

1 The City Council of the City of Seabrook met in regular session on Tuesday, November 19, 2019
2 at 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 – Ex. Abs.	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 STEPHANIE MARTINEZ	EXEC. ADMIN. ASST.

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. INTERVIEW CANDIDATE**

23
24 **1.1** Interview candidate for a position on the Seabrook Board of Adjustment. *City Council*
25

26 Terry Moore, 2709 N. Meyer, has lived in Seabrook for 5 years. Mr. Moore was on the 2019
27 Charter Review Commission.
28

29 **1.2** Interview candidate for a position on the Seabrook Ethics Review Commission. *City*
30 *Council*
31

32 Marcy Fryday, 801 Bryan Ave., has lived in the Clear Lake area for many years. Has been
33 involved in many City boards and projects.
34

35 **2. PRESENTATIONS**

36
37 **2.1** Presentation of the Post Event Report for Yachty Gras 2019.
38

39 Dr. Howard presented the Seabrook City Council with an award. The event took place February
40 23, 2019. This event keeps growing every year. Yachty Gras is a positive, goal-oriented
41 organization formed to bring tourism to the Bay Area communities. The event promotes the
42 boating community and area businesses with the purpose of raising funds for local non-profit
43 organizations that impact the Bay Area. This is the only family friendly event during Mardi Gras.
44 During the 2019 Yachty Gras Event, Seabrook hotels were booked at an average of 95%
45 capacity. The Yachty Gras event filled the hotels, this event is doing what it was set out to do.

46 There are concerns with how the SH146 expansion will affect future events. The kick-off party
47 for the next Yachty Gras event will be January 18, 2020 and the boat parade will be February
48 15, 2020..
49

50 2.2 Presentation of the Open Space and Trails Committee Quarterly Report.

51
52 Helen Burton, Chair of the Open Space and Trails Committee, presented the quarterly report to
53 Council as seen in Attachment A.
54

55 3. **PUBLIC COMMENTS AND ANNOUNCEMENTS**

56
57 There were none.
58

59 3.1 Mayor, City Council, and/or members of City Staff may make announcements about
60 City/Community events, including other agency events and meetings attended by City Council
61 members. *City Council*
62

63 Councilmember Klein announced several upcoming events: Thanksgiving Break, Tree Lighting,
64 Santa Run, Bird Count, and Breakfast with Santa.
65

66 4. **SPECIFIC PUBLIC HEARINGS**

67
68 4.1 Conduct a Public Hearing on a Request to change the zoning classification of land
69 described below from the current classification of R-2 Single-Family Detached Residential (Small
70 Lots) to 146-M (SH 146 Main Commercial District). **Owner:** Jason Morman, P.O. Box 188,
71 Seabrook, Texas 77586. **Legal Description:** Seabrook Island, Section 4, Reserve C, being a
72 10.3586 Acre Tract situated in Abstract 52 in the Ritson Morris Survey, Harris County Texas. This
73 property is located east of Palm Bay Circle, south of Scenic Shore Drive, and immediately west of
74 State Highway 146. *Sean Landis, Deputy City Manager*
75

76 Mayor Kolupski opened the public hearing.
77

78 Pam Latiolais, 2229 Scenic Shore Dr., stated that she listens to what is happening around the
79 community. The question is what is the best use of the land? Drainage and heavy lighting in the
80 back of the property are a concern. Ms. Latiolais is no longer opposed to changing the zoning
81 classification after meeting with the developers. They addressed all her concerns and said the
82 development may with drainage.
83

84 Billy Schwander, 308 Lake Shore Dr., stated his family has been a fixture in the City for many
85 years. Mr. Schwander stated that property is a good spot for an indoor sports complex. This sports
86 complex would allow children to have afterschool programs, and also give another area for practice
87 during inclement weather.
88

89 Daniel Wheeler, 501 N. Sarah Deel Dr., is the president for NASA Pony League. The baseball
90 league serves around 100 families in the area. Mr. Wheeler stated that an indoor sports complex

91 could be very beneficial for this area. It is something that is more local and will keep money in the
92 area.

93
94 Tom Knickerbocker, an attorney, opposed the rezoning of the property due to mineral right
95 ownership and stated that there can be no development on this land since the property is deed
96 restricted and is an operating site for oil and gas.

97
98 David Montoya, 2727 Kingwood, is opposed to the rezoning of this property and wants the
99 community to know that he is very focus on producing records for this property. The property is
100 deed restricted and is an operating site for oil and gas. There will be wells coming to drill oil on
101 this property. Mr. Montoya stated that he is approachable and willing to tell what he will be doing
102 with the property. Mr. Montoya stated that he loves natures and when the field is developed it will
103 look like a park.

104
105 Mayor Kolupski closed the public hearing.

106
107 **4.2** Conduct a Public Hearing on a Request for a Master Sign Plan for the property located at
108 2000 - 2100 Highway 146 (Miramar Shopping Center). *Sean Landis, Deputy City Manager*

109
110 Mayor Kolupski opened the public hearing.

111
112 No speakers came forward, Mayor Kolupski closed the public hearing.

113
114 **4.3** Conduct a Public Hearing on a Request to add "Restaurant-Fast Food" and "Restaurant-
115 Full Service" to the Comprehensive Parking Regulation Matrix (Section 5.05) of the Code of
116 Ordinances of the City of Seabrook and creating new associated parking regulations and a Request
117 to create definitions for "Restaurant-Fast Food" and "Restaurant-Full Service" to the Zoning
118 Ordinance in Appendix A of the Code of Ordinances, in Section 1.10. *Sean Landis, Deputy City
119 Manager*

120
121 Mayor Kolupski opened the public hearing.

122
123 No speakers came forward, Mayor Kolupski closed the public hearing.

124
125 **5. BID AWARD**

126
127 **5.1** Consider and take all appropriate action on a Bid Award to lowest bidder, Gemini Contracting
128 Services, Inc. for a City-Wide conversion of the chemical disinfecting equipment at City Water
129 Plant 1 and City Water Plant 2 (City owned Water Wells) from free chlorides to chloramine for
130 Project No. 2019-317-01. *Brian Craig, City Engineer and Assistant Director of Public Works*

131
132 Motion was made by Councilmember Klein and seconded by Councilmember Larson

133

134 To approve a Bid Award to lowest bidder, Gemini Contracting Services, Inc. for a City-Wide
135 conversion of the chemical disinfecting equipment at City Water Plant 1 and City Water Plant 2
136 (City owned Water Wells) from free chlorides to chloramine for Project No. 2019-317-01
137

138 MOTION CARRIED BY UNANIMOUS CONSENT
139

140 **6. CONSENT AGENDA**
141

142 **6.1** Approve a contract between the City of Seabrook and TDIndustries for A/C Replacement at
143 the Seabrook Volunteer Fire Department and EMS Station under CIP FAC 13, in an amount not
144 to exceed \$160,000.00. The Bid Award was approved and awarded to TDIndustries at the
145 November 5, 2019 Regular City Council meeting for an amount not to exceed \$160,000.00.
146 *Brian Craig, City Engineer and Assistant Director of Public Works*
147

148 **6.2** Approve on second reading proposed Ordinance 2019-20, "Restaurant-Fast Food." *Sean*
149 *Landis, Deputy City Manager*
150

151 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A,
152 "COMPREHENSIVE ZONING", ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS
153 AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE LAND USE
154 REGULATION MATRIX", BY ADDING "RESTAURANT-FAST FOOD" AS A
155 "PERMITTED" USE WITHIN THE FOLLOWING LAND USE DISTRICTS: "MEDIUM
156 COMMERCIAL (C-2)", "HEAVY COMMERCIAL (C-3)", "SH 146 SOUTH COMMERCIAL
157 (146-S)", "SH146 MAIN COMMERCIAL (146-M)", "LIGHT INDUSTRIAL (LI)",
158 "SEABROOK TOWN CENTER OVERLAY DISTRICT (STCOD)" AND AS A
159 "CONDITIONAL USE" WITHIN THE FOLLOWING LAND USE DISTRICTS: "LIGHT
160 COMMERCIAL (C-1)", "WATERFRONT ACTIVITY (WAD)", "MARINE ORIENTED
161 MIXED USE (MMU)"; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000
162 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE;
163 REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN
164 CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN
165 EFFECTIVE DATE
166

167 **6.3** Approve on second reading proposed Ordinance 2019-21, "SH 146 S - deleting architectural
168 standards." *Sean Landis, Deputy City Manager*
169

170 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A,
171 COMPREHENSIVE ZONING, ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS
172 AND ASSOCIATED REGULATIONS", SECTION 3.09 "SH 146 SOUTH COMMERCIAL
173 DISTRICT (146-S)", BY DELETING SECTION 3.09.13 "ARCHITECTURAL STANDARDS";
174 PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF
175 ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL
176 ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT
177 HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
178 DATE

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6.4 Approve on second reading proposed Ordinance 2019-22, "SH 146 M - deleting architectural standards." *Sean Landis, Deputy City Manager*

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.16 "SH 146 MAIN COMMERCIAL DISTRICT (146-M)", BY DELETING SECTION 3.16.13 "ARCHITECTURAL STANDARDS"; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

6.5 Approve proposed Resolution 2019-27, "Appointment to the Harris Galveston Subsidence District Board of Directors." *City Council*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, APPOINTING A PERSON TO THE BOARD OF DIRECTORS OF THE HARRIS GALVESTON SUBSIDENCE DISTRICT

6.6 Approve proposed Resolution 2019-25, "Casting a Ballot for Harris County Appraisal District Board of Directors." *City Council*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, CASTING ITS BALLOT FOR THE ELECTION OF A PERSON TO THE BOARD OF DIRECTORS OF THE HARRIS COUNTY APPRAISAL DISTRICT

6.7 Approve the minutes of the November 5, 2019 regular City Council meeting. *Robin Lenio, City Secretary*

6.8 Approve the corrected June 18, 2019 City Council meeting minutes. *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

7. NEW BUSINESS

7.1 Consider and take all appropriate action on first reading of proposed Ordinance 2019-28, "Mobile Food Vendor Regulations." *Sean Landis, Deputy City Manager*

223
224 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, CHAPTER 22,
225 "BUSINESSES", ARTICLE II, "FOOD SERVICES" BY CREATING A NEW SECTION 22-51
226 ENTITLED "MOBILE FOOD VENDORS", WITH ASSOCIATED REGULATIONS UNDER
227 THIS TITLE; REPEALING ALL ORDINANCES OF PARTS OF ORDINANCES
228 INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR A PENALTY IN AN
229 AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY
230 PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR
231 SEVERABILITY AND NOTICE

232
233 Council discussed the following:

- 234 • A mobile food truck would have to be at least 300 feet away from a brick and mortar
235 restaurant.
- 236 • Seabrook Police Department and Code Enforcement will be the ones enforcing the
237 regulations on this ordinance.
- 238 • City Staff is currently working on developing a permit for this ordinance.
- 239 • The food trucks will be paying a permit fee to the City
- 240 • Food trucks do have to be operating off a private property.

241
242 Motion was made by Klein and seconded by Machol

243
244 To approve proposed Ordinance 2019-28, "Mobile Food Vendor Regulations."

245
246 MOTION CARRIED BY 4-1 VOTE, with Mayor Kolupski opposed

247
248 **7.2** Consider and take all appropriate action on first reading of proposed Ordinance 2019-30,
249 "Miramar Shopping Center (2000-2100 Block of State Highway 146) Master Sign Plan."
250 *Sean Landis, Deputy City Manager*

251
252 AN ORDINANCE APPROVING A MASTER SIGN PLAN FOR THE PROPERTY LOCATED
253 AT THE 2000 TO THE 2100 BLOCK OF STATE HWY 14, "MIRAMAR SHOPPING
254 CENTER", LOCATED IMMEDIATELY EAST OF STATE HIGHWAY 146, NORTH OF
255 HIALEAH DRIVE, SOUTH OF EL MAR LANE, AND WEST OF BAHAMA DRIVE;
256 REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN
257 CONFLICT HEREWITH; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO
258 EXCEED \$2,000.00 FOR EACH DAY OF VIOLATION OF ANY PROVISIONS HEREOF BY
259 INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY

260
261 The Miramar Shopping center lost their sign because of the SH146 expansion. The Planning &
262 Zoning Commission approved the plan with a 4-2 vote. Many months were spent in creating what
263 the corridor would look like when the expansion idea came forth. With a monument sign, you do
264 not see underneath the sign which is a safety issue. McDonalds was held to this standard when
265 they wanted a monument sign, so should all other businesses.

266
267 Motion was made by Mayor Pro Tem Picha and seconded by Councilmember Machol

268
269 To reject proposed Ordinance 2019-30, "Miramar Shopping Center (2000-2100 Block of State
270 Highway 146) Master Sign Plan"

271
272 MOTION CARRIED BY UNANIMOUS CONSENT

273
274 **7.3** Consider and take all appropriate action on first reading of proposed Ordinance 2019-31,
275 "Amendment to the Official Zoning Map to Rezone Seabrook Island, Section 4, Reserve C, Being
276 a 10.3586 Acre Tract situated in Abstract 52, Ritson Morris Survey, Harris County, Texas, located
277 East of Palm Bay Circle, South of Scenic Shore Drive and immediately West of State Highway
278 146 from R-2 to 146-M". *Sean Landis, Deputy City Manager*

279
280 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF
281 SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES,
282 APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION",
283 SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING, SEABROOK ISLAND,
284 SECTION 4, RESERVE C, BEING A 10.3586 ACRE TRACT SITUATED IN ABSTRACT 52,
285 RITSON MORRIS SURVEY, HARRIS COUNTY, TEXAS, AS MORE SPECIFICALLY
286 DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY
287 REFERENCE, FROM R-2 ("SINGLE-FAMILY DETACHED RESIDENTIAL DISTRICT
288 SMALL LOTS") TO 146-M ("SH 146 MAIN COMMERCIAL DISTRICT"); REQUIRING
289 THAT THE ZONING MAP BE AMENDED TO REFLECT THIS REZONING; MAKING
290 SPECIFIC FINDINGS RELATING TO REZONING OF SUCH TRACT; PROVIDING A
291 PENALTY IN AN AMOUNT OF NOT MORE THAN \$2,000.00 FOR VIOLATION OF ANY
292 PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL
293 ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT
294 HEREWITH; AND PROVIDING FOR SEVERABILITY

295
296 Luis Garcia, a developer, stated this is a civil matter. There is a major face lift happening in
297 Seabrook and now is the chance to get Seabrook where you want. There will be no more drilling
298 for oil. There will be noise barriers, privacy barriers, and a private gated access. Drainage will be
299 captured in 3 channels. There will be soft lighting and no windows installed on the back of the
300 building. Entrances for any trucks will be routed through SH146. This project would work for
301 Seabrook.

302
303 What Mr. Knickerbocker said is alarming, this is something that the City needs to look into.

304
305 Motion was made by Mayor Pro Tem Picha and seconded by Councilmember Klein

306
307 To approve proposed Ordinance 2019-31, "Amendment to the Official Zoning Map to Rezone
308 Seabrook Island, Section 4, Reserve C, Being a 10.3586 Acre Tract situated in Abstract 52, Ritson
309 Morris Survey, Harris County, Texas, located East of Palm Bay Circle, South of Scenic Shore
310 Drive and immediately West of State Highway 146 from R-2 to 146-M"

311

312 MOTION CARRIED BY 3-2 VOTE, with Councilmember Larson and Councilmember Machol
313 opposed

314
315 **7.4** Consider and take all appropriate action on first reading of proposed Ordinance 2019-32,
316 "Restaurant - Fast Food and Restaurant - Full Service, Parking Regulations". *Sean Landis, Deputy*
317 *City Manager*

318
319 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX A,
320 "COMPREHENSIVE ZONING", ARTICLE 5, "OFF-STREET PARKING, LOADING,
321 INGRESS, AND EGRESS", SECTION 5.05, "COMPREHENSIVE PARKING REGULATION
322 MATRIX", TABLE 5-C, "REQUIRED PARKING SPACES BY LAND USE CATEGORY" BY
323 ADDING RESTAURANT - FAST FOOD AND RESTAURANT - FULL SERVICE, AND
324 CREATING NEW ASSOCIATED PARKING REGULATIONS; PROVIDING A PENALTY IN
325 AN AMOUNT NOT TO EXCEED \$2000.00 FOR VIOLATION OF ANY PROVISION
326 HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS
327 OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR
328 SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

329
330 Motion was made by Klein and seconded by Picha
331
332 To approve proposed Ordinance 2019-32, "Restaurant - Fast Food and Restaurant - Full Service,
333 Parking Regulations"

334
335 MOTION CARRIED BY UNANIMOUS CONSENT

336
337 **7.5** Consider and take all appropriate action on first reading of proposed Ordinance 2019-33,
338 "Creation of Definitions for Restaurant-Fast Food and Restaurant-Full Service".
339 *Sean Landis, Deputy City Manager*

340
341 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX A,
342 "COMPREHENSIVE ZONING", ARTICLE 1, "IN GENERAL", SECTION 1.10,
343 "DEFINITIONS", BY CREATING DEFINITIONS FOR RESTAURANT-FAST FOOD AND
344 RESTAURANT-FULL SERVICE; PROVIDING A PENALTY IN AN AMOUNT NOT TO
345 EXCEED \$2000.00 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO
346 THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES
347 INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND
348 PROVIDING FOR AN EFFECTIVE DATE

349
350 Motion was made by Klein and seconded by Machol
351
352 To approve proposed Ordinance 2019-33, "Creation of Definitions for Restaurant-Fast Food and
353 Restaurant-Full Service"

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355 MOTION CARRIED BY UNANIMOUS CONSENT

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7.6 Consider and take all appropriate action on first and final reading of proposed Ordinance 2019-34, "Amendment No. 1 Amending the Budget for the Fiscal Year Beginning October 1, 2019 and ending September 30, 2020 for \$20,056.00". *Michael Gibbs, Director of Finance*

AN ORDINANCE AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020 BY AUTHORIZING CERTAIN ADDITIONS IN THE AMOUNT OF \$20,056 FOR ENTERPRISE FUND; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO FACILITATE THE CHANGES IDENTIFIED; AND FINDING AVAILABLE UNENCUMBERED FUNDS FOR THE SUPPLEMENTAL APPROPRIATION AND/OR RESERVE REDUCTION

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

To approve proposed Ordinance 2019-34, "Amendment No. 1 Amending the Budget for the Fiscal Year Beginning October 1, 2019 and ending September 30, 2020 for \$20,056.00"

MOTION CARRIED BY UNANIMOUS CONSENT

7.7 Consider and take all appropriate action on Resolution 2019-26, "Amendment of the Terms of Office for the Members of the Seabrook Open Space and Trails Committee." *Robin Lenio, City Secretary*

A RESOLUTION AMENDING THE TERMS OF OFFICE FOR THE MEMBERS OF THE OPEN SPACE AND TRAILS COMMITTEE BY ESTABLISHING A TERM EXPIRATION IN JANUARY AND CONFIRMING THAT ALL OTHER ITEMS PERTAINING TO THIS COMMITTEE CONTAINED IN RESOLUTIONS 2009-05, 2009-17, AND 2012-30 SHALL REMAIN IN FULL EFFECT

Motion was made by Machol and seconded by Klein

To approve Resolution 2019-26, "Amendment of the Terms of Office for the Members of the Seabrook Open Space and Trails Committee."

MOTION CARRIED BY UNANIMOUS CONSENT

7.8 Consider and take all appropriate action on first of two readings of Resolution 2019-24, "EDC Project Designation for Moshe Allen Doing Business as Americano's Cafe and Approval of EDC Expenditures for Construction Improvements of New Restaurant pursuant to Performance Agreement". *Paul Chavez, Director of Economic Development*

A RESOLUTION OF THE CITY COUNCIL OF CITY OF SEABROOK, TEXAS, APPROVING A PROJECT OF THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION TO PROVIDE BUSINESS INCENTIVES TO MOSHE ALLEN DOING

401 BUSINESS AS AMERICAN'S CAFE IN AN AMOUNT NOT TO EXCEED \$68,500.00 FOR
402 CONSTRUCTION AND IMPROVEMENTS FOR A NEW RESTAURANT, PURSUANT TO
403 THE TERMS AND CONDITIONS OF THE "ECONOMIC DEVELOPMENT AGREEMENT",
404 ATTACHED HERETO

405

406 Paul Chaves, Director of Economic Development Corporation, stated Americano Café will open
407 in January 2020 at the old JSC location. Americano Café is a breakfast and lunch spot that will
408 include a drive thru. EDC did unanimously approve this incentive.

409

410 Motion was made by Klein and seconded by Machol

411

412 To approve first of two readings of Resolution 2019-24, "EDC Project Designation for Moshe
413 Allen Doing Business as Americano's Cafe and Approval of EDC Expenditures for Construction
414 Improvements of New Restaurant pursuant to Performance Agreement"

415

416 MOTION CARRIED BY UNANIMOUS CONSENT

417

418 **7.9** Consider and take all appropriate action on a contract between the City of Seabrook and
419 Gemini Contracting Services, Inc. for a City-Wide conversion of the chemical disinfecting
420 equipment at the City Water Plant 1 and City Water Plant 2 (City owned Water Wells) from Free
421 Chlorides to Chloramine, in an amount not to exceed \$198,750.00. *Brian Craig, City Engineer*

422

423 Motion was made by Machol and seconded by Klein

424

425 To approve a contract between the City of Seabrook and Gemini Contracting Services, Inc. for a
426 City-Wide conversion of the chemical disinfecting equipment at the City Water Plant 1 and City
427 Water Plant 2 (City owned Water Wells) from Free Chlorides to Chloramine, in an amount not to
428 exceed \$198,750.00

429

430 MOTION CARRIED BY UNANIMOUS CONSENT

431

432 **7.10** Consider and take all appropriate action on the appointment of Terry Moore to a regular
433 position on the Seabrook Board of Adjustment for a term to expire January 1, 2021.
434 *Robin Lenio, City Secretary*

435

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

437

438 To approve the appointment of Terry Moore to a regular position on the Seabrook Board of
439 Adjustment for a term to expire January 1, 2021

440

441 MOTION CARRIED BY UNANIMOUS CONSENT

442

443 **7.11** Consider and take all appropriate action on the appointment of Marcy Fryday to a regular
444 position on the Seabrook Ethics Review Commission for a term to expire October 31, 2021.
445 *Robin Lenio, City Secretary*

446
447 Motion was made by Klein and seconded by Machol
448
449 To approve the appointment of Marcy Fryday to a regular position on the Seabrook Ethics Review
450 Commission for a term to expire October 31, 2021

451
452 MOTION CARRIED BY UNANIMOUS CONSENT

453
454 **8. ROUTINE BUSINESS**

455
456 **8.1** Update and report on various items that require no action, including SH 146 Expansion
457 Project, City of Seabrook CIP Projects, and City of Seabrook Grant Administration.
458 *Gayle Cook, City Manager*

459
460 Gayle Cook, City Manager, gave the presentation and information as seen on Attachment B.

461
462 **8.2** Establish future meeting dates and agenda items, including a discussion on whether to hold
463 the regular City Council meeting on December 17, 2019. *City Council*

464
465 The next regular City Council meeting will be held on Tuesday, December 3, 2019, at 7:00pm at
466 Seabrook City Hall City Council Chambers.

467
468 Upon Council consensus, the December 17, 2019 regular City Council meeting is set.

469
470 **9. CLOSED EXECUTIVE SESSION**

471
472 **9.1 Section 551.072**

473 Conduct a closed executive session to deliberate the purchase, exchange, lease, or value of real
474 property if deliberation in an open meeting would have detrimental effect on the position of the
475 governmental body in negotiations with a third person. *Gayle Cook, City Manager*

476
477 At 8:42 p.m., Mayor Kolupski announced that the City Council will now hold a closed
478 executive meeting pursuant to the provisions of the Open Meetings Act, Chapter 551 Government
479 Code, and Vernon's Texas Codes Annotated, in accordance with the authority contained in
480 Sections 551.017, Consultation with Attorney.

481
482
483 **10. OPEN SESSION**

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

486
487 At 8:57 p.m., Mayor Kolupski reconvened the meeting in open session and stated that item 9.1
488 had been discussed, but that no action had been taken in executive session.

489

490
491 Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 8:58 p.m.

492
493 Approved this 17th day of March 2020.

494
495
496
497
498 _____
499 Thomas G. Kolupski
500 Mayor

501 _____
502 Stephanie Martinez
503 Executive Administrative Assistant

ATTACHMENT A

October 2019 Report to Council





New Flag poles



Birding Class



Osprey are
back!



Interactive Osprey sign





Chimney Swift tower
selected by Upper
Texas Coast Big Sit!
Tournament winning
team – CenterPoint
Wirebirds



June 2015

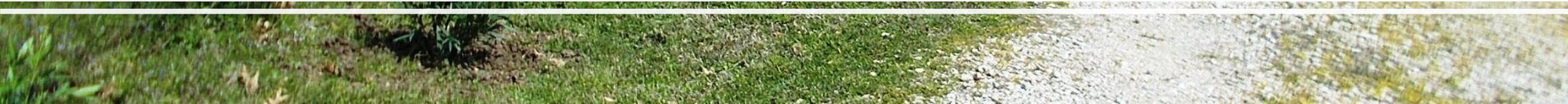




September 2019



May 2014



A gravel path leads through a dense thicket of green trees and bushes. On the right, a flowering tree with pink blossoms stands prominently. In the distance, a wooden fence borders a grassy area that meets a blue body of water under a clear sky. The scene is bright and sunny, with shadows cast across the path.

September 2019



SEABROOK

Seabrook Prairie

• Coastal tallgrass prairies once dominated the landscape from Lafayette, LA to Corpus Christi, TX but are now extremely rare. This small pocket prairie preserves native grasses, adding a refuge for other native plants, insects and birds in Seabrook's mosaic of habitats.



• For more Prairie information, scan the QR code here:





Baybrook













FALL SWEEP
KEEP TEXAS BEAUTIFUL
Keep Southfork, B...
and litter fr...
Registration 9:30 AM
Clean up 10 AM-12
SEABROOK





Fall Sweep 2019



8 volunteers



4 city staff



100 pounds of trash



5 pounds of recycle cans and bottles



1 tire



some lumber

Volunteer hours



Hours to date 2089 – value
\$51,577.41



Community Service hours –
1433.5



Total volunteer hours – 3522.5
worth \$86,970.53



Tree planting

- Apache tree grant - 100 size 5 gallon trees – January 4
- Anonymous donor paid for Trees of Houston to plant 50 10 gallon trees and water them – Will plant in Meador and Friendship on December 18



ATTACHMENT B

To: Honorable Mayor and City Council
From: Gayle Cook, City Manager
Date: November 19, 2019

Subject: City Council Update Report

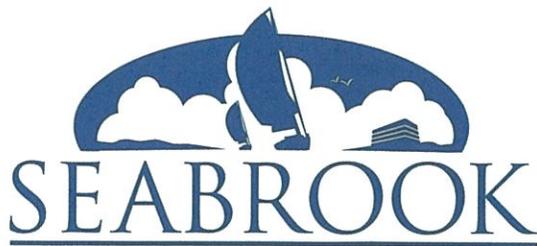
1. SH 146 Expansion

Main Street – City Public Works staff today has kept constant communication with field personnel on the Main Street and SH146 intersection as the posted alternate lane closures were underway as posted on the SH146.com site. The intersection did experience a full lane closure and staff received notice back from project management that the contractor will not be allowed to do this again.

Repsdorph/Meyer Intersection – Continued lane closures at this intersection have extended after AT&T repairs were completed. The Project Management team is preparing for other utility placement in this area; however, city staff is emphasizing the need to keep multiple lanes open when at all possible.

The following information was received from TxDOT on closures and posted:

1. **The outside (right) southbound lane on SH146 will be closed on the Clear Creek Bridge (Seabrook/Kemah Bridge) nightly through 11/21/19 from 9:00pm to 5:00am, and the day shift 9:00am to 3:00pm on 11/20/19.** This closure is for demolition work on the edge of the bridge.
2. **The outside (right) northbound lane on SH146 will be closed on the Clear Creek Bridge (Seabrook/Kemah Bridge) 9:00am to 3:00pm on 11/20/19, and 9:00pm to 7:00am on 11/22/19 and 11/23/19.** This closure is for setting new concrete girders and moving concrete barriers.
3. **Main Street in Seabrook will have alternating lane closures at SH146 from 9:00am to 3:00pm through 11/20/19.** This closure is to install concrete storm sewer under the road. Flaggers and police officers will be used as-needed to maintain two-way traffic.



4. **Towers Boulevard in Seabrook will have alternating lane closures at SH146** from 9:00am to 3:00pm through 11/20/19. This closure is to install water line under the road. Flaggers and police officers will be used as-needed to maintain two-way traffic.
5. **El Mar Lane in Seabrook will have alternating lane closures at SH146** from 9:00am to 3:00pm through 11/22/19. This closure is to install concrete storm sewer under the road. Flaggers and police officers will be used as-needed to maintain two-way traffic.
6. **1st Street in Seabrook will have alternating lane closures at SH146** from 9:00am to 3:00pm through 11/22/19. This closure is to install concrete storm sewer under the road. Flaggers and police officers will be used as-needed to maintain two-way traffic.
7. **1st Street in Seabrook will be fully closed at SH146** from 7:00am to 6:00pm on 11/25/19. This closure is to install concrete storm sewer under the road. Detours are as follows:
 - a. Traffic heading west on 1st Street to SH146 can turn left at Lidstone Avenue and proceed to SH146.
 - b. Traffic attempting to reach 1st Street from SH146 can turn onto eastbound Lidstone Avenue and proceed to 1st Street.

2. Capital Improvement Projects (CIP)

SH 146 City Utility Relocates (CIP W7 and WW8) In Progress

Utility relocation at Meyer conflict with AT&T was resolved.

Marvin Circle Paving and Waterline Improvements (CIP S10)

This project is substantially complete. Punch list items are in progress and this project expected to close out soon.

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

Bores have been completed at NASA near Lakewood Yacht Club, 3rd Street, Anders, First Street, and Cook. An open cut for 12" waterline placement was completed across Meyer.



Fiber Infrastructure Project (CIP FAC10 and FAC11) In Progress

The Fiber Infrastructure Project continues along Repsdorph and the Lakeside traffic circle. All repairs previously reported have been completed on the conflict and the sidewalk is repoured. Staff reported that revised plans were received on this project last week and progress is continuing.

3. Red Bluff Roadway Expansion Project

Thursday, November 14, 2019, marked the official construction kick off for this project. Deputy City Manager and City Engineer attended the pre kick off meeting to hear details on the coordination of the initial phase. Information given to officials included discussing a final base camp location near the Kirby and Red Bluff intersection and anticipated bridge work in sequence with continuing utility modifications and relocations in the upcoming weeks.

4. Grant Update

HMGP Grant - Jeff Galyean, Director of Emergency Management, continues to stay in contact with state and federal officials and on the HMGP Grant for the retro fit of the Wastewater Plant. The next meeting will be held on Wednesday, November 20, 2019.

Hurricane Ike – Jeff Galyean and Mike Gibbs have been working diligently on final closeout of Hurricane Ike and Hurricane Harvey. This week financial statement for closeout of Ike was received. With numerous projects involved in this storm there were some that produced a surplus from estimated costs and some that created a deficit. In the closeout process, the net amount was finally reached for approximately \$14,000.

Hurricane Harvey – With this storm and new electronic portal, city staff is close to reaching a closeout on this storm within the next month.