

1 The City Council of the City of Seabrook met in regular session on Tuesday, January 7, 2020 at  
2 7:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if  
3 appropriate, take action on the items listed below.  
4

5 THOSE PRESENT WERE:

- |                             |                     |
|-----------------------------|---------------------|
| 6 THOM KOLUPSKI             | MAYOR               |
| 7 ED KLEIN                  | COUNCIL PLACE NO. 1 |
| 8 LAURA DAVIS               | COUNCIL PLACE NO. 2 |
| 9 JEFF LARSON               | COUNCIL PLACE NO. 3 |
| 10 NATALIE PICHA            | MAYOR PRO TEM       |
| 11                          | COUNCIL PLACE NO. 4 |
| 12 BUDDY HAMMANN – Ex. Abs. | COUNCIL PLACE NO. 5 |
| 13 JOE MACHOL               | COUNCIL PLACE NO. 6 |
| 14 GAYLE COOK               | CITY MANAGER        |
| 15 SEAN LANDIS              | DEPUTY CITY MANAGER |
| 16 STEVE WEATHERED          | CITY ATTORNEY       |
| 17 ROBIN LENIO              | CITY SECRETARY      |

18  
19 Mayor Kolupski called the meeting to order at 7:00 p.m. and led the audience in the Pledge of  
20 Allegiance to the United States.  
21

22 **1. PRESENTATIONS**

23  
24 **1.1** Presentation of donation to the City of Seabrook Share Your Christmas in the amount of  
25 \$3,000.00 out of proceeds from the 2019 Celebration Seabrook Festival.  
26 *LeaAnn Petersen, Director of Community and Visitor Relations*  
27 *Myra Perez, Chair of Share Your Christmas*  
28

29 **1.2** Presentation of donation to the City of Seabrook Animal Shelter in the amount of \$700.00  
30 out of proceeds from the 2019 Celebration Seabrook Festival.  
31 *LeaAnn Petersen, Director of Community and Visitor Relations*  
32 *Dwayne Vanselous, Animal Control Supervisor*  
33

34 **1.3** Presentation of donation to the Bay Area Veterans Memorial in the amount of \$1,200.00  
35 out of proceeds from the 2019 Celebration Seabrook Festival.  
36 *LeaAnn Petersen, Director of Community and Visitors Relations*  
37 *Kevin Padgett, Director of Public Works*  
38

39 LeaAnn Petersen, Director of Community and Visitor Relations, presented each  
40 organization with a check and thanked them for the work that they do for the City and the  
41 Community.  
42  
43  
44  
45

46 **2. PUBLIC COMMENTS AND ANNOUNCEMENTS - none**

47  
48 **2.1** Mayor, City Council, and/or members of City Staff may make announcements about  
49 City/Community events. *City Council*

50  
51 Councilmember Davis announced several upcoming events, including National Law  
52 Enforcement Appreciation Day, Community Shred Day, Martin Luther King, Jr. Day, and Birding  
53 by the Bay.

54  
55 **3. SPECIFIC PUBLIC HEARINGS**

56  
57 **3.1** Conduct a Public Hearing on a request to add "Restaurant-Full Service" to Article 3,  
58 "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive  
59 Land Use Regulation Matrix". *Sean Landis, Deputy City Manager*

60  
61 Sean Landis, Deputy City Manager, stated that this ordinance completes the work that staff  
62 has been doing to more clearly define restaurant uses on the Land Use Regulation Matrix. The  
63 recommendation from the Planning & Zoning Commission was to eliminate the term "restaurant"  
64 and add "full service restaurant" with the original allowable uses.

65  
66 Mayor Kolupski opened the public hearing.

67  
68 Having no speakers come forward, Mayor Kolupski closed the public hearing.

69  
70 **3.2** Conduct a Public Hearing on a request to amend the Seabrook City Code, Appendix A,  
71 Comprehensive Zoning Article 3, "Establishment of Zoning Districts and Associated  
72 Regulations", Section 3.14 "Light Industrial District", by amending that district's height regulation  
73 of eighty feet (80') to allow for structures of up to one hundred twenty feet (120') in height.  
74 *Sean Landis, Deputy City Manager*

75  
76 Mr. Landis explained that the Planning & Zoning Commission unanimously voted to  
77 recommend denial of this request as it is a request for a district wide change to the maximum height  
78 requirement from 80 feet to 120 feet, and the Commission discussed that it would be more  
79 appropriate to look at the height requirements through a Planned Unit Development (PUD) process  
80 so that an individual property and plan could be reviewed rather than changing the entire district.  
81 This request came from the XTL property off of SH 146. The owner is still searching for an  
82 automated warehouse end user and he thought that the property would be easier to market with an  
83 increase height allowance.

84  
85 Mayor Kolupski opened the public hearing.

86  
87 Having no speakers come forward, Mayor Kolupski closed the public hearing.

88  
89  
90

91 **4. CONSENT AGENDA**

92  
93 **4.1** Approve the Quarterly Investment Report for the fourth quarter of Fiscal Year 2018-19, as  
94 required by the Public Funds Investment Act. *Michael Gibbs, Director of Finance*

95  
96 **4.2** Approve the list of accounts for "write off", in the amount of \$4,819.87, to be effective  
97 September 30, 2019. *Michael Gibbs, Director of Finance*

98  
99 *Motion was made by Councilmember Klein and seconded by Mayor Pro Tem Picha*

100  
101 *To approve the Consent Agenda as written.*

102  
103 **MOTION CARRIED BY UNANIMOUS CONSENT**

104  
105 **5. NEW BUSINESS**

106  
107 **5.1** Consider and take all appropriate action on first reading of proposed Ordinance 2020-01,  
108 "Increasing the Maximum Height of Structures Allowed in the Light Industrial (LI) District from  
109 Eighty (80') Feet to One Hundred Twenty (120') Feet." *Sean Landis, Deputy City Manager*

110  
111 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK. APPENDIX A,  
112 COMPREHENSIVE ZONING, ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS  
113 AND ASSOCIATED REGULATIONS", SECTION 3.14 "LI LIGHT INDUSTRIAL  
114 DISTRICT," BY AMENDING THE EXISTING SUBSECTION 3.14.05 "HEIGHT" ALTERING  
115 THE MAXIMUM HEIGHT OF STRUCTURES ALLOWED IN THE LIGHT INDUSTRIAL (LI)  
116 DISTRICT FROM EIGHTY (80) FEET TO ONE HUNDRED TWENTY (120) FEET  
117 PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF  
118 ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL  
119 ORDINANCES OF PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT  
120 HEREWITH; AND PROVIDING FOR SEVERABILITY

121  
122 *Motion was made by Councilmember Klein and seconded by Councilmember Machol*

123  
124 *To deny on first reading proposed Ordinance 2020-01, "Increasing the Maximum Height of*  
125 *Structures Allowed in the Light Industrial (LI) District from Eighty (80') Feet to One Hundred*  
126 *Twenty (120') Feet."*

127  
128 **MOTION CARRIED BY UNANIMOUS CONSENT**

129  
130 **5.2** Consider and take all appropriate action on first reading of proposed Ordinance 2020-02,  
131 "Restaurant-Full Service." *Sean Landis, Deputy City Manager*

132  
133 AN ORDINANCE AMENDING THE THE CODE OF THE CITY OF SEABROOK APPENDIX  
134 A, "COMPREHENSIVE ZONING", ARTICLE 3, "ESTABLISHMENT OF ZONING  
135 DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE

136 LAND USE REGULATION MATRIX", BY ADDING "RESTAURANT-FULL SERVICE" AS  
137 A "PERMITTED" USE WITHIN THE FOLLOWING LAND USE DISTRICTS: MEDIUM  
138 COMMERCIAL (C-2)", "HEAVY COMMERCIAL (C-3)", "WATER ACTIVITY (WAD)",  
139 "MARINE ORIENTED MIXED USE (MMU)", "POINT OVERLAY (POD)", "SEABROOK  
140 TOWN CENTER COMMERCIAL DEVELOPMENT OVERLAY (STCOD)", "OLD  
141 SEABROOK (OS)", "SH 146 SOUTH COMMERCIAL (146-S)", "SH146 MAIN  
142 COMMERCIAL (146-M)", "LIGHT INDUSTRIAL (LI)", AND AS A "CONDITIONAL USE"  
143 WITHIN THE FOLLOWING LAND USE DISTRICT" "LIGHT COMMERCIAL (C-1)";  
144 PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF  
145 ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL  
146 ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT  
147 HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE  
148 DATE

149

150 *Motion was made by Councilmember Machol and seconded by Councilmember Klein*

151

152 *To approve on first reading proposed Ordinance 2020-02, "Restaurant-Full Service."*

153

154 **MOTION CARRIED BY UNANIMOUS CONSENT**

155

156 **5.3** Consider and take all appropriate action on first reading of proposed Ordinance 2020-03,  
157 consenting to disannexation of 7.45 acre tract upon Petition filed by owner, INEOS Styrolution  
158 America, LLC, conditioned upon approval of Industrial District Agreement for the newly created  
159 District 3, which shall be subject to execution by Mayor on approval of this Ordinance at  
160 second/final reading. *Gayle Cook, City Manager*

161

162 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS  
163 CONSENTING TO DISANNEXATION, UPON PETITION OF INEOS STYROLUTION  
164 AMERICA LLC ("INEOS"), OWNER OF 7.45 ACRE TRACT BEING OUT OF THE RITSON  
165 MORRIS LEAGUE, ABSTRACT NO. 52 HARRIS COUNTY, TEXAS, BEING A PORTION  
166 OF ALL THAT CERTAIN CALLED 42.249 ACRE TRACT CONVEYED BY DEED ON  
167 SEPTEMBER 28, 2007 FROM NOVA CHEMICALS INC. TO INEOS NOVA LLC, (AKA  
168 STYROLUTION AMERICA LLC) AS RECORDED IN CLERKS FILE NO. 20070671675 OF  
169 THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS, MORE SPECIFICALLY  
170 DESCRIBED BY METES AND BOUNDS IN THE PETITION ATTACHED HERETO AS  
171 EXHIBIT "1", AND INCORPORATED BY REFERENCE, FOR CREATION OF THE  
172 "SEABROOK INDUSTRIAL DISTRICT 3"; AND APPROVAL OF THE INDUSTRIAL  
173 DISTRICT AGREEMENT WITH INEOS STYROLUTION AMERICA LLC ATTACHED  
174 HERETO AS EXHIBIT "2" AND INCORPORATED BY REFERENCE

175

176 *Motion was made by Mayor Pro Tem Picha and seconded by Councilmember Klein*

177

178

179

180 *To approve on first reading proposed Ordinance 2020-03, consenting to disannexation of 7.45*  
181 *acre tract upon Petition filed by owner, INEOS Styrolution America, LLC, conditioned upon*  
182 *approval of Industrial District Agreement for the newly created District 3, which shall be subject*  
183 *to execution by Mayor on approval of this Ordinance at second/final reading.*  
184

185 *MOTION CARRIED BY UNANIMOUS CONSENT*  
186

187 **5.4** Consider and take all appropriate action on first and final reading of proposed Ordinance  
188 2020-04, "Amending the Budget for the Fiscal Year beginning October 1, 2018 and ending  
189 September 30, 2019 for the Seabrook General Fund." *Michael Gibbs, Director of Finance*  
190

191 AN ORDINANCE AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE  
192 GENERAL FUND, SPECIAL REVENUE, CAPITAL, CRIME DISTRICT AND ECONOMIC  
193 DEVELOPMENT BUDGETS FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2018  
194 AND ENDING ON SEPTEMBER 30, 2019, FOR THE CITY OF SEABROOK  
195

196 Michael Gibbs, Director of Finance, explained that this amendment is the annual clean up  
197 before the annual audit.  
198

199 *Motion was made by Councilmember Klein and seconded by Councilmember Machol*  
200

201 *To approve on first and final reading proposed Ordinance 2020-04, "Amending the Budget for the*  
202 *Fiscal Year beginning October 1, 2018 and ending September 30, 2019 for the Seabrook General*  
203 *Fund."*  
204

205 *MOTION CARRIED BY UNANIMOUS CONSENT*  
206

207 **5.5** Consider and take all appropriate action on first and final reading of proposed Ordinance  
208 2020-05, "Amendment No. 2 Amending the Budget for the Fiscal Year beginning October 1, 2019  
209 and ending September 20, 2020 for City Department Encumbrances", *Michael Gibbs, Director*  
210 *of Finance*  
211

212 AN ORDINANCE AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE FISCAL  
213 YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020 BY  
214 AUTHORIZING CERTAIN ADDITIONS IN THE AMOUNT OF \$22,347 FOR GENERAL  
215 FUND AND THE AMOUNT OF \$62,900 FOR ENTERPRISE FUND; AUTHORIZING THE  
216 CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO FACILITATE THE  
217 CHANGES IDENTIFIED; AND FINDING AVAILABLE UNENCUMBERED FUNDS FOR  
218 THE SUPPLEMENTAL APPROPRIATION AND/OR RESERVE REDUCTION  
219

220 *Motion was made by Councilmember Klein and seconded by Councilmember Davis*  
221

222 *To approve on first and final reading proposed Ordinance 2020-05, "Amendment No. 2 Amending*  
223 *the Budget for the Fiscal Year beginning October 1, 2019 and ending September 20, 2020 for City*  
224 *Department Encumbrances".*

225 *MOTION CARRIED BY UNANIMOUS CONSENT*

226

227 **5.6** Consider and take all appropriate action on Resolution 2020-01, "Authorization for  
228 Acquisition of Property for City Project." *Gayle Cook, City Manager*

229

230 A RESOLUTION OF THE CITY OF COUNCIL OF THE CITY OF SEABROOK,  
231 AUTHORIZING PROCEEDING FOR THE ACQUISITION OF CERTAIN REAL PROPERTY  
232 FOR FURTHER CITY DEVELOPMENT (THE "PROJECT"), CONSISTING OF .80 ACRES  
233 OF LAND LOCATED AT 2505 REPSDORPH, SEABROOK, TEXAS, LOTS ONE (1)  
234 THROUGH SIX (6), RESERVE A, B, AND C, BLOCK ONE (1), TOWER VIEW, SEABROOK,  
235 HARRIS COUNTY, TEXAS (THE "PROPERTY"); DETERMINING THE PUBLIC  
236 NECESSITY AND JUST COMPENSATION FOR THE PROPERTY OF SUCH PROJECT;  
237 AUTHORIZING THE MAYOR OR CITY MANAGER TO EXECUTE THE CONTRACT FOR  
238 THE ACQUISITION OF SUCH PROPERTY, ("CONTRACT") ATTACHED HERETO AS  
239 EXHIBIT "A"; AUTHORIZING THE CITY MANAGER TO TAKE ALL STEPS NECESSARY  
240 TO ACQUIRE THE PROPERTY, AS DETERMINED AFTER COMPLETION OF DUE  
241 DILIGENCE, INCLUDING IDENTIFYING FUNDS FOR PAYMENT AND PURCHASES,  
242 INCLUDING ALL CLOSING COSTS IN ACCORDANCE WITH THE CONTRACT, AND IN  
243 COMPLIANCE WITH THE CHARTER AND ALL APPLICABLE LAWS AND  
244 REGULATIONS; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH  
245 THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

246

247 *Motion was made by Councilmember Davis and seconded by Councilmember Machol*

248

249 *To approve Resolution 2020-01, "Authorization for Acquisition of Property for City Project."*

250

251 *MOTION CARRIED BY UNANIMOUS CONSENT*

252

253 **5.7** Consider and take all appropriate action on an amendment to the agreement between the  
254 City of Seabrook and Cobb Fendley for Construction Management and Inspection Services for the  
255 City Utility Relocations required by the State Highway 146 Expansion Project, to include services  
256 through May 2020 in an amount not to exceed \$179,211.00. The original agreement was approved  
257 by Seabrook City Council on December 18, 2018. This is a \$62,900.00 increase. *Kevin Padgett,*  
258 *Director of Public Works*

259

260 Kevin Padgett, Director of Public Works, stated that the original proposal was for a 300  
261 day time frame, given by the TXDOT contractor, and it rolled over to Cobb Fendley for the same  
262 amount of time. We are seeing conflicts within the corridor that are extending the need for  
263 inspection services, a daily needs for revisions on the Seabrook side to expedite the installation of  
264 the City's utilities. This proposal includes inspection services and oversight of construction for  
265 the utility portion. As of the end of December, the timeline on the original proposal has expired.  
266 The City needs to continue with the services of Cobb Fendley in order to reach the goal of a not to  
267 exceed amount of time into May 2020. Some of the utilities will go live, which will facilitate other  
268 facilities going in, and with other CIP projects and other roadway expansion projects, Public  
269 Works is spread too thin to be able to cover this project; otherwise, Public Works would look to

270 try to co-manager. The inspection services are coupled with the management services of the  
271 engineer. This proposal covers both aspects and should see the project through to the end of the  
272 utility relocation portion. Staff and engineer believes that this timeframe is worst case scenario,  
273 and that the completion will result in a much better final cost than the not to exceed amount.  
274

275 *Motion was made by Mayor Pro Tem Picha and seconded by Councilmember Davis*  
276

277 *To approve an amendment to the agreement between the City of Seabrook and Cobb Fendley for*  
278 *Construction Management and Inspection Services for the City Utility Relocations required by the*  
279 *State Highway 146 Expansion Project, to include services through May 2020 in an amount not to*  
280 *exceed \$179,211.00. The original agreement was approved by Seabrook City Council on*  
281 *December 18, 2018. This is a \$62,900.00 increase.*  
282

283 ***MOTION CARRIED BY UNANIMOUS CONSENT***  
284

285 **5.8** Consider and take all appropriate action on proposed Addendum 2019-1 to the Economic  
286 Development Agreement between the Seabrook Economic Development Corporation and WMF  
287 Investments, Inc. "Retail at the Commons" to provide an additional 6 month extension for the time  
288 performance of the date of substantial completion from November 20, 2019 to April 1, 2020. This  
289 Addendum has been approved by the Seabrook Economic Development Corporation.  
290

291 *Paul Chavez, Director of Economic Development*

292 Councilmembers discussed this item as follows:  
293

- 294 • Is there any movement at all on that property? Paul Chavez, Director of Economic  
295 Development, stated that due to the construction of SH 146 and the mounding of the dirt  
296 and the developer's inability to get letter of intents, everything has been delayed at this  
297 point in time.
- 298 • What happens if this extension is not granted? Sean Landis, Deputy City Manager stated  
299 that the City Attorney would have to give an opinion, but the original agreement would  
300 default.
- 301 • Would the developer be able to reapply?
- 302 • Council should not approve the extension, and then ask the developer to come back to  
303 Council when he has a realistic idea of when there will be movement on this project.
- 304 • The incentive funds are reserved for this project and in limbo because no money is  
305 expended until this property is occupied. Having an unlimited amount of time for  
306 performance on this project is unreasonable. Requiring a time limit for completion of the  
307 project is important. Funds cannot be used for any other project as long as this project is  
308 still active.
- 309 • There are a lot of areas in the City that could use some of this funding, so if Council denies  
310 this extension request, it would open up those funds to be used elsewhere.
- 311 • There is not money being expended as far as money promised for performance, but there  
312 is money as far as staff time each time it's brought to EDC and Council. It should not go  
313 into perpetual performance base gifting.

- 314 • By April EDC will be beginning to set their budget again for the next fiscal year, and it
- 315 will almost be too late to open the funds for other projects, if the developer needs another
- 316 extension.

317

318 Gayle Cook, City Manager, stated that the funds are earmarked during the budget process,

319 so if extension continue to be granted, a deficit in reserves will start to build.

320

321 Steve Weathered, City Attorney, stated that this Addendum has language built in that

322 provides a provision that constitutes a material breach of contract if substantial completion does

323 not occur by the extension deadline of April 1, 2020.

324

325 *Motion was made by Councilmember Machol and seconded by Councilmember Klein*

326

327 *To approve proposed Addendum 2019-1 to the Economic Development Agreement between the*

328 *Seabrook Economic Development Corporation and WMF Investments, Inc. "Retail at the*

329 *Commons" to provide an additional 6 month extension for the time performance of the date of*

330 *substantial completion from November 20, 2019 to April 1, 2020.*

331

332 **MOTION FAILED BY 5-1, WITH COUNCILMEMBER MACHOL VOTING FOR APPROVAL**

333

334 **5.9** Consider and take all appropriate action on proposed Addendum 2019-1 to the Economic

335 Development Agreement between the Seabrook Economic Development Corporation and KIWO

336 Inc. to provide an additional 12 month extension for the time of performance of the date of

337 substantial completion from December 1, 2019 to December 1, 2020. This Addendum has been

338 approved by the Seabrook Economic Development Corporation.

339 *Paul Chavez, Director of Economic Development Corporation*

340

341 Mayor Kolupski stated that, unlike the Retail At Commons project, KIWO is making

342 progress and moving staff from New York to Seabrook, but they are not able to get the equipment

343 down here yet.

344

345 *Motion was made by Mayor Pro Tem Picha and seconded by Councilmember Davis*

346

347 *To approve proposed Addendum 2019-1 to the Economic Development Agreement between the*

348 *Seabrook Economic Development Corporation and KIWO Inc. to provide an additional 12 month*

349 *extension for the time of performance of the date of substantial completion from December 1, 2019*

350 *to December 1, 2020.*

351

352 **MOTION CARRIED BY UNANIMOUS CONSENT**

353

354 **6. ROUTINE BUSINESS**

355

356 **6.1** Update and report on various items that require no action, including SH 146 Expansion

357 Project, City of Seabrook CIP Projects, and City of Seabrook Grant Administration. *Gayle Cook,*

358 *City Manager*

359 Gayle Cook, City Manager, gave an update to Council on various items that require no  
360 action, as seen in Attachment A.

361  
362 **6.2** Establish future meeting dates and agenda items. *City Council*

363  
364 The next regular City Council meeting will be held on Tuesday, January 21, 2020, at  
365 7:00pm at Seabrook City Hall City Council Chambers.

366  
367 **7. CLOSED EXECUTIVE SESSION**

368  
369 **7.1 Section 551.087**

370 Conduct a closed executive session to deliberate regarding commercial or financial information  
371 that the governmental body seeks to have locate, stay, or expand in or near the territory of the  
372 governmental body and with which the governmental body is conducting economic development  
373 negotiations.

374 *Gayle Cook, City Manager*  
375

376 At 7:48 p.m., Mayor Kolupski announced that the City Council will now hold a closed  
377 executive meeting pursuant to the provisions of the Open Meetings Act, Chapter 551 Government  
378 Code, and Vernon’s Texas Codes Annotated, in accordance with the authority contained in  
379 Sections 551.087, Economic Development Negotiations.

380  
381 **7.2 Section 551.074**

382 Conduct a closed executive session to deliberate regarding personnel matters related to salaries,  
383 benefits, and compensation of the Public Safety Departments. *Gayle Cook, City Manager*

384  
385 Ms. Cook pulled this item from Closed Executive Session.  
386

387 **8. OPEN SESSION**

388 *Council will reconvene in Open Session to allow for possible action on any of the agenda items*  
389 *listed above under "Closed Executive Session".*

390  
391 At 8:12 p.m., Mayor Kolupski reconvened the meeting in open session and stated that  
392 item 7.1 had been discussed, but that no action had been taken in executive session.

393 **8.1** Consider and take all appropriate action on first reading of proposed Ordinance 2020-06,  
394 "Civil Service Classification System Continuation Ratifying Amendment of Step Pay Scale for  
395 Police". *Gayle Cook, City Manager*

396  
397 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS,  
398 AMENDING THE PAY STRUCTURE FOR PUBLIC SAFETY DEPARTMENTS,  
399 INCLUDING SALARIES, BENEFITS, AND COMPENSATION

400  
401

402 Ms. Cook explained that the Police Department recently had a promotion of an officer that  
403 was at the highest step in the rank of an officer; therefore, when the officer was promoted up to  
404 sergeant, with the current pay structure, and because the officer had topped out at his current pay  
405 step, he would have had to take a decrease in pay. The City has ample funds to modify the pay  
406 structure, and the tenured officer is a valuable asset to the Department. This item is to have  
407 Council ratify the decision to promote the officer and amend the pay structure to allow the  
408 promotion in rank to also be an increase in salary for that person.

409  
410 *Motion was made by Councilmember Davis and seconded by Councilmember Klein*  
411  
412 *To approve Laura on first reading proposed Ordinance 2020-06, "Civil Service Classification*  
413 *System Continuation Ratifying Amendment of Step Pay Scale for Police".*

414  
415 **MOTION CARRIED BY UNANIMOUS CONSENT**

416  
417 Upon motion duly made and seconded, Mayor Kolu pski adjourned the meeting at 8:16 p.m.  
418  
419 Approved this 4th day of February, 2020.

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421  
422  
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427  
428  
429

DocuSigned by:  
*Robin Lenio*  
0B230E8A4B274CD...

Robin Lenio, TRMC  
City Secretary

DocuSigned by:  
*Thomas G. Kolupski*  
94F424767CFF419...

Thomas G. Kolupski  
Mayor

DocuSigned by:  
  
0B230E8A4B274CD...



# ATTACHMENT A

To: Honorable Mayor and City Council  
From: Gayle Cook, City Manager  
Sean Landis, Deputy City Manager  
Date: January 7, 2020  
Subject: City Council Update Report

## 1. SH 146 Expansion

TXDot is reporting that the following lane closures are upcoming beginning tonight:

**SH146 will have alternating lane closures near Marvin Circle** from 9:00am to 3:00pm on 1/7/20. This closure is to sawcut pavement in preparation of installing storm sewer. Two-way traffic will be maintained.

**SH146 will have alternating lane closures near Marvin Circle** from 9:00pm to 5:00am from 1/13/20 to 1/17/20. This closure is to install storm sewer under the highway. Two-way traffic will be maintained.

**The outside (right) northbound lane on SH146 will be closed on the Clear Creek Bridge (Seabrook/Kemah Bridge)** from 9:00pm to 5:00am on the night of 1/8/20. This closure is to set concrete girders on the NB Arterial Widening.

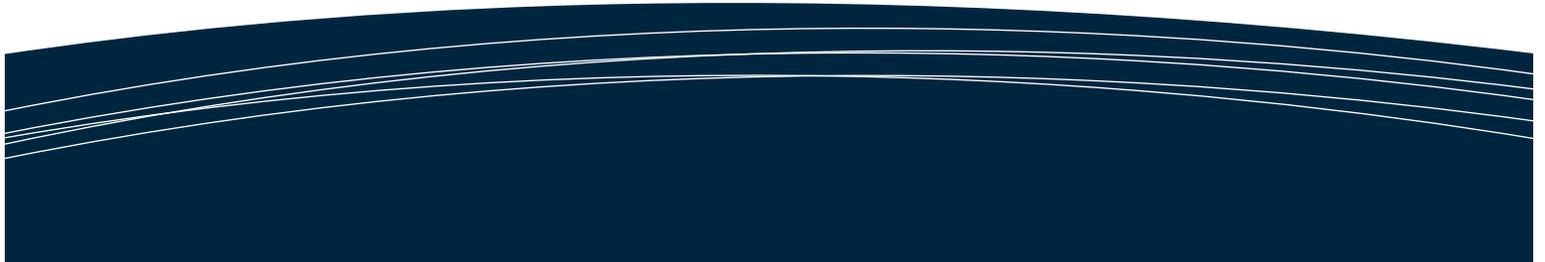
**Main Street in Seabrook will have alternating closures at SH146** from 9:00am to 3:00pm from 1/8/20 to 1/10/20. This closure is to install a new water line. Two-way traffic will be maintained. Flaggers and police officers will be used as-needed.

**Miramar Green in Seabrook will have alternating closures at SH146** from 9:00am to 3:00pm from 1/7/20 to 1/9/20. This closure is to install a new storm sewer. Two-way traffic will be maintained. Flaggers and police officers will be used as-needed.

**Marvin Circle in Seabrook will have alternating closures at SH146** from 9:00am to 3:00pm from 1/7/20 to 1/10/20. This closure is to install a new storm sewer. Two-way traffic will be maintained. Flaggers and police officers will be used as-needed.

**E Meyer Avenue in Seabrook will have alternating closures at SH146** from 9:00am to 3:00pm from 1/7/20 to 1/10/20. This closure is to install a new storm sewer. Two-way traffic will be maintained. Flaggers and police officers will be used as-needed.

**Kenneth Royal Drive in Seabrook will have alternating closures at SH146** from 7:00am to 5:00pm from 1/11/20. This closure is to install a new storm sewer. Two-way traffic will be maintained. Flaggers and police officers will be used as-needed.





**The outside (right) southbound lane on SH146 will be closed on the Clear Creek Bridge (Seabrook/Kemah Bridge) from 9:00pm to 5:00am on the nights of 1/15/20 and 1/16/20.** This closure is to set concrete girders on the SB Arterial Widening.

**BRIDGE DECK:**

1. **The outside (right) northbound lane on SH146 will be closed for at least 36 consecutive hours on the existing Clear Creek Bridge (Seabrook/Kemah Bridge) from 11:00pm 1/16/20 through approximately 3:00pm 1/18/20.** The first 12 hours of this closure will allow for pouring a new section of bridge deck for the northbound widening. The following 24 hours of this closure are to minimize vibrations that could cause cracking in the newly poured deck.
  - a. The inside (left) lane will remain open so no detour is needed. Expect delays during the morning rush hour periods.

**Capital Improvement Projects (CIP)**

**SH 146 City Utility Relocates (CIP W7 and WW8)**

Installation of utilities continues and project management team is working closely with city personnel to coordinate live connection in the upcoming weeks. As reported under the SH 146 Expansion project, there are a number of crossing scheduled this coming week down the corridor.

**Supervisory Control and Data Acquisition (SCADA) System Upgrades (CIP FAC 1)**

Software training and orientation in progress for new system. This system with updates to the cellular based communications is now live for the water facilities.

**Fiber Infrastructure Project (CIP FAC 10 FAC11)**

Fiber lines have been connected on the west side of the city Repsdorph Water Tower, Water Facility in Lakepointe Forest, station near Taylor Lake. The connection under SH 146 is still pending. Software training and orientation in progress for new system.

**2019 Waterline Improvements - NASA Rd 1 and Old Seabrook Waterline Improvements (CIP W6 and W14)**

Lines on this project have been installed 100% and final connections and quality sampling is in progress. The next step will be the wet connections with anticipated minimal interruptions.

**Chloramine Conversion (CIP W13)**

Notice to proceed has been set for January 6, 2020 and submittals are now pending from approved vendor for review by engineer.



**Fire Station A/C Replacement (CIP FAC13)**

The bid was approved for this project. The vendor has submitted plans for engineering review and the parts have been ordered. Work on this project is expected to begin within the next two weeks.

**Public Safety Inspection Area (SH 146) (CIP FAC7)**

This project was in preliminary design with engineering. However, in the feasibility study, it was found that the SH 146 Expansion from Red Bluff overpass to La Porte will make this new construction unusable at the anticipated start in approximately the beginning of 2022. With the time needed to engineer, permit and construct, the timelines overlap and require this project to be delayed.

**1. Red Bluff Roadway Expansion Project**

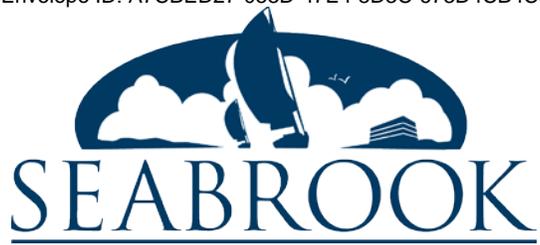
Thursday, November 14, 2019, marked the official construction kick off for this project. City personnel in public works remain in contact with project team. Phase I is concentrated across the lake near the Kirby intersection. Within the city limits of Seabrook, electric and communication relocations are being completed.

**2. Grant Update**

HMGP award letter and packet was received and initiated by signature. The Texas Department of Emergency Management (TDEM) team members met with city staff for a kick off meeting on January 6, 2020. Phase I officially is underway for design work. Council will be reviewing for approval contract for design in upcoming meeting.

**3. 2019 Safe Routes to School Grant**

The City of Seabrook submitted a SRTS grant application for a sidewalk to be constructed on N. Meyer to E. Meyer. The infrastructure will allow a safe pedestrian path along the east side of Meyer to the intermediate school. The application was submitted in the fall of 2019 and anticipated award announcements are expected in February 2020.



**4. Harris County Bond Program – Call for Projects**

Cities in Harris County Precinct 2 met on November 18, 2019, with Commissioner Adrain Garcia, Harris County Flood Control District personnel and engineering staff to discuss a Call for Projects. This call released the application on January 7, 2020, and city staff will be working on a list of projects from Seabrook’s project list for submittal and approval by council.