

1 The City Council of the City of Seabrook met in regular session on Tuesday, July 19, 2016 at  
2 6:00 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.  
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5 THOSE PRESENT WERE:

6 GLENN R. ROYAL	MAYOR
7 ROBERT LLORENTE – 6:31pm	COUNCIL PLACE NO. 1
8 MIKE GIANGROSSO – Ex. Abs.	COUNCIL PLACE NO. 2
9 GARY JOHNSON	COUNCIL PLACE NO. 3
10 MELISSA BOTKIN - Ex. Abs.	COUNCIL PLACE NO. 4
11 GLENNA ADOVASIO	COUNCIL PLACE NO. 5
12 O.J. MILLER	MAYOR PRO TEM & COUNCIL PLACE NO. 6
13	CITY MANAGER
14 GAYLE COOK	ASSISTANT CITY MANAGER
15 SEAN LANDIS	CITY ATTORNEY
16 STEVE WEATHERED	CITY SECRETARY
17 ROBIN HICKS	

18  
19 Mayor Royal called the meeting to order at 6:00 p.m. and led the audience in the United States  
20 and Texas Pledge of Allegiance.  
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22 **1. PUBLIC COMMENTS AND ANNOUNCEMENTS – None**  
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24 **At this time we would like to listen to any member of the audience on any subject matter,**  
25 **whether or not that item is on the agenda. All comments are limited to a maximum of four**  
26 **minutes for each speaker. In accordance with the Open Meetings Act, members may not**  
27 **discuss or take action on any item that has not been posted on the agenda. When your**  
28 **name is called, please come to the podium and state your name and address clearly into the**  
29 **microphone before making your comments. Thank you.**  
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31 **2. WORK SESSION ITEMS**  
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33 **2.1. Workshop - City Council and staff will review data and discuss the North Water**  
34 **Treatment Plant Capital Improvements Project, Phase IA, and funding options through**  
35 **Certificates of Obligation. (Cook)**  
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37 Gayle Cook, City Manager, stated that Council reviewed the CIP program at an earlier meeting  
38 and at that time, staff presented an alternative to the \$4.2 million upgrade to the current Water  
39 Treatment Plant with new clarifiers, a wall extension, the replacement of the Todville sewer line,  
40 and the Meyer pipe bursting project. The alternative is a phased approached construction of a  
41 North Water Treatment Plant for \$6.9 million. When the alternative was presented to Council,  
42 staff was asked to take a look at the financial impact to the City and the overall effect on end  
43 users on their water bills.

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First, Engineers and Public Works staff agree that the pipe bursting project can be removed from the CIP list if the North plant is approved because the additional capacity can be routed to the new plant and the wall extension on the existing plant will not be necessary.

Approval of the construction of a North Treatment Plant is beneficial because it will prevent additional costs and save time. Should Seabrook experience another storm event, expenditures will be required to bring the current plant into temporary compliance and operation, as the current plant will not be able to permanently withstand a second storm, and to permit and construct a new plant, which would take approximately 4 years (2 years to get it permitted and 2 years for construction). Maintenance and improvements to the existing plant will continue to be needed for sound operations and compliance with TCEQ requirements. Last year \$800,000 was spent on improvements to the plant screen and this year's original CIP proposal for clarifiers and a wall extension is estimated to cost \$1.8 million. Finally, TCEQ requires cities to prepare for construction of a new plant when there is 75% capacity. For Seabrook, that 75% trigger point would be 1.9 million gallons, which staff is not anticipating getting to anytime soon; however, the requirement from TCEQ stands and the costs of compliance are eminent.

The financial impact to water users is as follows:

Single family residential customers who use an average of 6000 gallons per month would see an increase in their water bill of \$8.83 per month. Single family residential customers who use an average of 14,000 gallons per month would see an increase in their water bill of \$17.47 per month. There are a total of 3100 single family residential accounts with different meter sizes and different usage tiers; therefore, these numbers are best guess calculated on 12 months of usage, including both high and low usage months. The average single family residential water bill is \$59.64. 93% or slightly over 1900 single family residential users are in 6000 gallon average usage tier.

The top 20 highest use commercial customers, with 1 inch meters or higher and averages of 135,000 gallons per day, will see an increase of \$200.70 per month on their bills. There are 104 commercial accounts that average 60,000 gallons per month, and their water bill will be higher by \$88.67. 64% of the commercial water customers use 15,000 gallons or more per month.

The 15 largest Multi-family residential customers, which are all apartment complexes, have an average use of 491,000 gallons per month and their bills will increase by \$916.

Council has approved a water rate study, and that has built in an annual rate increase of 3.0-3.5%, factoring in a water contract that will expire in 11 years. If the North Treatment Plan is

83 approved, at a cost of \$6.9 million, the first year will require a total rate increase of 14.81%.  
84 Factoring in the already approved 3.8% rate study increase for 2017, customers will see an 11%  
85 increase that first year. However, rate increases will be back to normal at slightly over 3% in  
86 2018 and 2019, even with the approval of the \$6.9 million expenditure.

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88 Ms. Cook stated that if Council wants to move forward this alternate, a public hearing/workshop  
89 might be warranted for informational purposes, so that citizens can be informed about the impact  
90 on their water bills. A hearing is not required, nor is an election. This would be option, if  
91 Council so desired. Staff can also draft a marketing plan to information citizens that Council has  
92 decided to move forward.

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94 Council members comment that informing citizens is beneficial, prudent and proactive; that  
95 information might prevent some complaints about water bills; that citizens have expressed to  
96 members of Council that they would like to see the current plant moved; that residents might not  
97 realize they will see an impact on their water bills to help pay for the new plant; and that the new  
98 plant is for the future, not just an immediate reaction.

99

100 Ms. Cook informed Council that staff has made grant application per the Restore Act to cover  
101 the costs of all four phases of the North Treatment Plant construction. The City will not know if  
102 the grant application has been accepted until October, but staff will always continue to look for  
103 money to assist with funding this project.

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105 Council came to a consensus that moving forward with this North Treatment Plant project is in  
106 the best interest of the residents of Seabrook. Ms. Cook stated that a workshop will be schedule  
107 for formal action.

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109 **2.2. Public Safety Fleet Replacement Program**  
110 **Consider and take all appropriate action on the Public Safety Fleet Replacement Program**  
111 **and possible establishment of a Replacement Fund with an amendment to the Fiscal Year**  
112 **2015-16 Crime District Budget. (Cook)**

113

114 Ms. Cook explained that when reviewing the budget numbers with Council at the last workshop,  
115 a substantial balance in The Crime District budget was discussed and it was suggested that any  
116 Police Department fleet needs should come out of the Crime District budget. The Finance  
117 Department has been working on a fleet replacement program and \$905,000 for public safety  
118 vehicles has now been removed from the fleet replacement plan and moved to its own program  
119 through the Crime District budget, pending approval of this item.

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121 The Police Department has 21 existing vehicles in their fleet, and is proposing purchasing 6 new  
122 vehicles, with a 7 year amortization on patrol and a 10 year amortization on administration.

123 Taking costs and amortization into consideration, it will cost \$665,198 to establish the new  
124 Public Safety Fleet Replacement Fund, plus \$145,922 for the first year of amortization and  
125 \$301,000 for the purchase of 6 new vehicles, leaving a Crime District fund balance of \$510,190  
126 in this fiscal year. Two vehicles will also be purchased this year out of the Seizer and STEP  
127 funds. Four additional vehicles will be purchased in FY2016-17, for a total of 10 vehicles in 2  
128 years. Chief Wright will still have money in the Crime District budget for other items, as  
129 needed, but not enough to purchase additional vehicles out of it. When older vehicles are  
130 auctioned, the monies collected would go back into the new account, making it self sustaining.

131

132 Chief Wright explained that nothing boosts officer morale more than new equipment and  
133 vehicles, which will make Seabrook's department competitive with any other police department.  
134 It will do more good than just giving the officers the right tools.

135

136 Council came to consensus to move forward with the establishment of the Public Safety Fleet  
137 Replacement Fund.

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139 Upon motion duly made and seconded, Mayor Royal adjourned the meeting at 6:36 p.m.

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141 Approved this 6<sup>th</sup> day of September 2016.

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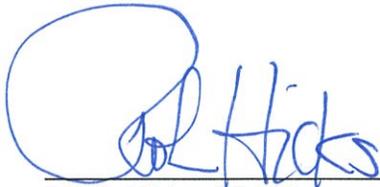
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Robin Hicks, TRMC  
City Secretary



Glenn Royal, Mayor

