



MEETING MINUTES
March 5, 2024
Regular Seabrook City
Council Meeting

Mayor Thom Kolupski called the Seabrook Council Meeting to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Jackie Rasco, Rob Hefner, Mike Giangrosso, Buddy Hammann, and Joe Machol. Also in attendance were City Manager Gayle Cook, City Secretary Rachel Lewis, and Deputy City Manager Sean Landis. Mayor Thom Kolupski declared a quorum and pledges were conducted.

1. Public Comments and Announcements

The following citizens gave public comments:

NAME	ADDRESS	TOPIC
Charlene Gilbert	2317 Todville Road	Carothers Community Gardens
Rhonda Thompson	1601 Carefree Circle	Carothers Community Gardens
Lain Porter	League City, Texas	City Pool
Prairie Tarrien	206 Whispering Oaks	Carothers Community Gardens
Natalie Barry	2225 Water Wau	Carothers Community Gardens

1.1 Mayor, City Council and/or City Staff Announcements

Councilmember Rob Hefner announced the following events:

- Crafts With a Cop on March 13, 2024
- Trail Run Event March 15, 2024 through March 17, 2024
- Trash Bash on March 23, 2024
- Easter Excursion on March 30, 2024
- Splash Pad opening on April 1, 2024
- DF95 Championships April 19, 2024 through April 21, 2024

2. Presentations

2.1 Presentation of Quarterly Update of the Seabrook Volunteer Fire Department

Nathan Douglas was not present and Mayor Kolupski stated this presentation would be moved to the next meeting.

3. Consent Agenda

3.1 Approve the minutes of the February 20, 2024 meeting.

3.2 Consider and take all appropriate action on Resolution 2024-08 Authorizing a Grant Application to the Harris County Precinct 2 Partnership 2024 Program.
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, AUTHORIZING THE



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SUBMISSION OF APPLICATION TO 2024 HARRIS COUNTY PRECINCT 2 PARTNERSHIP PROJECTS PROGRAM

- 3.3 Consider and take all appropriate action on the second reading of Ordinance 2024-04, a request to amend the Seabrook City Code of Ordinance by revising Chapter 18 "Building and Building Regulations", more specifically, Section 18-121 "Building Code-Adoption", Section 18-122 "Same-Amendments", Subsection Ten (10) "Windstorm Standard"; and Section 18-123 "One-Family and Two Family Dwelling Code-Adopted", Section 18-124 "Same-Amendments", Subsection Six (6) "Windspeed", by modifying, the wind design standard from 155 miles per hour (Ultimate Design Wind Speed), to 150 miles per hour (Ultimate Design Wind Speed).**

AN ORDINANCE AMENDING THE SEABROOK CITY CODE OF ORDINANCE BY REVISING CHAPTER 18 "BUILDINGS AND BUILDING REGULATIONS", MORE SPECIFICALLY, SECTION 18-121 "BUILDING CODE – ADOPTED", SECTION 18-122 "SAME - AMENDMENTS", SUBSECTION TEN (10) "WINDSTORM STANDARD"; AND SECTION 18-123 "ONE-FAMILY AND TWO FAMILY DWELLING CODE – ADOPTED", SECTION 18-124 "SAME – AMENDMENTS", SUBSECTION SIX (6) "WINDSPEED", BY MODIFYING, THE WIND DESIGN STANDARD FROM 155 MILES PER HOUR (ULTIMATE DESIGN WIND SPEED), TO 150 MILES PER HOUR (ULTIMATE DESIGN WIND SPEED); 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.

- 3.4 Consider and take all appropriate action on the second reading of Ordinance 2024-01, a request to amend the Code of Ordinances of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulation", by creating a new Section 4.27 entitled "Portable On- Demand Storage Container" to establish associated regulations.**

AN AMENDMENT TO SEABROOK CODE OF ORDINANCE, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE IV, "SPECIAL USE REGULATIONS". BY CREATING A NEW SECTION 4.27 ENTITLED "PORTABLE ON-DEMAND STORAGE CONTAINER" ESTABLISHING ASSOCIATED REGULATIONS; 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

- 3.5 Consider, and take all appropriate action on the second reading of Ordinance 2024-05, an amendment to the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.02 "R-LD Low Density Single-Family Residential District", Section 3.03 "R-1 Single-Family Detached Residential District", Section 3.04 "R-2 Single-Family Detached Residential District (Small Lots)", Section. 3.05 "R-3 Medium Density Residential District", and Section**



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3.12 "OS Old Seabrook District" by creating a new Section titled "Outside Storage", establishing regulations concerning the outside placement of an item within the front yard of a residential use for a period more than seventy-two (72) hours during a twelve-month period.

AN AMENDMENT TO SEABROOK CODE OF ORDINANCE, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE III, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.02 "R-LD LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT", SECTION 3.04 "R-2 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT (SMALL LOTS)", SECTION 3.05 "R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT", AND SECTION 3.12 "OS OLD SEABROOK DISTRICT", BY CREATING, A NEW SECTION TITLED "OUTSIDE STORAGE", ESTABLISHING REGULATIONS CONCERNING THE OUTSIDE PLACEMENT OF AN ITEM WITHIN THE FRONT YARD OF A RESIDENTIAL USE FOR A PERIOD OF MORE THAT SEVERNTY-TWO (72) HOURS DURING A TWELVE (12) MONTH PERIOD; 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.

Motion:	To approve the Consent Agenda
Made By:	Councilmember Hammann
Seconded By:	Councilmember Hefner
Vote:	Motion carried unanimously by all present

4. New Business

- 4.1 Consider and take all appropriate action on a recommendation by the Open Space and Trails Committee for the addition of Solar Lighting at Meador Park to the City's Capital Improvement Program under Park Projects, with an estimated project cost of \$77,000.00.**

Motion:	To approve to place on the CIP list to review in 2025
Made By:	Councilmember Hefner
Seconded By:	Councilmember Hammann
Vote:	Motion carried unanimously by all present

Closed Executive Session

Pursuant to the provisions of Chapter 551 of the Texas Government Code, Mayor Kolupski called a Closed Executive Session to consult with the City Attorney. He adjourned the meeting into Executive Session at 6:36 pm.

Open Session

Mayor Kolupski reconvened the regular meeting into open session at 6:47 pm.



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5. Old Business

- 5.1 Discuss, consider and take all appropriate action on establishing a new annual amount in the City's budget for Carothers Community Garden project from the City's Fiscal Year 2024 General Fund, including this as an item within the Operating and Management Agreement between the City of Seabrook and 501(c)(3) Carothers Coastal Gardens, and consideration of its uses.

Motion: To Approve
Made By: Councilmember Hefner
Seconded By: Councilmember Rasco
Vote: **Motion carried** with Councilmembers Hefner, Rasco, Giangrosso, Machol, and Mayor Kolupski voting in favor, and Councilmember Hammann voting opposed.

Motion: To Amend original motion to include an amount not to exceed \$5000
Made By: Councilmember Hefner
Seconded By: Councilmember Rasco
Vote: **Motion carried** with Councilmembers Hefner, Rasco, Giangrosso, Machol, and Mayor Kolupski voting in favor, and Councilmember Hammann voting opposed.

- 5.2 Discuss, consider and take all appropriate action on expanding the Carothers Community Garden to include the use of 502 Pine Gully, Carothers Guest House (Insurance TML# 118 Property and Contents), consideration of including this as an item within the Operating and Maintenance Agreement between the City of Seabrook and 501(c)(3), Carothers Coastal Gardens, for covered properties and contents, and consideration of its uses, days and times for the volunteers and the public, and any expenditures for bringing structure to code.

Councilmember Rasco explained that this was for use of the "Casita" for restroom use.

Motion: To table for cost estimate to make restroom ADA compliant
Made By: Councilmember Rasco
Seconded By: Councilmember Giangrosso
Vote: **Motion carried** unanimously by all present

- 5.3 Discuss, consider and take all appropriate action on expanding the Carothers Community Garden project area to include the entire use of 502A Pine Gully, Yellow Parks Building (Insurance TML#231 Property and Contents), consideration of including this as an item within the Operating and Maintenance Agreement between the City of Seabrook and 501(c)(3),



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Carothers Coastal Gardens, and consideration of insurance coverage for contents and any limitations to city coverage requirements.

Councilmember Rasco presented pictures of the current garage and storage. See attachment A.

Motion: To Approve excluding "contents" in coverage by insurance

Made By: Councilmember Rasco

Seconded By: Councilmember Machol

Vote: **Motion carried** unanimously by all present

Motion: To Amend original motion to include the removal of all pelicans and other city property from the storage area

Made By: Councilmember Rasco

Seconded By: Councilmember Machol

Vote: **Motion carried** unanimously by all present

5.4 Discuss, consider and take all appropriate action on replacing a section of wooden fence with chain-link fence at 502A Pine Gully, within the Community Garden project and consider source of funding.

Councilmember Rasco presented pictures of the current fence. See Attachment A.

Motion: To Table to get cost estimate

Made By: Councilmember Rasco

Seconded By: Councilmember Hammann

Vote: **Motion carried** unanimously by all present

5.5 Discuss, consider and take all appropriate action on the approval and cost of installation of new fiber internet directly to 502A Pine Gully, Yellow Parks Building (Insurance TML#231), for Carothers Community Garden project for 501(c)(3), Carothers Coastal Gardens to develop and lead classes.

Motion: To Table to get cost estimate

Made By: Councilmember Rasco

Seconded By: Councilmember Hammann

Vote: **Motion carried** unanimously by all present

5.6 Discuss, consider and take all appropriate action on any and all requests from 501(c)(3), Carothers Coastal Garden, for amending the Operation and Maintenance Agreement previously heard by City Council on February 20, 2024.

1. Section 8a – Citizen Gardening Plots

2. Section 8b – Public Access to Community Garden

3. Section 8i - Facility Maintenance Responsibility



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4. Section 8l – Facility Utilities Responsibility

5. Section 8r – Background Requirements for Volunteers

Motion: Regarding **8a** – Approve that at least 80% of the plots are available to Seabrook residents

Made By: Councilmember Hefner

Seconded By: Councilmember Hammann

Vote: **Motion carried** unanimously by all present

Motion: Regarding **8b** – Approve with a combination locked gate and posted contact information for entry

Made By: Councilmember Hefner

Seconded By: Councilmember Rasco

Vote: **Motion carried** unanimously by all present

Motion: Regarding **8i** – Table to clarify that City staff will not be at the direction of a 501 (c)(3)

Made By: Councilmember Hefner

Seconded By: Councilmember Giangrosso

Vote: **Motion carried** unanimously by all present

Motion: Regarding **8l** – Table to obtain information on costs

Made By: Councilmember Hefner

Seconded By: Councilmember Giangrosso

Vote: **Motion carried** unanimously by all present

Motion: Regarding **8r** – Approve as written

Made By: Councilmember Hefner

Seconded By: Councilmember Hammann

Vote: **Motion carried** with Councilmembers Rasco, Hefner, Hammann, Giangrosso, and Mayor Kolupski voting in favor, and Councilmember Machol voting opposed.

5.7

Consider and take all appropriate action on the approval of a Carothers Community Garden Operations and Maintenance Agreement between the City of Seabrook and Carothers Coastal Gardens 501(c)(3) with consideration of inclusion of previously heard items. This item was previously heard on February 20, 2024.

Motion: To Table

Made By: Councilmember Hammann

Seconded By: Councilmember Giangrosso

Vote: **Motion carried** unanimously by all present



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6. Discussion

6.1 Discussion and possible action regarding the appointment of a Charter Review Commission for recommendations to be considered by Council in 2024.

City Administrator Cook recommended that Mayor and Council each contact a volunteer to serve on the Charter Review Commission and have them apply using the online application.

6.2 Discussion and possible action regarding flying the existing PVC pole American flags all year long on Main Street at the Bay Area Veterans Memorial.

Councilmember Machol presented the request by residents Marcy and Jack Fryday. He stated he would research the costs associated with the request.

6.3 Discussion and possible action regarding raising the concrete sign at the Bay Area Veterans Memorial.

Councilmember Machol presented the request by residents Marcy and Jack Fryday and stated he would research the costs associated, as well as how this request would fit into the future plans for the area.

7. Routine Business

7.1 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, City of Seabrook CIP Projects, Short-Term Rentals, and any City of Seabrook Grant Administration.

City Manager Gayle Cook presented the update. See attachment B.

Councilmember Rasco requested the following for the next meeting:

Full-Time position for an EDC Director
Special Permitting for non-charity events

7.2 Establish future meeting dates and agenda items.

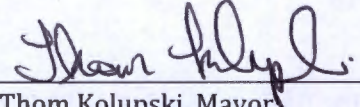
City Secretary Rachel Lewis stated the next meeting was scheduled for March 19, 2024 at 6:00 pm.

Mayor Kolupski declared the meeting adjourned at 8:31 pm.

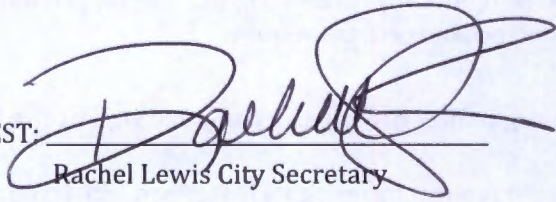


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Signature Page

APPROVED: 
Thom Kolupski, Mayor

DATE: 3/19/2024

ATTEST: 
Rachel Lewis City Secretary

FOR DISCUSSION OF 5.1 – 5.6



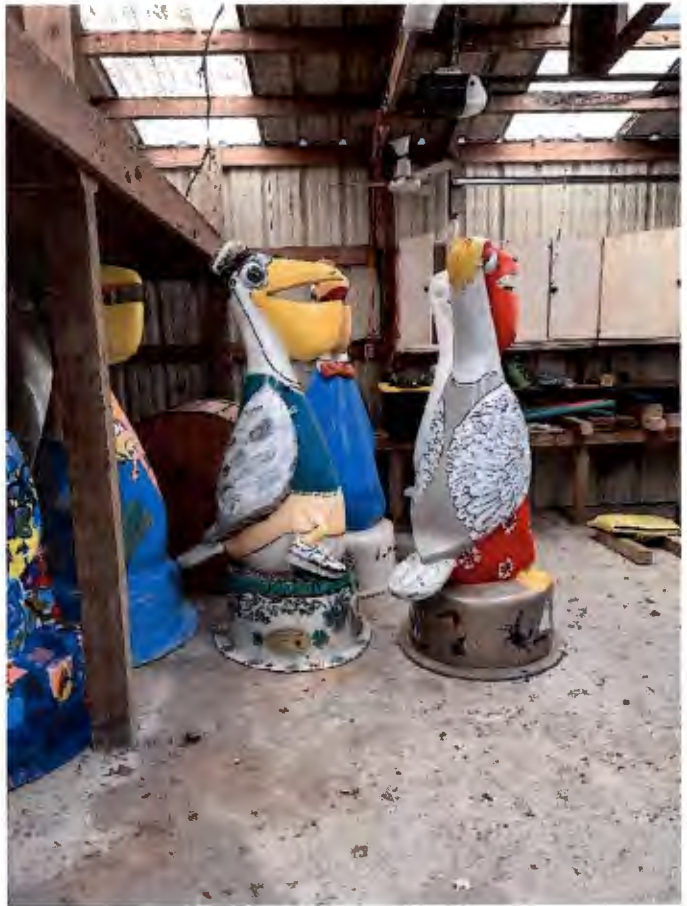
PROPERTY LINE



PROPERTY LINE











LIVE WATER SPICKETS AT PINE GULLY PARK NEAR PICNIC TABLES





CITY COUNCIL
UPDATE
MARCH 5, 2024



SH 146

....Open, open, open...



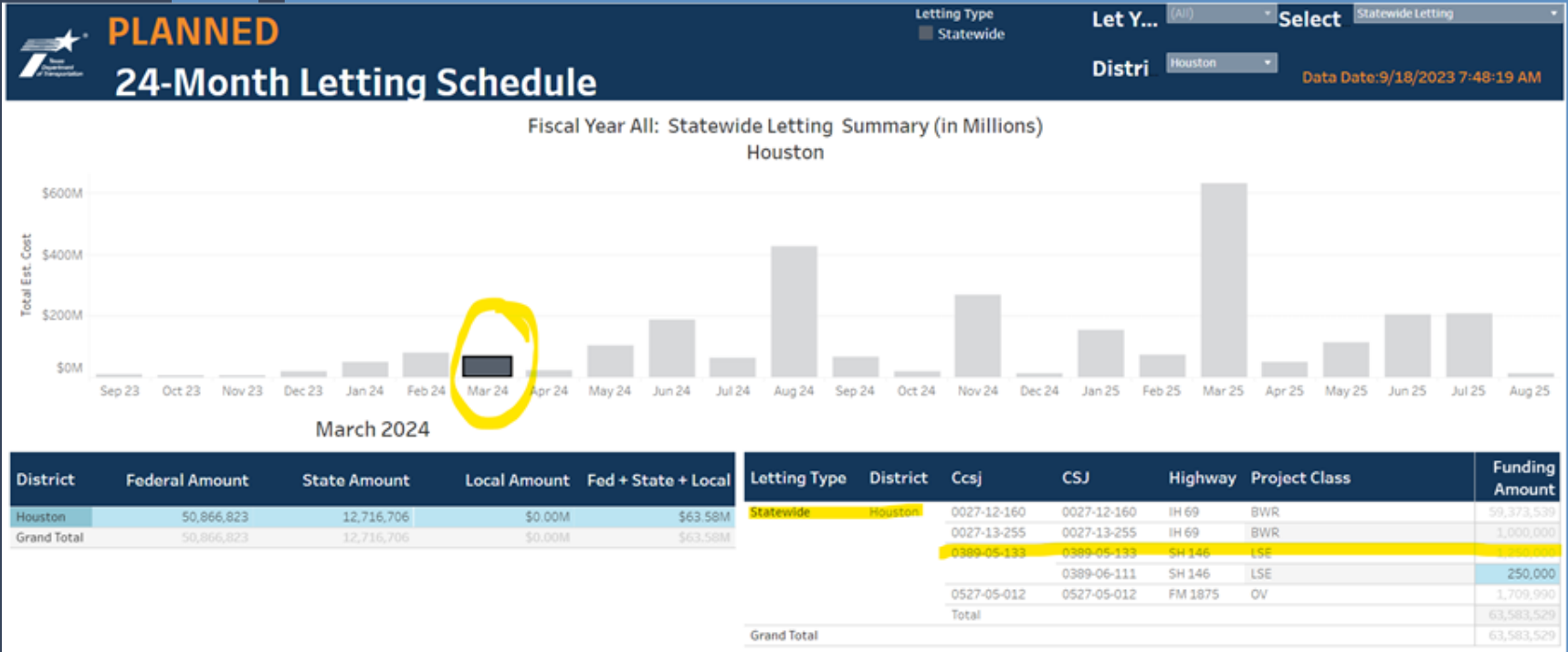
SH 146

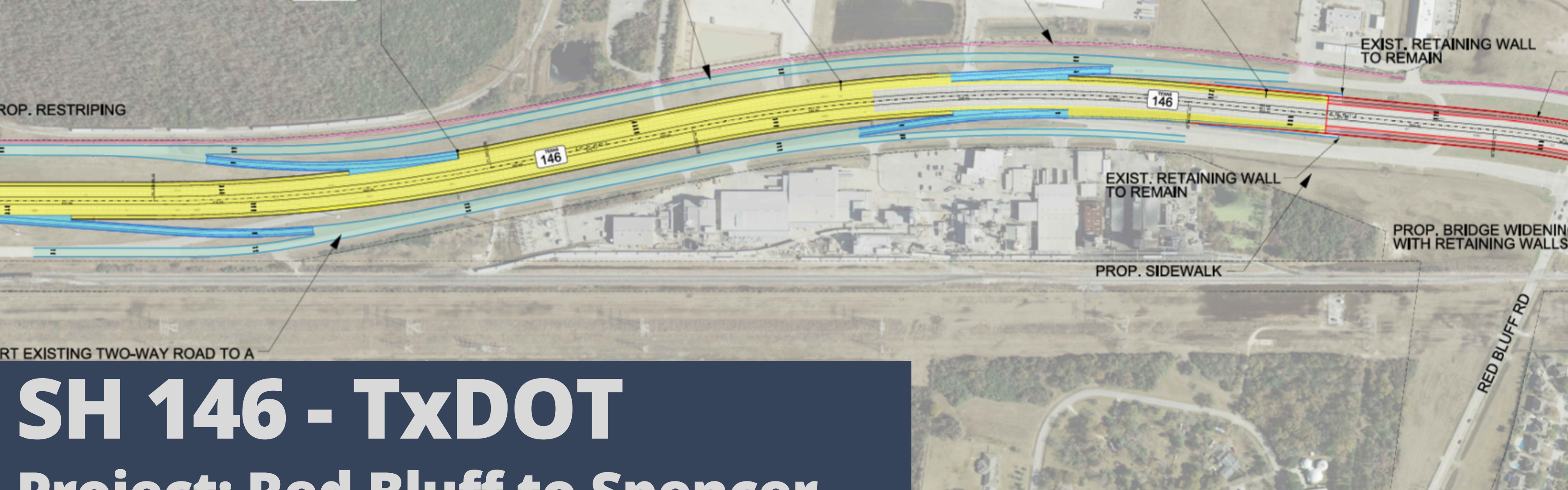
Green Ribbon
Landscaping Grant



SH 146

Green Ribbon Landscaping Grant
\$1.2 million





SH 146 - TxDOT

Project: Red Bluff to Spencer

- Add 1 lane in each direction
- Reconstruct the mainlanes to tie into two existing ramps and direct connectors before Port Road
- Reconstruct the ramps to connect into the mainlanes
- Convert two-way frontage roads to one-way southbound from Port Road to Red Bluff Road
- Reconstruct the bridges over Fairmont Parkway and Taylor Lake



Seabrook Boards and Commission Updates

Open Space and Trails Committee

- Next Meeting March 7, 2024

Economic Development Corporation

- Strategic Planning Session - March 1, 2024
 - Good attendance and input from all boards
 - 30 Days the Draft EDC Work Plan deliverable

Planning and Zoning Commission

- Next Meeting March 21, 2024

Seabrook Capital Improvement Program (“CIP”) Project Updates



Pine Gully Wastewater Treatment Plant #WW9 \$35.2 million (Phase II - to completion)

- Ribbon Cutting March 14, 2024
- Components testing, sidewalks and Operations Building completing



CenterPoint Substation Project



CenterPoint Substation



Thank you