

The City Council of the City of Seabrook met in special session on Tuesday, June 6, 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 – Ex. Abs.	COUNCIL PLACE NO. 1
ROB HEFNER	COUNCIL PLACE NO. 2
TOM TOLLETT – Ex. Abs.	COUNCIL PLACE NO. 3
MICHAEL GIANROSSO	COUNCIL PLACE NO. 4
BUDDY HAMMANN	MAYOR PRO TEM/COUNCIL PLACE NO. 5
JOE MACHOL – Ex. Abs.	COUNCIL PLACE NO. 6
GAYLE COOK	CITY MANAGER
SEAN LANDIS	DEPUTY CITY MANAGER
OLSON & OLSON	INTERIM CITY ATTORNEY
ROBIN LENIO	CITY SECRETARY

Mayor Kolupski called the meeting to order at 6:03 p.m. and led the audience in the Pledges of Allegiance.

1. PRESENTATIONS

1.1 Presentation of a Post Event Report for the Yachty Gras Event on February 11, 2023.
Maureen Howard, Executive Director, Yachty Gras Foundation

Dr. Howard gave the presentation in Attachment A.

1.2 Presentation of a Post Event Report for the Keels & Wheels Event on May 6, 2023.
Bob Fuller, Concours Chairman

Representative from Keels and Wheels gave the presentation in Attachment B.

1.3 Presentation of a Post Event Report for the Lucky Trails Event on March 17-18, 2023.
Robby Saban, Event Organizer

Mr. Saban could not be present for tonight's meeting; therefore, the Lucky Trails Post Event Report will be given at the June 20, 2023 City Council meeting.

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47 **2. PUBLIC COMMENTS AND ANNOUNCEMENTS**
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49 The owner of the miramar shopping center asked city council for their support for his
50 request to replat the shopping center in order to create space for more retail establishments. He
51 explained that due to both the pandemic in 2020 and the sh 146 construction project, many
52 businesses have left the shopping center and he is working to bring back shops to the miramar
53 shopping center location
54

55 **2.1** Mayor, City Council and/or members of the City staff may make announcements about
56 City/Community events. City Council
57

58 Councilmember Hefner announced several upcoming events, including:
59

60 **R.A.D (Rape Aggression Defense) Training for Women** – June 6-8 - 5:30pm-8:30pm – Public
61 Works Training Room
62 **Cookies with a Cop** – June 8 – 11:00am-12:30pm – Evelyn Meador Library (for children only)
63 **Texas Outlaw Challenge** – June 21-25 – All Day – Seabrook, TX
64 **4th of July Kids' Parade** – July 1 – 10:00am-12:00pm – Meador Park
65 **Independence Day** – July 4 – City Offices Closed
66

67 **3. BID AWARDS**
68

69 **3.1** Consider and take all appropriate action on a Bid Award and execution of a contract between
70 the City of Seabrook and Commercial Chemical Products, Inc. DBA Poolsure Inc., for Project
71 2023-08, Sodium Hypochlorite and Sulfuric Acid for use at the Wastewater Treatment Plant,
72 Pelican Bay Swimming Pool, and both Splash Pads for disinfection process.
73 *Kevin Padgett, Director of Public Works*
74

75 *Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Giangrosso to*
76 *approve a Bid Award and execution of a contract between the City of Seabrook and Commercial*
77 *Chemical Products, Inc. DBA Poolsure Inc., for Project 2023-08, Sodium Hypochlorite and*
78 *Sulfuric Acid for use at the Wastewater Treatment Plant, Pelican Bay Swimming Pool, and both*
79 *Splash Pads for disinfection process.*
80

81 **MOTION CARRIED BY UNANIMOUS CONSENT**
82

83 **3.2** Consider and take all appropriate action on a Bid Award and execution of a contract between
84 the City of Seabrook and Commercial Chemical Products, Inc. DBA Poolsure Inc., for Project
85 2023-07, Sodium Bisulfite, for use in the Wastewater Treatment Plant dechlorination process.
86 *Kevin Padgett, Director of Public Works*
87
88
89

Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Giangrosso to approve a Bid Award and execution of a contract between the City of Seabrook and Commercial Chemical Products, Inc. DBA Poolsure Inc., for Project 2023-07, Sodium Bisulfite, for use in the Wastewater Treatment Plant dechlorination process.

MOTION CARRIED BY UNANIMOUS CONSENT

3.3 Consider and take all appropriate action on staff's recommendation to reject bids received for fiber infrastructure connectivity, as the submitted proposals, did not include detailed pricing for optional items. Mike Gibbs, Director of Finance and George Szakacs, Information Technology Director

Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Giangrosso to reject bids received for fiber infrastructure connectivity because the submitted proposals did not include detailed pricing for optional items.

MOTION CARRIED BY UNANIMOUS CONSENT

3.4 Consider and take all appropriate action on a Bid Award for Request for Proposal (RFP) #2023-09 "Fully Insured Medical/Rx Benefit Plan" for the Renewal of Medical Insurance Plan to Blue Cross Blue Shield of Texas (BCBSTX), for year 2023-24 and authorize the City Manager to execute the contract and all associated documents. Gayle Cook, City Manager and Yesenia Garza, Human Resources Director

Motion was made by Councilmember Giangrosso and seconded by Mayor Pro Tem Hammann to approve a Bid Award for Request for Proposal (RFP) #2023-09 "Fully Insured Medical/Rx Benefit Plan" for the Renewal of Medical Insurance Plan to Blue Cross Blue Shield of Texas (BCBSTX), for year 2023-24 and authorize the City Manager to execute the contract and all associated documents.

MOTION CARRIED BY UNANIMOUS CONSENT

4. CONSENT AGENDA

4.1 Approve on second reading Ordinance 2023-11, "Amendment to the Official Zoning Map Rezone of 2817 Sam's Drive from R-1 to C-1". Sean Landis, Deputy City Manager

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SEABROOK WHICH IS PART OF THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING, 1.54 ACRES OF LAND FROM A 2.48 ACRES TRACT SITUATED ON LOT THREE (3), OF RED OAK REPLAT A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT

135 THEREOF RECORDED IN INSTRUMENT NO. 20110381323 OF THE MAP OF RECORDS
136 IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS, FROM THE
137 CURRENT CLASSIFICATION OF R-1 "SINGLE-FAMILY DETACHED RESIDENTIAL" TO
138 C-1 "LIGHT COMMERCIAL DISTRICT"; REQUIRING THAT THE ZONING MAP BE
139 AMENDED TO REFLECT THIS REZONING; MAKING SPECIFIC FINDINGS RELATING
140 TO REZONING OF SUCH TRACT; PROVIDING A PENALTY IN AN AMOUNT OF NOT
141 MORE THAN \$2,000.00 FOR VIOLATION OF ANY PROVISIONS HEREOF BY INCLUSION
142 INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES
143 INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY
144

145 **4.2** Approve reappointment of Sean Landis, Assistant City Manager/Director of Community
146 Development, as primary Acting City Manager and Michael Gibbs, Director of Finance, as
147 secondary Acting City Manager, in accordance with the Seabrook City Charter, Section 3.05, and
148 serves as an update to all prior appointments. *Gayle Cook, City Manager*
149

150 **4.3** Approve the minutes of the May 16, 2023 Regular City Council Meeting. *Robin Lenio,*
151 *City Secretary*
152

153 *Motion was made by Councilmember Giangrosso and seconded by Mayor Pro Tem Hammann to*
154 *approve the Consent Agenda, as presented.*
155

156 **MOTION CARRIED BY UNANIMOUS CONSENT**
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158 **5. NEW BUSINESS**
159

160 **5.1.** Consider and take all appropriate action on the appointment of a Mayor Pro Tem for a one
161 year term for 2023/2024. *City Council*
162

163 *Motion was made by Councilmember Hefner and seconded by Councilmember Giangrosso to*
164 *appoint Buddy Hammann as Mayor Pro Tem for a one year term for 2023/2024.*
165

166 **MOTION CARRIED BY UNANIMOUS CONSENT**
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168 **5.2** Consider and take all appropriate action on the selection/appointment of Council Members
169 as members of / representatives / liaisons to various boards and organizations as outlined in the
170 attached table. *City Council*
171

172 *Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Giangrosso to*
173 *table the selection/appointment of Council Members as members of / representatives / liaisons to*
174 *various boards and organizations as outlined in the attached table until the next regular City*
175 *Council meeting on June 20.*
176

177 **MOTION CARRIED BY UNANIMOUS CONSENT**
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182 **5.3** Consider and take all appropriate action on first reading of Ordinance 2023-13, "Revision to
183 Records Management". *Robin Lenio, City Secretary*
184

185 AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, AMENDING THE CITY OF
186 SEABROOK CODE OF ORDINANCES, CHAPTER 2, "ADMINISTRATION", ARTICLE VII,
187 "PUBLIC RECORDS", DIVISION 2, "RECORDS MANAGEMENT", BY ADDING CITY
188 MANAGER, CITY ATTORNEY, AND CONTRACTOR TO SECTION 2-281, "DEFINITIONS";
189 BY UPDAING SECTION 2-282 (D) TO ADD CITY CONTRACTOR; BY UPDATING
190 SECTION 2-291(c) TO ALIGN WITH STATE LAW; REPEALING ALL ORDINANCES OR
191 PARTS OF ORDINANCES INCONSISTEN OR IN CONFLICT HEREWITH; PROVIDING
192 FOR SEVERABILITY; AND PROVIDING FOR NOTICE
193

194 *Motion was made by Councilmember Giangrosso and seconded by Councilmember Hefner to*
195 *approve on first reading Ordinance 2023-13, "Revision to Records Management".*
196

197 **MOTION CARRIED BY UNANIMOUS CONSENT**
198

199 **5.4** Consider and take all appropriate action on Resolution 2023-11, "Dissolving Committed
200 Fund Balance". *Mike Gibbs, Director of Finance*
201

202 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, DISSOLVING
203 COMMITTED FUND BALANCE IN THE GENERAL FUND IN THE AMOUNT OF
204 \$2,781,850.00 AND DISSOLVING CITY OF SEABROOK RESOLUTION 2022-04,
205 COMMITTING FUND
206

207 *Motion was made by Councilmember Giangrosso and seconded by Councilmember Hefner to*
208 *approve Resolution 2023-11, "Dissolving Committed Fund Balance".*
209

210 **MOTION CARRIED BY UNANIMOUS CONSENT**
211

212 **5.5** Consider and take all appropriate action on a contract between the City of Seabrook and Texas
213 General Land Office for Miscellaneous Easement No. ME20230102 for the Taylor Lake Waterline
214 bore project.

215 *Kevin Padgett, Public Works Director, and Brian Craig, City Engineer and Assistant Public*
216 *Works Director*
217

218 *Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Hefner to*
219 *approve a contract between the City of Seabrook and Texas General Land Office for*
220 *Miscellaneous Easement No. ME20230102 for the Taylor Lake Waterline bore project.*
221

222 **MOTION CARRIED BY UNANIMOUS CONSENT**
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224

5.6 Consider and take all appropriate action for approval for the renewal of the Dental Insurance Plan with Aetna for benefit plan year beginning August 1, 2023 and authorize the City Manager to execute contract and all associated documents. *Gayle Cook, City Manager and Yesenia Garza, Human Resources Director*

Motion was made by Councilmember Giangrosso and seconded by Mayor Pro Tem Hammann to approve the renewal of the Dental Insurance Plan with Aetna for benefit plan year beginning August 1, 2023 and authorize the City Manager to execute contract and all associated documents.

MOTION CARRIED BY UNANIMOUS CONSENT

6. ROUTINE BUSINESS

6.1 City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, SH 146 Expansion Projects, Port of Houston Rail Spur, Gulf Coast Protection District, City of Seabrook CIP Projects, Legislative Update, and any City of Seabrook Grant Administration. *Gayle Cook, City Manager*

Gayle Cook, City Manager, presented the information shown in Attachment C.

6.2 Establish future meeting dates and agenda items, including the July 4, 2023 meeting. *City Council*

The next regular City Council meeting will be June 20, 2023 in Council Chamber at 6:00p.m.

Per Council consensus, the July 4 meeting has been cancelled.

7. CLOSED EXECUTIVE SESSION

At 7:07 p.m. Mayor Kolupski announced that the City Council will now hold closed executive meetings pursuant to the provisions of the Open Meetings Act, Chapter 551 Government Code and Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.071, Consultation with Attorney and 551.072, Real Property.

7.1 Section 551.071

Conduct a Closed Executive Session to consult with attorney regarding Cause No. 202218911; *DHI Fund LP v. City of Seabrook, et al.*; in the 127th Judicial District, Harris County, Texas *George Vie, Feldman & Feldman*

7.2 Section 551.072

Conduct a Closed Executive Session to deliberate regarding the purchase, exchange, lease or value of real property, possible property acquisition; possible land sale/purchase. *Gayle Cook, City Manager*

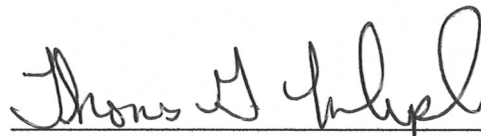
8. OPEN SESSION

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

At 8:41 p.m. Mayor Kolupski reconvened the meeting in open session and stated that items 7.1 and 7.2 had been discussed, but that no action had been taken in executive sessions.

Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 8:41pm.

Approved this 18th day of July, 2023.



Thomas G. Kolupski
Mayor



Robin Lenio, TRMC
City Secretary

