

The City Council of the City of Seabrook met in regular session on Tuesday, January 3, 2023 at 6:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas, to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

THOM KOLUPSKI	MAYOR
JACKIE RASCO	COUNCIL PLACE NO. 1
ROB HEFNER	COUNCIL PLACE NO. 2
TOM TOLLETT	COUNCIL PLACE NO. 3
MICHAEL GIANROSSO	COUNCIL PLACE NO. 4
BUDDY HAMMANN	MAYOR PRO TEM
	COUNCIL PLACE NO. 5
JOE MACHOL	COUNCIL PLACE NO. 6
GAYLE COOK	CITY MANAGER
STEVE WEATHERED	CITY ATTORNEY
ROBIN LENIO	CITY SECRETARY

Mayor Kolupski called the meeting to order at 6:00 p.m. and lead the audience in the Pledges of Allegiance.

1. PRESENTATIONS

1.1 Presentation and Review of Seabrook City Council SharePoint Site. *Robin Lenio, City Secretary*

Robin Lenio, City Secretary, updated the City Council on a private SharePoint Site for Councilmembers, where they can find information, documents, and resources they use for acting in their elected capacity. The site can be accessed from any laptop, desktop PC, or smart phone.

2. PUBLIC COMMENTS AND ANNOUNCEMENTS

Terry Moore, 2709 N. Meyer, is speaking as a private citizen and as the president of the Parker Lake HOA. There are houses on N. Meyer worth \$400,000.00 each and we don't have a sidewalk. Our students can't walk to school because they have to walk in a ditch and dodge cars. There's a nice new sidewalk on the west side of the street. A sidewalk on the east side would increase home values, increase the City's walkability score and would enable neighbors to connect and get to know each other. Another topic of concern is the huge increase of traffic on N. Meyer. A person can drive nearly all the way from the Seabrook bridge to McDonald's without stopping and people don't stop. If a person has a driveway that backs into N. Meyer, he or she has to close their eyes and hope they don't get hit by car while backing out of the driveway. Fireworks are also an issue. It's not funny anymore. The City needs to do something about it. Finally, the boat ramp was closed in February, 2019 and then in April, 2021 it was reported that City staff was meeting with TXDOT about a boat ramp. The public has not heard anything else about the boat ramp. What is the status?

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48 **2.1** Mayor, City Council and/or members of the City staff may make announcements about
49 City/Community events. *City Council*

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51 Councilmember Hefner announced several upcoming events, including

- 52
53
 - **Christmas Tree Recycling** – December 27 – January 9 – all day - Public Works
 - **Tree Planting** – January 7 – all day -- TBD
 - **Community Shred Day** – January 18 – 5:00pm-7:00pm – City Hall Grounds

56

57 **3. *BOARDS AND COMMISSIONS***

58
59 **3.1** Consider and take all appropriate action on appointment of three members to the Seabrook
60 Open Space and Trails Committee, for terms to expire January 1, 2026. *City Council*

61
62 *Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Machol to*
63 *reappoint Debra Harper, Nehemiah Jackson, and David Popken to the Open Space and Trails*
64 *Committee, for terms to expire January 1, 2026.*

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66 *MOTION CARRIED BY UNANIMOUS CONSENT*

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68 **4. *CONSENT AGENDA***

69
70 **4.1** Approve minutes of the December 13, 2022 special City Council meeting. *Robin Lenio,*
71 *City Secretary*

72
73 **4.2** Approve minutes of the December 6, 2022 regular City Council meeting. *Robin Lenio, City*
74 *Secretary*

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76 **4.3** Approve minutes of the November 15, 2022 regular City Council meeting. *Robin Lenio,*
77 *City Secretary*

78
79 **4.4** Approve minutes of the November 1, 2022 special City Council meeting. *Robin Lenio, City*
80 *Secretary*

81
82 *Motion was made by Councilmember Machol and seconded by Councilmember Tollett to approve*
83 *the Consent Agenda, as written.*

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85 *MOTION CARRIED BY UNANIMOUS CONSENT*

91 **5. NEW BUSINESS**

92
93 **5.1** Consider and take all appropriate action on the appointment of Mayor Pro Tem, Buddy
94 Hammann, by Mayor Kolupski, to assist in negotiations with the City Manager for the expiring
95 Industrial District Agreement. *Thom Kolupski, Mayor and Gayle Cook, City Manager*

96
97 *Motion was made by Councilmember Giangrosso and seconded by Councilmember Rasco to*
98 *approve the appointment of Mayor Pro Tem, Buddy Hammann, by Mayor Kolupski, to assist in*
99 *negotiations with the City Manager for the expiring Industrial District Agreement.*

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101 *MOTION CARRIED BY UNANIMOUS CONSENT*

102
103 **5.2** Consider and take all appropriate action on the reappointment of Steve Gillett to the Harris
104 County Subsidence District Board of Directors, for a two year term beginning January 31,
105 2023. *Thom Kolupski, Mayor*

106
107 *Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Giangrosso to*
108 *approve the reappointment of Steve Gillett to the Harris County Subsidence District Board of*
109 *Directors, for a two year term beginning January 31, 2023.*

110
111 *MOTION CARRIED BY UNANIMOUS CONSENT*

112
113 **5.3** Consider and take all appropriate action on the approval of a proposal with Cobb Fendley for
114 Engineering Services associated with improvements to Lakewood Yacht Club Drive, Capital
115 Improvements Project S25, in an amount not to exceed \$29,536.00. *Brian Craig, City Engineer*
116 *& Assistant Director of Public Works*

117
118 *Motion was made by Councilmember Giangrosso and seconded by Councilmember Tollett to*
119 *approve a proposal with Cobb Fendley for Engineering Services associated with improvements to*
120 *Lakewood Yacht Club Drive, Capital Improvements Project S25, in an amount not to exceed*
121 *\$29,536.00.*

122
123 *MOTION CARRIED BY UNANIMOUS CONSENT*

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125 **6. DISCUSSION**

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127 **6.1** Discussion on appointing alternate members to all City boards and commissions. *Buddy*
128 *Hammann, Mayor Pro Tem*

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130 The City Council discussed and gave direction to the City Secretary to reach out to all City
131 Board and Commission Chairs for discussion by each board or commission regarding adding
132 alternate positions to their board or commission membership.

133 **6.2** Discuss, consider, and if appropriate, take action on appointment of a Charter Review
134 Commission to begin its work in early February, 2023 in preparation for a Charter Amendment
135 Election in November, 2023. *Gayle Cook, City Manager and Robin Lenio, City Secretary*

The City Council discussed and gave direction to the City Secretary and the City Manager to put together a list of potential candidates to be placed on a Charter Review Commission to begin work on March 1, 2023, for a November 2023 Charter Amendment Election. Applications will be due in late January, for appointments on February 21, 2023.

7. ROUTINE BUSINESS

7.1 City Manager update and report to City Council on various items that require no action, including Recap for Seabrook Boards and Commissions, SH 146 Expansion Projects, Red Bluff Expansion Project, Port of Houston Rail Spur, Gulf Coast Protection District, Public Meeting Livestreaming Project, City of Seabrook CIP Projects, and any City of Seabrook Grant Administration. *Gayle Cook, City Manager*

Gayle Cook, City Manager, reported not significant change to report for the SH146 Expansion Project. Staff continues to work on the landscaping (Green Ribbon Grant Program) with designers and are at 100% drawings. Staff is meeting with the Landscaping Division of TXDOT now, and staff will bring more detailed drawings to Council. The City is letting TXDOT guide on the best and most sustainable landscaping for the project. On the boat ramp, TXDOT reported after the last monthly meeting that the boat ramp consultant shared one rendering and one idea and the City submitted ideas for the consultant about a different location for the construction of the boat ramp that would help with parking problems. Staff anticipates that the boat ramp location, design, and construction will be a process involving the public once proper renderings are received, and hopefully the project will get started in the first quarter of 2023. For the project from Red Bluff to Fairmount, along SH 146, the City continues to work with that contractor to continue the aesthetic theme throughout Seabrook. TXDOT asked for additional funds from City of Seabrook for the production of those panels, and staff politely declined to write another check. The wall design is in production now. Weather delays are being called for the ongoing postponement of the Red Bluff Expansion project. The contractor notified the City that some cross sections of concrete will have to be torn out and redone, so the contractor wants to coordinate with City of Seabrook. The bypass waterline that is now visible across Taylor Lake Bridge is being tested this week so that the tie-in to Seabrook's system can occur next week. At this time staff is not anticipating any disruption in service. Nothing has been submitted yet by CenterPoint on the action items from the Electrical Substation Mitigation Improvements Committee Meeting No. 1, but staff will reach out and make sure that CenterPoint has a packet for the Committee at the next Committee meeting. On January 11, the vendors who wish to submit a proposal on the Livestream project will be meeting in Council Chamber to get a look at the space, so that submitted proposals will be accurate for what is needed. Council should have the submitted pricing at one of the meetings in February. On the Meyer sidewalk, the City is in a partnership with Harris County on constructing a sidewalk from McDonald's down to Gail's Feed Store, and Council will be looking at that CIP project in the upcoming CIP review meeting. This project has gone out to bid and has come back a little higher than what the City has already agreed to pay.

180 **7.2** Establish future meeting dates and agenda items, including conflicting meeting dates and
181 special meeting dates. *City Council*

182
183 Council will hold a special City Council meeting on Tuesday, January 10, 2023, at 6:00pm
184 to discuss a Council Procedures Manual.

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186 The next regular City Council meeting will be held on Tuesday, January 17, 2023, at
187 6:00pm.

188
189 A special City Council meeting will be held on Tuesday, January 24, 2023, at 6:00pm for
190 a CIP Review.

191
192 There will be no meeting on February 7, 2023, and instead a meeting with will be held on
193 Tuesday, January 31, 2023, at 6:00pm.

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195 **8. CLOSED EXECUTIVE SESSIONS**

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197 **8.1 Section 551.071**

198 Conduct a closed executive session to consult with attorney on legal issues associated with the
199 renewal of an industrial district agreement. *Robert F. Brown, Brown & Hofmeister, L.L.P.*

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201 **8.2 Section 551.074**

202 Conduct a closed executive session to deliberate the evaluation and duties of the City
203 Attorney. *Steve Weathered, City Attorney*

204
205 **8.3 Section 551.074**

206 Conduct a closed executive session to deliberate the evaluation and duties of the City
207 Manager. *Thom Kolupski, Mayor*

208
209 At 7:08 p.m. Mayor Kolupski announced that the City Council will now hold closed executive
210 meetings pursuant to the provisions of the Open Meetings Act, Chapter 551 Government Code and
211 Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.071,
212 Consultation with Attorney and Section 551.074, Personnel Matters.

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214 **9. OPEN SESSION**

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

217
218 At 8:24 p.m. Mayor Kolupski reconvened the meeting in open session and stated that items
219 8.1, 8.2, and 8.3 had been discussed, but that no action had been taken in executive sessions.

220
221 *Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Machol to*
222 *approve an agreement with Olson & Olson law firm to provide interim legal services to the City*
223 *until a new City Attorney can be hired.*

MOTION CARRIED BY UNANIMOUS CONSENT

Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 8:25pm.

Approved this 17th day of January, 2023.

Robin Lenio

Robin Lenio, TRMC
City Secretary

Thomas G. Kolupski

Thomas G. Kolupski
Mayor