

1 The City Council of the City of Seabrook met in regular session on Tuesday, February 4, 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 | 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 United States
20 and Texas Pledge of Allegiance.

21
22 **1. PRESENTATIONS**

23
24 **1.1** Presentation to recognize McDonald's of Seabrook as the Seabrook Economic Development
25 Corporation's Business of the Year for 2019. *Paul Chavez, Director of Economic*
26 *Development*

27
28 The Seabrook Economic Development Corporation has chosen McDonald's of Seabrook
29 as the 2019 Business of the Year.

30
31 Mayor Kolupski presented the franchise owner, Robert Flores, and his daughter, Carrie,
32 along with McDonald's of Seabrook Manager, Jennifer, with the plaque on behalf of the Seabrook
33 EDC and City Council. Mayor Kolupski thanked Mr. Flores for keeping his business in Seabrook,
34 which is one of the few businesses that decided to stay at a time when it was eminent that the
35 highway construction was going to affect the business.

36
37 **1.2** Presentation of the Seabrook Economic Development Corporation Bi-Annual Report. *Paul*
38 *Dunphey, President, Seabrook Economic Development Corporation and Paul Chavez, Director*
39 *of Economic Development.*

40
41 Paul Chavez, Director of Economic Development presented the Bi-Annual Report as seen
42 in Attachment A.

43
44
45

46 Comments from City Council included:

- 47 • Are you going to hold another Economic Summit like last year? Mr. Chavez reported that
48 there will definitely be another Economic Summit; however, EDC is going to wait for
49 completion of significant milestones to bring people back to the summit.
- 50 • I'm happy to see that EDC's focus has been investing in our community and not in acting
51 like a bank.
- 52 • I would like to see the fund balances and projected revenues go down even further. It
53 would be ok to spend all of that money because that's what it is there for, and we are having
54 such success.
- 55 • Are you continuing to look at loss of business versus business gained? Mr. Chavez
56 explained that Seabrook is over the hump of loss and gain due to the highway project.
57 Business that are going to leave have left, and those that are relocating have also done so.
58 EDC is tracking new business now. EDC is still going to maintain a very conservative
59 approach, per the advice of the Finance Department, because of the highway project. The
60 EDC Board is keeping an eye out for and working with the City Manager on much bigger
61 projects that will require some of the funds.
- 62 • Is there any movement for Town Center or the Circle at all? Mr. Chavez stated that an ad
63 campaign will be pushed out soon and staff is keeping in contact with the owners in the
64 area and the owner to the north has some great news to come out soon.

65
66 Paul Dunphey, President, Seabrook Economic Development Corporation, stated that Mr.
67 Chavez did an excellent job on the presentation and stated that Mr. Chavez and his staff are
68 working hard toward pulling in businesses. Mr. Dunphey stated that Seabrook's reputation for
69 being an unfriendly city has been cleaned up and now developers come here and they think it's a
70 trap because there is too much willingness to help. A lot of companies don't use incentives and
71 Mr. Chavez has been active in finding companies that want to look at Seabrook. The focus should
72 be quality projects, which is what Mr. Chavez is searching for, and it's a difficult task with the SH
73 146 expansion. EDC has modified its grading criteria in deciding who comes to Seabrook. The
74 money is hard to spend and at the same time remain prudent about spending.

75
76 Mayor Kolupski stated that EDC has done a good job and Council appreciates it. The City
77 is moving in a positive economic development direction and there is a good fund balance. There
78 are good projects coming up that will require a lot of the current fund balance, and it is good that
79 the City and EDC was frugal in the past.

80
81 **1.2** Presentation and Oath of Office of new Seabrook Fire Marshal, Kevin Rodgers. *Brad*
82 *Goudie, Director of Emergency Services*
83

84 Brad Goudie, Director of Emergency Services, stated that in the City of Seabrook the
85 health, wellness, and security is a high priority and a big part of those things is relying on the Fire
86 program.

87
88 Mayor Kolupski administered the Oath of Office to Deputy Fire Marshal, Kevin Rodgers,
89 and Mr. Goudie gave him his new badge with one work on it....Excellence.

90 **1.4** Presentation of the Post Event Report for the 2019 Christmas Boat Lane Parade that
91 took place on December 14, 2019. *Shari Sweeney, Vice President, Clear Lake Area Chamber of*
92 *Commerce*
93

94 Shari Sweeney, Vice President, Clear Lake Area Chamber, stated that she was excited to
95 be giving the Post Event Report and thanked Council for supporting the parade. Ms. Sweeney
96 explained that this year the judging was moved back to Seabrook to the Seabrook Marina, which
97 also hosted the committee activities for the parade. Ms. Sweeney noted that watching the parade
98 from Seabrook Marina allows for seeing the boats in the parade as well as the boats in the water
99 watching the parade. Finally, Ms. Sweeney stated that 40% of boater participants either live in
100 Seabrook or house their boat in Seabrook, which is double the amount of Seabrook participants
101 from last year. Folks that pay city taxes really do enjoy the parade.
102

103 Mayor Kolupski stated that it is a good time on the boat, and that is was a great event this
104 year. Ms. Sweeney reiterated that the Sunday morning awards breakfast is fun to see the boaters
105 getting awards. Also, the weather was great, perfect, this year.
106

107 **2. PUBLIC COMMENTS AND ANNOUNCEMENTS - none**
108

109 **2.1** Mayor, City Council, and/or members of City staff may make announcements about
110 City/Community events. *City Council*
111

112 Councilmember David announced several upcoming events, including Men Who Cook,
113 Yachty Gras Boat Parade, and Seabrook Lucky Trails.
114

115 **3. CONSENT AGENDA**
116

117 **3.1** Approve the minutes of the January 21, 2020 regular City Council meeting. *Robin Lenio,*
118 *City Secretary*
119

120 **3.2** Approve the minutes of the January 7, 2020 regular City Council meeting. *Robin Lenio,*
121 *City Secretary*
122

123 **3.3** Approve the minutes of the January 7, 2020 special City Council meeting. *Robin Lenio,*
124 *City Secretary*
125

126 **3.4** Approve the minutes of the December 3, 2019 regular City Council meeting. *Robin Lenio,*
127 *City Secretary*
128

129 *Motion was made by Councilmember Klein and seconded by Councilmember Machol*
130

131 *To approve the Consent Agenda, as presented.*
132

133 **MOTION CARRIED BY A 6-0 VOTE, WITH COUNCILMEMBER HAMMANN ABSTAINING**
134

135 **4. NEW BUSINESS**

136
137 **4.1** Consider and take all appropriate action on first and final reading of Ordinance 2020-07,
138 "Ordering a Special City Charter Amendment Election to be held on May 2, 2020". *Robin*
139 *Lenio, City Secretary*

140
141 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEABROOK, CALLING AND
142 ESTABLISHING PROCEDURES FOR A SPECIAL ELECTION, TO BE HELD ON MAY 2,
143 2020, TO CONSIDER NINETEEN (19) CHARTER AMENDMENTS RECOMMENDED BY
144 THE SEABROOK CHARTER REVIEW COMMISSION AND DETERMINED FOR
145 SUBMISSION BY CITY COUNCIL, AND MAKING OTHER PROVISIONS RELATED TO
146 THIS ELECTION

147
148 *Motion was made by Mayor Pro Tem Picha and seconded by Councilmember Machol*

149
150 *To approve on first and final reading Ordinance 2020-07, "Ordering a Special City Charter*
151 *Amendment Election to be held on May 2, 2020".*

152
153 **MOTION CARRIED BY UNANIMOUS CONSENT**

154
155 **4.2** Consider and take all appropriate action on a Professional Services Agreement between the
156 City of Seabrook and Cobb Fendley & Associates, Inc. for Professional Engineering, Surveying,
157 and Geotechnical Services for the Wastewater System Infrastructure Retrofit, Phase 1 of Hazard
158 Mitigation Grant Program (HMGP), in an amount not to exceed \$3,282,585.00, for the full
159 proposal cost, with \$820,646.00 being paid by the City as the 25% grant match. *Gayle Cook, City*
160 *Manager*

161
162 *Motion was made by Councilmember Davis and seconded by Councilmember Klein*

163
164 *To approve a Professional Services Agreement between the City of Seabrook and Cobb Fendley*
165 *& Associates, Inc. for Professional Engineering, Surveying, and Geotechnical Services for the*
166 *Wastewater System Infrastructure Retrofit, Phase 1 of Hazard Mitigation Grant Program*
167 *(HMGP), in an amount not to exceed \$3,282,585.00, for the full proposal cost, with \$820,646.00*
168 *being paid by the City as the 25% grant match.*

169
170 **MOTION CARRIED BY UNANIMOUS CONSENT**

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172
173
174
175 **THIS SPACE INTENTIONALLY LEFT BLANK**

176
177
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179

180 **4.3** Consider and take all appropriate action on an Addendum to the Economic Development
181 Agreement between the Seabrook Economic Development Corporation and Americano's Cafe for
182 an extension of the deadline for substantial completion from January 3, 2020 to March 1,
183 2020. This extension has been approved by the Seabrook EDC. *Paul Chavez, Director of*
184 *Economic Development*

185
186 *Motion was made by Mayor Pro Tem Picha and seconded by Councilmember Machol*

187
188 *To approve an Addendum to the Economic Development Agreement between the Seabrook*
189 *Economic Development Corporation and Americano's Cafe for an extension of the deadline for*
190 *substantial completion from January 3, 2020 to March 1, 2020.*

191
192 *MOTION CARRIED BY UNANIMOUS CONSENT*

193
194 Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 7:38 p.m.

195
196 Approved this 18th day of February, 2020.

197
198
199
200
201 _____
202 Thomas G. Kolupski
203 Mayor

204 _____
205 Robin Lenio, TRMC
206 City Secretary

**Seabrook Economic Development Corporation
Semi Annual Report
February 04, 2020**



Seabrook EDC Goals 2019-2020

- 1. Promote Seabrook branding, image enhancement, communication and key marketing initiatives.**
- 2. Focus on the development and promotion of Old Seabrook.**
- 3. Support initiatives that promote the redevelopment of the business corridor along SH146 and Red Bluff.**
- 4. Reviewing and potential expansion of incentives for overall business development incentive for local relocation and new development including district specific incentives.**
- 5. Provide guidance to the Seabrook City Council on economic development decisions and future land uses.**
- 6. EDC will make recommendations to the City's Capital Improvement Program (CIP) for capital projects such as streets, drainage and other infrastructure improvements that benefit business development.**





BUSINESS DEVELOPMENT INVESTMENTS 2018-2019



KIWO

Mario's Pizza

Americano Cafe

Clay Cat Studio

Merlion

YM Properties Dr. Young

Seabrook Marina

Business Development Incentives

Tookie's Seafood	Reimbursement of EDC portion of sales tax	\$100,000 \$54,982	ACTIVE Amt. Paid To Date
Merlion Thai	Reimbursement of city permitting fees	\$ 33,252	COMPLETED
	Reimbursement of EDC portion of sales tax	\$ 40,000 \$5,156	ACTIVE Amt. Paid To Date
Mario's Pizza	Building permit, grease trap, dumpster, & façade	\$ 59,767	COMPLETED
	Reimbursement of EDC portion of sales tax	\$ 50,000 \$2,788	ACTIVE Amt. Paid To Date
Seabrook Marina	Parking, floating dock and landscaping	\$127,370	ACTIVE



Business Development Incentives (continued)



Clay Cat Studio	Reimbursement of building permit fee	\$ 5,075	ACTIVE
KIWO	Sediment Tank Project relocation	\$ 84,209	COMPLETED
Americano Cafe	Reimbursement for building structure	\$ 34,250	ACTIVE
	Reimbursement of EDC & City sales tax	\$ 34,250	

\$568,173





PARTNERSHIPS WITH THE CITY

SH146 View Corridor	Partnership with city on funding a branding and identity plan and SH146 Amenity Enhancements	\$600,000 (est.)
Main Street Old Seabrook <i>(Merlion site)</i>	Walkways, parking and other improvements to Main Street for commercial development	\$272,965
Old Seabrook	Parking lot and acquired property for commercial development plus land acquisition	\$847,950
Water Tank Relocation	Payment of COs issued by city for water tank / plant relocation	\$2.5 million <i>(May 2018)</i>
H-GAC Livable Centers Grant	Study for Old Seabrook area	\$194,000 (Award) <i>(September 2020)</i>

SEABROOK EDC INCENTIVE & PROJECT IMPACT ANALYSIS

FISCAL YEAR	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
	ACTUAL					PROJECTED		
EDC Incentives (2)	\$0	\$40,000	\$67,127	\$31,543	\$143,976	\$230,859		
Old Seabrook Project	\$0	\$0	\$183,665	\$417,682	\$246,603	\$0		
SH146 Beautification Project	\$0	\$0	\$0	\$269,026	\$300,000	\$300,000	\$100,000	
Hard Costs (1)	\$297,000	\$456,028	\$612,235	\$475,178	\$405,097	\$425,352	\$446,619	\$468,950
TOTAL	\$297,000	\$496,028	\$863,027	\$1,193,428	\$1,095,676	\$956,211	\$546,619	\$468,950
Revenues (2)	\$863,451	\$916,566	\$970,912	\$990,347	\$939,330	\$835,000	\$886,099	\$886,099
PROFIT / (LOSS)	\$566,451	\$420,538	\$107,885	(\$203,081)	(\$156,346)	(\$121,211)	\$339,480	\$417,149
FUND BALANCE (3)	\$3,092,758	\$3,318,537	\$3,520,518	\$3,363,826	\$2,844,736	\$2,723,525	\$3,063,005	\$3,480,153
					as of 9/30/19			
Sales Tax Rebates (2)			\$11,902	\$22,566	\$28,486	\$30,000	\$36,850	\$36,850

(1) Total expenses minus EDC Projects (5617) and EDC Incentives (5620).

(2) Sales Tax Rebates not factored into EDC Incentives and EDC Revenues.

(3) Cash In Bank plus TEXPOOL plus Unrestricted plus Emergency Reserve

DIRECTOR'S ACCOMPLISHMENTS

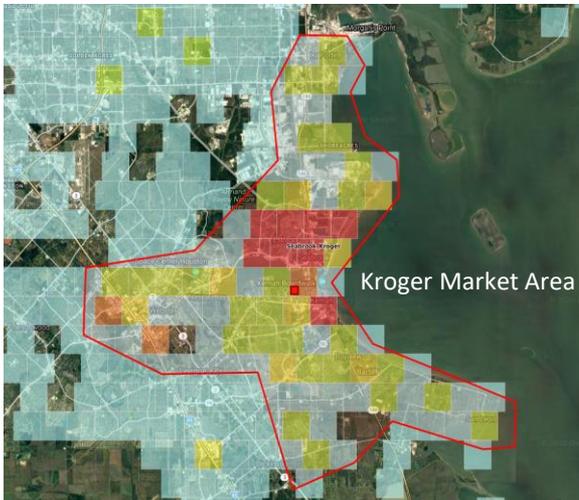
- SH146 business visits and relocation efforts in full effect
- Site consultant and prospect tours of our community
- Attended BAHEP Commercial Broker's Reception November 2018
- Attended ICSC Red River Fort Worth (25 prospects)
- Attended Retail Live – regional retail convention in Austin, TX (45 prospects)
- Attended the Houston Franchise Exposition (22 prospects)
- New Website, GIS and SH 146 promotional video development
- Advertising campaign initiated for available commercial real estate
- GIS app created for available commercial real estate
- SH146 Website updates and TXDOT meetings
- Business Morning Brew meetings on SH 146 updates and new development opportunities in Seabrook
- Acquisition of 1110 Hall Avenue in Old Seabrook for commercial prospects
- RedNews interview for SH146 / Seabrook development articles
- Economic Summit held March 2019 at Lakewood Yacht Club (82 attendees)
- Houston Chronicle interview regarding SH146 and new developments and goals for 2020
- Contract signed with Retail Strategies for national retail recruitment

RETAIL STRATEGIES CONSULTING

The Seabrook EDC entered a one year contract with national site consulting firm Retail Strategies for assistance with retail recruitment and prospect research.

To date, we have attended two major tradeshows and researched several companies for prospecting. A marketing brochure (below) was developed and a Website is forthcoming from the team to further push the Seabrook market to prospects.

Our identified target markets are restaurants, apparel and grocery stores.



retailstrategies.com
retail strategies

City Contact Information



Paul M. Chavez
Economic Development Director
pchavez@seabrooktx.gov
1700 1st Street
Seabrook, TX 77586
281.291.5730 direct
281.541.5723 cell
www.seabrooktx.gov

Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.



For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

Demographics

(10 Minute Drive Time)


Population
74,607


Average Age
39.4


Household Income (Median)
\$85,736


Household Income (Average)
\$111,830


Number of Households
29,376


Growth Rate
7.71%



Peer Analysis

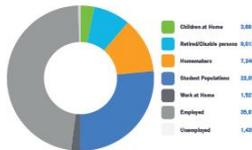
The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, retail supply and gross household area. The following are retail areas that most resemble this area city.

Peer Trade Areas

- Waxahatchie, TX
- Bartonsville, AR
- Odessa, TX
- Barkshire, TX
- Gonzales, LA
- Providence, LA
- Rockwall, TX

Daytime Population 80,937

(10 Minute Drive Time)



- Children at Home 3,881
- Retired/Childless persons 6,812
- Homeowners 1,148
- Student Populations 33,058
- Work at Home 1,937
- Employed 35,819
- Unemployed 1,485

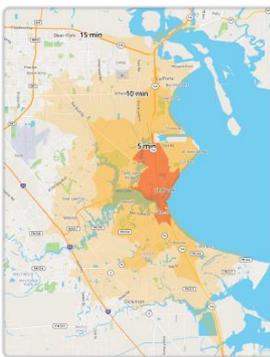
Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of market reports, peer analysis, retail trends and real estate indicators. Although these are the top categories, Retail Strategies efforts are inclusive beyond the outlined list. Call us to know how we can help you find a site!


Restaurants


Apparel


Grocery Stores



DEMOGRAPHIC PROFILE

	3 Mile Radius	5 Mile Radius	10 Mile Radius
2018 Estimated Population	36,070	89,995	365,833
Daytime Population	30,438	121,170	406,900
Median HH Income	\$89,188	\$84,385	\$75,019
Number of Households	14,988	35,877	135,948

	5 Minute DT	10 Minute DT	15 Minute DT
2018 Estimated Population	16,118	74,607	206,164
Daytime Population	16,273	80,937	208,462
Median HH Income	\$85,059	\$83,736	\$77,848
Number of Households	6,471	29,376	83,134




Follow us!




Business Activities

Nov 2018 to Dec 2019



NEW AND EXPANDING

1. AJ Massage
2. KIWO – *expanding operations!*
3. Slow Twitch Niche
4. The Boldhouse Wine Bar
5. Merlion – *moved & expanded!*
6. Hubcap Grill
7. Cross Collar Jiu Jitsu
8. CVS – *Health Plus Clinic expansion!*
9. Beacon Federal Credit Union – *moved & expanded!*
10. The Backyard Seabrook
11. Clipty Do & Shampoo
12. Farmhouse Furniture
13. Ferash Beauty Salon
14. Good Sense Provisions
15. Holiday Inn Express
16. Jenuine Treasures
17. Jet Surf Houston
18. Kirk & J's BBQ
19. Seaside RV Resort
20. The Yard Outdoor Furniture

COMING SOON !!!

- Damn Fine Coffee and Dessert Shop (Old Seabrook)
- Clay Cat Art Studios (Old Seabrook)
- Americano Café (NASA Parkway)
- Captain's School (NASA Parkway)
- Children's Academy (Repsdorph)



2018 – 2019 BUDGET /

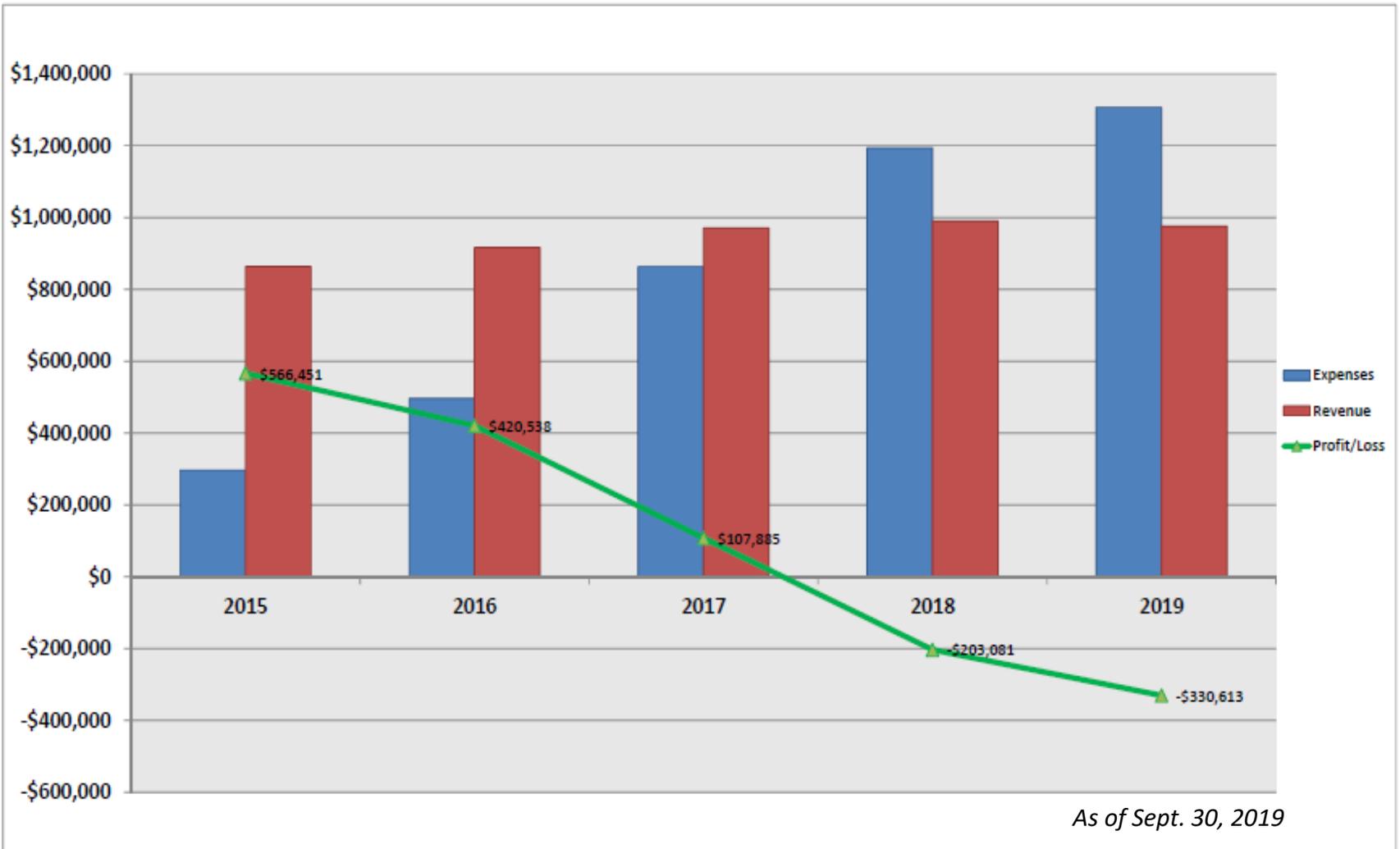
2019-2020 projected



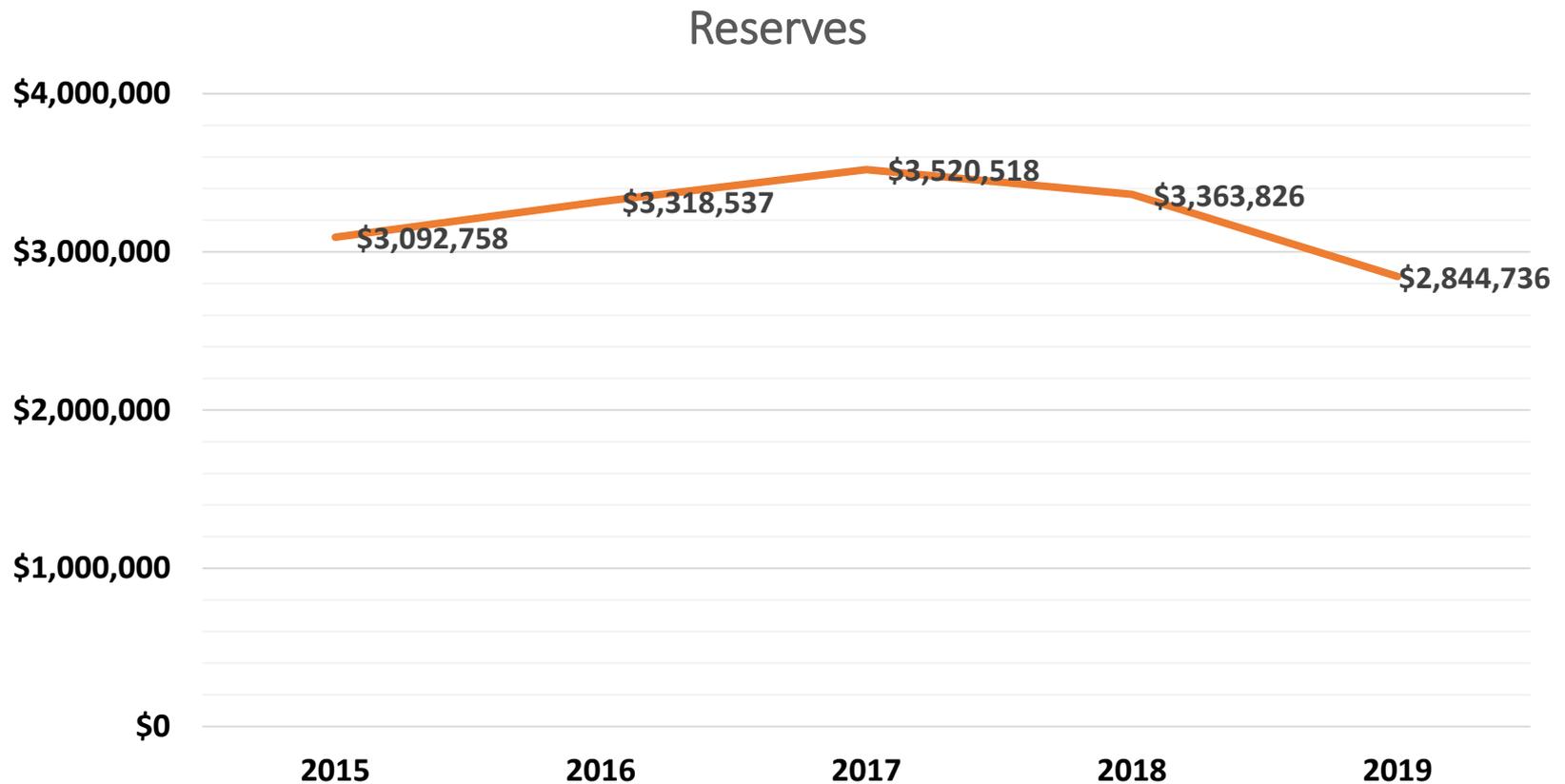
	<i>Budget Fiscal Year 2018-2019</i>	<i>Actuals Fiscal Year 2018-2019</i>
Expenses	\$1,894,760	\$1,306,471
Revenue	\$856,000	\$975,858
Total Profit / (Loss)	\$(1,038,760)	\$(330,613)
Fund Balance	\$3,375,346	\$2,844,736

	<i>Budget Fiscal Year 2019-2020</i>	<i>Projected Fiscal Year 2019-2020</i>
Expenses	\$1,573,294	\$1,339,295
Revenue	\$851,000	\$995,026
Total Profit / (Loss)	\$(722,294)	\$(344,268)
Fund Balance	\$2,875,729	\$2,844,736

Seabrook Economic Development Corporation Budget -- 2015 - 2019



Seabrook Economic Development Corporation Budget -- 2015 - 2019



Fund Balance = Cash in bank plus TEXPOOL / Unrestricted Emergency Reserves

Upcoming EDC Meetings

February 13 • March 12 • April 9

