



SEABROOK CITY COUNCIL

NOTICE OF SPECIAL JOINT CITY COUNCIL MEETING WITH SEABROOK ECONOMIC DEVELOPMENT CORPORATION AND COUNCIL WORKSHOP TUESDAY, AUGUST 19, 2025 - 5:00 PM

For city information visit www.seabrooktx.gov
For agendas visit www.seabrooktx.gov/agendas

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY, AUGUST 19, 2025 AT 5:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 1ST STREET, SEABROOK, TEXAS, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

PLEDGE OF ALLEGIANCE

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to City business or City-related business or matters of general public interest, and shall not include any personal attacks or abusive language.

All public remarks shall be addressed to the Chair. Comments shall not be directed toward individual Councilmembers, City staff, or other members of the public.

In accordance with the Texas Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.

REGISTER ONLINE TO SPEAK IN PERSON DURING PUBLIC COMMENTS:

www.seabrooktx.gov/publiccomment

2. DECLARATION OF A QUORUM BY EACH CHAIR AND CALL MEETING TO ORDER

3. WORKSHOP SESSION - SEDC AND CITY COUNCIL

3.1 Presentation and discussion on schematic designs of the former wastewater treatment plant site for the proposed Bayside Park space expansion and Main Street Streetscape Improvements. *Kimley-Horn and Associates and Bayside Park Stakeholder Group*

4. ADJOURN JOINT MEETING AND ENTER INTO BUDGET WORKSHOP WITH CITY

COUNCIL

5. WORKSHOP SESSION - CITY COUNCIL

5.1 Hear a presentation and report of the Certified Appraisal Roll from Harris County Appraisal District (HCAD) for the calculation of the 2025 No New Revenue rate (NNR) and the Voter Approval Rate (VAR). *Michael Gibbs, Director of Finance, Gayle Cook, City Manager*

5.2 Review and discuss Fiscal Year 2025-2026 Proposed Budget including Special Funds and Capital Improvement Program (CIP).

6. NEW BUSINESS

6.1 Consider and take all appropriate action to acknowledge receipt of the Certified Appraisal Roll from the Harris County Appraisal District (HCAD).

6.2 Consider and take all appropriate action on the approval to accept the 2025 No New Revenue (NNR) and Voter Approval Rates (VAR) into the official record, as calculated in accordance with Texas Tax Code.

6.3 Consider approval for Proposed 2025 Property Tax Rate and call Public Hearing on September 16, 2025. A record vote is required.

6.4 Consider approval of the Proposed Fiscal Year 2025-2026 Budget and calling Public Hearing on September 16, 2025. A record vote is required.

7. ADJOURN WORKSHOP SESSION

THE CITY COUNCIL RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT, (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE, 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5663 OR CITYSEC@SEABROOKTX.GOV FOR FURTHER INFORMATION.

I certify that this notice was posted on the bulletin board on or before Friday, August 15, 2025 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Amanda Morales,

Deputy City Secretary



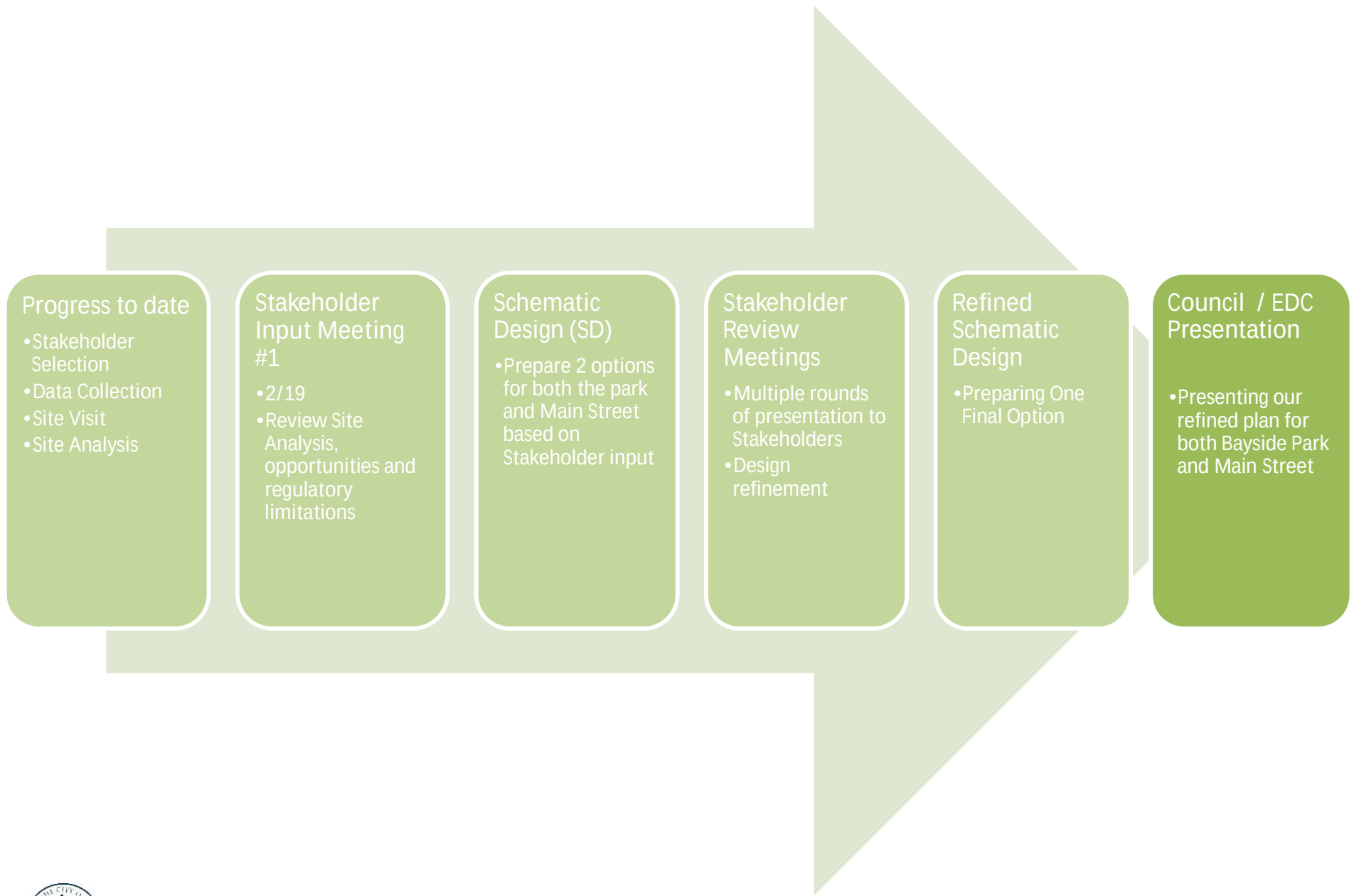
Bayside Park & Main Street Enhancements

City Council and EDC – Schematic Design Presentation



1. Recap overall project process and timeline
2. Review Feedback from Previous Presentations
3. Park Improvements
 - A. Park Concept
 - B. Park Questions, Discussion, and Feedback
4. Main Street Streetscape Options
 - A. Streetscape Concept
 - B. Streetscape Questions, Discussion and Feedback
5. Summarize and Discuss Next Steps



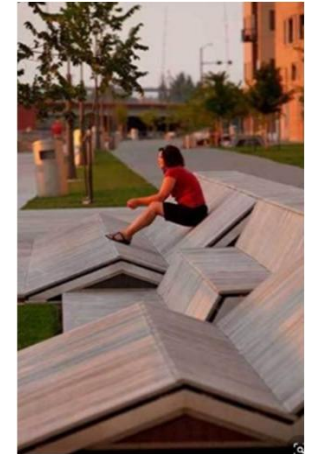




Park Concepts

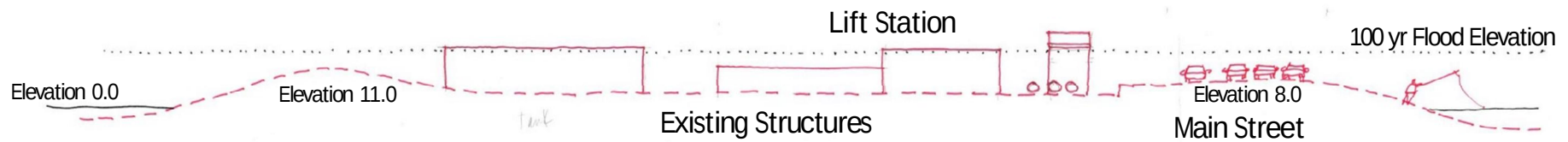
- nature focused - nature edu
- Coastal architecture (opt B)
- smaller, nature play features
- raise up site - even w/ top of berm
- small event space - acoustic, teaching, theatre classes (50 ppl)
- no parking
- ~~all~~ structures are very resilient - mobile

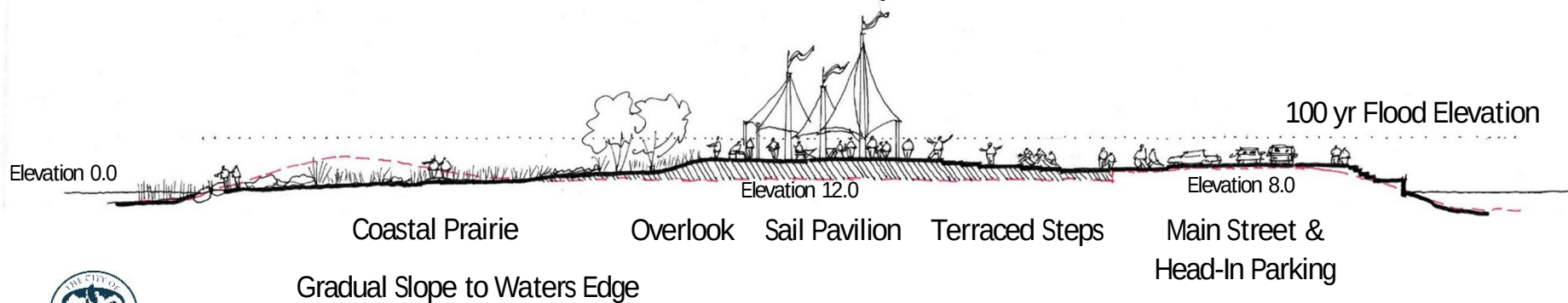
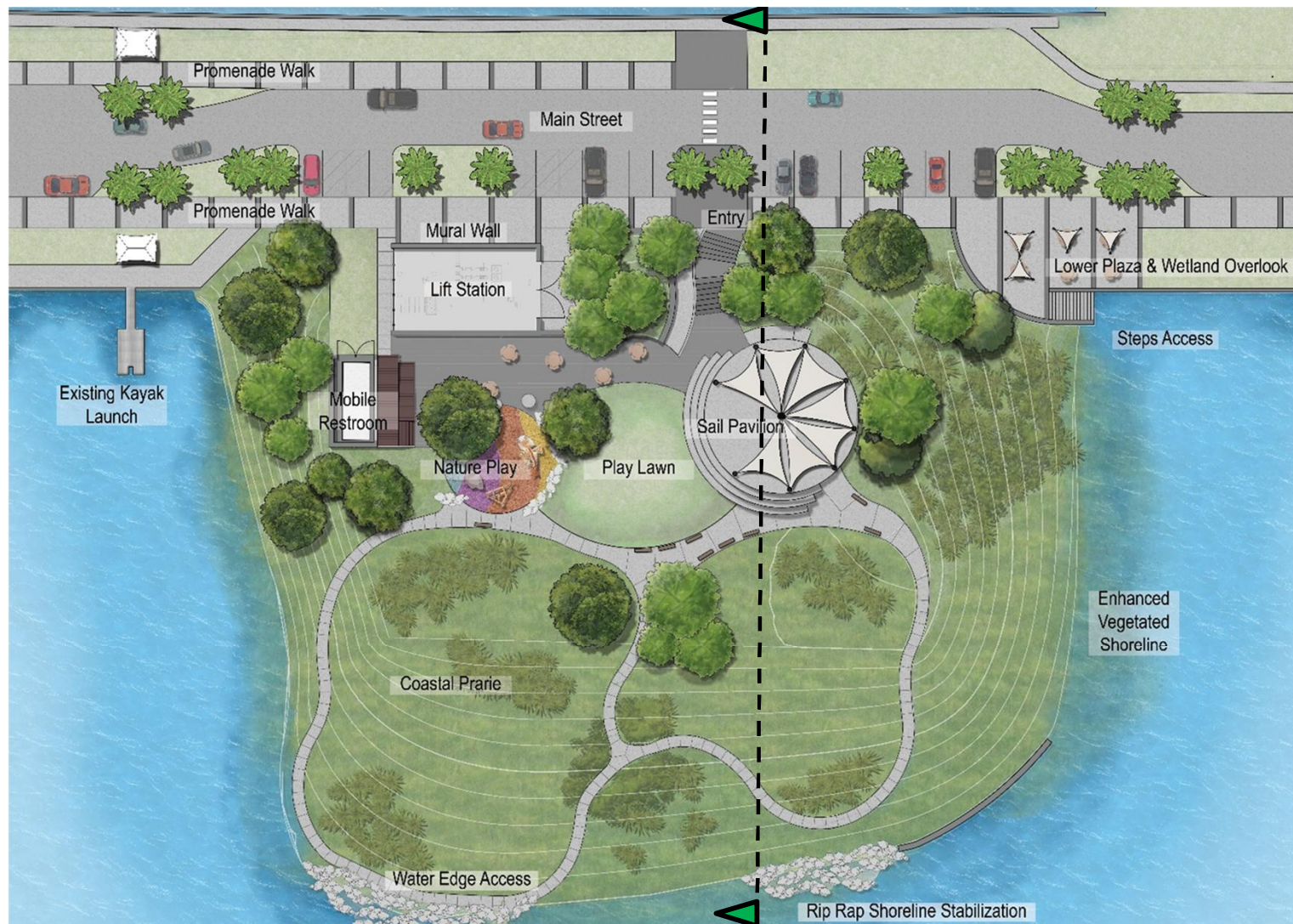
Consensus from Stakeholder Meeting 2



Kimley»Horn

Stakeholder Feedback





Kimley»Horn

Bayside Park







Park Concept Thoughts?

General Items (Mobilization, Demolition, Temporary Fencing, SWPPP)	\$120,000
Earthwork & Utilities (Rough Grading included in WWTP Demolition)	\$275,000
Mobile Restroom, Enclosure & Platform	\$250,000
Lift Station Enclosure & Art	\$510,000
Entry, Lower Plaza & Picnic Plaza	\$325,000
Main Pavilion	\$350,000
Nature Play	\$500,000
Trees, Prairie & Shoreline Stabilization (Shoreline Planting not included)	\$345,000
Estimated Cost	\$2,675,000
<u>24 Month Escalation</u>	<u>\$150,000</u>
Total Estimated Development Cost	\$2,825,000

Consultant has no control over cost of labor, materials, equipment or Contractor's methods of determining prices or over competitive bidding or market conditions. Opinion of probable cost is based on information known to Consultant at this time and represents only the Consultant's judgement as a design professional familiar with the construction industry. Consultant cannot and does not guarantee that proposals bids or construction costs will not vary from its opinions of probable costs.



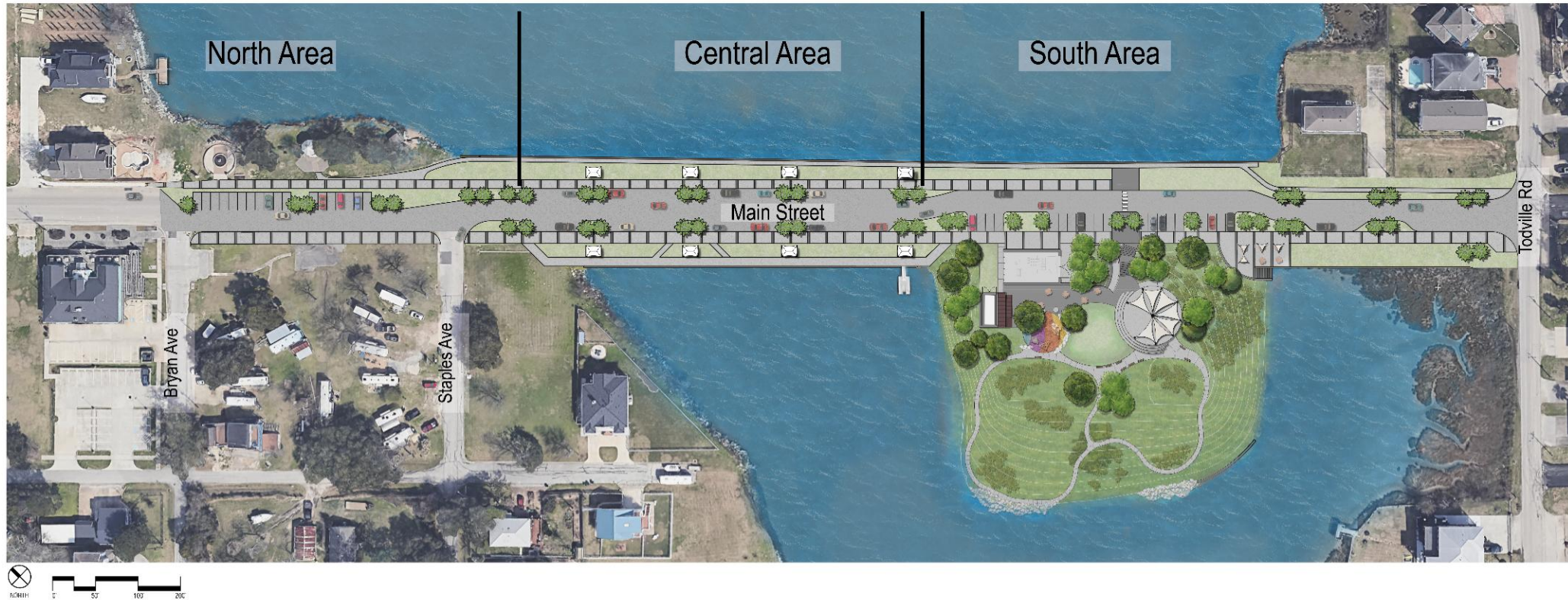
Main Street Improvements

Streetscape Concept

- clumps of trees (like Opt A)
- want addit parking (90° or angled parking)
- new lighting
- crosswalk at park
- alignment ^B ~~A~~ in front of park, ^① A elsewhere
↳ at memorial ^②
- walks on both sides, wider walk at water edge
- structures - small throughout
- keep DHE

Consensus from Stakeholder Meeting 2

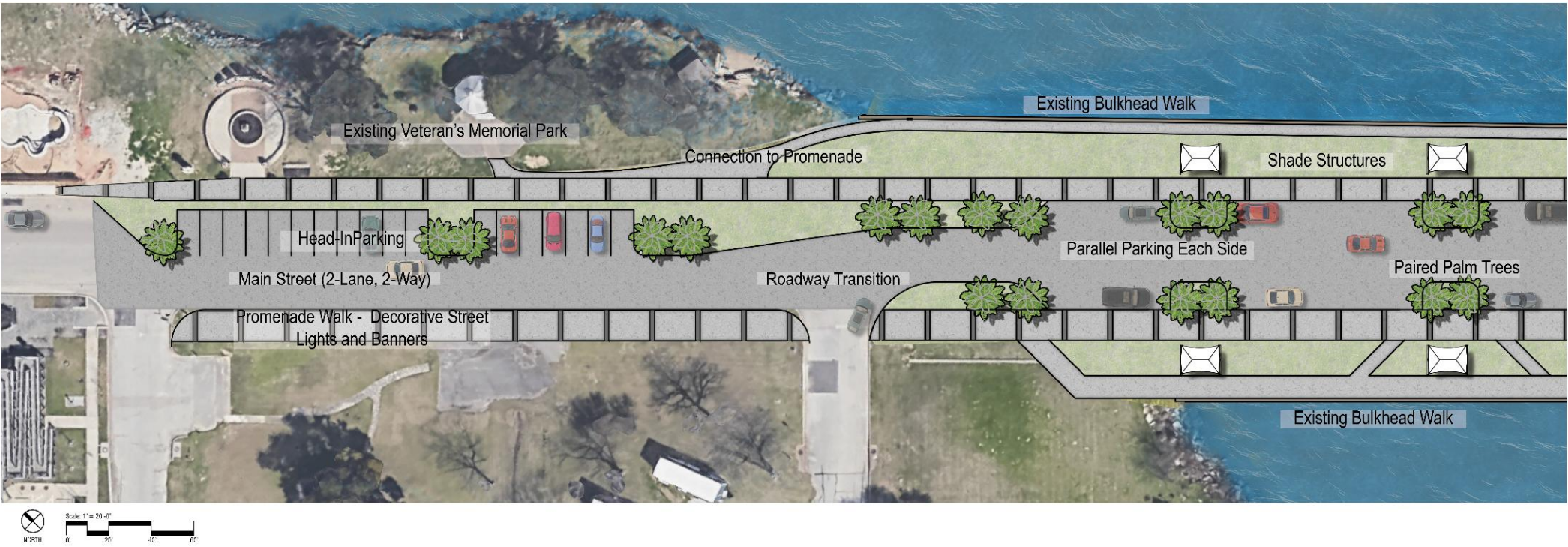


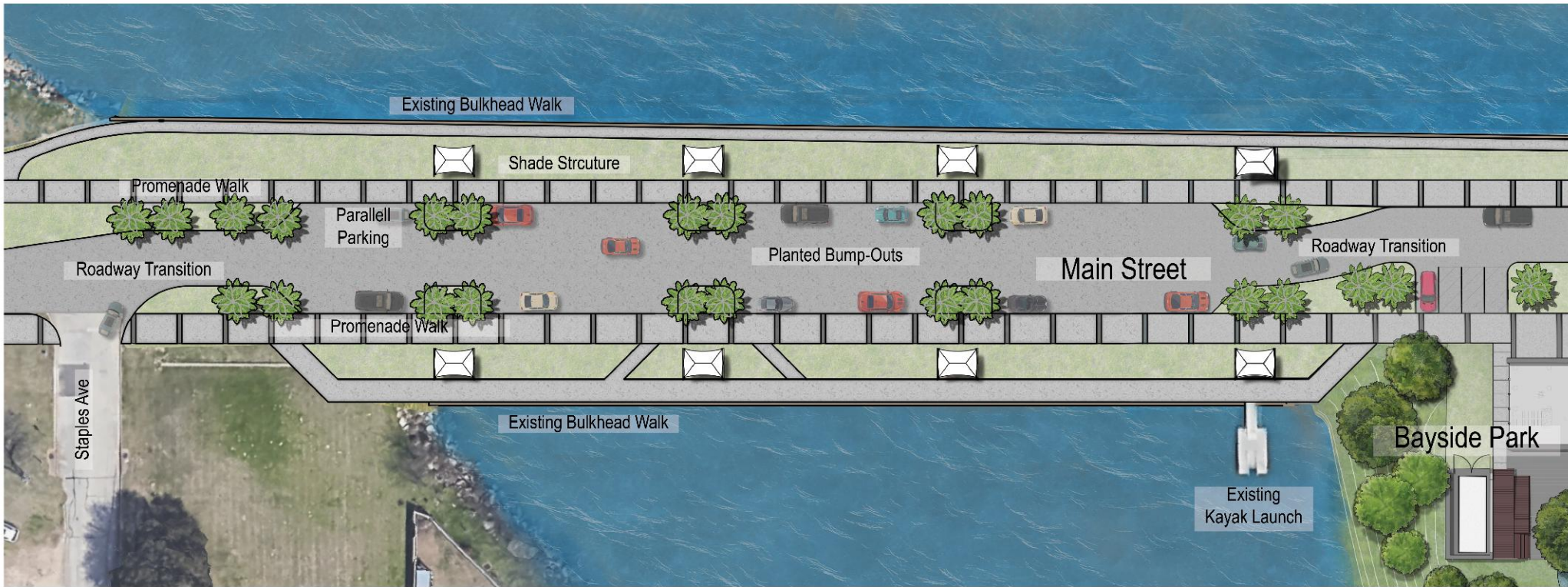


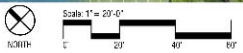
Main Street Improvements











Kimley»Horn

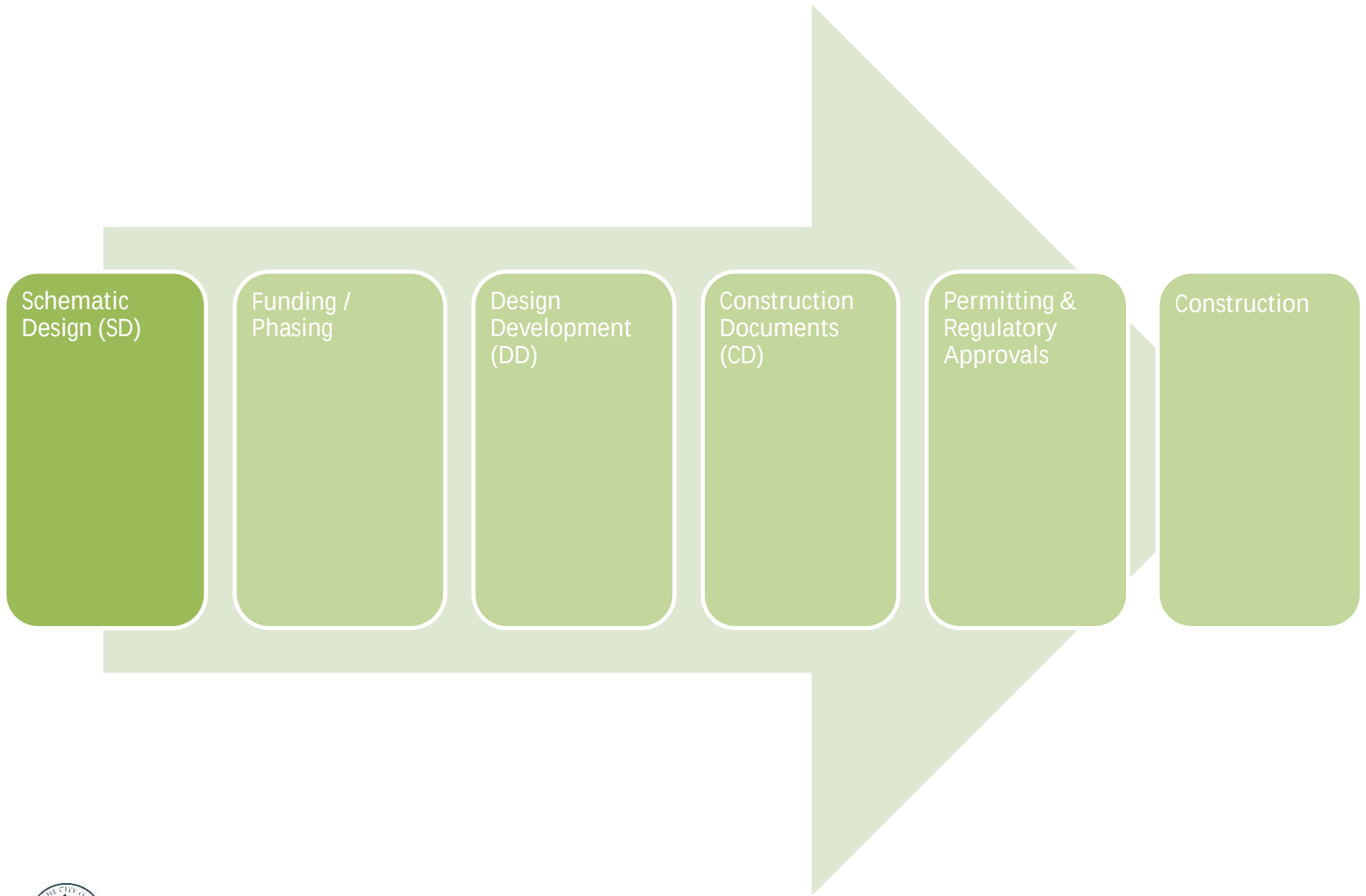
South Area



Streetscape Thoughts?

General Items (Mobilization, Demolition, Temporary Fencing, SWPPP)	\$370,000
Road Modifications & Parking (Rough Grading included in WWTP Demolition)	\$155,000
Promenade Walks	\$570,000
Planting & Irrigation	\$250,000
Shade Structures & Furnishings	\$225,000
Lighting & Banners	\$180,000
Estimated Cost	\$1,750,000
<u>24 Month Escalation</u>	<u>\$100,000</u>
Total Estimated Development Cost	\$1,850,000

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Bayside Park (Park Only)

Schematic Design Opinion of Probable Construction Cost

8/11/2025

General

ITEM	UNIT	QTY.	UNIT COST	TOTAL
Incl 44% markup: 5% Gen Cond, 4% Bonds, Ins, 15% O&P, 20% Design Contingency				
Mobilization Allowance (5% of Const Cost)	ls	1	\$ 73,458	\$ 73,458
Temporary Fencing	ls	1	\$ 10,000	\$ 14,400
Earthwork Allowance (Incl WWTP Demo)	ls	1		
Electrical Supply & Distribution Allowance	ls	1	\$ 25,000	\$ 36,000
Water Supply and Distribution (assume exist meter, distrib to irrig and drinking ftn)		1	\$ 15,000	\$ 21,600
Storm Drainage Allowance	ls	1	\$ 50,000	\$ 72,000
Subtotal General				\$ 217,458

Site Preparation

ITEM	UNIT	QTY.	UNIT COST	TOTAL
Filter Fabric Fence	ls	1	\$ 5,000	\$ 7,200
Inlet Protection Barrier	ls	1	\$ 2,500	\$ 3,600
Stabilized Construction Exit	sy	120	\$ 30	\$ 5,184
SWPPP Inspection and Maintenance	mo	6	\$ 500	\$ 4,320
Site Clearing Allowance	ls	1	\$ 3,000	\$ 4,320
Site Grading Allowance	ls	1	\$ 100,000	\$ 144,000
Subtotal Site Preparation				\$ 168,624

Walls

ITEM	UNIT	QTY.	UNIT COST	TOTAL
Restroom Docking Station Screen Wall Excavation				
Excavation	cy	53	\$ 15	\$ 1,145
Haul Spoils	cy	53	\$ 10	\$ 763
Trim/Prep Soil for CIP Concrete	sf	507	\$ 1	\$ 730
Compaction	cy	53	\$ 2	\$ 153
General Fill	cy	40	\$ 2	\$ 115
Restroom Docking Station Screen Wall Concrete Items				
CIP Conc Footing with Reinforcement	cy	14	\$ 261	\$ 5,268
Concrete Screen Wall	cy	46	\$ 400	\$ 26,496
Lift Station Screen Wall Excavation				
Excavation	cy	122	\$ 15	\$ 2,635
Haul Spoils	cy	122	\$ 10	\$ 1,757
Trim/Prep Soil for CIP Concrete	sf	1,158	\$ 1	\$ 1,668
Compaction	cy	122	\$ 2	\$ 351
General Fill	cy	91	\$ 2	\$ 262
Lift Station Screen Wall Concrete Items				
CIP Conc Footing with Reinforcement	cy	31	\$ 261	\$ 11,664
Concrete Screen Wall (140 LFX12'x8" thick) Board Form Exterio	cy	42	\$ 1,000	\$ 60,480
Louvered Gate at Lift Station	ea	1	\$ 30,000	\$ 43,200
Louvered Fence at Lift Station (10' tall)	LF	35	\$ 750	\$ 37,800
Lift Station Art Sails	Allow	1	\$ 240,000	\$ 345,600
Subtotal Walls				\$ 540,087

Hardscape

ITEM	UNIT	QTY.	UNIT COST	TOTAL
Paving				
Plaza Concrete	sf	3,910	\$ 12	\$ 67,565
Ramp Paving	sf	602	\$ 9	\$ 7,802
Steps (570 sf) 570 x 18" dp = 32 c.y.	cy	32	\$ 300	\$ 13,824
Raised Stage at Main Pavilion (6" rein concrete)	sf	3,440	\$ 12	\$ 59,443
Steps and Ramp to Raised Stage	sf	1,100	\$ 12	\$ 19,008
Retaining Wall	lf	143	\$ 300	\$ 61,776
Concrete Walks and Trails	sf	5,890	\$ 8	\$ 67,853
Handrails	lf	80	\$ 100	\$ 11,520
Furnishings				
Bench	ea	9	\$ 500	\$ 6,480
Picnic Tables	ea	5	\$ 1,250	\$ 9,000
Mobile Restroom	ea	1	\$ 100,000	\$ 144,000
Trash Receptacles	ea	8	\$ 300	\$ 3,456
Electrical & Lighting				
Site Electrical Distribution (using exist panel)	lf	2,000	\$ 12	\$ 34,560
Security lighting at Restroom and Pavilion	ea	6	\$ 1,000	\$ 8,640
Miscellaneous				
Playground Equipment (5-12)	ls	1	\$ 300,000	\$ 432,000
Poured in Place Playground Surfacing	ea	1,705	\$ 18	\$ 44,194
Boulders at Play Area (65'x5' area = 975 cf = 73 tons)	ton	73	\$ 450	\$ 47,304
Wood Deck at Restroom	sf	640	\$ 60	\$ 55,296
Main Pavilion Shade Sails	ls	1	\$ 140,000	\$ 201,600
Main Sails Center Pole and Erection System	Allow	1	\$ 50,000	\$ 72,000
Small Sails at Lower Pavilion	sf	240	\$ 100	\$ 34,560
Double Gate at Restroom	ea	1	\$ 10,000	\$ 14,400
Subtotal Hardscape				\$ 1,401,880

Softscape

ITEM	UNIT	QTY.	UNIT COST	TOTAL
Trees				
Trees - large canopy	ea	28	\$ 750	\$ 30,240
Planting				
Solid Sod Lawn	sf	5,176	\$ 1.00	\$ 7,453
Lawn Topsoil - 6" dp	CY	100	\$ 50	\$ 7,200
Prairie Establishment, incl 1 year nurse crop	sf	52,759	\$ 1.00	\$ 75,973
Establishment Watering Allowance	ls	1	\$ 30,000	\$ 43,200
Establishment consulting and labor	Allow	1	\$ 30,000	\$ 43,200
Riprap (160' longx10' wide x 4' high = 6,400 cf = 480 tons)	ton	480	\$ 200	\$ 138,240
Shorline Stabilization Plantings - by volunteers: no cost to city				
Subtotal Softscape				\$ 345,506
SubTotal Estimated Construction				\$ 2,673,556
6% 18-24 Month Escalation				\$ 160,413
Grand Total				\$ 2,833,969

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Bayside Park - Streetscape Only

Schematic Design Opinion of Probable Construction Cost

8/11/2025

General

ITEM	UNIT	QTY.	UNIT COST	TOTAL
Incl 44% markup: 5% Gen Cond, 4% Bonds, Ins, 15% O&P, 20% Design Contin				
Mobilization Allowance (5% of Const Cost)	ls	1	\$ 83,023	\$ 83,023
Temporary Fencing	ls	1	\$ 10,000	\$ 14,400
Asphalt Sawcut & Removal	sy	1,184	\$ 30	\$ 51,149
Remove curb & gutter	sy	150	\$ 20	\$ 4,320
Misc Site Demolition	allow	1	\$ 50,000	\$ 72,000
Earthwork Allowance	ls	1	\$ 75,000	\$ 108,000
Subtotal General				\$ 332,892

Site Preparation

ITEM	UNIT	QTY.	UNIT COST	TOTAL
Filter Fabric Fence	ls	1	\$ 5,000	\$ 7,200
Inlet Protection Barrier	ls	1	\$ 2,500	\$ 3,600
SWPPP Inspection and Maintenance	mo	6	\$ 500	\$ 4,320
Earthwork Allowance	ls	1	\$ 50,000	\$ 72,000
Subtotal Site Preparation				\$ 87,120

Hardscape

ITEM	UNIT	QTY.	UNIT COST	TOTAL
Paving				
Concrete Curb & Gutter	lf	1,300	\$ 40	\$ 74,880
4" Concrete Sidewalk	sf	30,089	\$ 10	\$ 433,282
Paver Bands in Promenade Walks	sf	2,982	\$ 15	\$ 64,411
Misc Repairs to Bulkhead Walks	allow	1	\$ 50,000	\$ 72,000
Roadway/Parking Striping	allow	1	\$ 15,000	\$ 21,600
Furnishings				
Shade Pavilion	ea	8	\$ 15,000	\$ 172,800
Bench	ea	16	\$ 1,000	\$ 23,040
Tables at Shade Pavilions	ea	8	\$ 1,500	\$ 17,280
Trash Receptacles	ea	8	\$ 1,000	\$ 11,520
Lighting				
New Ped Lights with banner brackets	ea	11	\$ 5,000	\$ 79,200
Replace fixture on existing poles	ea	11	\$ 1,200	\$ 19,008
Modify Existing Wiring	ls	1	\$ 60,000	\$ 86,400
Subtotal Hardscape				\$ 1,075,421

Softscape					
ITEM	UNIT	QTY.	UNIT COST		TOTAL
Trees					
Trees - Palm	ea	34	\$	1,500	\$ 73,440
Planting					
Solid Sod Lawn	sf	40,420	\$	1.00	\$ 58,205
2" Topsoil	sf	40,420	\$	0.50	\$ 29,102
Irrigation	sf	40,420	\$	1.50	\$ 87,307
Subtotal Softscape					\$ 248,054
SubTotal Estimated Construction					\$ 1,743,487
6% 24 month Escalation					\$ 104,609
Grand Total					\$ 1,848,096

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Agenda Briefing

Date of Meeting: August 19, 2025

Responsible Department: City Manager's Office

Presenter:

Briefing Prepared By:

Strategic Focus Area:

General Information:

Consider and take all appropriate action to acknowledge receipt of the Certified Appraisal Roll from the Harris County Appraisal District (HCAD).

Executive Summary / Background:

In accordance with the Texas Truth in Taxation requirements outlined in Chapter 26 of the Texas Tax Code, the City of Seabrook must base its property tax rate calculations on the certified appraisal roll issued by the Harris County Appraisal District (HCAD).

The certified appraisal roll represents the final valuation of all taxable property within the City limits for the current tax year. This document is necessary to determine the No-New-Revenue Tax Rate and the Voter-Approval Tax Rate, and it must be received prior to initiating the rate-setting process and publishing required notices.

As part of the Truth in Taxation process, the City Council is required to formally acknowledge receipt of the certified appraisal roll. Upon acknowledgment, staff will proceed with the required calculations and prepare notices in compliance with all statutory deadlines.

Funding / Fiscal Information:

Supporting Materials Attached: None

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.



Agenda Briefing

Date of Meeting: August 19, 2025

Responsible Department: City Manager's Office

Presenter:

Briefing Prepared By:

Strategic Focus Area:

General Information:

Consider and take all appropriate action on the approval to accept the 2025 No New Revenue (NNR) and Voter Approval Rates (VAR) into the official record, as calculated in accordance with Texas Tax Code.

Executive Summary / Background:

To inform City Council of the statutory requirement to calculate the No-New-Revenue Tax Rate (NNR) and the Voter-Approval Tax Rate (VAR) as part of the Texas Truth in Taxation process, and to request Council's formal acceptance of these calculated rates.

Funding / Fiscal Information:

Supporting Materials Attached: None

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:



Agenda Briefing

Date of Meeting: August 19, 2025

Responsible Department: City Manager's Office

Presenter:

Briefing Prepared By:

Strategic Focus Area:

General Information:

Consider approval for Proposed 2025 Property Tax Rate and call Public Hearing on September 16, 2025. A record vote is required.

Executive Summary / Background:

Funding / Fiscal Information:

Supporting Materials Attached: None

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation: