

1 The City Council of the City of Seabrook met in regular session on Tuesday, December 3, 2019 at  
2 7:00 p.m. in Seabrook City Hall, 1700 1st 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 Kolupksi called the meeting to order at 7:00 p.m. and led the audience in the United States  
20 and Texas Pledge of Allegiance.

21  
22 **1. INTERVIEW CANDIDATE**

23  
24 **1.1** Interview candidates for positions on the Seabrook Board of Adjustment. *City Council*

25  
26 The City Council interviewed Rob Hefner, 2330 Lakewood Yacht Club drive, who stated  
27 that he has been a resident of Seabrook for 5 years. Mr. Hefner is currently working as a  
28 construction manager for Dennar homes, and except for his time in the military, he has always  
29 worked on homes. Mr. Hefner recently finished his appointment to the Charter Review  
30 Commission and was on the Board of Adjustment previously and was asked to come back.

31  
32 The City Council interviewed Byron Hanssen, 3705 Nasa Parkway, who explained that he  
33 is a licensed attorney, co-owns Beacon Hill Bed and Breakfast, and owns three other properties in  
34 Seabrook. Mr. Hanssen has not served on a board or commission in Seabrook, but he has applied  
35 in the past.

36  
37 **2. PRESENTATIONS**

38  
39 **2.1** Presentation of a Life Saving Award for assisting in a major accident which resulted in  
40 saving a life to Andy Gutacker, Justin Amaro, Daniel Prentice, Johnathan Martin, Andy  
41 Castiglione, Elizabeth Yancey, Michael Miner, Ingris Berrios, Michael Dyer, Constance  
42 Robinson, and Austin Wood. *Brad Goudie, Director of Emergency Services*

43  
44 Brad Goudie, Director of Emergency Services, presented the recipients with the Life  
45 Saving Awards and stated that it is always a pleasure to share success stories. Mr. Goudie further

46 explained that the ultimate outcome of any emergency event heavily relies on each link in the chain  
47 of response, and all responders have to work together and with strength. The team is only as strong  
48 as its weakest link. Mr. Goudie described that a motor vehicle accident on November 3 resulted  
49 from a cardiac arrest. Two citizens that were witnesses to the accident began CPR on the victim  
50 before emergency crews arrived, and the City would like to honor them at a future meeting.

51  
52 Finally, Mr. Goudie expressed that the emergency responders do their jobs, and they  
53 provide outstanding service, but when someone is clinically dead and that situation gets turned  
54 around, it's a big deal.

55  
56 **2.2** Presentation of a Life Saving Award for responding to a medical emergency which resulted  
57 in saving a life to Kimberly Boniface, Hailey Hayes, Robert Ozment, Justin Amaro, Robert Turner,  
58 and Christi Krause. *Brad Goudie, Director of Emergency Services*

59  
60 Brad Goudie, Director of Emergency Services, presented the recipients with the Life  
61 Saving Awards and stated that this team did such a great job, that the patient left the hospital  
62 against medical advice, even though he was clinically dead on scene.

63  
64 **2.3** Presentation of the Post Event Report for the 2019 Celebration Seabrook Festival.  
65 *LeaAnn Petersen, Director of Community and Visitor Relations*

66  
67 LeaAnn Petersen, Director of Community and Visitor Relations gave the post event report  
68 as seen in Attachment A.

69  
70 **3. PUBLIC COMMENTS AND ANNOUNCEMENTS - none**

71  
72 **3.1** Mayor, City Council, and/or members of City Staff may make announcements about  
73 City/Community events. *City Council*

74  
75 Councilmember Davis announced the following upcoming events: Seabrook Tree  
76 Lighting; Breakfast with Santa, Santa Run, Bird Count, City offices closed for Christmas; and  
77 Christmas Boat Lane Parade.

78  
79 **4. CONSENT AGENDA**

80  
81 **4.1** This item was pulled from Consent Agenda by Mayor Kolupski.

82  
83 **4.2** This item was pulled from Consent Agenda by Councilmember Davis.

84  
85 **4.3** Approve on second reading proposed Ordinance 2019-32, "Restaurant - Fast Food and  
86 Restaurant - Full Service, Parking Regulations".  
87 *Sean Landis, Deputy City Manager*

88  
89

90 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX A,  
91 "COMPREHENSIVE ZONING", ARTICLE 5, "OFF-STREET PARKING, LOADING,  
92 INGRESS, AND EGRESS", SECTION 5.05, "COMPREHENSIVE PARKING REGULATION  
93 MATRIX", TABLE 5-C, "REQUIRED PARKING SPACES BY LAND USE CATEGORY" BY  
94 ADDING RESTAURANT - FAST FOOD AND RESTAURANT - FULL SERVICE, AND  
95 CREATING NEW ASSOCIATED PARKING REGULATIONS; PROVIDING A PENALTY IN  
96 AN AMOUNT NOT TO EXCEED \$2000.00 FOR VIOLATION OF ANY PROVISION  
97 HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS  
98 OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR  
99 SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

100  
101 **4.4** Approve on second reading proposed Ordinance 2019-33, "Creation of Definitions for  
102 Restaurant-Fast Food and Restaurant-Full Service".

103 *Sean Landis, Deputy City Manager*

104  
105 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX A,  
106 "COMPREHENSIVE ZONING", ARTICLE 1, "IN GENERAL", SECTION 1.10,  
107 "DEFINITIONS", BY CREATING DEFINITIONS FOR RESTAURANT-FAST FOOD AND  
108 RESTAURANT-FULL SERVICE; PROVIDING A PENALTY IN AN AMOUNT NOT TO  
109 EXCEED \$2000.00 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO  
110 THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES  
111 INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND  
112 PROVIDING FOR AN EFFECTIVE DATE

113  
114 **4.5** Approve on second of two readings Resolution 2019-24, "EDC Project Designation for  
115 Moshe Allen Doing Business as Americano's Cafe and Approval of EDC Expenditures for  
116 Construction Improvements of New Restaurant pursuant to Performance Agreement".

117 *Paul Chavez, Director of Economic Development*

118  
119 A RESOLUTION OF THE CITY COUNCIL OF CITY OF SEABROOK, TEXAS,  
120 APPROVING A PROJECT OF THE SEABROOK ECONOMIC DEVELOPMENT  
121 CORPORATION TO PROVIDE BUSINESS INCENTIVES TO MOSHE ALLEN DOING  
122 BUSINESS AS AMERICAN'S CAFE IN AN AMOUNT NOT TO EXCEED \$68,500.00 FOR  
123 CONSTRUCTION AND IMPROVEMENTS FOR A NEW RESTAURANT, PURSUANT TO  
124 THE TERMS AND CONDITIONS OF THE "ECONOMIC DEVELOPMENT AGREEMENT",  
125 ATTACHED HERETO

126  
127 **4.6** Approve the reappointment of Regular Members Michele Glaser and Edelmiro Muniz, and  
128 Alternate Member Jared Kelly to the Seabrook Board of Adjustment and Building Standards  
129 Commission for a term to expire January 1, 2022. *Sean Landis, Deputy City Manager*

130  
131 *Motion was made by Councilmember Davis and seconded by Councilmember Klein to approve*  
132 *the Consent Agenda, with the exception of items 4.1 and 4.2*

133  
134 **MOTION CARRIED BY UNANIMOUS CONSENT**

135 **4.1** Approve on second reading proposed Ordinance 2019-28, "Mobile Food Vendor  
136 Regulations." *Sean Landis, Deputy City Manager*

137  
138 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, CHAPTER 22,  
139 "BUSINESSES", ARTICLE II, "FOOD SERVICES" BY CREATING A NEW SECTION 22-51  
140 ENTITLED "MOBILE FOOD VENDORS", WITH ASSOCIATED REGULATIONS UNDER  
141 THIS TITLE; REPEALING ALL ORDINANCES OF PARTS OF ORDINANCES  
142 INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR A PENALTY IN AN  
143 AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY  
144 PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR  
145 SEVERABILITY AND NOTICE

146  
147 Mayor Kolupski explained that he pulled this ordinance because he voted against it on first  
148 reading and he was asked why. He further explained that it is a very strict and concise ordinance,  
149 and a couple of months ago Council passed an ordinance on golf carts that was also strict, and  
150 Council is asking PD to enforce new ordinances and it seems like priorities are getting skewed.  
151 The Police Department has three (3) officers on duty at any given time to enforce golf carts and  
152 now to regulate and enforce mobile food vendors. There is a very limited number of officers as it  
153 is. Seabrook ranks #4 in the state as one of the safest cities. Does the Council want to take officers  
154 off the street to regular food trucks? There is not a lot of benefit to having good trucks. The  
155 residents that were asking for food trucks have not shown up to a Council meeting. Council should  
156 consider the ramifications of passing these ordinances that keep piling on staff. We won't gain  
157 enough revenue from food trucks to put another officer on the street.

158  
159 *Motion was made by Councilmember Larson and seconded by Councilmember Machol*

160  
161 *To approve on second reading proposed Ordinance 2019-28, "Mobile Food Vendor Regulations."*

162  
163 **MOTION CARRIED BY 4-2 VOTE WITH MAYOR KOLUPSKI AND COUNCILMEMBER DAVIS**  
164 **VOTING AGAINST**

165  
166 **4.2** Approve on second reading proposed Ordinance 2019-31, "Amendment to the Official Zoning  
167 Map to Rezone Seabrook Island, Section 4, Reserve C, Being a 10.3586 Acre Tract situated in  
168 Abstract 52, Ritson Morris Survey, Harris County, Texas, located East of Palm Bay Circle, South  
169 of Scenic Shore Drive and immediately West of State Highway 146 from R-2 to 146-M". *Sean*  
170 *Landis, Deputy City Manager*

171  
172 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF  
173 SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES,  
174 APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION",  
175 SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING, SEABROOK ISLAND,  
176 SECTION 4, RESERVE C, BEING A 10.3586 ACRE TRACT SITUATED IN ABSTRACT 52,  
177 RITSON MORRIS SURVEY, HARRIS COUNTY, TEXAS, AS MORE SPECIFICALLY  
178 DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY  
179 REFERENCE, FROM R-2 ("SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT

180 SMALL LOTS") TO 146-M ("SH 146 MAIN COMMERCIAL DISTRICT"); REQUIRING  
181 THAT THE ZONING MAP BE AMENDED TO REFLECT THIS REZONING; MAKING  
182 SPECIFIC FINDINGS RELATING TO REZONING OF SUCH TRACT; PROVIDING A  
183 PENALTY IN AN AMOUNT OF NOT MORE THAN \$2,000.00 FOR VIOLATION OF ANY  
184 PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL  
185 ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT  
186 HEREWITH; AND PROVIDING FOR SEVERABILITY

187

188 Council discussion occurred as follows:

- 189 • There was things that may or may not have been discussed at the last meeting, specifically  
190 that Council took great care to work with the developer for the Seabrook Town Center to  
191 create a PUD, which protected residents adjacent to the property with a deeper barrier, a  
192 tree line barrier, a lot of things not have gotten with rezone. This property is very near  
193 Town Center, and the adjacent properties need to be treated the same way, with the same  
194 protection.
  - 195 • One property should not be rezoned to allow items in the 146-M district, if the rezone does  
196 not give any of the protection that a PUD would give.
  - 197 • There is not the same PUD process that gives residents the opportunity to be heard through  
198 a public hearing.
  - 199 • A rezone would not be considered if there was nothing to go in the area. A PUD process  
200 would take a closer look at the plan.
  - 201 • I agree. I was also going to pull this item because it was a close vote last time, and I wanted  
202 more Councilmembers to weight in and also I didn't know if staff had a chance to look into  
203 the legal aspects of the issues raised at the last meeting. Steve Weathered, City Attorney,  
204 explained that from the information he was given, the issues raised at the last meeting had  
205 nothing to do with rezoning.
  - 206 • There was a time when Council was shown pictures of something that was going to happen  
207 once the rezoning occurred, but something vastly different went in because the zoning  
208 allowed it. A PUD process would ensure that what is proposed is what would actually be  
209 built.
  - 210 • The vote at the last meeting was a straight up yes or no on a zoning change, and not on  
211 whether a PUD process should take place.
  - 212 • This property should not be rezoned without a PUD.
  - 213 • This piece of property is going to be right on the frontage road and its highly unlikely that  
214 residential property would go into this spot at this point, particularly with the oil well.  
215 There are also drainage issues that have been expressed and one owner said that her mind  
216 had been changed after speaking with the rezoning requestor. She was very much against  
217 the rezone before her conversation with the rezoning requestor. That being said, I don't  
218 disagree with comments to have some control.
  - 219 • Without that guarantee of a PUD, there is risk. I'm for this development. This is not a  
220 residential property and never should have been a long time ago. With the changes of 146,  
221 development is needed here. I'm for the project, but there is a little bit of uncomfortable  
222 feeling and something more definite is needed.
- 223

224 Mr. Landis explained that a PUD is a master plan, and a developer has to come up with a  
225 project and submit a site plan and lay out different uses. The plan is then presented to the Planning  
226 & Zoning Commission for recommendation to City Council. Council would review the plan and  
227 the PZ recommendation in order to consider approval. A zoning ordinance is created for that  
228 particular property, through the PUD process, that deviates from the general zoning ordinance.

229  
230 *Motion was made by Council member Machol and seconded by Councilmember Larson*

231  
232 *To deny second reading proposed Ordinance 2019-31, "Amendment to the Official Zoning Map to*  
233 *Rezone Seabrook Island, Section 4, Reserve C, Being a 10.3586 Acre Tract situated in Abstract*  
234 *52, Ritson Morris Survey, Harris County, Texas, located East of Palm Bay Circle, South of Scenic*  
235 *Shore Drive and immediately West of State Highway 146 from R-2 to 146-M".*

236  
237 **MOTION CARRIED BY 4-2 VOTE WITH MAYOR KOLUPSKI AND MAYOR PRO TEM PICHA**  
238 **IN OPPOSITION OF THE DENIAL**

239  
240 **5. NEW BUSINESS**

241  
242 **5.1** Consider and take all appropriate action on Resolution 2019-28, "Designation of Official  
243 Newspaper". *Robin Lenio, City Secretary*

244  
245 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS  
246 DESIGNATING THE CITY'S OFFICIAL NEWSPAPER, PURSUANT TO SECTION 11.12 OF  
247 THE CHARTER OF THE CITY OF SEABROOK, FOR PUBLICATION OF ALL  
248 ORDINANCES, NOTICES, AND OTHER MATTER

249  
250 *Motion was made by Councilmember Machol and seconded by Councilmember Klein*

251  
252 *To approve Resolution 2019-28 to designate the Bay Area Observer as the Official Newspaper.*

253  
254 **MOTION CARRIED BY UNANIMOUS CONSENT**

255  
256 **5.2** Consider and take all appropriate action on approval of donation to the City of Seabrook  
257 Share your Christmas in the amount of \$2,500.00 out of proceeds from the 2019 Celebration  
258 Seabrook Festival.

259 *LeaAnn Petersen, Director of Community & Visitor Relations*

260  
261 *Motion was made by Councilmember Klein and seconded by Councilmember Larson*

262  
263 *To approve a donation to the City of Seabrook Share your Christmas in the amount of \$3,000.00*  
264 *out of proceeds from the 2019 Celebration Seabrook Festival.*

265  
266 **MOTION CARRIED BY UNANIMOUS CONSENT**

267 **5.3** Consider and take all appropriate action on approval of donation to the City of Seabrook  
268 Animal Shelter and Adoption Center in the amount of \$1,200.00 out of proceeds from the 2019  
269 Celebration Seabrook Festival. *LeaAnn Petersen, Director of Community & Visitor Relations*

270

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

272

273 *To approve a donation to the City of Seabrook Animal Shelter and Adoption Center in the amount*  
274 *of \$700.00 out of proceeds from the 2019 Celebration Seabrook Festival.*

275

276 **MOTION CARRIED BY UNANIMOUS CONSENT**

277

278 **5.4** Consider and take all appropriate action on approval of donation to the Bay Area Veterans  
279 Memorial in an amount of \$1,200.00 out of proceeds from the 2019 Celebration Seabrook Festival.  
280 *LeaAnn Petersen, Director of Community & Visitor Relations*

281

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

283

284 *To approve a donation to the Bay Area Veterans Memorial in the amount of \$1,200.00 out of*  
285 *proceeds from the 2019 Celebration Seabrook Festival.*

286

287 **MOTION CARRIED BY UNANIMOUS CONSENT**

288

289 **5.5** Consider and take all appropriate action on the appointment of Rob Hefner to a regular  
290 position on the Seabrook Board of Adjustment for a term to expire January 1, 2022. *Robin Lenio,*  
291 *City Secretary*

292

293 *Motion was made by Mayor Pro Tem Picha and seconded by Councilmember Machol*

294

295 *To approve the appointment of Rob Hefner to a regular position on the Seabrook Board of*  
296 *Adjustment for a term to expire January 1, 2022.*

297

298 **MOTION CARRIED BY UNANIMOUS CONSENT**

299

300 **5.6** Consider and take all appropriate action on the appointment of Byron Hanssen to an  
301 alternate position on the Seabrook Board of Adjustment for a term to expire January 31,  
302 2021. *Robin Lenio, City Secretary*

303

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

305

306 *To approve the appointment of Byron Hanssen to an alternate position on the Seabrook Board of*  
307 *Adjustment for a term to expire January 31, 2021.*

308

309 **MOTION CARRIED BY UNANIMOUS CONSENT**

310

311

312 **6. ROUTINE BUSINESS**

313  
314 **6.1** Update and report on various items that require no action, including SH 146 Expansion  
315 Project, City of Seabrook CIP Projects, and City of Seabrook Grant Administration. *Gayle Cook,*  
316 *City Manager*

317  
318 Deputy City Manager, Sean Landis, and Director of Public Works, Kevin Padgett, gave the  
319 Council an update on several items, as follows:

320  
321 **CIP Projects**

- 322 • The underground waterline rehab project around City Hall has 90% of the pipe in the  
323 ground. This project includes Old Seabrook, First Street, Cook Street, Anders Street, and  
324 Nasa Road 1 near Hooters.
- 325 • The Marvin Circle project will be completed this week.
- 326 • Pine Gully and Hester’s Gully Waterline Improvement Projects have minor work left to be  
327 completed.
- 328 • There is a pre-construction meeting scheduled on December 10 for the Chloramine  
329 Conversion project.
- 330 • The Fiber infrastructure project is moving north along Lakeside, from the Traffic Circle,  
331 and then through Old Town Center to tie into the water well and then continue to Red  
332 Bluff.
- 333 • The contractors’ crews are setting up jersey barriers on the Red Bluff Expansion  
334 project. Because crews are stationing over on the Pasadena side of Taylor Lake, it looks  
335 like they will start water work over there while they are doing utilities on the Seabrook  
336 side. The bridge that people fish off of will be removed in Phase I, which will cause a need  
337 for no trespassing signs after the removal. City staff will discuss with the contractor. Staff  
338 will begin having monthly meetings on that project so that the City can bring issues to  
339 TXDOT as they are seen.
- 340 • Water and sewer lines, as well as drainage boxes, are going in on the 146 Expansion  
341 project. The City’s contractor is working on CIP utility projects from Lidstone to Nasa,  
342 and the TXDOT utility contractor will tie into the lines there. A waterline from Seabrook  
343 Circle to East Meyer is going in now, and work is being done on the north side, down at  
344 Miramar Green, going south. All of the lines will end up coming together to tie into the  
345 system. In addition, overhead electrical work will start on the east side, and there will be  
346 some service disruptions. Staff is meeting with TXDOT on Thursday to discuss the Phase  
347 II transition – the delineators and concrete barriers. Staff plans to discuss no left turns out  
348 of Old Seabrook and the creation of additional signs so that drivers can actually go  
349 south. The second left turn lane off of Respdorph was discussed at the last meeting with  
350 TXDOT and it has been designed and it is going through the bid process now. There are  
351 signage and signaling issues that need to be addressed. The main issue is that if two lanes  
352 turn left together, the traffic on East Meyer that wants to turn left will have to be shut  
353 down.

354

355 ***146 Project Lane Closures***

- 356 • The outside southbound lane on 146 will be closed from Nasa to the bridge daily through  
357 December 6<sup>th</sup> from 9a-3p
- 358 • Starting Wednesday, December 4, alternating lanes will be closed on Main Street from 9a-  
359 3p for the installation of sanitary sewer
- 360 • Starting on December 7<sup>th</sup>, Capri Lane and Kenneth Royal will have alternating lane  
361 closures
- 362 • 1<sup>st</sup> Street will be fully closed on December 5<sup>th</sup> and 6<sup>th</sup> from 7am to 6pm for installation of  
363 concrete storm sewer
- 364 • 10th Street/Shipyard Drive/Waterfront will be fully closed under the bridge and ramp only  
365 to Marina tenants and associates.
- 366 • Northbound on 146 will be closed December 5<sup>th</sup> through December 7<sup>th</sup> for the pouring of  
367 a new section of concrete or bridge deck.

368 ***Grant Administration***

- 369 • Hurricane Ike has been closed out.
- 370 • Staff is finalizing the Hurricane Harvey, and it will hopefully be closed out in the next 2 to  
371 3 weeks
- 372 • The City hasn't received the official letter yet on the HMGP grant for the Wastewater  
373 Treatment Plant; however, it has been communicated to the City that FEMA has approved  
374 and now everyone is waiting on TDEM's signature.

375 ***Other***

- 376 • There was a gas main break under the road on Nasa and there was some issue shutting it  
377 off and the City's understanding is that the line was marked by CenterPoint at 4ft, so the  
378 bore went in at 9ft and hit the gas line. Fire hydrant installs are going in as early as  
379 tomorrow and could see lines pressure tested by the end of the week. Service disconnects  
380 at City Hall, Police Department, and Jail and Bay Elementary will hopefully be scheduled  
381 for the weekend.

382 **6.2** Establish future meeting dates and agenda items, including a discussion on whether to hold  
383 the regular City Council meeting on December 17, 2019. *City Council*

384

385 *Motion was made by Councilmember David and seconded by Councilmember Klein*

386

387 *To cancel the December 17, 2019 City Council regular meeting.*

388

389 ***MOTION CARRIED BY UNANIMOUS CONSENT***

390

391 The next regular City Council meeting will be held on January 7, 2020 at 7:00pm at Seabrook City  
392 Hall Council Chambers.

393

394 7. **CLOSED EXECUTIVE SESSION**

395  
396 **7.1 Section 551.074**

397 Conduct a closed executive session to deliberate the evaluation and duties of the City  
398 Secretary. *Robin Lenio, City Secretary*

399  
400 At 8:20 p.m., Mayor Kolupski announced that the City Council will now hold a closed  
401 executive meeting pursuant to the provisions of the Open Meetings Act, Chapter 551 Government  
402 Code, and Vernon’s Texas Codes Annotated, in accordance with the authority contained in  
403 Sections 551.074, Personnel Matters.

404  
405 **8. OPEN SESSION**

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

408  
409 At 9:17 p.m., Mayor Kolupski reconvened the meeting in open session and stated that  
410 item 7.1 had been discussed, but that no action had been taken in executive session.

411 Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 9:17 p.m.

412  
413 Approved this 4<sup>th</sup> day of February, 2019.

414  
415  
416  
417  
418 \_\_\_\_\_  
419 Thomas G. Kolupski  
420 Mayor

421 \_\_\_\_\_  
422 Robin Lenio, TRMC  
423 City Secretary



# CELEBRATION SEABROOK

Music & Art Fest by the Bay!



SATURDAY • OCTOBER 12, 2019  
— 11:00am - 7:30pm —  
MEADOR PARK • SEABROOK, TEXAS

ONLY  
\$5

Kids 10 and under - ALWAYS FREE!

“ Great event for kids and adults! Loved the bouncy houses, the climbing wall, and all the food and drinks! Great live music too!

## 2019 Celebration Seabrook Recap

Live Music • Art • Kid Fun • Food Trucks • Pelicans • Craft Beer • Wine

# Celebration Seabrook made possible by these great sponsors!

PRESENTED BY



SPONSORED BY

GOLD



SILVER



BRONZE



SUPPORTING AND IN-KIND



# Record Attendance



The popular ticket price at \$5 remained, keeping the event affordable for everyone. Kids 10 and under have always been free and our extensive Kid Zone is also 100% FREE!



↑ 20%

*increase in attendance from 2018*

*More than 250 participants  
Over 2,500 Adult Attendees  
Approximately 1,500 Kids*



*The most affordable fun my family can have,  
all year. Good food, good music, lots of fun!*

# Ahoy Kids' Zone

Sponsored in part by



Did we mention that our Kids' Zone is FREE?  
And yes, we mean everything is **FREE!**

**OBSTACLE BOUNCE COURSE**

**MEGA INFLATABLE SLIDE**

**TODDLER BOUNCE HOUSE**

**MECHANICAL SHARK**

**MAGIC SHOW**

**PELICAN T-SHIRTS**

**LIBRARY FUN**

**KIDS BEACH**

**ROCK WALL**

**FACE PAINTING**

**BALLOON TWISTING**

**HENNA TATTOOS**



*They had an amazing children's section.  
My 2 year old was entertained all afternoon!*

# Live Music Stage

Sponsored in part by *Budweiser*



We partnered again this year with Budweiser who donated their music stage! Flatland Cavalry was a BIG hit.



**Ziggy Band**



**Bubba Westly**



**Flatland Cavalry**



**Jack Ingram**

“Great music,  
great food and fun!”

# Sea of Art

Sponsored in part by



Shelbi Nicole continued her mural work on our skatepark, Debi Starr returned to paint more pelicans, we added another chalk drawing one included our mascot Sunny, plus we hosted over 19 unique artists that sold one-of-a-kind pieces of art!

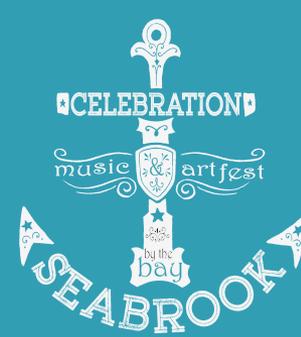


Seabrook Rocks also returned provided by the Seabrook Association.

“ I sold more pieces at this year's event than I have at any other event this year! I plan to come back next year for sure.

# Merchant Village

Sponsored in part by



A variety of sponsors and merchants filled up our Merchant Village with some new businesses joining us including Brave Boutique and Good Sense Provisions, both Seabrook businesses! Some of our repeat merchants included Share Your Christmas, the Library, Bay Area CVB, Scentsy and Origami Owl.



*I thoroughly enjoyed attending this event in my hometown, Seabrook, Texas. I love being part of my community.*

# Food Truck Galley

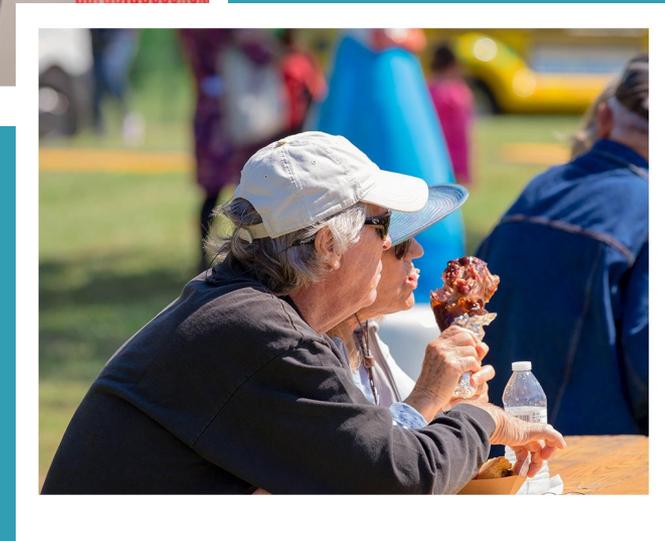
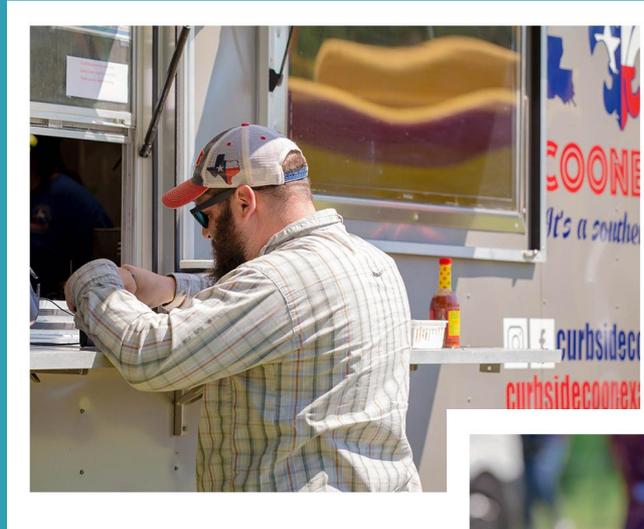
Sponsored in part by



No one went hungry at this year's event with 5 food trucks plus two local Seabrook businesses!

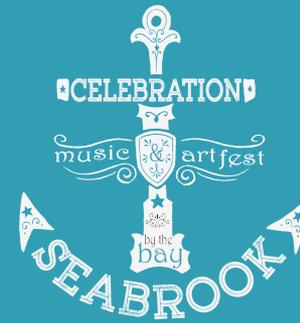
- Rolling Republic BBQ
- Curbside Coonexan
- Tasty Treats and Eats
- Snowie Cool Bus
- Native Kettle Korn
- Mario's Flying Pizza
- Classic Cafe

Lite bites for VIP provided by Merlion on Main Street.



*With so many options I didn't know what to choose! I finally decided to have BBQ and I was extremely happy with my choice!*

# Event Production Team



We continued working with MaxGray Productions and their team alongside of city staff helped to knock this year's event out of the park once again. All sponsorship and vendor procurement remained in-house to keep costs down in addition MaxGray under the forecasted budget for this year's event.

**City Event Director, LeaAnn Petersen**

**City Event Coordinator, Amanda Alvarado**

**Owner, Max Gray Productions, Travis Adair**

**Owner, Max Gray Productions, Robert Martinez**

*Special thank you and shout out to **Seabrook Public Works** who do so much to help prepare for the festival including taking our Pelicans on a field trip to the park so they too can attend! **Seabrook City Management**, the **Finance Department**, the **Police Department**, our new **EMS Department** and the **SVFD**, plus the **Office of Emergency Management** who help with this great event... Not to mention the employees who took the time to volunteer on a Saturday.*



“Great event. Well organized. Can't wait until next time.”

# Marketing Efforts

Digital buys from  **mindecology**  
data-fueled marketing



With a strong website and social media presence we continued our relationship with MindEcology for quality media buys.

- New Creative
  - [Billboards](#)
  - [Rack Cards](#)
  - [Social & Digital Ads](#)
  - [Video Promos](#)
- Social Media Ads
  - 509, 568 Impressions  
31% increase from 2018
  - 4,480 Clicks  
45% increase from 2018
- Google Ads
  - 1,242,827 Impressions  
34% increase from 2018
  - Click thru rate:
    - 5.63% search campaign
    - 0.36% display campaign
- [Facebook](#) & [Instagram](#)
  - 615 New Followers
  - 100+ Posts Aug.-Oct.
- The Bull 100.3 FM & KIKK
  - 162 Radio Spots
  - 25 Promos
  - DJ MC for event
- Billboards
  - 10 Boards
  - 5,982,800 Gross Impression
  - 122% Increase from 2018

*New media partner!*



# Financial Overview



REVENUE					
Description	2015	2016	2017	2018	2019
Sponsors	\$95,050	\$113,250	\$109,750	\$127,420	\$120,200
Merchants & Artists	\$5,594	\$4,787	\$4,787	\$5,128	\$4,974
Food Vendors	\$1,890	\$1,150	\$1,811	\$1,165	\$1,017
Online Ticket Sales	\$13,030	\$8,711	\$2,980	\$220	\$2,385
Walk Up CC Sales	\$7,491	\$2,566	\$2,953	\$478	\$1,158
Walk Up Cash Sales	\$9,840	\$6,080	\$6,905	\$5,745	\$6,299
Drinks	\$16,501	\$10,390	\$6,873	\$8,567	\$11,683
Merchandise	n/a	\$960	\$1,418	\$449	\$1,095
Miscellaneous	\$2,230	\$116	\$120	\$80	\$338
<b>TOTAL</b>	<b>\$151,626</b>	<b>\$148,735</b>	<b>\$137,597</b>	<b>\$149,251</b>	<b>\$149,122</b>
<b>Difference per year</b>		<b>-\$2,891</b>	<b>-\$11,138</b>	<b>\$11,654</b>	<b>-\$128</b>

*Sponsorship line item includes Council approved and budgeted amount from Hotel Occupancy Tax.*

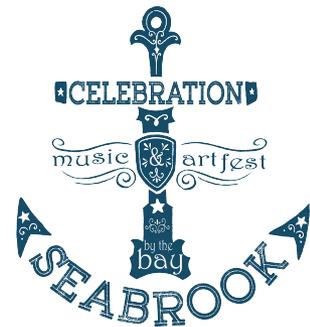
*Additional city funds will not be needed to cover 2019 event expenditures.*



EXPENDITURES					
Description	2015	2016	2017	2018	2019
Production Fees	\$35,000	\$38,500	\$46,000	\$15,000	\$15,000
Commissions	\$9,520	\$9,185	\$7,150	\$0	\$0
Entertainment	\$12,200	\$6,000	\$7,300	\$33,178	\$35,000
Kid Activities	\$6,259	\$9,031	\$7,813	\$9,618	\$7,457
Beverages	\$8,785	\$8,263	\$6,765	\$2,829	\$4,540
Parking	\$400	\$660	\$285	\$375	\$355
Transportation	\$2,975	\$4,165	\$0	\$1,650	\$1,055
Rentals	\$37,876	\$39,106	\$28,091	\$23,734	\$27,718
Supplies	\$2,314	\$643	\$0	\$665	\$1,789
Staffing	\$10,586	\$14,117	\$11,535	\$10,550	\$9,634
Permitting	\$481	\$401	\$265		
Insurance	\$4,660	\$4,060	\$4,465	\$4,741	\$4,806
Lease Agreements	\$200	\$1,300	\$0	\$0	\$0
General Misc.	\$1,671	\$3,785	\$800	\$1,886	\$779
Graphic Design	\$2,200	\$2,000	\$500	\$1,010	\$200
Printing	\$700	\$906	\$675	\$2,641	\$806
Promotional Items	\$1,750	\$2,525	\$1,185	\$647	\$437
Signage	\$3,419	\$2,028	\$1,725	\$35	\$2,842
Digital Advertising	\$375	\$700	\$1,980		
Print Advertising	\$4,465	\$4,092	\$4,363		
Radio Advertising	\$8,935	\$6,995	\$5,005		
Social Media Advertising	\$997	\$742	\$755		
Bulletin Boards	\$0	\$7,416	\$7,023	\$15,973	\$20,443
Public Relations	\$8,000	\$9,000	\$8,000	\$8,000	\$2,900
Art Components	\$0	\$6,189	\$8,500	\$6,051	\$6,444
HOT Misc.	\$112	\$0	\$500	\$0	\$0
<b>TOTAL</b>	<b>\$163,880</b>	<b>\$181,808</b>	<b>\$160,679</b>	<b>\$138,507</b>	<b>\$142,206</b>
<b>Difference per year</b>		<b>\$17,929</b>	<b>-\$21,129</b>	<b>-\$22,172</b>	<b>\$3,699</b>

# \$10,794

cost savings - actual vs. forecasted

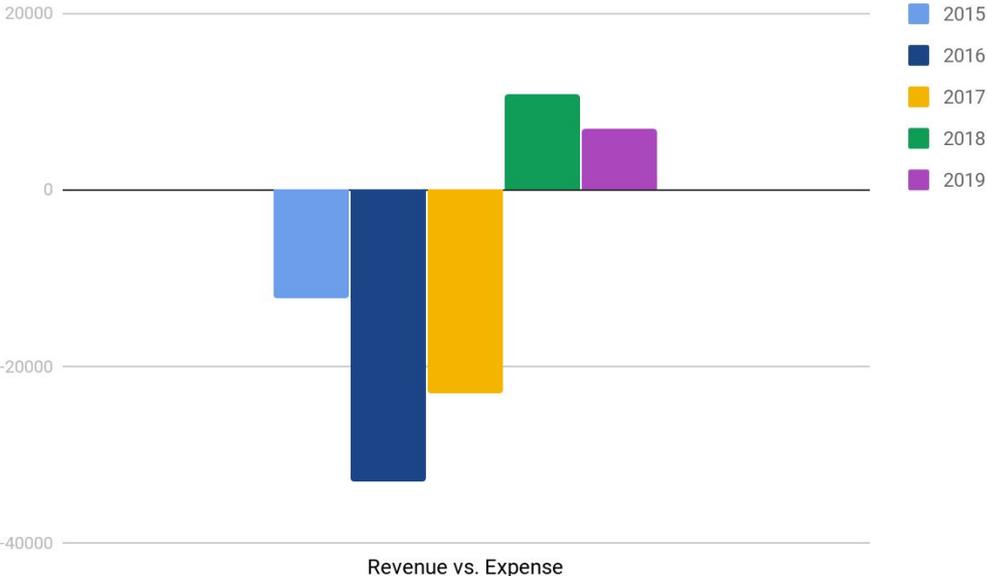


## Financial Overview Cont.

# Financial Overview Cont.



	2015	2016	2017	2018	2019
Revenue vs. Expense	<b>-\$12,254</b>	<b>-\$33,073</b>	<b>-\$23,081</b>	\$10,744	\$6,917
General Reserves	\$12,254	\$33,073	\$0	\$0	\$0
HOT Reserves	\$0	\$0	\$23,081	\$0	\$0
Available Charitable Donation	\$0	\$0	\$0	\$8,000	\$4,900
<i>Remaining balance</i>				\$2,744	\$2,016



*2nd year in a row that funds are available for charitable contribution!*

# Save the Date

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