The City Council of the City of Seabrook met in regular teleconference session on Tuesday, August 4, 2020 at 6:30 p.m. to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

THOM KOLUPSKI	MAYOR
ED KLEIN	COUNCIL PLACE NO. 1
LAURA DAVIS	COUNCIL PLACE NO. 2
JEFF LARSON	COUNCIL PLACE NO. 3
NATALIE PICHA – left meeting at 7:06pm	MAYOR PRO TEM
	COUNCIL PLACE NO. 4
BUDDY HAMMANN	COUNCIL PLACE NO. 5
JOE MACHOL	COUNCIL PLACE NO. 6
GAYLE COOK	CITY MANAGER
SEAN LANDIS	DEPUTY CITY MANAGER
STEVE WEATHERED	CITY ATTORNEY
ROBIN LENIO	CITY SECRETARY

Mayor Kolupksi called the meeting to order at 6:53 p.m. and conducted roll call to establish a quorum of City Council members.

1. PRESENTATIONS

1.1 Presentation of the Post Event Report for the Bay Area Houston Ballet and Theatre events for 2019-2020. *Jill Reason, Executive Director, BAHBT*

Jill Reason, Executive Director of the Bay Area Houston Ballet and Theater (BAHBT) presented as shown in Attachment A.

Mayor Kolupski thanked Ms. Reason for everything that BAHBT brings to the Bay Area and to Seabrook.

1.2 Recognition of Judge Dick Gregg, III for an award of 2020 Jurist of the Year by the Texas Municipal Courts Association. *Thom Kolupski, Mayor*

Mayor Kolupski read the Certificate of Recognition and Appreciation and stated that the Seabrook Community is thankful and grateful for Judge Gregg's experienced administration of the Seabrook Municipal Court.

Judge Gregg stated that it is a team effort with the Judge, the Court Administrator, the Court Clerks, and all other City staff that make the Seabrook Municipal Court run smoothly and professionally. Judge Gregg thanked Council for this recognition.

2. PUBLIC COMMENTS AND ANNOUNCEMENTS - none

3. BOARDS, COMMISSIONS, AND TASK FORCES

3.1 Interview candidates for four positions to be filled by members of the public to serve on the Carothers Coastal Gardens Task Force II. *City Council*

City Council interviewed applicants Breeden, Businelle, Greenwell, Jackson, Jones, Lawrence, Lunsford, Ormsby, and Thompson. Applicant Nelson withdrew her application.

3.2 Interview candidates for a position on the Board of Adjustment / Building Standards Commission to fill a vacancy left by Rob Hefner, for a term to expire January 1, 2022. *City Council*

City Council interviewed applicants Moore and Ngo.

3.3 Consider and take all appropriate action on the appointment of four members of the public to serve on the Carothers Coastal Gardens Task Force II for a term of twelve (12) months with a potential six (6) months extension or as otherwise determined by City Council, as required by Resolution 2020-12 approved by City Council on July 21, 20202. *City Council*

City Council members listed their top four candidate choices by roll call vote and the four applicants with the most nominations were considered.

Motion was made by Councilmember Davis and seconded by Councilmember Machol

To approve the appointment of Greg Businelle, Nehemiah Jackson, Jesse Jones, and Rhonda Thompson to serve on the Carothers Coastal Gardens Task Force II for a term of twelve (12) months with a potential six (6) months extension or as otherwise determined by City Council, as required by Resolution 2020-12 approved by City Council on July 21, 2020.

MOTION CARRIED BY UNANIMOUS CONSENT

3.4 Consider and take all appropriate action on the appointment of a member to the Board of Adjustment / Building Standards Commission to fill a vacancy left by Rob Hefner, for a term to expire January 1, 2022. *City Council*

Motion was made by Councilmember Larson and seconded by Councilmember Klein

To appoint Tin Ngo as a regular member of the Board of Adjustment / Building Standards Commission to fill a vacancy left by Rob Hefner, for a term to expire January 1, 2022.

MOTION CARRIED BY UNANIMOUS CONSENT

4. CONSENT AGENDA

4.1 Approve on second reading proposed Ordinance 2020-17, "Miramar Shopping Center (2000-2100 Block of State Highway 146) Master Sign Plan". *Sean Landis, Deputy City Manager*

AN ORDINANCE APPROVING, PURSUANT TO APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 6, "SIGN STANDARDS", SECTION 6.06, "MASTER SIGN PLAN", A MASTER SIGN PLAN FOR THE PROPERTY LOCATED AT THE 2000 TO 2100 BLOCK OF STATE HWY 146, "MIRAMAR SHOPPING CENTER", LOCATED IMMEDIATELY EAST OF STATE HIGHWAY 146, NORTH OF HIALEAH DRIVE, SOUTH OF EL MAR LANE, AND WEST OF BAHAMA DRIVE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR A SAVINGS CLAUSE AND SEVERABILITY

4.2 Approve the minutes of the July 21, 2020 regular City Council meeting. *Robin Lenio, City Secretary*

Motion was made by Councilmember Klein and seconded by Councilmember Machol

To approve the Consent Agenda as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

5. NEW BUSINESS

5.1 Consider and take all appropriate action on a Request for approval of a Preliminary Planned Unit Development (PUD) to create "Seabrook Mixed Use Development" comprising of a boutique hotel, extended stay hotel, conference center and ballroom, approximately 25,000 square feet of retail space, and approximately 260 unit luxury multi-family apartment complex located on approximately 15.586 acre tract of land. *Sean Landis, Deputy City Manager*

Applicant: Rocky Romano, P.O. Box 607, Wimberly, Texas 78676 Legal

Description: Being approximately a combined 15.586 acre tract out of the South end of Lot 6-A, Tract 5-A and Tract 4-A of the Repsdorph Partition of the Repsdorph Estate in the Ritson Morris Survey, Abstract No. 52 in Harris County, Texas as recorded in map or plat thereof in Volume 18, Page 63 of the Harris County Map Records, also being out of Lot 1 and Restricted Reserve "A" out of Marker One Addition, as recorded in map or plat thereof in Film Code 513034 of the Harris County Map Records.

Location: This property is located north of Clear Lake, south of NASA Road One and west of Elam Street.

Sean Landis, Deputy City Manager, explained that the Planning & Zoning Commission approved a recommendation for approval by a 6-0 vote with no comments and the developer will continue to work on parking.

Motion was made by Councilmember Klein and seconded by Councilmember Machol

To approve a Request for approval of a Preliminary Planned Unit Development (PUD) to create "Seabrook Mixed Use Development" comprising of a boutique hotel, extended stay hotel, conference center and ballroom, approximately 25,000 square feet of retail space, and approximately 260 unit luxury multi-family apartment complex located on approximately 15.586 acre tract of land.

MOTION CARRED BY UNANIMOUS CONSENT

5.2 Consider and take all appropriate action on first and final reading of Ordinance 2020-19, "Ordering a Special City Charter Amendment Election to be held on November 3, 2020". *Robin Lenio, City Secretary*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEABROOK, CALLING AND ESTABLISHING PROCEDURES FOR A SPECIAL ELECTION, TO BE HELD ON NOVEMBER 3, 2020, TO CONSIDER NINETEEN (19) CHARTER AMENDMENTS RECOMMENDED BY THE SEABROOK CHARTER REVIEW COMMISSION AND DETERMINED FOR SUBMISSION BY CITY COUNCIL; MAKING PROVISION FOR THE CONDUCT OF A JOINT ELECTION; AND RESOLVING OTHER MATTERS AND MAKING OTHER PROVISIONS INCIDENT AND RELATED TO THIS ELECTION

Motion was made by Councilmember Larson and seconded by Councilmember Machol

To approve on first and final reading Ordinance 2020-19, "Ordering a Special City Charter Amendment Election to be held on November 3, 2020".

MOTION CARRIED BY UANIMOUS CONSENT

5.3 Consider and take all appropriate action on a Joint Election Agreement between the City of Seabrook and Harris County for administration of a Special Joint Election to consider Nineteen (19) Charter Amendments to be held on November 3, 2020, in an amount currently estimated at $22,741.40, with costs of ballot coding fees to be assessed after submission of all entities' election information, and pursuant to a Proclamation issued by Texas Governor Greg Abbott on March 18, 2020, for postponement of the May 2, 2020 City Election to the next available uniform election date of November 3, 2020. *Robin Lenio, City Secretary*

Motion was made by Councilmember Klein and seconded by Councilmember Machol

To approve Joint Election Agreement between the City of Seabrook and Harris County for administration of a Special Joint Election to consider Nineteen (19) Charter Amendments to be

held on November 3, 2020, in an amount currently estimated at $22,741.40, with costs of ballot coding fees to be assessed after submission of all entities' election information, and pursuant to a Proclamation issued by Texas Governor Greg Abbott on March 18, 2020, for postponement of the May 2, 2020 City Election to the next available uniform election date of November 3, 2020

MOTION CARRIED BY UNANIMOUS CONSENT

5.4 Consider and take all appropriate action on Resolution 2020-13, "Authorizing for Calculation of 8% Voter Approval Tax Rate". *Gayle Cook, City Manager and Michael Gibbs, Director of Finance*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS DIRECTING THE DIRECTOR OF FINANCE OF THE CITY OF SEABROOK TO CALCULATE THE VOTER-APPROVAL TAX RATE OF THE CITY OF SEABROOK IN THE MANNER PROVIDED FOR A SPECIAL TAXING UNIT BY USING AN 8% THRESHOLD FOR NEW REVENUE INSTEAD OF 3.5% AS AUTHORIZED BY TEXAS TAX CODE SECTION 26.04(C-1) DUE TO THE GOVERNOR'S STATE-WIDE DECLARATION OF DISASTER IN RESPONSE TO THE COVID-19 PANDEMIC; AND DECLARING AN EFFECTIVE DATE

Ms. Cook explained that Senate Bill 2 allows for a calculation of an 8% Voter Approval Tax Rate because of the Governor's State-wise Declaration of Disaster in response to the COVID-19 pandemic. Pursuant to the discussion during the budget workshop on July 28, a resolution authorizing the Director of Finance to calculate the tax rate with a maximum 8% threshold is recommended.

Motion was made by Councilmember Hammann and seconded by Councilmember Machol

To approve Resolution 2020-13, "Authorizing for Calculation of 8% Voter Approval Tax Rate".

MOTION CARRIED BY UNANIMOUS CONSENT

6. ROUTINE BUSINESS

6.1 Update and report on various items that require no action, including SH 146 Expansion Project, City of Seabrook CIP Projects, and City of Seabrook Grant Administration. *Gayle Cook, City Manager*

Ms. Cook presented the updates shown in Attachment B.

6.2 Update and discuss report by City Manager on COVID related issues. *Gayle Cook, City Manager and Brad Goudie, Director of Emergency Services*

Ms. Cook presented the updates shown in Attachment C.

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

The next regular City Council meeting will be held by teleconference on August 18, 2020, at 6:00 p.m.

There will be a joint City Council and Planning & Zoning teleconference meeting on August 20, 2020, at 6:00 p.m.

Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 8:37 p.m.

Approved this 18th day of August, 2020.

_____
Thomas G. Kolupski
Mayor

_____
Robin Lenio, TRMC
City Secretary

ATTACHMENT A

BAHBT

BAY AREA HOUSTON BALLET & THEATRE

Post Report

Seabrook City Council

August 4, 2020

Next Giant Leap
Our 2019-20 season

We thank The City of Seabrook
for their generous contribution to THE ARTS!

Our year….

- 4 productions-

October/December/April

- 20 full stage productions

(7,892 patrons)

(2,893 students attended The Nutcracker at UHCL)

- Annual fund raiser

(632 patrons)

- 22 Community Support Appearances

(pro bono)

For an over all audience of over 12,000

Advertising

$ 12,154 was spent on advertising (3.1% of our budget)

Bay Area Magazine (4 full page ads)
Community Impact Magazine (6 half page ads)
Galveston Daily News (4 ads)
The Scene Magazine (3 full page ads)
Billboards on Egret Bay and Hwy 3 (2 per season)
Community Magazines (each month)
Houston Arts Magazine (each month)
Houston Cronicle (4 ads)
Space City Parent Magazine (2 ads)
Houston Press (3 ads)
Arts and Culture TX Magazine (3 ads)
DanceSource (monthly ads)
Clear Lake and League City Chamber news blasts
Visit Bay Area Visitor Bureau – social media blasts
I 45 Now – video clips

Posters and rack fliers for each production all over the city and in hotels
(500 posters printed for each production / 2500 rack fliers for each)

Constant contact to 12, 963 on mailing list – 74 emails throughout the season

Social Media – daily

All advertising included The City of Seabrook logo
(few examples to follow)

BAHBT

BAY AREA HOUSTON BALLET & THEATRE

NELSON MADRIGAL | ARTISTIC DIRECTOR

NEXT GIANT LEAP

IN CELEBRATION OF

CAITLIN CANNON PHOTOGRAPHY

2019-2020 SEASON :: 44TH SEASON

BAHBT

Bay Area Houston Ballet & Theatre

Nelson Madrigal | Artistic Director

The Nutcracker 2019

December 6 - 8

December 13 - 15

Bayou Theater

University of Houston

Clear Lake

BAHBT.ORG

Houston Methodist

Leading Medicine

Funded in part by the City of Houston through Houston Arts Alliance

dance source houston

George and Mary Josephine Hamman Foundation

University of Houston Clear Lake

Texas Commission on the Arts

League City Texas

Nassau Bay

Seabrook

Webster Texas

Merrill Lynch Clear Lake

Amigos Foods

Ironman Foundation

Gay Family Auto

Fairmont Orthodontics

Norman Frede Chevrolet

Ron Carter Cadillac

MDT Financial Advisors

Michaels Ultra

BAHBT

BAY AREA HOUSTON BALLET & THEATRE

COPPÉLIA

NELSON MADRIGAL
ARTISTIC DIRECTOR

April 3 - 5, 2020
Bayou Theater
University of Houston
Clear Lake

BAHBT.ORG

CAITLIN CANNON PHOTOGRAPHY

BAHBT.ORG

BAY AREA HOUSTON BALLET & THEATRE 45 YEARS ANNIVERSARY

FUNDED IN PART BY THE CITY OF HOUSTON THROUGH HOUSTON ARTS ALLIANCE
dance source houston
GEORGE AND MARY JOSEPHINE HAMMAN FOUNDATION
University of Houston Clear Lake
AMOCO FEDERAL CREDIT UNION
Texas Commission on the Arts
League City TEXAS
NASSAU BAY
SEABROOK
Webster TEXAS
MERRILL LYNCH
Antiyo FOODS
IRONMAN FOUNDATION
GAY
FAIRMONT ORTHODONTICS
Norman FREDE CHEVROLET
RON CARTER Cadillac
MDT FINANCIAL ADVISORS
Michelob ULTRA

BAHBT

Bay Area Houston Ballet & Theatre

Nelson Madrigal | Artistic Director

The Nutcracker 2019

December 6 - 8

December 13 - 15

Bayou Theater

University of Houston - Clear Lake

A classical holiday tradition filled with toy soldiers, dancing snowflakes and the magical Land of Sweets.

Bay Area Houston's perennial family favorite.

BAHBT.ORG/NUTCRACKER

Houston Methodist

Leading Medicine

Bay Area Houston Ballet & Theatre 2019-2020 Season is Sponsored by:

haa

Funded in part by the City of Houston through Houston Arts Alliance

dance source houston

George and Mary Josephine Hamman Foundation

University of Houston Clear Lake

Texas Commission on the Arts

League City Texas

Seabrook

Nassau Bay

Webster Texas

Merrill Lynch Clear Lake

Amigos Foods

Ironman Foundation

Gay Family Auto Since 1948

Fairmont Orthodontics

Norman Frede Chevrolet

Ron Carter Cadillac

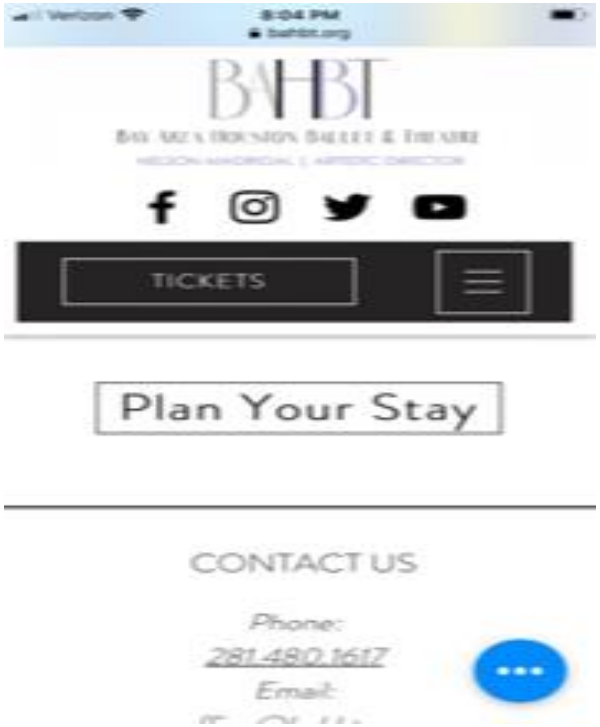
MDT Financial Advisors

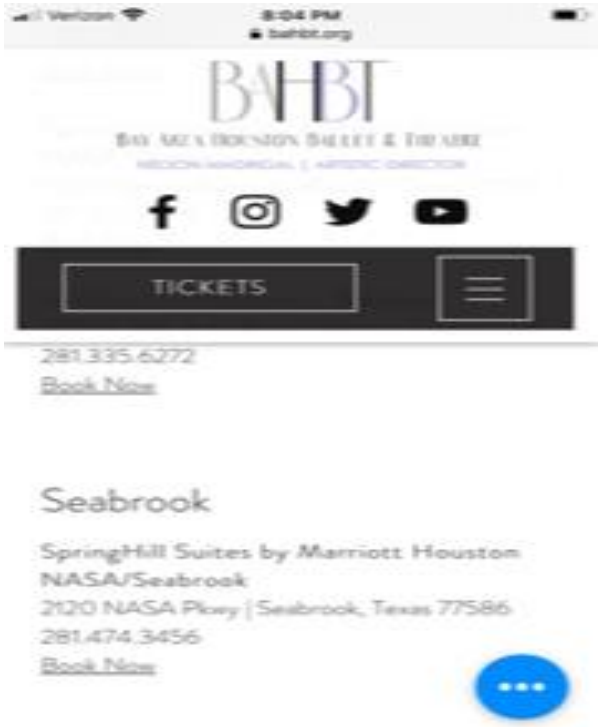
Michelob Ultra

PLAN YOUR STAY

on our web site

As patrons purchase tickets, they can click - Plan Your Stay takes them directly to Seabrook Hotels (link directly)





After performances, patrons are sent a survey to allowing us to track hotel visits

- **To assist our organization in its reporting and meeting the requirements of its various federal, state and city grants, you are asked to complete this brief survey.**

  Which best describes your age group?
- ___ Under 18 ___ 18-45 ___ 45-65 ___ over 65
- Your gender please:
- ___ Female ___ Male
- Your ethnicity please. (This is very important in our grant reporting)
- ___ African American
- ___ Asian or Asian American
- ___White/Caucasian
- ___ Hispanic or Hispanic American
- ___Native American
- ___ Multicultural or mixed ethnicities
- Do you have a legal disability?
- ___ Yes ___No
- Your ZIP code please:
- Did you travel more than 50 miles to attend? If so, did you stay at an area hotel? Which one?
- _____

With the help of The City of Seabrook funding, we can continue to maintain the high level of artistry of our dancers, as well as sustain the level of professionalism and quality for which Bay Area Houston Ballet & Theatre has become known for.

We are excited for our 45th season and thank you for your continued support!

ATTACHMENT B

MEMORANDUM

CITY MANAGER'S OFFICE

To: Honorable Mayor and City Council
From: Gayle Cook, City Manager
Date: August 4, 2020
Subject: City Council Update Report

SH 146 Expansion

No current lane closures to report.

Utility Relocations and Northbound Frontage Road in Seabrook

AT&T continues on their relocation project and Centerpoint Gas is pending completion of their relocations.

Capital Improvement Projects (CIP)

City staff is currently managing over $49.4 million in active CIP projects.

Pine Gully Wastewater Treatment Plan Retrofit $35,946,438 (C.O.s/HMGP)
Staff met on August 4, 2020, to go 60% drawings. Comments are in review for final design of force main and lift station locations along with the plant site structures.

SH 146 City Utility Relocates (CIP W7 and WW8) $3,694,358 (SIB)
Water and Wastewater relocations are pending upon remobilization of sub-contractor.

Friendship Elevated Water Tower Project (W11) $350,000 (Impact Fees)
Bid Opening will be August 18, 2020. Work to begin late summer or early Fall, 2020.

Chloramine Conversion (CIP W13) $272,875 (Enterprise Fund)
In progress.

Red Bluff and Shady Lake Waterline Project (W9) $40,200
Complete

Red Bluff Road Expansion TxDOT and Harris County Project (City - AFA Agreement $39,477- Utility Conflict)*
Roadway work has been poured to Lakeside. No additional road closures or conflicts to report.

SMART Meter (CIP FAC6) $3,000,000 (C.O.s 2020)
August 27, 2020, the bids will be opened.

Seascape and Baybrook Subdivision HCFCD Bond E-07 (D11 and D12) $2,238,000 (Total Project Cost)
As part of the Certificates of Obligation recently issued for 2020, Seascape and Baybrook Subdivision drainage improvement projects have started. City staff have been notified that a Phase I Environmental Site Assessment (ESA) is in progress.

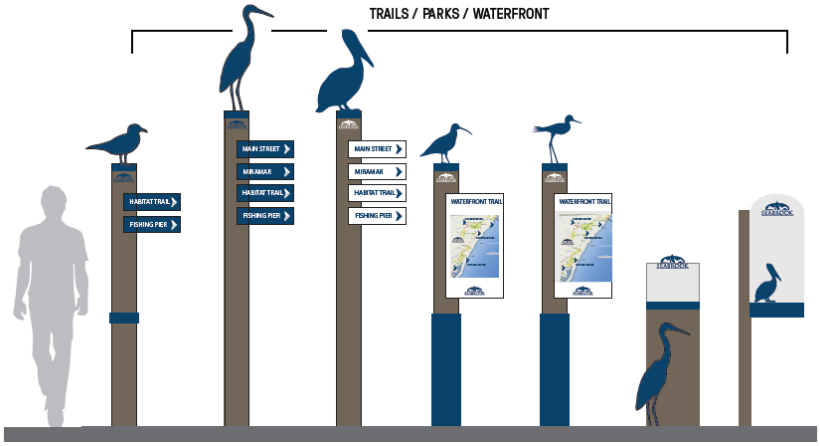
El Mar Ditch HCFCD Bond E-07 (D2) $3,905,527 (Total Project Cost)
Currently, this project is an environmental phase and public comment is under review.

Rail Spur Project (Port of Houston and FUSED Industries)
Phase III for Track installation and removal of temporary materials with final striping is pending further update on timeline.

D2
EL MAR DITCH
HCFCD BOND E-07

Grants Update

2019 Office of the Governor, Criminal Justice Division (CJD)
Automated Fingerprint Identification System (AFIS) was approved and awarded in the amount of $21,499.98.



Port of Houston Community Grant $50,000 – August 14, 2020
The Port recently had a grant opportunity that staff submitted a preliminary narrative concept for consideration in the estimated amount of $50,000. The preliminary submittal was approved and a final call has been made to Seabrook for a full project. Staff is working with the Parks Master Plan consulting team to quickly put forth a project in line with the draft plan on one of the existing park entrances for Wildlife Park off Red Bluff.

CARES Act – Small City Assistance Program $786,005
Harris County will be administering the Small City Assistance Program as part of the CARES Act.

The week of August 3, 2020, Director of Emergency Services, Brad Goudie, submitted the first reimbursement request in the amount of $244,600 for the Seabrook Economic Incentive Program for business during COVID under the category of Economic Expenses.

FEMA Public Assistance Projects – COVID-19
Expense and project date in progress for submittals.

HARRIS COUNTY, TEXAS
BUDGET MANAGEMENT DEPARTMENT
Administration Building
1001 Preston, Suite 500
Houston, TX 77002
Office (713) 274-1100

		to enable compliance with COVID-19 public health precautions	
	Distance learning	Expenses to facilitate distance learning, including technological improvements, in connection with school closings to enable compliance with COVID-19 precautions	No
	Telework capability improvement	Expenses to improve telework capabilities for public employees to enable compliance with COVID-19 public health precautions	No
	Providing paid sick and medical leave	Expenses of providing paid sick and paid family and medical leave to public employees to enable compliance with COVID-19 public health precautions	No
	Care of homeless populations	Expenses for care for homeless populations provided to mitigate COVID-19 effects and enable compliance with COVID-19 public health precautions	No
Economic Expenses	Provision of grants to small businesses	Expenditures related to the provision of grants to small businesses to reimburse the costs of business interruption caused by required closures	No
	Government payroll support program	Expenditures related to a State, territorial, local, or Tribal government payroll support program	No
	Unemployment insurance costs	Unemployment insurance costs related to the COVID-19 public health emergency if such costs will not be reimbursed by the federal government pursuant to the CARES Act or otherwise	No
Other COVID-19 Related Expenses	Other COVID-19 Related Expenses		No

Texas Parks and Wildlife Grant (TPWG)

In Progress. Texas Parks and Wildlife Commission to begin environmental and archeological resource reviews.

Livable Centers Program (HGAC) – Old Seabrook District $194,000

Economic Development Corporation was awarded a Livable Center Program grant for consultant services. The kickoff meeting for the project was conducted last week. The goal of the study will be to create a livable center plan for the area that will define new access and connectivity with the mix of land uses and housing options in the area. The plan is to recommend projects that would encourage walkability, connection within and between nodes of community activity and build on environment strategies that support local economic development and employment. The RFP was released by H-GAC on July 7, 2020.

ATTACHMENT C

MEMORANDUM

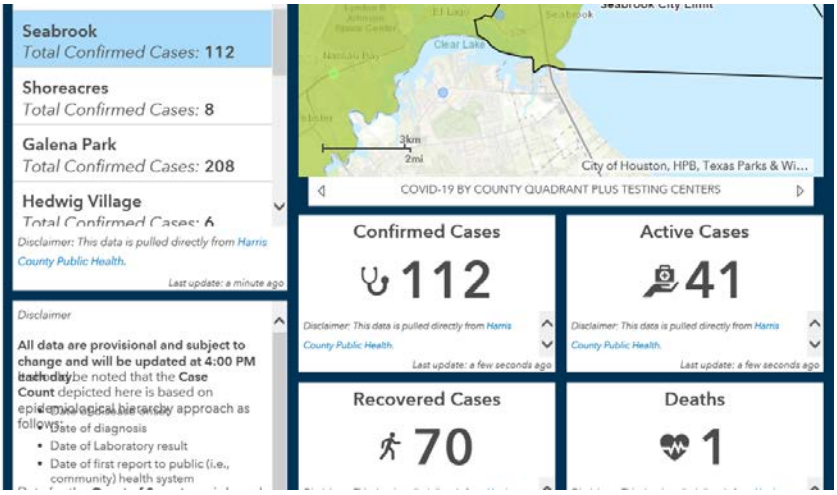
CITY MANAGER'S OFFICE

To: Honorable Mayor and City Council
From: Gayle Cook, City Manager
Date: August 4, 2020
Subject: City Council COVID Update

City

Emergency Operations Center

Seabrook Emergency Operations Center is active. Weekly staff updates have been conducted on operational status and needs.



City Operations

Public access continues to have public buildings closed and is limited to appointment only, online services or drop off service. We have had no reports of customer impacts that modifications have not been able to address. Municipal Court is still primarily remote and operations will gear up for onsite initiation in mid – August. Other select departments are staggered where spacing or accommodations are needed to be met for essential personnel to remain safe and maintain departments at full staff.

Executive Order No. 4

On July 14, 2020, Mayor Kolupski issued Executive Order No. 4 to extend to August 10, 2020, restricting outdoor gatherings to no more than 10, requiring face coverings, and closure of the city pool and splash pads.

City Website – COVID

City Operational update continue to be updated on this page within the COVID-19 Information.

MEMORANDUM

CITY MANAGER'S OFFICE

County

As of the date of this memo, the current level with Harris County remains at a Level 1 – Severe. Harris County Judge Lina Hidalgo order remains a requirement that workers, customers or visitors wear face coverings. The order in effect until 11:59 pm on **Wednesday, August 26th, 2020.**

State

Executive Order GA-29 was issued on July 3, 2020, for face coverings with some exceptions.