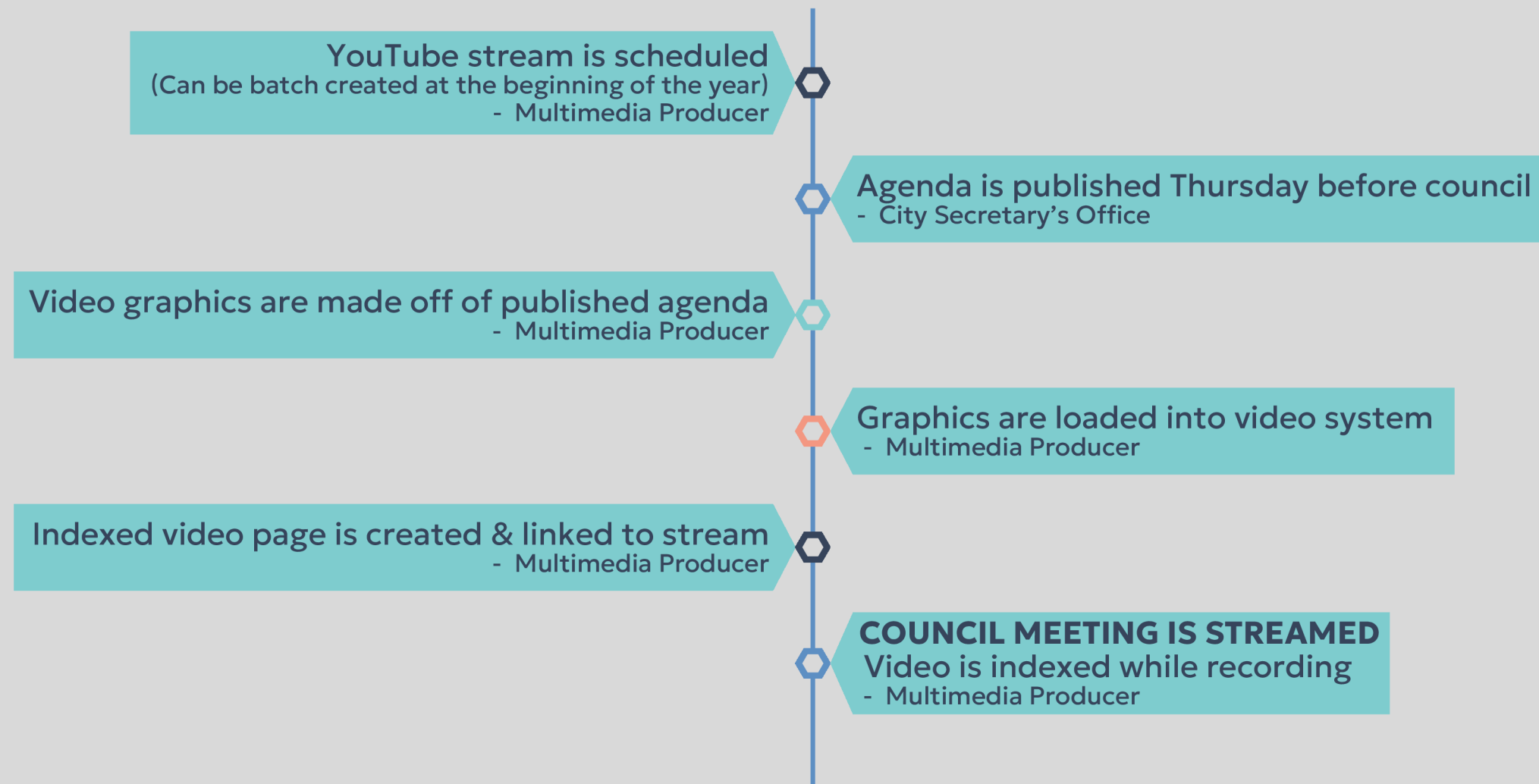
- Only city council meetings
- Recorded and published after
- Published via YouTube
- 2 scheduled meetings per month
- 6-8 hours staff impact per meeting



12-16 HOURS
Staff Impact per Month*

*12-16 Hours is only considering 2 regular council meetings, no special meetings.

CONSIDERATIONS FOR PILOT PROGRAM REVIEW



ADJUSTING TO INCLUDE LIVESTREAM:

- Only city council meetings
- VIEWABLE AS COUNCIL HAPPENS
- STREAMED VIA YOUTUBE
- Comments and Live Chat disabled



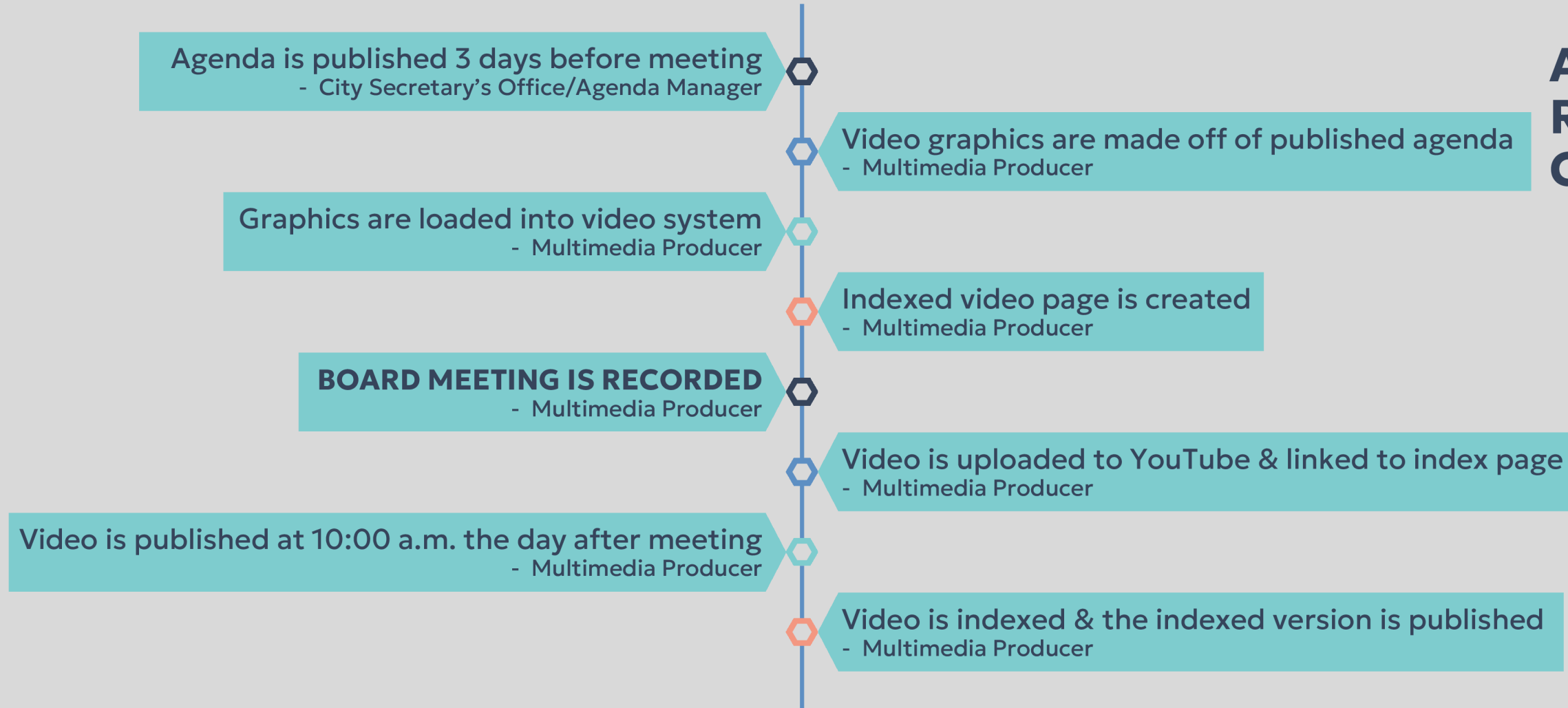
12-16 HOURS

Staff Impact per Month*

*12-16 Hours is only considering 2 regular council meetings, no special meetings.

CONSIDERATIONS FOR PILOT PROGRAM REVIEW

REPEAT FOR EACH BOARD & COMMISSION



ADJUSTING TO INCLUDE RECORDING OTHER BOARDS & COMMISSIONS:

- ALL MEETINGS
- Recorded and published after
- Published via YouTube
- **STAFF IMPACT**
 - 6-8 hours per meeting
 - 5 regularly scheduled meetings per month, not including special meetings
- Staff Recommendations
 - Contract employee, media intern
 - Non-City Council meetings be less produced (no graphics, only one camera)



30-40 HOURS

Staff Impact per Month

OTHER CONTROL ROOMS



SURPRISE, ARIZONA



MONT BELVIEU, TEXAS

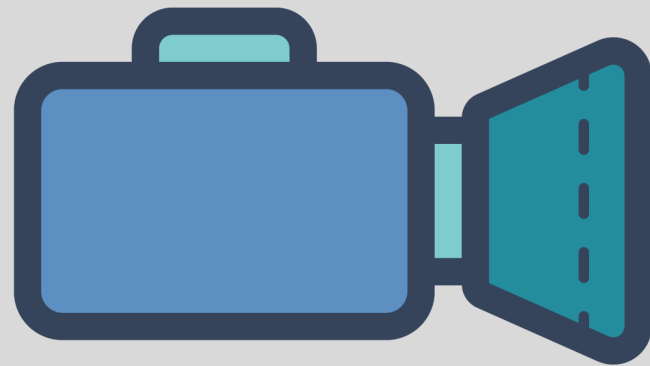


TUSTIN, COLORADO



BAYTOWN, TEXAS

THE CONTROL ROOM



**SWITCHES
CAMERAS**



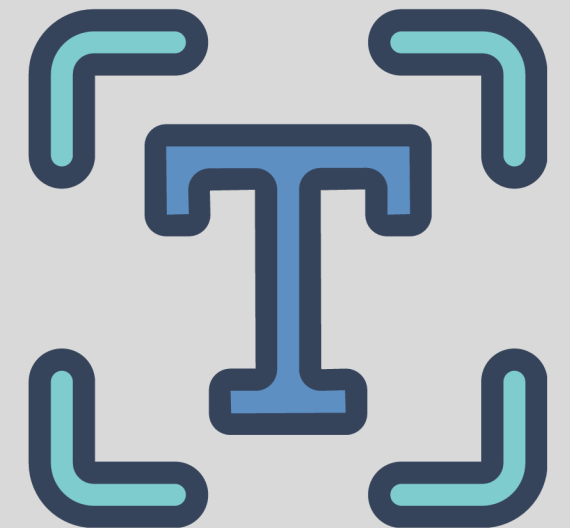
**MONITORS
NETWORK
CONNECTION**



**MAINTAINS
EQUIPMENT**



**CHECKS
STREAM
HEALTH**



**CHANGES
GRAPHICS**

HOW THE CHAT FEATURE COULD IMPACT TOMA

COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT

UNDISCLOSED CONVERSATIONS

Chats can result in side conversations separate from the official record, potentially violating TOMA transparency.

RECORD KEEPING

Minutes and/or recordings must be available to the public. Ensuring ALL chat messages are recorded and preserved could be challenging and lead to compliance issues.

EQUAL ACCESS

Not all members of the public may have the means or ability to participate in a chat, potentially leading to unequal access. Similarly, a chat comment can not follow the same restrictions as a public comment with a 4-minute timer which would create an inequity in the method of public comment.

PUBLIC SCRUTINY

Chats can make it difficult for the public to follow a discussion, especially if important points are made in the chat rather than aloud during the meeting.

MISCOMMUNICATION

Written chats can be misinterpreted or lack context, which could lead to confusion or misinformation.

MODERATION

Managing & moderating a live chat can be resource-intensive and distracting to council members and staff.

DISRUPTION

Chat can become a platform for disruptive behavior, such as off-topic comments or inappropriate language, which can derail the meeting.



RECOMMENDATIONS TO ENSURE COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT & PUBLIC INFORMATION ACT

It is recommended to use a more controlled method of public participation, such as:

PUBLIC COMMENT PERIODS

Designated specific times for public comments, either verbally or through submitted written statements.

PRE-SUBMITTED QUESTIONS

Allow the public to submit questions or comments before the meeting, which could then be read aloud and addressed during the meeting.

MAXIMIZE INFORMATION TO SUBMIT COMPLIANT PUBLIC COMMENTS

Starting stream or recorded video with a slide of the proper channels to submit a public comment. The information can also be placed in the video description.

EXAMPLE 1



SEABROOK

WELCOME TO THE SEABROOK CITY COUNCIL
LIVE STREAM.

COMMENTS IN THE CHAT OR ON THIS VIDEO ARE
NOT CONSIDERED OFFICIAL PUBLIC COMMENTS.
TO MAKE AN OFFICIAL COMMENT, REGISTER TO
SPEAK AT A COUNCIL MEETING OR EMAIL
CITYSEC@SEABROOKTX.GOV

THANK YOU.

EXAMPLE 2



SEABROOK

WELCOME TO THE SEABROOK CITY COUNCIL
LIVE STREAM.

COMMENTS IN THE CHAT OR ON THIS VIDEO ARE
NOT CONSIDERED OFFICIAL PUBLIC COMMENTS.
TO MAKE AN OFFICIAL COMMENT, REGISTER TO
SPEAK AT A COUNCIL MEETING OR EMAIL
CITYSEC@SEABROOKTX.GOV

STREAM WILL BEGIN SHORTLY

EXAMPLE 3



SEABROOK

PLEASE NOTE

COMMENTS LEFT ON THIS LIVE
STREAM WILL NOT BE READ OR
ENTERED INTO THE MEETING
RECORD. TO CONTACT YOUR
REPRESENTATIVES, VISIT
WWW.SEABROOKTX.GOV

STAFF KNOWLEDGE BASE & PERSONNEL IMPACT



MULTIMEDIA PRODUCER KNOWLEDGE BASE

- B.A. in Communications – Media Production
- Former director of a professional multicamera studio production (college-level sports talk show)
- Helped teach college production classes
- Producer of a church Sunday live streams
- Director of a church Sunday multicamera live streams
- Helps design, build and maintain multicamera production systems

CURRENT PERSONNEL



- Hired December 2019 as Multimedia Developer - new position
- Within Department of Public Affairs
- Funded **50% General Fund & 50% HOT Fund**
- Became Multimedia Producer October 2020



FUTURE PERSONNEL

- Raise Multimedia Producer to a managerial position
- Within Department of Public Affairs - no change
- Fund **100% General Fund**
- Additional personnel costs
 - Additional staff for other Boards & Commissions

STAFF TRAINING

TRAINING

- Multimedia Producer must train staff to be backup
- Staff to train:
 - the rest of the Public Affairs department
 - IT
 - City Secretary

CONTRACTOR VS. PART-TIME

- Contractor: Paid flat rate, either per diem or hourly. No benefits cost to the city. Depends on reliability of contractor.
- Part-time employee: hourly rate, benefits cost to the city
- BOTH: given a minimum cost for arriving to work, even if a public meeting is canceled less than 24 hours before the meeting or if the meeting is shorter than the minimum hourly cost.

SUCCESSION PLANNING

Creation of a comprehensive living document to catalog all of the established settings and processes that have gone into the project so that anyone can step up upon a change in personnel.

This includes a Standard Operating Procedure (SOP).

PROCESS STREAMLINING

- Ongoing process that started before pilot program began
- 100's of hours spent in this endeavor

THANK YOU



Planning & Zoning Commission
OFFICIAL REPORT

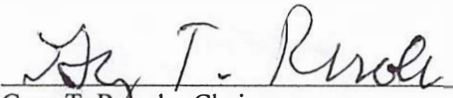
The Planning and Zoning Commission of the City of Seabrook met on AUGUST 6, 2024 to hold a meeting to consider:

Consider and take all appropriate action on a request for approval of a Final Planned Unit Development (Final PUD) to create a "World Class Freezer Facility Planned Unit Development" comprising of a 134,632 square foot freezer warehouse, 84 vehicle parking spaces, and 19 tractor trailer loading spaces located on approximately 7.19 acres tract of land.

THE PLANNING & ZONING COMMISSION MADE THE FOLLOWING
RECOMMENDATION:

APPROVAL ☒ APPROVAL WITH AMENDMENTS/CONDITIONS (SEE BELOW) ☐ DENIAL ☐
by a concurring vote of a majority of members of the Planning and Zoning Commission present at the meeting on AUGUST 6, 2024, as designated below and as certified by the signature of the Chairman.
This document is not valid unless signed by the Chairman/Presiding Commissioner.

<u>VOTE:</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>INITIAL</u>
Gary Renola	GR				
Darrell Picha	DP				
Jared Justus				✓	
Scott Reynolds	SR				
Ed Klein				✓	
Guy Rodgers	GR				
Rhonda Thompson				✓	


Gary T. Renola, Chairman
Planning & Zoning Commission

ATTEST:

Kiarra Bellow
Administrative Assistant



AMERICAN RESCUE PROGRAM ALLOCATION (ARPA) CITY OF SEABROOK 8-6-2024

Project Title	Project Description	Project	Budget	3,505,923.39	Subtotal	
Taylor Lake Water Line Crossing at Red Bluff	The replacement of the existing 24" water line by directional drilling a new HDPE water line under Taylor Lake and connect to the existing 24" water line on both sides of the lake.	Red Bluff Road				
Water				\$2,873,574.00	\$632,349.39	Done
City Wide Park Equipment and Site Improvements	Improvements to support the enrichment of the existing park system to ensure that is is safe, accessible and the facilities add to the quality of life of the community.					
Quality of Life						
	1. Shade Structure - Pine Gully		\$ 29,334.00	\$ 603,015.39	Confirmed Quote	Council 8-6-24
	2. Shade Structure - Baybrook		\$ 34,680.00	\$ 568,335.39	Confirmed Quote	Council 8-6-24
	3. Shade Structure - Meador	City Parks	\$ 28,451.00	\$ 539,884.39	Confirmed Quote	Council 8-6-24
	2. Pickleball Court, fence and parking area at		\$ 169,531.00	\$ 370,353.39	Confirmed Quote	Council 8-6-24
	3. Basketball Resurfacing at Baybrook Park		\$ 45,000.00	\$ 325,353.39		
	4. Restroom Upgrades at Friendship Park		\$ 95,000.00	\$ 230,353.39		
	5. Pedestrian Bridge at Hester Park		\$ -			
	5. Restroom Upgrade at Brummerhop		\$ 169,147.00	\$ 61,206.39	Confirmed Quote good until Aug 25,2024	Council 8-6-24
	6. P31 Park Lighting at Meador		\$ 61,206.39	\$ 0.00		
			New Allocation Reque	\$ (632,349.39)		
			Expensed ARPA Funds	\$ (2,873,574.00)		
			Balance ARPA	\$ -		
			Total ARPA	\$ 3,505,923.39		

ATTACHMENT E

From: mrobinson@cardinaltx.com
To: [Gayle Cook](mailto:Gayle.Cook); [Joe Machol](mailto:Joe.Machol); [Jackie Rasco](mailto:Jackie.Rasco); probinson@cardinaltx.com; mhessemer1980@gmail.com
Cc: [Sean Landis](mailto:Sean.Landis)
Subject: RE: FEMA: Park Restroom Facility _ VE Flood Zone
Date: Tuesday, May 14, 2024 1:20:01 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image007.png](#)
[image008.png](#)
[image011.png](#)

Gayle,
Good afternoon,
Could you please outline the steps needed to bring the bathroom issue to a vote.
Thank you,

Michael Robinson

Cardinal Companies Int'l
(cell) 832-215-1910



From: Gayle Cook <gcook@seabrooktx.gov>
Sent: Monday, April 15, 2024 11:23 AM
To: 'mrobinson@cardinaltx.com' <mrobinson@cardinaltx.com>; Joe Machol <jmachol@seabrooktx.gov>; Jackie Rasco <jrasco@seabrooktx.gov>
Cc: Sean Landis <slandis@seabrooktx.gov>
Subject: RE: FEMA: Park Restroom Facility _ VE Flood Zone
Mike
Are you available to meet on Wednesday this week?
Thank you

G



GAYLE COOK
City of Seabrook
City Manager
281-291 5688 Work
gcook@seabrooktx.gov
1700 First Street
Seabrook, Texas 77586
www.seabrooktx.gov

Council and board members, please reply individually (and **not** "to all") so as to avoid the appearance of any inadvertent violation of the Open Meetings Act

From: Gayle Cook
Sent: Friday, April 12, 2024 10:26 AM
To: mrobinson@cardinaltx.com; Joe Machol <jmachol@seabrooktx.gov>; Jackie Rasco <jrasco@seabrooktx.gov>
Cc: Sean Landis <slandis@seabrooktx.gov>
Subject: FEMA: Park Restroom Facility _ VE Flood Zone
All

Please see below the response from FEMA and the summary from Sean Landis on the question regarding restrooms. If you have availability next Wednesday, send us your times so that a meeting can be created.

Thank you
Gayle Cook
Gayle,

Please review the response we received from a FEMA representative regarding the question that was posed regarding the use of a temporary restroom trailer within the floodplain.

The response from the FEMA representative states that the use of a temporary restroom trailer is permissible with the stipulation that it is in a functional state, in a functional location, self-contained and not connected to a utility. The effluent materials are stored within the vessel storage and transported to another location for disposal.

Currently, the city has in place a higher standard beyond the regulations within the city's floodplain ordinance. The adopted plumbing code requires all uses, both residential and commercial, to have permanent plumbing fixtures. The number of required fixtures is determined by the number of occupants permitted on the premises.

The FEMA representative confirmed the NFIP does not prohibit communities from adopting their own higher standards as it relates to this topic.

Currently, Nick is out of the office until next Tuesday. What I propose is that we all get together to include Jackie, Joe, and Mike Robinson in person next Wednesday, April 17, and discuss the next steps.

Prior to approving the use of a temporary restroom trailer the prohibition within the adopted plumbing code will need to be addressed. An amendment of the plumbing code will require a recommendation from the Planning and Zoning Commission, along with approval from the City Council.

Again, I would like to discuss this process in person if everyone is available to meet next Wednesday.

Thanks,

Sean

From: Bartley, Brian <Brian.Bartley@fema.dhs.gov>

Sent: Thursday, April 11, 2024 5:10 PM

To: Nick Kondejewski <nickk@seabrooktx.gov>

Cc: Seabrook Permits <permits@seabrooktx.gov>; Sean Landis <slandis@seabrooktx.gov>; Case, Bradford <bradford.case@fema.dhs.gov>; Jenkins, Keoka <keoka.jenkins@fema.dhs.gov>; Rozelle, Trey <Trey.Rozelle@fema.dhs.gov>

Subject: RE: Park Restroom Facility _ VE Flood Zone

Mr. Kondejewski;

Thank you for your inquiry.

After doing some checking and research into how the National Flood Insurance Program (NFIP) and local regulatory framework associated with the NFIP would look at this, we have a reply for you.

1. Based on the information you sent we feel it is not a structure nor a recreational vehicle.
2. There is no "specific standard" found in the model local regulation for this type of vehicle, vessel, unit, or equipment as it was described.
3. So long as it is not placed on a foundation or anchored to a site it remains a "vessel."
4. In some cases when motorized vehicles are stored at a storage facility the facility might be asked to provide an operational plan if the facility is in a special flood hazard area under the provisions of local regulations related to storage of equipment and materials. This does not seem to be the situation as described so we do not think this applies.
5. In the situation presented to us the unit would be in a functional state in the functional location and self-contained so it would not be connected to utilities. The effluent materials would be stored withing the vessel storage and transported to another location for disposal.
6. As described this vehicle, vessel, unit, or equipment would not be regulated under the provisions of the NFIP or local model regulation.
7. The NFIP however does not prohibit communities from adopting their own higher standards. A community might find it expedient to develop a local regulation for this type of equipment and situation and could as long as the regulation created did not nullify any other required program provision.

Respectfully,

Brian W Bartley, CFM

FEMA Region 6

Hazard Mitigation Emergency Management Specialist – Mitigation

Floodplain Management and Insurance Branch

Brian.bartley@fema.dhs.gov

(940) 383-7207 Desk

(202) 805-6676 IPH

From: Nick Kondejewski <nickk@seabrooktx.gov>

Sent: Tuesday, April 2, 2024 12:22 PM

To: Bartley, Brian <Brian.Bartley@fema.dhs.gov>

Cc: Seabrook Permits <permits@seabrooktx.gov>; Sean Landis <slandis@seabrooktx.gov>

Subject: RE: Park Restroom Facility _ VE Flood Zone

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Hello Mr. Brantley

I was following up on our question about FEMA Regulations on the use of Temporary Sanitary Facilities. Did you have any guidance or specific regulations we should be looking at?

Regards,

Nick Kondejewski

Chief Building Official / Floodplain Administrator

CFM #1579-09N, TSBPE I-2833

City of Seabrook

Phone: 281-291-5638



From: Nick Kondejewski

Sent: Tuesday, March 12, 2024 3:53 PM

To: 'Bartley, Brian' <Brian.Bartley@fema.dhs.gov>

Cc: Seabrook Permits <permits@seabrooktx.gov>

Subject: RE: Park Restroom Facility _ VE Flood Zone

Hello Brain

We have another Floodplain regulation question that we continue to get from business and council members. Our specific example related to the previous site you provided information on for a floating bathroom facility.

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These units accommodate up to 250 guests. Call one of our portable restroom specialists today for pricing and availability.

For a quick quote, fill out the form below and we will be in touch as soon as possible.

None of our PP Trailers are delivered with artwork or decor because of the range and complexity of each event. We welcome damage free decorating in any of our portable restrooms.

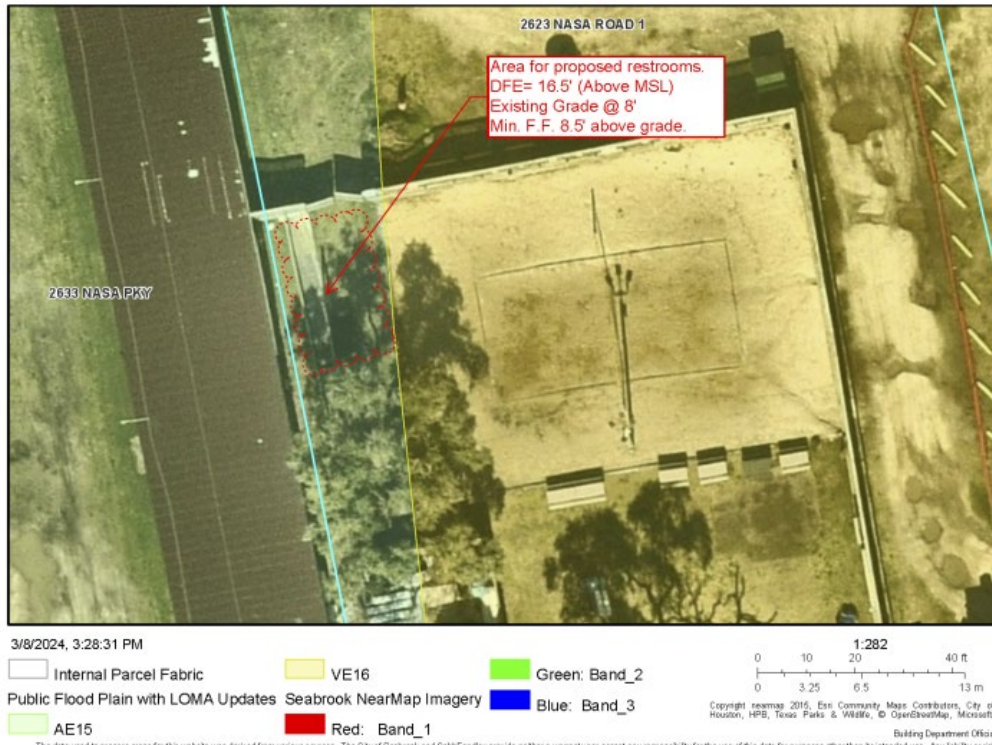
Get a Quote

First Name	Last Name	Comments	
Email	Phone		
4 Room Commercial	Event Start Date	Event End Date	Event Zip Code

[Let's Chat!](#)

We have been asked about the use of trailer mounted temporary restroom to provide sanitary facilities below BFE and design flood elevation. What has been proposed would be similar to regulations for Recreational Vehicles in the flood plain. These units would not be connected to sewer but make use of a holding tank, and may or may not need water and electric connections.

2625.5 E Nasa Pkwy



We as a city area looking for guidance from FEMA on this issue. I appears that some communities like Galveston have used this typer of facilities in a limited basis on the Seawall. At this time we have no building code or city ordinance allowance for such facilities, and any type of approval would require ordinance changes. But before we even entertain this question we want to make sure we meet all FEMA regulation to prevent any future regulatory violation.

As always, you help and regulatory guidance is very much appreciated.

Regards,

Nick Kondejewski

Chief Building Official / Floodplain Administrator

CFM, TSBPE I-2833

City of Seabrook

Phone: 281-291-5638

Fax: 281-291-5690



From: Nick Kondejewski

Sent: Wednesday, August 31, 2022 7:00 AM

To: Bartley, Brian <Brian.Bartley@fema.dhs.gov>

Subject: RE: Park Restroom Facility _ VE Flood Zone

Hi Brain

Thank you for the review and analysis of our "Floating Structure" question. This is not the first time something like this has been proposed and having specific regulations to point to is a great help. We know that you get an enormous number of request and your help is very much appreciated.

Regards,

Nick Kondejewski

Chief Building Official / Floodplain Administrator

CFM, TSBPE I-2833

City of Seabrook

Phone: 281-291-5638

Fax: 281-291-5690



From: Bartley, Brian <Brian.Bartley@fema.dhs.gov>

Sent: Monday, August 29, 2022 6:03 PM

To: Nick Kondejewski <nickk@seabrooktx.gov>

Cc: Seabrook Permits <permits@seabrooktx.gov>; Rozelle, Trey <Trey.Rozelle@fema.dhs.gov>

Subject: RE: Park Restroom Facility _ VE Flood Zone

Mr. Kondejewski;

The National Flood Insurance Program (NFIP) Regulations do not address “floating” structures. If you attempted to permit under a floodplain development permit, you would find there is a total lack of specific standards and as such it would be impossible to issue a compliant floodplain development permit.

There may be some community ordinance that applies to development over water, but to my knowledge the only NFIP applicable provisions have to do with defining a building

44 CFR Appendix A(1) to Part 61 II.C.6.

and excluding coverage for structure completely over water

44 CFR Appendix A(1) to Part 61 IV.2.

Sorry for the delayed reply.

Brian W Bartley, CFM

FEMA Region 6

Hazard Mitigation Emergency Management Specialist – Mitigation

Floodplain Management and Insurance Branch

Brian.bartley@fema.dhs.gov

(940) 383-7207 Desk

(202) 805-6676 IPH

From: Nick Kondejewski <nickk@seabrooktx.gov>

Sent: Monday, August 15, 2022 11:36 AM

To: Bartley, Brian <Brian.Bartley@fema.dhs.gov>

Cc: Seabrook Permits <permits@seabrooktx.gov>

Subject: RE: Park Restroom Facility _ VE Flood Zone

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Hello Again Mr. Brantley

I have another unusual bathroom building proposal for official review. We have a commercial property located on clear lake that is adjacent to a Coastal Velocity Zone (VE-16). The developer is proposing Floating bathroom structure placed on the land. We typically see these types of facilities in marinas. This developments primary building / facility is located on a barge. They have submitted some preliminary concept images, but the idea would be that sewage is pumped from a holding tank in the floating building through a flexible line to a sealed lift station on land and then pumped to a gravity main on the site. An direction on specific regulations would be a great help.

2623.5 E Nasa Pkwy (Floating Restroom)



8/15/2022, 10:56:03 AM

Seabrook Streets Parcels Certified 2020 VE16
Elevation Contours FEMA 2017_View AE15 VE17

1:1,126
0 45 90 180 ft
0 12.5 25 50 m
Esri Community Maps Contributors, City of Houston, HPS, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, ©Columbus, Esri, HERE, Garmin, Building Department Official

The data used to prepare maps for this website was derived from various sources. The City of Seabrook and CobbLendley provide neither a warranty nor accept any responsibility for the use of this data for purposes other than its intended use. Any liability or risk

Regards,

Nick Kondejewski

Chief Building Official / Floodplain Administrator

CFM, TSBPE I-2833
City of Seabrook
Phone: 281-291-5638
Fax: 281-291-5690



From: Nick Kondejewski

Sent: Friday, February 18, 2022 8:59 AM

To: Bartley, Brian <Brian.Bartley@fema.dhs.gov>

Cc: Sean Landis <slandis@seabrooktx.gov>; Kevin Padgett <kpadgett@seabrooktx.gov>; Brian Craig <bcraig@seabrooktx.gov>;
alanar@seabrooktx.gov

Subject: RE: Park Restroom Facility _ VE Flood Zone

Hi Brian

Thank you for the quick follow up to your question. Your knowledge and help are greatly appreciated. I look forward to talking to again in the future.

Regards,

Nick Kondejewski

Chief Building Official / Floodplain Administrator

CFM, TSBPE I-2833

City of Seabrook

Phone: 281-291-5638

Fax: 281-291-5690



From: Bartley, Brian <Brian.Bartley@fema.dhs.gov>

Sent: Thursday, February 17, 2022 11:34 AM

To: Nick Kondejewski <nickk@seabrooktx.gov>

Cc: Rozelle, Trey <Trey.Rozelle@fema.dhs.gov>; Gironjr, Gilbert <gilbert.giron@fema.dhs.gov>

Subject: RE: Park Restroom Facility _ VE Flood Zone

Correcting some typographical errors, I think my keyboard is malfunctioning. Sorry for any inconvenience Sir.

Corrected text follows:

I reviewed the NFIP Technical Bulletin Guide, which pointed to TB-5.

I opened TB-5 hit ctrl-f and typed "restroom" and this was the result:

7.8 Restroom Buildings and Comfort Stations Restroom buildings and comfort stations must be treated the same as other types of structures in Zone V and must meet the same elevation and design requirements as other buildings, even when the facilities are situated in public parks or recreation areas

Those V-Zone design standards are found in your local ordinance and will closely follow 44 CFR 60.3 (e), (4) – (5).

End.

The remainder of the message was fine.

Brian W Bartley, CFM

FEMA Region 6

Hazard Mitigation Emergency Management Specialist – Mitigation

Floodplain Management and Insurance Branch

Brian.bartley@fema.dhs.gov

(940) 383-7207 Desk

(202) 805-6676 IPH

From: Bartley, Brian

Sent: Thursday, February 17, 2022 11:25 AM

To: Nick Kondejewski <nickk@seabrooktx.gov>

Cc: Rozelle, Trey <Trey.Rozelle@fema.dhs.gov>; Gironjr, Gilbert <gilbert.giron@fema.dhs.gov>

Subject: RE: Park Restroom Facility _ VE Flood Zone

Mr. Kondejewski;

I reviewed the NFIP Technical Bulletin Guide, which pointed to TB-5.

I opened TB-F hit ctrl-f and typed "restroom" and this was the result:

7.8 Restroom Buildings and Comfort Stations Restroom buildings and comfort stations must be treated the same as other types of structures in Zone V and must meet the same elevation and design requirements as other buildings, even when the facilities are situated in public parks or recreation areas

Those V-Zone design standards are found in your local ordinance and will closely follow 44 CFR 60.2 (e), (4) – (5).

When the Federal Insurance Administrator has provided a notice of final base flood elevations within Zones A1-30 and/or AE on the community's FIRM and, if appropriate, has designated AH zones, AO zones, A99 zones, and A zones on the community's FIRM, and has

identified on the community's FIRM coastal high hazard areas by designating Zones V1-30, VE, and/or V, the community shall:

(4) Provide that all new construction and substantial improvements in Zones V1-30 and VE, and also Zone V if base flood elevation data is available, on the community's FIRM, are elevated on pilings and columns so that

(i) the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level; and

(ii) the pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable State or local building standards. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of [paragraphs \(e\)\(4\)\(i\) and \(ii\)](#) of this section.

(5) Provide that all new construction and substantial improvements within Zones V1-30, VE, and V on the community's FIRM have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purposes of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or State codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

(i) Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and,

(ii) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and non-structural). Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable State or local building standards.

Such enclosed space shall be useable solely for parking of vehicles, building access, or storage

The conclusion I draw from this is that the proposed structure would not comply with the program minimum design standards as presented.

Respectfully;

Brian W Bartley, CFM
FEMA Region 6
Hazard Mitigation Emergency Management Specialist – Mitigation
Floodplain Management and Insurance Branch
Brian.bartley@fema.dhs.gov
(940) 383-7207 Desk
(202) 805-6676 IPH

From: Nick Kondejewski <nickk@seabrooktx.gov>

Sent: Thursday, February 17, 2022 10:58 AM

To: Bartley, Brian <Brian.Bartley@fema.dhs.gov>

Subject: RE: Park Restroom Facility _ VE Flood Zone

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Hello Brian

See the attached information.

Regards,

Nick Kondejewski

Chief Building Official / Floodplain Administrator

CFM, TSBPE I-2833

City of Seabrook

Phone: 281-291-5638

Fax: 281-291-5690



From: Bartley, Brian <Brian.Bartley@fema.dhs.gov>

Sent: Thursday, February 17, 2022 10:56 AM

To: Nick Kondejewski <nickk@seabrooktx.gov>

Subject: FW: Park Restroom Facility _ VE Flood Zone

Please reply

Brian W Bartley, CFM
FEMA Region 6
Hazard Mitigation Emergency Management Specialist – Mitigation
Floodplain Management and Insurance Branch
Brian.bartley@fema.dhs.gov
(940) 383-7207 Desk
(202) 805-6676 IPH

From: Rozelle, Trey <Trey.Rozelle@fema.dhs.gov>
Sent: Thursday, February 17, 2022 10:43 AM
To: Segner, Michael <michael.segner@fema.dhs.gov>; Bartley, Brian <Brian.Bartley@fema.dhs.gov>
Subject: FW: Park Restroom Facility _ VE Flood Zone

Can one of you field this and also let me know if you are hip to the restrooms in greenspace requirements?

Thanks,

Trey Rozelle

Senior Specialist | Floodplain Management & Insurance | Mitigation – Region 6

Office: (940) 898-5412 | Mobile: (940) 395-3479

trey.rozelle@fema.dhs.gov

Federal Emergency Management Agency

[fema.gov](https://www.fema.gov)



From: Gironjr, Gilbert <gilbert.giron@fema.dhs.gov>
Sent: Thursday, February 17, 2022 8:25 AM
To: Nick Kondejewski <nickk@seabrooktx.gov>; Rozelle, Trey <Trey.Rozelle@fema.dhs.gov>
Cc: Seabrook Permits <permits@seabrooktx.gov>
Subject: RE: Park Restroom Facility _ VE Flood Zone

Nick,

I have sent this to our Senior Compliance Specialist who will assign to one of his team to help you out.

Trey,

This is a good question, can you please assist with the ask.

Gilbert

Gilbert L. Giron, CFM, DR 4611
Regional Flood Insurance Liaison
FEMA Region VI Mitigation Division
Floodplain Management and Insurance Branch
Gilbert.giron@fema.dhs.gov
940-383-7253 Office
940-898-5195 fax



From: Nick Kondejewski <nickk@seabrooktx.gov>
Sent: Thursday, February 17, 2022 8:15 AM
To: Gironjr, Gilbert <gilbert.giron@fema.dhs.gov>
Cc: Seabrook Permits <permits@seabrooktx.gov>
Subject: Re: Park Restroom Facility _ VE Flood Zone

CAUTION: This email originated from outside of DHS. DO NOT click links or open attachments unless you recognize and/or trust the sender. Please select the Phish Alert Report button on the top right of your screen to report this email if it is unsolicited or suspicious in nature.

Hello Gilbert

We are reaching out with a question concerning installation of a restroom facility in one of our park areas. I'm not sure if you can help us, if not please direct me to the proper contact. We are requesting feedback on a possible parks project in a coastal high hazard flood zone. We are trying to figure out how to provide accessible sanitary facilities to the public at our Bayside Park fishing and Kayak launch area adjacent to Galveston Bay. We have found a "waterless" precast bathroom building that could be installed that is entirely independent of water, sewer, and electrical connections (See Attached Information). We are trying to determine if this type of facility could be installed without conflicting with FEMA Flood Zone regulations since the structure if damaged would not impact our public infrastructure and would not pose a large debris risk. In the event of a design hurricane event we would hope to be able to clean out the structure and composting vault and then be able to put the facility back into service.

Any ideas, questions, or concerns would be greatly appreciated. Thank Again for any assistance you can provide.



Regards,
Nick Kondejewski
Chief Building Official / Floodplain Administrator
CFM, TSBPE I-2833
City of Seabrook
Phone: 281-291-5638
Fax: 281-291-5690



Time to Update

CITY COUNCIL
UPDATE
AUGUST 6, 2024



Post Hurricane Beryl

Recovery

\$533,076



- Building Permit Waivers \$3,100 (Value for work \$278,201)
- Additional Permits are still being processed (Ex: Roof Repairs)
- City Facilities and Equipment Damages
 - Estimated Repairs approx. \$108,000.00
 - 13 assets impacted
- Fuel Costs \$6,976.00
- Personnel Emergency approx. OT \$15,000.00
- Debris Removal - Monitor Contract not to exceed \$100,000.00
- Debris Hauling & Disposal - Contract no to exceed \$300,000.00
 - To date 16,000 Cubic Yards of Vegetative Collected
 - Next phase will pick up Construction & Demolition (C&D) pickup



Disaster Recovery Centers (DRCs)

FEMA Disaster Recovery Center (DRC)

[League City Rec Center](#)

450 W Walker St

LEAGUE CITY, TX 77573

GALVESTON County

[Get Directions](#)

Notes

HOURS OF OPERATIONS 8:00AM - 6:00PM CLOSED ON SUNDAYS

Hours of Operation

Sunday	Closed
Monday	8:00 AM - 6:00 PM
Tuesday	8:00 AM - 6:00 PM
Wednesday	8:00 AM - 6:00 PM
Thursday	8:00 AM - 6:00 PM
Friday	8:00 AM - 6:00 PM
Saturday	8:00 AM - 6:00 PM

FEMA Disaster Recovery Center (DRC)

[Pasadena Convention Center](#)

7902 Fairmont Pkwy

PASADENA, TX 77507

HARRIS County

[Get Directions](#)

Notes

Hours of Operation

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HURRICANE BERYL

RECOVERY COMMUNICATIONS REPORT

JULY 8 - AUGUST 1, 2024

PREPARED BY: *Amanda Alvarado*



COMMUNICATION CHANNELS



CITY WEBSITE

WWW.SEABROOKTX.GOV/WEATHER



489 TOTAL
UPDATES



SEABROOKALERTS

POWERED BY: RAVE MOBILE SAFETY



18 ALERTS
SENT



FACEBOOK

WWW.FACEBOOK.COM/SEABROOKTX



48 POSTS
CREATED



NEXTDOOR

WWW.NEXTDOOR.COM/PAGES/CITY-OF-SEABROOK



46 POSTS
CREATED

CITY WEBSITE

INTERIOR PAGES

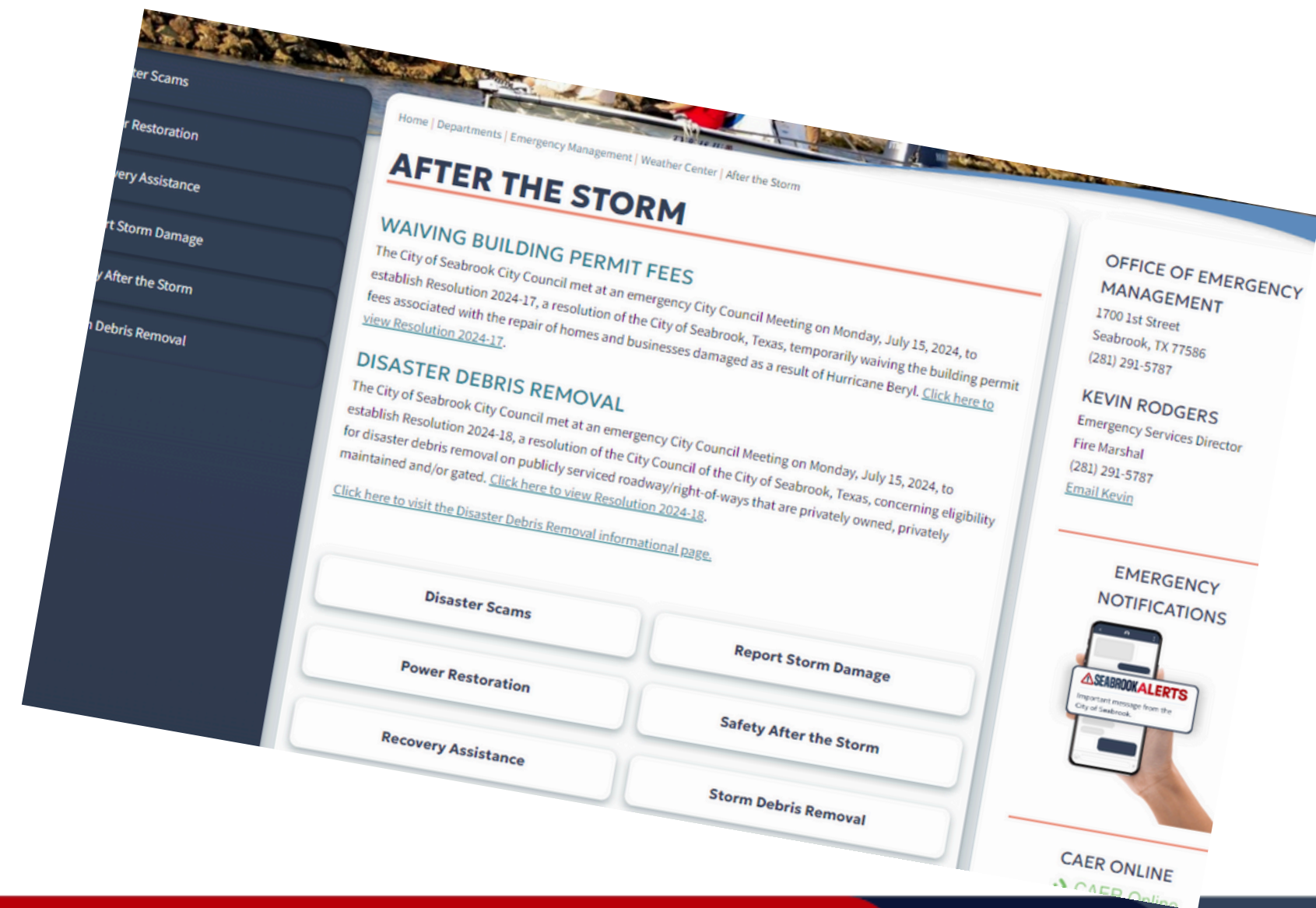
WEATHER CENTER

- ↳ AFTER THE STORM
- ↳ DISASTER SCAMS
- ↳ POWER RESTORATION
- ↳ RECOVERY ASSISTANCE
 - ↳ RELIEF DISTRIBUTION
- ↳ SAFETY AFTER THE STORM
- ↳ STORM DEBRIS REMOVAL

FORMS

REPORT STORM DAMAGE

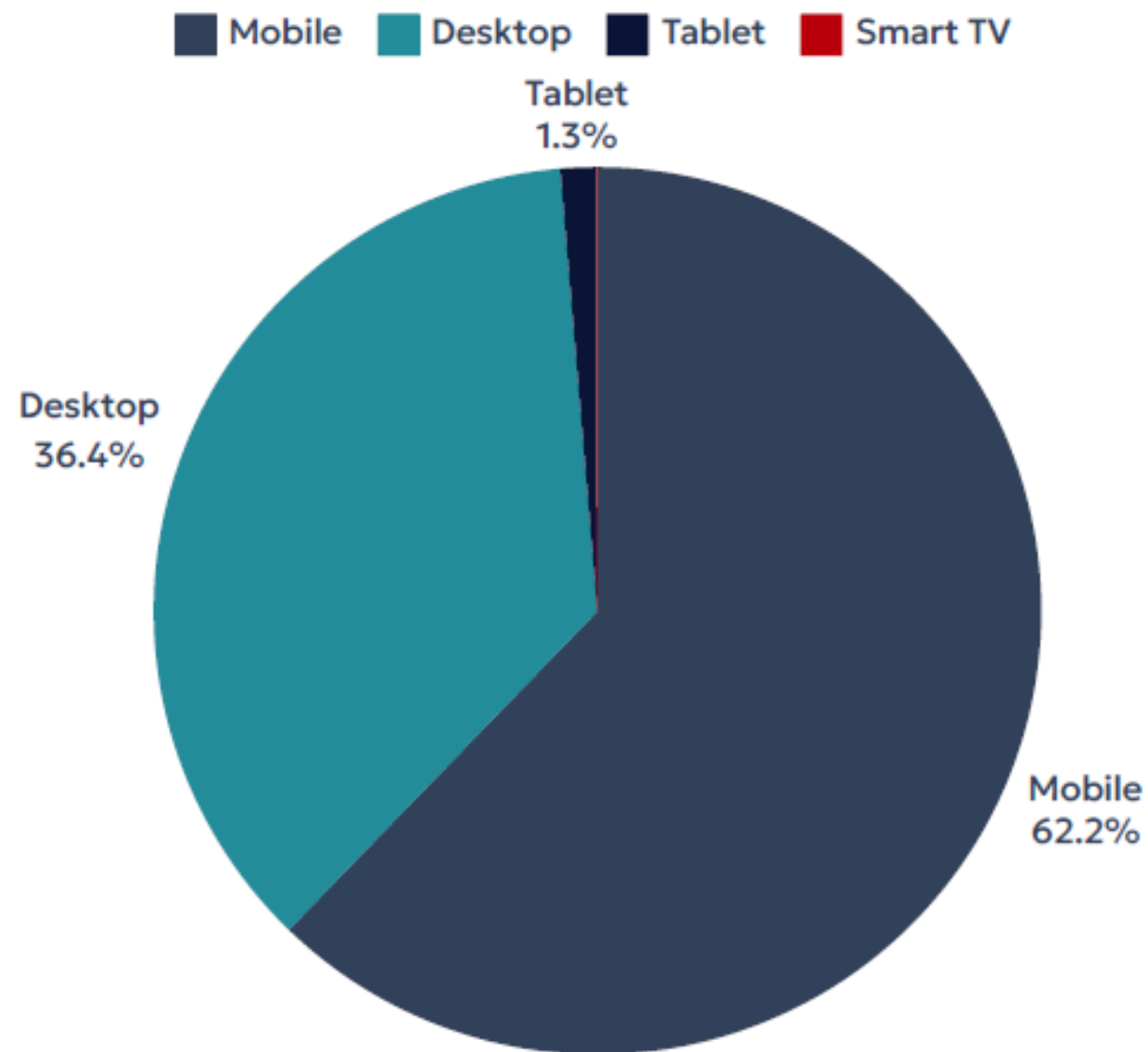
REPORT MISSED DEBRIS COLLECTION



CITY WEBSITE

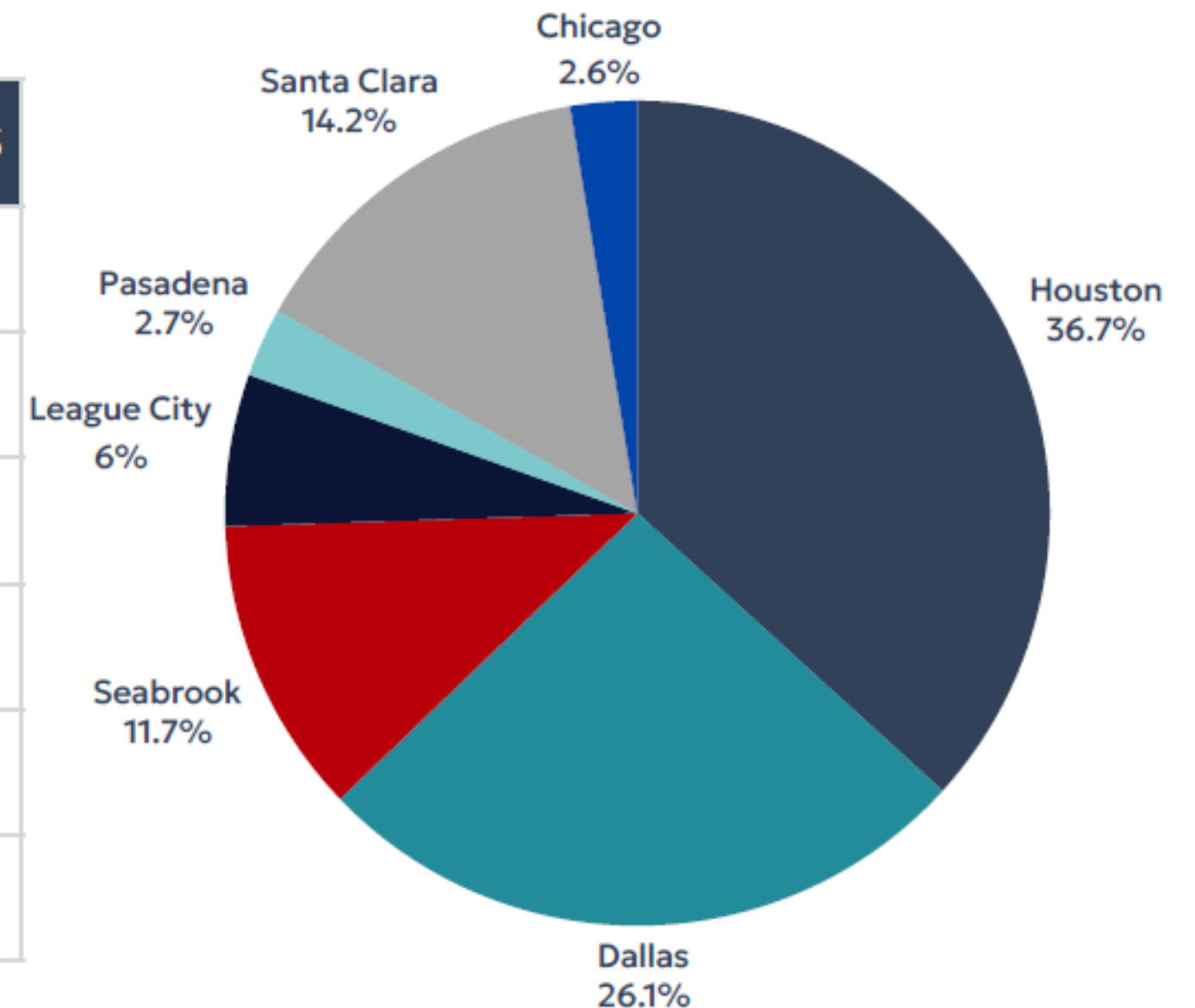
STATS PROVIDED FOR JULY 8 THROUGH AUGUST 1, 2024

TOTAL USERS 15K **NEW USERS 14K** **PAGE VIEWS 42K** **EVENT COUNT 121K**



TOP PAGES

PAGE	VIEWS
Home Page	7.9K
Weather Center	7.1K
Seabrook Alerts	1.8K
Customer Service / Utility Billing	948
Storm Debris Removal	794
Residential Garbage Service	767



CITY WEBSITE

STATS PROVIDED FOR JULY 8 THROUGH AUGUST 1, 2024

PAGES
UPDATES

327

ALERT CENTER
UPDATES

42

GRAPHIC LINK
UPDATES

13

QUICK LINK
UPDATES

107

SEABROOK ALERTS

STATS PROVIDED FOR JULY 8 THROUGH AUGUST 1, 2024

TOTAL ALERTS SENT

18

SMS

68.2K

EMAIL

83K

VOICE

127.3K

ALERT	DATE/TIME	TOTAL RECIPIENTS	SMS	EMAIL	VOICE
Wastewater Impact	7/8/24 6:35	8,465	3,874	4,720	0
Flash Flood Warning	7/8/24 7:02	10,856	3,838	4,712	0
Recovering from Beryl	7/8/24 17:13	10,886	3,907	4,737	0
Tropical Storm Warning	7/9/24 12:41	8,455	3,875	4,815	7,308
Debris Removal	7/10/24 9:42	10,927	3,943	4,776	9,204
Beryl Distribution	7/11/24 22:43	8,488	3,900	4,849	0
Mayor's Update Video	7/12/24 19:49	10,967	3,972	4,810	0
MRE & Water	7/12/24 21:45	10,968	3,971	4,810	9,228
FEMA Assistance	7/13/24 13:31	10,971	3,972	4,812	9,232
MRE & Water Restock	7/13/24 15:49	10,971	3,968	4,812	9,233
Centerpoint Update	7/13/24 16:12	10,971	3,965	4,812	9,233
MRE & Water Out of Stock	7/13/24 17:41	10,972	3,959	4,812	9,232
MRE Water Ice Distribution	7/14/24 11:02	10,976	3,954	4,816	9,235
MRE Distribution Day 2	7/15/24 11:25	9,699	3,955	4,935	9,221
FEMA Assistance	7/15/24 13:54	10,981	3,948	4,820	9,235
Beryl Debris Removal	7/16/24 14:07	10,984	3,946	4,822	9,235
Debris Removal Update	7/17/24 11:34	10,977	3,941	4,816	9,223
FEMA DRC	7/31/24 11:23	1,259	1,199	1,122	0

FACEBOOK

STATS PROVIDED FOR JULY 8 THROUGH AUGUST 1, 2024

TOTAL
POSTS **48**

IMPRESSIONS

187.6K

REACH

180.4K

REACTIONS

1.4K

COMMENTS

636

SHARES

643

POST CLICKS

21.8K

PHOTO CLICKS

2.6K

LINK CLICKS

451

TOTAL ENGAGEMENT

24.5K

TOTAL
POSTS **46**

IMPRESSIONS
27.9K

THANKS
204

REPLIES
111

Boards & Commissions

Charter Review - July 16

- Completed first full pass and review ending with Articles X, XI, and XII

OST Committee - Aug 1

- General Updates
- Recommendation for bat boxes
- Recommendation for tree planting along Red Bluff

P& Z Commission - July 18

- No Meeting

SH 146 - TxDOT

Project: Red Bluff to FM96

- 2 months of estimated work
- Completion of:
 - Pavers, Sod, Sidewalks
 - Driveway adjustments
 - Completion of Detention Ponds



SH 146 Landscaping

- Current Contractor cleaning up
- Landscape crew working south until Webber complete

SH 146 Red Bluff

- August 7 SH 146 Southbound Main Lanes closed between Port Rd Exit and Red Bluff Exit (barricade placement)

SH 146 - TxDOT

Project: Red Bluff to Spencer

WWTP Pine Gully - Wastewater Plant

- Lift Station connections near Robinson Park
- Project nearing 100%



Thank you