



Incorporated December 27, 1912  
[www.seadrifftx.org](http://www.seadrifftx.org)

## CITY OF SEADRIFT

Post Office Box 159  
501 S. Main Street  
Seadrift, Texas 77983

Tel: (361) 785-2251

Fax: (361) 785-2208

Email: [seadrift@tisd.net](mailto:seadrift@tisd.net)



### NOTICE OF PUBLIC MEETINGS

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- ALL MEETINGS OF CITY COUNCIL ARE OPEN TO THE PUBLIC -  
- CLOSED SESSIONS CAN ONLY BEGIN FROM AN OPEN, PUBLIC SESSION -

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#### WORK SESSION AGENDA

The City of Seadrift City Council will meet in an Agenda Review Work Session Tuesday, January 7, 2020 in City Council Chambers, 501 S. Main Street at 6:45 PM. The work session is limited to review of the Meeting Agenda, as shown below, ending at the start time of the Regular Meeting at 7:00pm

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#### REGULAR MONTHLY MEETING AGENDA

The City of Seadrift City Council will meet in the Regular Monthly Meeting at 7:00 PM on Tuesday, January 7, 2020

This meeting will be at 501 S. Main Street in Council Chambers for the purpose of discussing/considering/reviewing and taking any action on the following agenda:

1. INVOCATION & PLEDGES TO US FLAG AND TEXAS FLAG
2. **CONSENT AGENDA** — All consent agenda items listed in this item are considered to be routine by the City Council and will be enacted by motion and vote. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public view.
  - a. Consider/Approve Previous Month's Meeting Minutes (with any corrections)
  - b. Consider/Approve Accounts Payable (Bills)
3. **DEPARTMENT HEAD REPORTS:**
  - a. Police
  - b. Court
  - c. Public Safety
  - d. Permits
  - e. Code Enforcement
  - f. Harbor
  - g. Parks/Recreation
  - h. Streets/Drainage
  - i. Utilities
  - j. General

*Handwritten signature and date:*  
1/3/20  
AM

4. **GRANTS** – Consider/Approve/Take Action, Adopt Resolutions on Projects, Professional Services, Awards, Authorize Bidding/Purchases, Projects in Progress, Applications, Future Projects, Resolutions, Contracts, Payment of Invoices, Fund Distribution and/or additional Public Hearings.
  - a. GrantWorks Invoice Summary                      b. G&W Invoice Summary
  - b. **CDBG – TDA Biennial Grant:** Civil Corps has engineered a new 6" water line to run across City on east side to replace an existing, old, deteriorating 2" line and replacement of an old, leaking, brick man-hole near Oakland and 5<sup>th</sup> – City Wide LMI is officially at 56.68%. *Awaiting whether the City will be awarded in 2020.*
  - c. **HOME** – TDHCA: Applicants have submitted applications and currently under review by appropriate agencies.
  - d. **FEMA** – Authorize FEMA Checking Account Signatories.
  - e. **FEMA & GLO-CDBG-DR** – GLO-Recovery Texas: FEMA-PA Projects identified to benefit from the CDBG-DR Funds as the City will be eligible to use the \$1,536,581.00 awarded for recovery as the City exceeds the 51% minimum LMI requirement. [City wide is 56.68%].  
*The Following Projects are identified for matches from CDBG-DR & Notification may occur 1<sup>st</sup> Quarter 2020:*  
*#1) Seawall & 13<sup>th</sup>-15<sup>th</sup> #2) Pier #3) Bayfront Restroom #4) Harbor Jetty #5) Sportsplex*
5. **CITY ELECTION** – Consider/Approve/Take Action to approve the following:
  - a. Order May 2, 2020 Election from 7am to 7pm for Mayor and Two Council Members.
    - i. Terms expiring: Mayor: (Elmer DeForest), Council: (Ranier Brigham & Peggy Galnes)
    - ii. Filing deadlines: January 15, 2020 through February 14, 2020.
  - b. Order Early Voting Monday, April 20 to Friday, April 24, 2020 & Monday, April 27 to Tuesday, April 28, 2020.
    - i. City Hall will be open ALL early voting days, including Wednesday, April 22<sup>nd</sup>, 8am to 5pm, INCLUDING 1pm to 2pm for Early Voting to afford everyone an opportunity to vote.
    - ii. All Early voting will be in City Hall Offices.
  - c. Select 2 weekdays during the early voting to be open 12 hours, 7am to 7pm.
    - i. Recommend Tuesday, April 21, 2020 & Thursday, April 23, 2020  
OR....
    - ii. Thursday, April 23, 2020 & Tuesday, April 28, 2020.
  - d. Order Early voting on Saturday, April 25, 2020, 8am to 5pm, including the 1pm to 2pm time.
6. **LOT REPLAT** – Consider/Approve/Take Action to approve replat request, by owner, of three 50' x 142' lots to two 75' x 142' lots: Block 94, Lots 7, 8, 9.
7. **FALCON POINT WATER** – Consider/Approve/Take Action to approve the Development Agreement with Falcon Point Subdivision to supply water and solid waste service. *Note: This has been under consideration and engineering for some time and was conditionally approved previously by City Council.*
8. **HARBOR BULKHEAD/RETAINING WALL PERMIT** – Consider/Approve/Take Action to approve the construction of a bulkhead on private property line within the Municipal Harbor by Property Owner.
9. **TML** – Texas Municipal League: Consider/Approve/Take Action to approve remaining a TML member and pay membership dues.

*JP*  
*11/3/20*  
*9AM*



**10. HARBOR MASTER** – Consider/Approve/Take Action on the following:

- a. Retirement/resignation of current Harbor Master pending hiring of replacement.
- b. Advertising to fill vacancy of Harbor Master.
- c. Establish Criteria for reviewing/selecting Harbor Master Finalists for Council Consideration.
- d. Amend & Revise Harbor Master (AKA Harbor Ordinance 02).

**11. Surplus Property** – Consider/Approve/Take Action on the following:

- a. Declare the Harbor Master Shack Surplus and put up for sealed bid auction.
- b. Declare 1999 Chev ¾ ton, tool body surplus and put up for sealed bid auction.

**12. BUDGET AMENDMENTS** – Consider/Approve/Take Action to amend the following Budgets:

- a. General Fund
- b. Utility Fund

**13. CITIZEN COMMENT** – Any person with business before the City Council, not on the agenda, may speak to the Council. **IF** public information is requested that is not available in the meeting the individual should request the information needed on the prescribed form available at City Hall during normal operating hours. **NO** Personnel Complaints can be brought before the Council under public comment. If there is a personnel complaint it is done by following the prescribed legal manner starting with a formal, signed complaint at City Hall. **NO** Formal action can be taken by Council on any items brought up during Public Comments. Public Comments to Council may have a time limitation per person, depending on the subject and number of citizens wishing to comment – this at the discretion of the Mayor at the time of Public Comments.

**14. EXECUTIVE SESSION** – At any time, during the Regular Meeting, the City Council may adjourn into an Executive Session, as needed, on any item listed, including the items listed here and which the Texas Government Code section 551 authorizes Executive Sessions to be held: Sections 551.071 (attorney consultation), 551.072 (Real Property), 551.073 (Gifts & Donations), 551.074 (Personnel), 551.076 (Security) and 551.087 (Economic Development).

**15. ADJOURN**

The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting, not including Saturday/Sunday. Contact City Hall at (361)785-2251 for further information.

I certify that the above notice of meeting was posted in the outdoor bulletin board of City Hall, 501 S. Main Street, Seadrift, Texas on this the 3<sup>RD</sup> day of JANUARY, 2020 at 9 o'clock AM. I further certify that News Media were properly notified of this meeting.

  
Gabriela Torres, City Secretary



  
1/5/20  
9AM

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**CITY OF SEADRIFT  
REGULAR COUNCIL MEETING MINUTES – JANUARY 7, 2020**

The City Council met in a Regular Meeting on January 7, 2020, at City Hall Council Chamber located at 501 S. Main St., Seadrift, TX 77983.

**PRESENT**

Elmer DeForest, *Mayor*  
June Cantrell, *Mayor Pro-Tem*  
Kenneth Reese, *Alderman*  
Peggy Gaines, *Alderman*  
Ranier Brigham, *Alderman*

**ABSENT**

Geoffrey Hunt, *Alderman*

**WORK SESSION**

Mayor DeForest called the Work Session to order at 6:45 p.m. The City Council met in an Agenda Review Work Session to review the Meeting Agenda. Work Session closed at 6:58 p.m.

**CALL TO ORDER**

Mayor DeForest called the meeting to order at 7:00 p.m.

**1. INVOCATION AND PLEDGE OF ALLEGIANCE**

Berry Lehtinen gave the invocation and Mayor DeForest led the pledge to the flags.

**2. CONSENT AGENDA**

**a. Minutes**

Minutes for the December meetings were provided to City Council to review.

**b. Accounts Payable**

City Council reviewed the City Budgets as of December 31, 2019, unpaid bills, and checkbook balances.

**MOTION:** Alderman Brigham made the motion to approve the consent agenda.

Alderman Cantrell seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously.

**3. DEPARTMENT REPORTS**

**a. POLICE**

Police Chief Leonard Bermea read the report for the Police Department with 207 calls for service in the month of December, 9 citations, 9 reports written, and 3 arrests. News from the chief: Chief Bermea stated that the Brown Santa toy lists were filled by CCSO with the help of Seadrift Officers, Officers assisted a man without any belongings to the Salvation Army in Victoria to return to Toledo, OH, and that a boat caught fire on the 23<sup>rd</sup> of December in the Municipal Harbor.

**b. COURT**

Marilyn Dufner, Court Clerk, read the report for the Municipal Court with 9 new cases, 14 closed cases, 8 hours of community service turned in, and 108 current cases. The total fines collected were \$1,400.57.

**c. PUBLIC SAFETY**

Alderman Brigham also read a report from S.A.V.E.S. showing 7 fire calls with 1 in city and 6 in the county; 27 EMS calls with 20 in the city and 7 in the county.

**d. PERMITS**

Mayor DeForest read the Building Permit Report with a gross property valuation increase of \$173,260.58; the 2019 Yearly permit report read as 30 Building Construction Permits with a tax valuation of \$1,868,484.58, Placement (Manufactured Housing) with 8 permits with a tax valuation of \$466,445, Repair/Remodel with 19 permits with a tax valuation of \$192,968, Placement/RV/Carport/Portables had 23 permits (11 RV's) with a tax valuation of \$100,635, RV/MH Park and Relocation (Move-In) had no permits for the year, Relocation (Move-out) had 2 permits with a tax valuation of -\$86,000, Demolition (Harvey) had 16 permits with a tax valuation of -\$74,860, Demolition (Non-Harvey) had 4 permits with a tax valuation of -\$128,450, and there was a gross property valuation increase of \$2,339,222.58 for 2019.

**e. CODE ENFORCEMENT**

Mayor DeForest read the Code Enforcement Report for the month. Tall weeds/grass enforcement had 0 letters sent out in the month.

**CITY OF SEADRIFT  
REGULAR COUNCIL MEETING MINUTES – JANUARY 7, 2020**

**f. HARBOR**

Alderson Reese stated that during the month of November 2019, the Municipal Harbor had 21,968 barrels of oysters come off the boats and shipped out. The oyster tariffs collected from the commercial oyster leases were \$17,574. Mayor DeForest stated that the remainder of the tariffs came in January. Alderson Reese continued his report by stating that boat overcrowding has been resolved some and that the fish cleaning dumpster will be updated to have a trap door.

**g. PARKS**

Alderson Gaines stated that she was in the process of getting quotes of playground equipment for the Children's Memorial Park and that a picnic table had collapsed on the Bayfront on 11<sup>th</sup> St. but she had spoken with the Public Works Director.

**h. STREETS/DRAINAGE**

Mayor DeForest stated that street signs are being put up around town.

**i. UTILITIES**

Alderson Cantrell read the report for the Utility Department with no water or sewer taps installed for the month of December in the City or in Swan Point Landing. For the yearly report, in 2019 there was 1 water tap installed in Swan Point Landing, and the City had 5 water taps, 6 sewer taps, and 14 culverts installed.

**j. GENERAL**

Mayor DeForest read the report for the General Fund with 2 driveway culverts issued and 9 burn permits issued for the month of December.

**4. GRANTS**

**a. GRANT WORKS INVOICE (FEMA-PA DAC)**

GrantWorks, administrative consultants, invoiced the City for \$37,410 (thirty-seven thousand four hundred ten dollars). This was for various projects under FEMA-PA for the 2<sup>nd</sup> and 3<sup>rd</sup> Quarters of 2019. These funds would be reimbursed by FEMA but must be paid by City funds first.

**MOTION:** Alderson Cantrell made the motion to authorize payment of GrantWorks invoices for \$37,410 (thirty-seven thousand four hundred ten dollars). Alderson Reese seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously.

**b. G & W INVOICE (FEMA-PA DAC)**

G&W Engineers, engineers for various FEMA-PA projects, invoiced the City \$17,094.50 (seventeen thousand ninety-four dollars and fifty cents). This was for various projects under FEMA-PA for the 2<sup>nd</sup> and 3<sup>rd</sup> Quarters of 2019. These funds would be reimbursed by FEMA but must be paid by City funds first.

**MOTION:** Alderson Cantrell made the motion to authorize payment of G&W Engineers' invoices for \$17,094.50 (seventeen thousand ninety-four dollars and fifty cents). Alderson Gaines seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously

**b. CDBG-TDA BIENNIAL GRANT (TEXAS DEPARTMENT OF AGRICULTURE) (2019-2020)**

**MOTION:** No action taken.

**c. HOME (TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS)**

**MOTION:** No action taken.

**d. FEMA-PA – ACCOUNT SIGNATORIES**

**MOTION:** Alderson Gaines made the motion to have Elmer DeForest (Mayor), June Cantrell (Mayor Pro-Tem), Ranier Brigham (Alderson), and Gabriela Torres (City Secretary) as signatories for the FEMA-PA Checking Account. Alderson Reese seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously

**e. FEMA & GLO-CDBG-DR**

**CITY OF SEADRIFT  
REGULAR COUNCIL MEETING MINUTES – JANUARY 7, 2020**

**MOTION:** No action taken.

**5. CITY ELECTION**

**a. MAY 2, 2020 GENERAL ELECTION**

The City's General Election will be on May 2, 2020, from 7 AM to 7 PM for one Mayor Position and two City Council Positions. Filing deadlines would be from January 15 through February 14.

**MOTION:** Alderperson Gaines made the motion to Order the May 2, 2020 Election from 7 AM to 7 PM for the terms expiring for Mayor and two Council member positions. Alderperson Brigham seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously.

**b. EARLY VOTING**

**MOTION:** Alderperson Reese made the motion for early voting to be from April 22<sup>nd</sup> to April 28<sup>th</sup> from 8 AM to 5 PM, including 1 PM to 2 PM, and to be in the City Hall offices. Alderperson Gaines seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously.

**c. EARLY VOTING – WEEKDAYS 12 HOURS**

**MOTION:** Alderperson Gaines made the motion to have April 21, 2020, and April 28, 2020, to be open from 7 AM to 7 PM during Early Voting. Alderperson Cantrell seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously.

**d. EARLY VOTING – WEEKEND**

**MOTION:** Alderperson Cantrell made the motion during early voting that Saturday, April 25, 2020, from 8 AM to 5 PM, be open for early voting. Alderperson Reese seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously.

**6. LOT RE-PLAT**

**MOTION:** No action taken.

**7. FALCON POINT WATER**

Mayor DeForest read the Summary of Falcon Point Water System (attached). Mayor DeForest stated that the agreement had been reviewed by the City Attorneys. Kenneth Finster, the consultant for Falcon Point Subdivision, was in attendance. Alderperson Cantrell asked if Falcon Point Subdivision would receive solid waste services from the City, to which the Mayor answered that the City can legally provide solid waste service to any area that the City is supplying water.

**MOTION:** Alderperson Reese made the motion to approve the Development Agreement with Falcon Point Subdivision to supply water and solid waste service. Alderperson Brigham seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously.

**Copy of Summary of Falcon Point Water System attached.**

**8. HARBOR BULKHEAD/RETAINING WALL PERMIT**

Mayor DeForest stated that the Property Owner, John Rossello, would be constructing a bulkhead on the private property line within the Municipal Harbor. The City has no formalized bulkhead/pier construction permitting method for private property frontage. Alderperson Reese stated that it would be a wooden bulkhead/retaining wall and would not be conducive to the other steel bulkheads. Mayor DeForest stated that it is on private property and there is not much the City can do. Alderperson Gaines asked what the plans are for this property to which Mayor DeForest answered that it was a moot point at this time.

**MOTION:** Alderperson Gaines made the motion to approve the construction of a bulkhead or retaining wall on the private property line within the Municipal Harbor by the Property Owner. Alderperson Brigham seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously.

**CITY OF SEADRIFT  
REGULAR COUNCIL MEETING MINUTES – JANUARY 7, 2020**

**Copy of Harbor Bulkhead/Retaining Wall Development Permit and maps attached.**

**9. TML 2020 MEMBERSHIP**

**MOTION:** Alderperson Brigham made the motion to approve remaining a TML member and pay membership dues. Alderperson Gaines seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously.

**10. HARBOR MASTER**

**a. RETIREMENT/RESIGNATION OF HARBOR MASTER**

**MOTION:** Alderperson Reese made the motion to accept the resignation/retirement of the current Harbor Master, Ricky Carter, pending hire of replacement. Alderperson Cantrell seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously.

**b. ADVERTISING**

**MOTION:** Alderperson Gaines made the motion to approve advertising to fill the vacancy of Harbor Master. Alderperson Reese seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously.

**c. REVIEW/SELECTING COMMITTEE**

**MOTION:** Alderperson Gaines made the motion to establish criteria for reviewing/selecting Harbor Master finalists for Council Consideration and for the interview committee to include Alderperson Ranier Brigham, Alderperson Kenneth Reese, and any two additional City staff of the Mayor's choosing. Alderperson Cantrell seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously.

**d. HARBOR ORDINANCE 02 – HARBOR MASTER**

**MOTION:** Alderperson Reese made the motion to amend and revise the Harbor Ordinance 02 – Harbor Master as corrected. Alderperson Brigham seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously.

**Copy of Harbor Ordinance 02 – Harbor Master attached.**

**11. SURPLUS PROPERTY**

**a. HARBOR MASTER SHACK SURPLUS**

**MOTION:** Alderperson Reese made the motion to declare the Harbor Master's Shack surplus and to be put up for sealed bid auction. Alderperson Cantrell seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously.

**b. 1999 CHEVROLET ¾ TON TRUCK SURPLUS**

**MOTION:** Alderperson Gaines made the motion to declare the 1999 Chevrolet ¾ ton, tool body surplus and put up for sealed bid auction. Alderperson Brigham seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously.

**12. BUDGET AMENDMENTS**

**a. GENERAL FUND BUDGET**

**MOTION:** Alderperson Gaines made the motion to amend the General Fund budget to roll over the \$28,388.43 to the Street/Drainage Improvement Line Item 123. Alderperson Brigham seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously.

**b. UTILITY FUND BUDGET**

**MOTION:** Alderperson Cantrell made the motion to amend the Utility Fund Budget to rename line: HOLDING; CAPITAL OUTLAY to NEWER USED TRUCK TO REPLACE OLDER. Alderperson Reese seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously.



**CITY OF SEADRIFT  
REGULAR COUNCIL MEETING MINUTES – JANUARY 7, 2020**

**Copy of Proposed Budget Amendments attached.**

**13. CITIZEN COMMENT (PUBLIC FORUM)**

Kenneth Finster wanted to thank the City Utility Crew for repair work done on a water leak at Swan Point Landing. He stated that it was a pleasant experience and that the crew was in high spirits.

**14. EXECUTIVE SESSION**

The meeting convened into an Executive Session at 8:20 p.m. under the authority of Section 551.074 Personnel. Executive Session closed and the meeting convened back to open session at 8:25 p.m.


**MOTION:** No action taken deemed necessary with regards to the items discussed in the Executive Session.

**15. ADJOURN**

**MOTION:** Alderperson Gaines made the motion to adjourn the meeting. Alderperson Cantrell seconded the motion.

**VOTE:** 4-0 - Motion carried unanimously.

**Meeting adjourned at 8:25 p.m.**

  
\_\_\_\_\_  
Gabriela Torres, City Secretary  
\_\_\_\_\_  
Elmer DeForest, Mayor  
Approved: FEBRUARY 4, 2020



CITY OF SEADRIFT  
Post Office Box 159/501 S. Main St.  
Seadrift, Texas 77983  
Tel: (361) 785-2251  
Fax: (361) 785-2208



**MAY 2, 2020**  
**ORDER OF ELECTION FOR MUNICIPALITIES**  
(ORDEN DE ELECCION PARA MUNICIPIOS)

An election is hereby ordered to be held on Saturday, May 2, 2020, for the purpose of:  
(*Por la presente se ordena que se llevará a cabo una elección el 2 de mayo de 2020, con el propósito de:*)

- One Mayor position, for a term of 2 years; and  
(*Un puesto de alcalde, por un plazo de 2 años; y*)
- Two Council Member Positions, for a term of 2 years  
(*Dos Miembro del Consejo, por un plazo de 2 años*)

Early voting by personal appearance will be conducted at the:  
(*La votación adelantada en persona se llevará a cabo de en:*)

City Hall  
501 South Main Street  
Seadrift, TX 77983

The hours will be as the following schedule:

Monday ( <i>Lunes</i> )	April 20, 2020	8:00 a.m.	5:00 p.m.
Tuesday ( <i>Martes</i> )	April 21, 2020	8:00 a.m.	5:00 p.m.
Wednesday ( <i>Miercoles</i> )	April 22, 2020	8:00 a.m.	5:00 p.m.
Thursday ( <i>Jueves</i> )	April 23, 2020	7:00 a.m.	7:00 p.m.
Friday ( <i>Viernes</i> )	April 24, 2020	8:00 a.m.	5:00 p.m.
Saturday ( <i>Sabado</i> )	April 25, 2020	8:00 a.m.	5:00 p.m.
Monday ( <i>Lunes</i> )	April 27, 2020	8:00 a.m.	5:00 p.m.
Tuesday ( <i>Martes</i> )	April 28, 2020	7:00 a.m.	7:00 p.m.

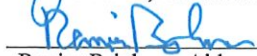
Applications for ballot by mail shall be mailed to:  
(*Las solicitudes para boletas que se votarán en ausencia por correo deberán enviarse a:*)

Gabriela Torres, City Secretary  
City of Seadrift  
P.O. Box 159  
Seadrift, TX 77983

Applications for ballots by mail must be received no later than the close of business on April 20, 2020.  
(*Las solicitudes para boletas que se votarán en ausencia por correo deberán recibirse para el fin de las horas de las horas de negocio el 20 de abril de 2020.*)

APPROVED AND ADOPTED by the City Council of the City of Seadrift, Texas, this the 7<sup>th</sup> day of January, 2020. (*Aprobado y adoptado por el Consejo de la ciudad de Seadrift, Tejas, este día 7 de Enero de 2020.*)


  
June Cantrell, Alderman (*Consejo*)


  
Ranier Brigham, Alderman (*Consejo*)

**ABSENT**

Geoffrey Hunt, Alderman (*Consejo*)

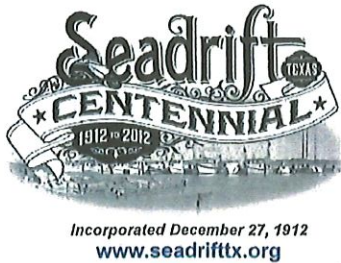
  
Elmer DeForest, Mayor (*Alcalde*)

  
Peggy Gaines, Alderman (*Consejo*)

  
Kenneth Reese, Alderman (*Consejo*)

A copy of this election order must be delivered to the County Clerk/Elections Administrator and Voter Registrar no later than 60 days before Election Day.  
*Se deberá entregar una copia de esta orden de elección al/a la Secretario(a) del Condado/Administrador(a) de Elecciones y el/la Registrador(a) de Votantes a más tardar 60 días antes del día de elección.*





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### SUMMARY OF FALCON POINT WATER SYSTEM:

As of January 2020

The City of Seadrift Council previously approved a commitment to provide Falcon Point Subdivision with potable water fed from existing lines located within and on the boundary of Swan Point Landing, that the City owns. Contingent on all regulatory requirements. Once constructed the City will own the Facility, the land it sits on and the Water Lines within Falcon Point Subdivision. The City will provide water, billings and solid waste service.

Currently pending is the Development Agreement, construction of the Facility by Falcon Point which the City will need to approve.

#### The following is a brief summary of the Facility

Seadrift Ranch Partners, LTD; aka Falcon Point Subdivision, will construct Phase 1 with provisions to connect Phase 2 equipment at no cost to the City at the proposed location depicted in drawings. This parcel site will be sized to hold the entire Phase 1 & 2 Facility and be security fenced. Phase 1 will be constructed for a capacity to provide 50 connections. On completion of Phase 1 the City will take over ownership of the Facility and the Facility parcel site will be deeded over to the City with the City eventually annexing this City owned parcel. Also on completion of Phase 1 and acceptance by the City the Water Lines and fire-fighting storage tank, within Falcon Point Subdivision, will also be owned by the City with easements granted automatically by agreement to access said Water Lines, being able to install water meters, collecting connection fees, billing users for water usage + solid waste and collecting the fees.

In exchange for the City's commitment to provide water for 150 connections, Seadrift Ranch Partners, Ltd – Falcon Point Subdivision (FPS) agrees that the City will charge a connection fee. The connection fee is currently estimated to be \$3,500 and will be adjustable as the need arises. A portion of this connection fee, currently estimated to be \$2,500, will be deposited in an interest-bearing Phase 2 Construction Account and dedicated for sufficient funding to complete Phase 2. The remaining estimated \$1,000 will be used to cover cost of the connections and any other M&O items.

It must be noted that TCEQ has currently limited the amount of connections to 116 due to line size within FPS and related pressures. 100 connections are reserved for individual residences and 16 for the Lodge, which has 16 units. The remaining 34 connections are conditional to securing TCEQ approval and any funding needed to overcome the 116-connection limit. Once Phase 1 is operational and functioning, TCEQ has required extensive pressure testing of the system feeding FPS and within FPS. Any issues encountered with the FPS looped 4" line will be responsibility of developer.

The Developer has promised to give the City \$100,000 to secure the 150 connections. This was contingent on FPS's request for 150 connections which the City Council committed to. However, since TCEQ is currently limiting the FPS/City to 116 connections, the Developer is committing to an initial \$75,000 amount (pro-rated for 116). IF, at some time in the future, the City/FPS is able to overcome the 116-connection limit and get approval for the additional 34 connections, the Developer/FPS will provide to the City the additional \$25,000. The city will be able to use these funds anywhere within the City for City's Water System. The Developer/Seadrift Ranch Partners, Ltd – Falcon Point Subdivision will not have access or control of these funds and will not be used for FPS.

When Phase 1 reaches 85% of the 50-connection capacity (42), the City will begin Phase 2 expansion, if not already in progress, using the aforementioned funds accumulated in the Phase 2 Construction Account. See spread sheet with ESTIMATES.

## FPS WATER FACILITY PROJECT SUMMARY

**Facility will be designed and constructed incorporating the 150 connections**

<b>Phase 1</b>	
Connections	50
Storage	15,000 gal stg tank
Pressure	1,000 gal pneumatic tank
Pumps	2 ea boosters total 200gpm
Treatment	Chlorine gas inject w/bldg
Pump House	To house pumps & etc.
Controls	Flow/Pressure & Valves
Master Meter	Meter to measure total inflow
Fencing	Around Entire Facility Site
Fire Fighting	1 ea 3,500 gal storage tank
Phase 2	Piping stub outs for Phase 2

<b>Phase 2</b>	
Connections	100
Storage	15,000 gal stg tank
Pressure	2,000 gal pneumatic tank
Pump	1 booster adding 100gpm
Controls	Flow/Pressure & Valves

<b>FALCON POINT SUBDIVISION WATER DEVELOPMENT PROJECT</b>						
<b>PHASE 1 Constructed by Developer</b>				<b>PHASE 2 Constructed by City</b>		
Description	Item			Description	Item	Est \$
CONNECTIONS	50	Developer to pay for all Phase 1 costs and constructed with review and approval by City		CONNECTIONS	100	XXX
Grnd Stg Tk	15,000 gal			Grnd Stg Tk	15,000 gal	\$60,000.00
Pumps (2)	100gpm			Pump (1)	100gpm	\$2,000.00
Pressure Tk	1,000 gal			Pressure Tk	2,000 gal	\$26,000.00
Misc	Pipes/valves/instrumentation/etc			Misc	P/V/I/etc	\$7,500.00
				Est. Inflation/Increased Cost		\$12,500.00
<b>Total</b>		<b>N/A</b>		<b>Total</b>		<b>\$108,000.00</b>

NOTE: Phase 1 construction will include construction of stub outs to bolt in phase 2 equipment

NOTE: When 85% of Phase 1 connections (42 connections) is reached the City will begin construction of Phase 2 Improvements - IF the City has not already begun the improvements

Calculated ASSESSMENT Fees for Phase 2 Costs reached at 85% (42 Connections)				
At 85% of the Phase One 50 Connections, Phase 2 begins				Summary
Connection Fee	\$3,500.00	42	\$147,000.00	Based on "crystal ball" estimates when the 42 connection limit is reached the escrow account could have approximately \$113,400.00 for Phase 2 Construction. It all depends on Inflation, interest rates and pace of construction in FPS. Could be faster or slower.
Phase 2 Escrow	\$2,500.00	42	\$105,000.00	
M & O	\$1,000.00	42	\$42,000.00	
Estimated %	1%	Estimated simple interest		
Avg Per Year (8)	\$20,000.00	Based on 5 year estimate		
Interest accrual	\$200.00	42	\$1,000.00	
Est Total Escrow	(5 year accrual)		\$106,000.00	

<b>POTENTIAL WATER REVENUE</b>			
Add 8 average each year		Avg Gal	Monthly Est.
Year 1	8	2000	\$240.00
Year 2	16	2000	\$480.00
Year 3	24	2000	\$720.00
Year 4	32	2000	\$960.00
Year 5	40	2000	\$1,200.00

<b>POTENTIAL SSW REVENUE</b>		
Add 8 average each year	1 Tote	Monthly Est
Year 1	8	\$212.00
Year 2	16	\$424.00
Year 3	24	\$636.00
Year 4	32	\$848.00
Year 5	40	\$1,060.00



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Incorporated December 27, 1912  
[www.seadrifttx.org](http://www.seadrifttx.org)

## CITY OF SEADRIFT

Post Office Box 159  
Seadrift, Texas 77983  
Tel: (361) 785-2251  
Fax: (361) 785-2208  
Email: [seadrift@tisd.net](mailto:seadrift@tisd.net)



### HARBOR BULKHEAD/RETAINING WALL DEVELOPMENT PERMIT

January 8, 2020

Harbor Bulkhead Development Permit – Property Parcel bounded by South Pine/East Washington at Harbor – Owner: John Rossello

The City has no formalized Bulkhead/Pier Construction Permitting Method for private property frontage. Therefore this "Permit" is valid in accordance with all City requirements based on current and previous bulkhead/pier permitting within the City and within areas identified as City Owned Bay Bottom & Shoreline.

- 1) This Bulkhead/Retaining Wall Development Permit is only for location and height of proposed bulkhead.
- 2) A diagram/drawing shall be provided to the City showing location and types of materials for bulkhead/retaining wall & method of Tie-Backs and driven depths of bulkhead and/or retaining wall construction.
- 3) ALL Regulatory Agency permitting for excavating & installation of bulkhead/retaining wall is the responsibility of the Owner of the property in accordance with any TCEQ/USACE/GLO/NMFS requirements.
- 4) Elevation of Bulkhead not to exceed elevation of starting point #1 at top surface of existing bulkhead.
- 5) Elevation of highest portion of bulkhead not to exceed elevation of Boat Ways at point #2.
- 6) Elevation of highest portion of northward bulkhead from point #2 may be sloped upward to accommodate land slope but not to exceed elevation of Boat Ways.
- 7) Excavating/cleaning to a bottom depth is limited to no more than 5' (Mean average tide) as this is the permitted depth of any future Harbor Dredging.
- 8) Backfill will be that specified by Owner/contractor and approved by USACE/NMFS/GLO/TCEQ.

Passed and approved by City Council this the \_\_\_\_\_ day of \_\_\_\_\_, 2020

ATTEST:

\_\_\_\_\_  
Elmer DeForest, Mayor

\_\_\_\_\_  
Gabriela Torres, City Secretary

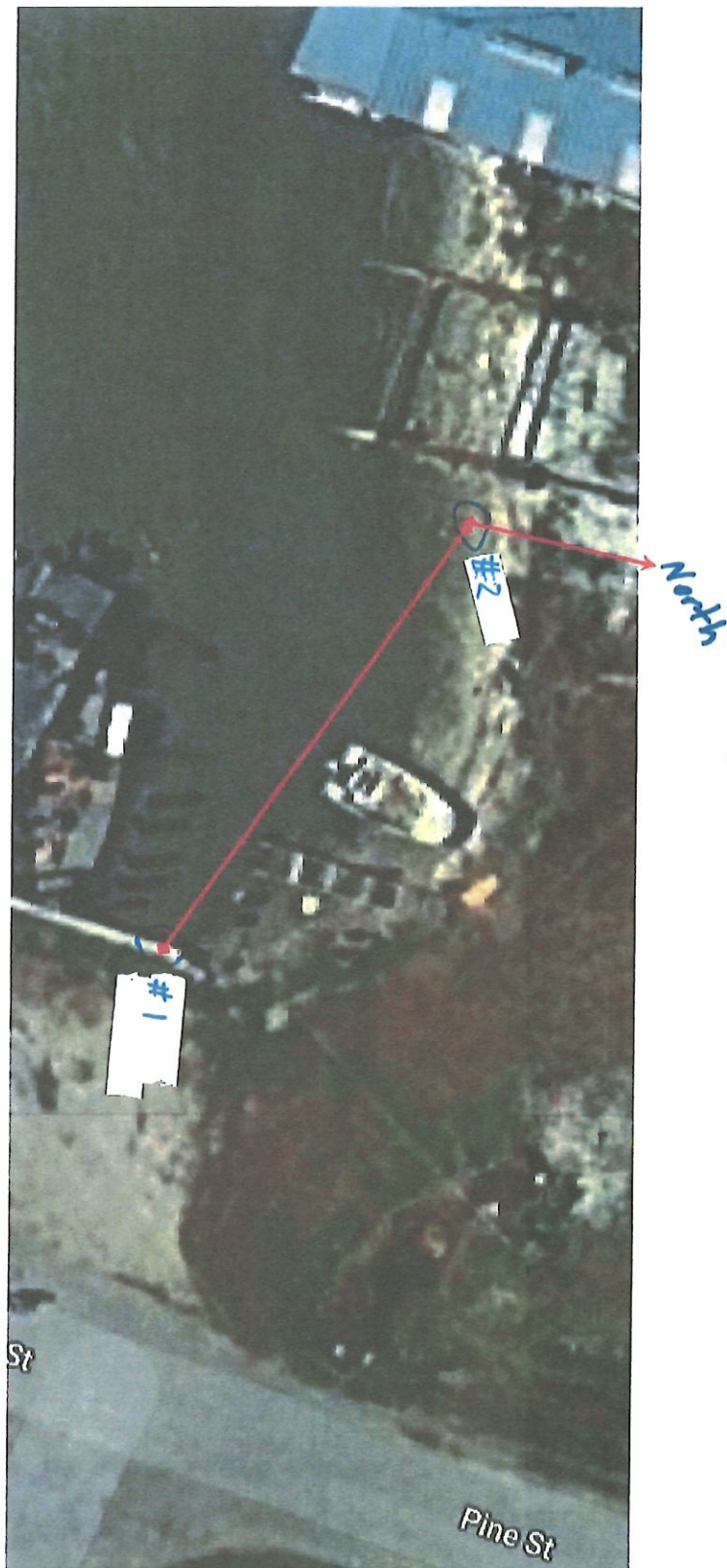
(seal)

Accepted by:

\_\_\_\_\_  
John Rossello, Developer

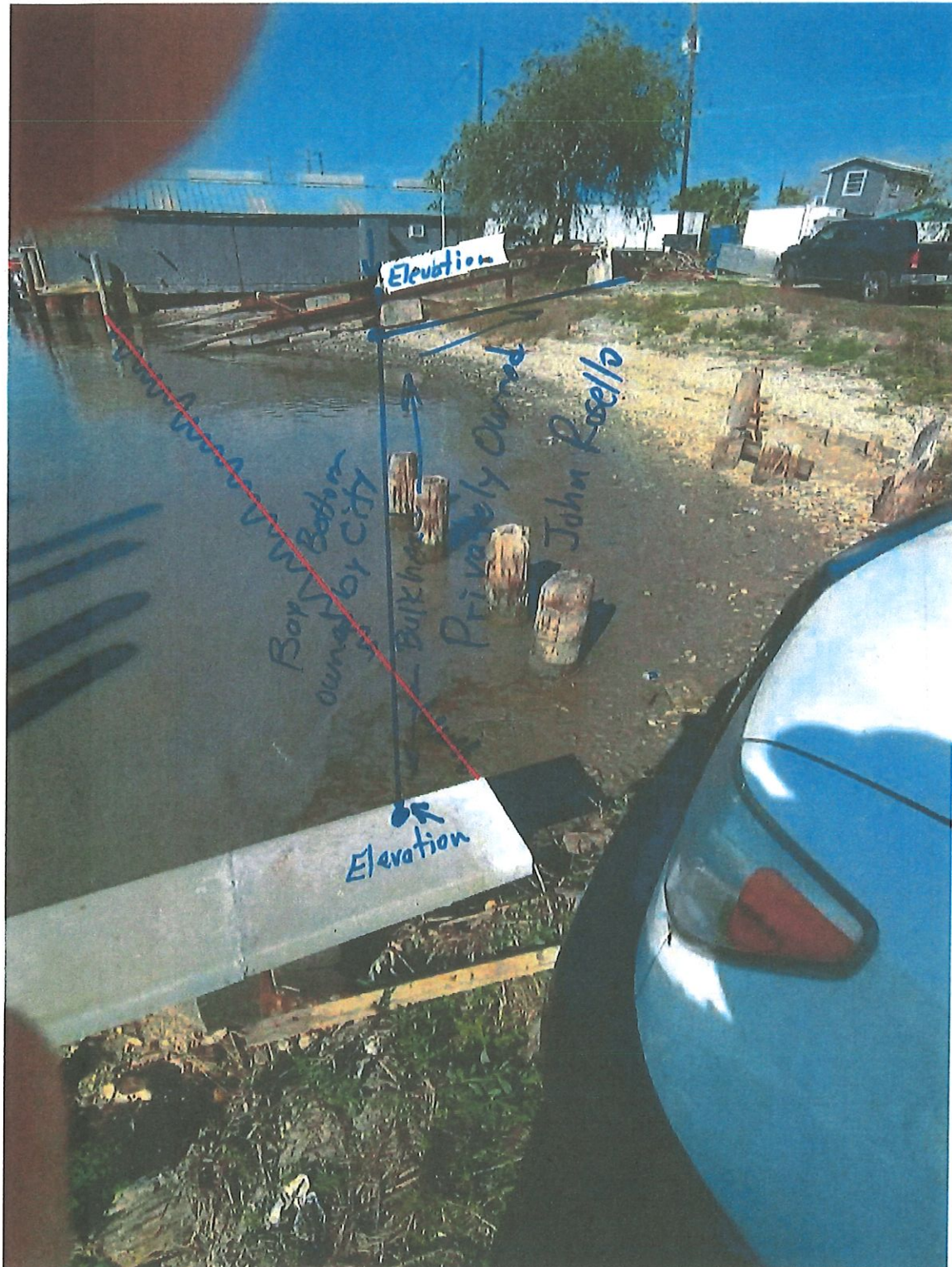
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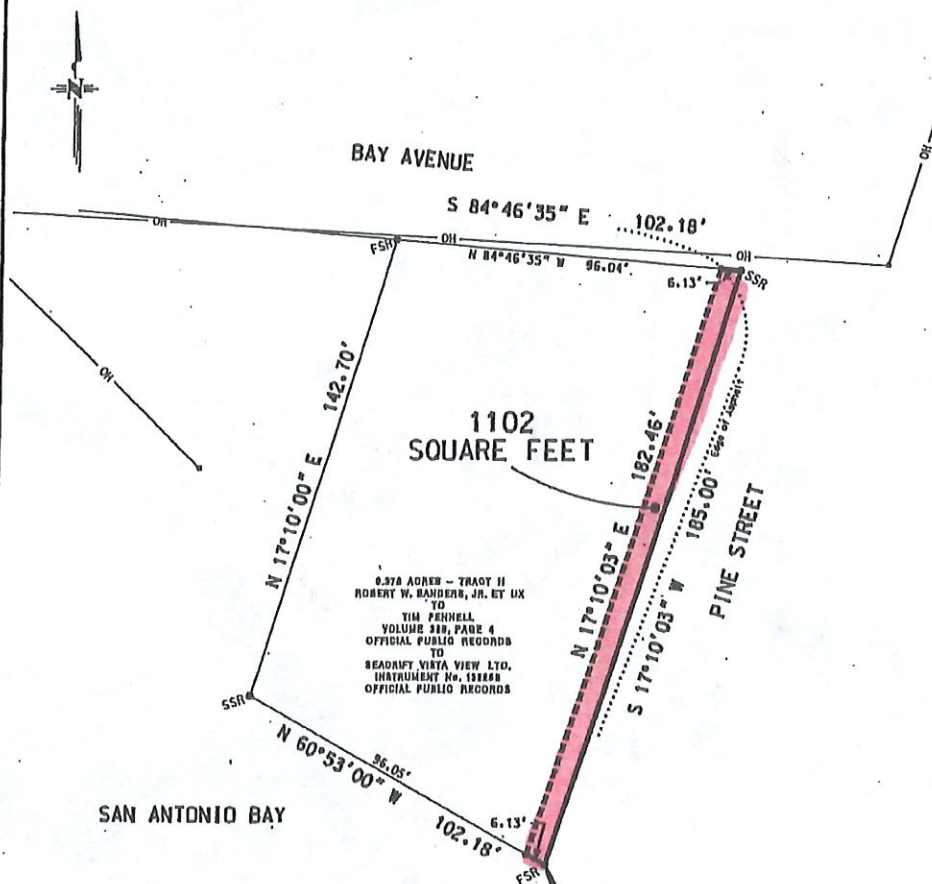
# EASEMENT SKETCH

1102 SQUARE FEET  
(6 FOOT WIDE EASEMENT)

BEING a 1102 square foot tract of land, and a 6 foot wide easement, situated in the Jose Felix De La Fuentes Survey, A-13 in Seadrift, Calhoun County, Texas, being a portion of that certain 0.376 acre tract (Tract II) as conveyed from Tim Pennell to Seadrift Vista View Ltd., of record in Instrument No. 132255 of the Official Public Records of Calhoun County, Texas, more fully described in Volume 388, Page 4 of said Official Public Records, see attached document for full metes and bounds.



VICINITY MAP



## LEGEND

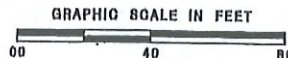
PP = POWER POLE  
OH = OVERHEAD ELECTRIC  
FSR = FOUND 5/8 INCH STEEL REBAR  
SSR = FOUND 5/8 INCH STEEL REBAR WITH YELLOW CAP STAMPED "URBAN SURVEYING INC"

FIELDNOTE POINT OF BEGINNING

## SURVEYOR'S CERTIFICATE

THE ABOVE PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON APRIL 3, 2014 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*WM. Patrick Hohlt*  
WM. PATRICK HOHLT 4/9/14  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 5523



**Ausi**  
URBAN SURVEYING INC.  
VICTORIA, TEXAS (561) 678-9837 FIRM# 10081100  
QUEIRO, TEXAS (561) 277-8081 FIRM# 10081101  
SAN ANTONIO, TEXAS (210) 287-8854 FIRM# 10103843

DRAWN BY: SWB  
JOB NO.: S20087-00



**CITY OF SEADRIFT  
AMENDED ORDINANCE  
HARBOR 02  
HARBOR MASTER**

**AN AMENDED ORDINANCE OF THE CITY OF  
SEADRIFT, TEXAS, ESTABLISHING THE OFFICE OF  
HARBOR MASTER; PROVIDING FOR THE DUTIES OF  
OFFICE; DEFINING POWERS; PROVIDING TERM OF  
OFFICE; PROVIDING A SAVINGS CLAUSE:**

**WHEREAS**, the office of Harbor Master was previously created April 6, 1993, and

**WHEREAS**, the Municipal Harbor is a significant resource to the City, and

**WHEREAS**, the City of Seadrift owns and maintains jurisdiction over and controls the use of the Municipal Harbor with all its stalls, commercial docks, seafood landings as per patent deed from the State of Texas in May 1961;

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SEADRIFT, TEXAS  
THAT THE FOLLOWING AMENDED ORDINANCE BE ADOPTED, REPLACING  
THE EXISTING ORDINANCE OF APRIL 6, 1993:**

**SECTION I: OFFICE OF HARBOR MASTER**

- A. The office of harbor master was first created by ordinance April 6, 1993 and is continued.

**SECTION II: DUTIES OF HARBOR MASTER**

- A. The primary responsibility of the Harbor Master is the efficient management of the Municipal Harbor of the City of Seadrift, the buildings and equipment owned and/or controlled by the City.
- B. The Harbor Master coordinates all activities pertaining to use of and control of the Municipal Harbor Facilities. Specifically:
  - 1. Oversees Municipal Harbor Operations as covered by various ordinances or portions of ordinances that pertain to the Municipal Harbor.
  - 2. Become familiar and maintain familiarity with the various ordinances that cover Municipal Harbor operations, leasing and any other ordinance dealing with issues in the harbor.

3. Responds to valid requests for assistance or information from the Mayor, Councilman over the Harbor and/or Harbor Clerk.
4. Performs routine inspections of the Municipal Harbor, structures, equipment and their use, reporting status, suggested recommendations and etc. to the Councilman assigned Harbor responsibilities.
  - a. This includes inspections of bulkheads, piers, walkways, ramps, buildings and fuel storage/dispensing facilities for EPA and/or TCEQ compliance and any other regulatory requirements.
5. Interacts with all stall and commercial lessees in an equitable manner without regard to race, religion, social status or sexual preference.
6. Receives complaints and recommendations from stall and commercial lessees, creating solutions or elevating the complaints and recommendations to the next higher level (Councilman assigned Harbor responsibilities) for solutions and/or answers.
7. Coordinates stall and commercial leases or potential leases with the Harbor Clerk and if needed the Councilman assigned Harbor responsibilities.
8. Is first contact in the event of oil and fuel spills and in turn reports oil and fuel spills to the Coast Guard and General Land Office representatives.
9. Is first contact in the event of vessel sinking, accidents, abandonments and etc. to appropriate authorities (Councilman, Coast Guard and GLO).
10. Can be contacted via cell phone and email.
11. Able to respond at different times of the day, night and weekends to issues in the Municipal Harbor, especially spills, accidents and etc.

### **SECTION III: POWERS & AUTHORITY**

- A. The Harbor Master, in the discharge of official duties, and upon proper identification, shall have the authority to enter any boat, building, structure or premises at any reasonable hour. The Harbor Master shall see to the compliance with all state, county and local laws and ordinances, and shall have the power to suspend harbor privileges to any person or vessel not in compliance with the law or lawful order of the Harbor Master.
- B. The Harbor Master has the authority to issue citations/tickets for violations of any City ordinance regarding Municipal Harbor operation, occupancy and etc.
  1. Citations/tickets will be reported to the Municipal Court for scheduling of hearings and or fines.

#### SECTION IV: TERM OF OFFICE

- A. The Harbor Master shall serve at the will of the City Council of the City of Seadrift and may be removed with or without cause by the Council.
- B. The Harbor Master may temporarily be suspended by agreement of the Mayor and Councilman over Municipal Harbor pending a review, reinstatement or removal by City Council Action.
- C. The Harbor Master shall receive such pay, salary or fees as the City Council shall set in its annual budget.

#### SECTION V: FINES & PENALTIES


Fines & Penalties will be assessed in accordance with the various ordinances' penalty clauses and assessed by Municipal Court as a result of ordinance violations, citations and/or tickets as issued by any officer of the City: Harbor Master, City Police, Mayor, Public Works Director and any other State or Federal Official.

#### SECTION VI: SAVINGS CLAUSE

The invalidity or unconstitutionality of any section, item, paragraph, sentence or clause of this ordinance shall not invalidate any other section, item, paragraph, sentence or clause of this ordinance.

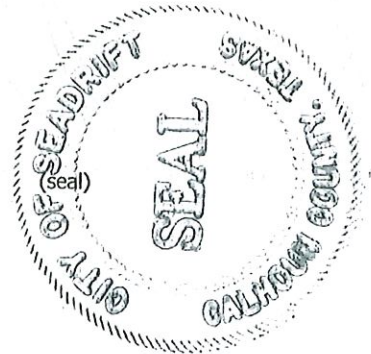
#### SECTION VII: EFFECTIVE DATE

PASSED AND APPROVED this the 7<sup>th</sup> day of January, 2020

  
Elmer DeForest, Mayor

ATTEST:

  
Gabriela Torres, City Secretary





## CITY OF SEADRIFT

Post Office Box 159  
Seadrift, Texas 77983  
Tel: (361) 785-2251  
Fax: (361) 785-2208  
Email: [seadrift@tisd.net](mailto:seadrift@tisd.net)



### January 7 Budget Amendments

#### a. General Fund:

Streets/Drainage Projects funded by dedicated Special Taxes:

Now that budgets are settling somewhat since Harvey, we did some budget review on the Project Street/Drainage expenditures where we collect a special tax to fund the projects. We reviewed the following budgets:

Oct 2016 – Sep 2017: Budgeted \$17,463.00	Spent: \$17,463.00
Oct 2017 – Sep 2018: Budgeted \$45,567.00	Spent: \$39,739.80 = + \$ 5,827.20
Oct 2018 – Sep 2019: Budgeted \$44,968.00	Spent: \$22,406.77 = + \$22,561.23
<hr/>	
Total Tax Unspent = + \$28,388.43	

- This review shows we can roll over \$28,388.43 to the current budget.

#### b. Utility Budget:

The Capital Outlay has line: HOLDING: CAPITAL OUTLAY for an amount of \$8,496.00.

The Utility Department has vehicle needs due to aging vehicles.

- Recommend this line be directed to a used vehicle purchase as soon as possible.

**NOTE:** The General Fund Capital Outlay has an existing line for vehicle purchase for an amount of \$8,150.00. The plan is to utilize this amount for a second vehicle for city use to replace one of the much older, vehicles as well. Meaning that the City will purchase TWO vehicles to replace aging vehicles.

Elmer DeForest, Mayor



CURRENT GENFUND 2019-2020 STREET/DRAINAGE BUDGET				
	STREETS & DRAINAGE M&O:	\$ 99,325.00	Year	Month Avg
122	5240 STREETS General M&O (Limestone,		\$ 30,000.00	\$ 2,500.00
123	STREETS/DRAINAGE Improve @ tax rate \$0.0747		\$ 47,825.00	\$ 3,985.42
124	STREET Sign Maint & Repair		\$ 2,000.00	\$ 166.67
125	5240 DRAINAGE Maintenance, pipes, etc.		\$ 8,000.00	\$ 666.67
126	DRAINAGE Culverts - purchased & paid by Customer		\$ 2,000.00	\$ 166.67
127	OVER TIME PAY FOR STREETS/DRAINAGE Projects		\$ 7,500.00	\$ 625.00
128	PROPERTY Surveys (any purpose)		\$ 2,000.00	\$ 166.67
129			\$ -	\$ -
PROPOSED AMENDED GENFUND 2019-2020 STREET/DRAINAGE BUDGET: ADD \$28,388.43 LINE 123				
	STREETS & DRAINAGE M&O:	\$ 127,713.43	Year	Month Avg
122	5240 STREETS General M&O (Limestone,		\$ 30,000.00	\$ 2,500.00
123	STREETS/DRAINAGE Improve @ tax rate \$0.0747		\$ 76,213.43	\$ 6,351.12
124	STREET Sign Maint & Repair		\$ 2,000.00	\$ 166.67
125	5240 DRAINAGE Maintenance, pipes, etc.		\$ 8,000.00	\$ 666.67
126	DRAINAGE Culverts - purchased & paid by Customer		\$ 2,000.00	\$ 166.67
127	OVER TIME PAY FOR STREETS/DRAINAGE Projects		\$ 7,500.00	\$ 625.00
128	PROPERTY Surveys (any purpose)		\$ 2,000.00	\$ 166.67
129			\$ -	\$ -

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CURRENT 2019-2020 UTILITY CAPITAL OUTLAY BUDGET				
	CAPITAL OUTLAY	\$ 45,663.00	Average	
17	5088 GRANT FEES & MATCHES		\$ -	\$ -
18	TRANSFER TO WWTP Improvements (From new rates and		\$ 19,200.00	\$ 1,600.00
19	6" Water Main From East Houston to Hwy 185 (Grant Match?)		\$ -	\$ -
20	Survey of and Clearing of Trees ROW Pine @ Dallas		\$ 2,000.00	\$ 166.67
21	BACKHOE PAYMENT-CNH INDUSTRIAL CAPITAL		\$ 7,900.00	\$ 658.33
22	HOLDING: CAPITAL OUTLAY		\$ 8,496.00	\$ 708.00
23	EN GINEERING FEE FOR NEW WWTP		\$ 8,067.00	\$ 672.25
24	LOAN FROM GENERAL FUND CONTINGENCY FUND		\$ -	\$ -
PROPOSED AMENDED 2019-2020 UTILITY CAPITAL OUTLAY BUDGET: CHANGE LINE 22 DESCRIPTION				
	CAPITAL OUTLAY	\$ 45,663.00	Average	
17	5088 GRANT FEES & MATCHES		\$ -	\$ -
18	TRANSFER TO WWTP Improvements (From new rates and		\$ 19,200.00	\$ 1,600.00
19	6" Water Main From East Houston to Hwy 185 (Grant Match?)		\$ -	\$ -
20	Survey of and Clearing of Trees ROW Pine @ Dallas		\$ 2,000.00	\$ 166.67
21	BACKHOE PAYMENT-CNH INDUSTRIAL CAPITAL		\$ 7,900.00	\$ 658.33
22	NEWER USED TRUCK TO REPLACE OLDER		\$ 8,496.00	\$ 708.00
23	EN GINEERING FEE FOR NEW WWTP		\$ 8,067.00	\$ 672.25
24	LOAN FROM GENERAL FUND CONTINGENCY FUND		\$ -	\$ -

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