



MEETING MINUTES
March 19, 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, Tom Tollett, Mike Giangrosso, and Buddy Hammann. 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

There were no citizen comments

1.1 Mayor, City Council and/or City Staff Announcements

Councilmember Rob Hefner reported on the following:

- Trash Bash on March 23rd
- Easter Excursion on March 30th
- Monroe Fields Splash Pad opening on April 1st
- DF 95 Regional Championship April 19th through 21st
- Trail Adventure on April 20th
- SVFD Open House on April 20th
- Keels & Wheels on May 4th through May 5th

2. Presentations

2.1 Presentation of Quarterly Update of the Seabrook Volunteer Fire Department

Nathan Douglas, Chief of the Seabrook Volunteer Fire Department, gave the quarterly report. He stated there were 99 calls during the month of February and 7 of these were medical assistance calls. He reported the Department received around 1300 calls per year. He went over descriptions of fire apparatuses which included fire engines and a fire boat.

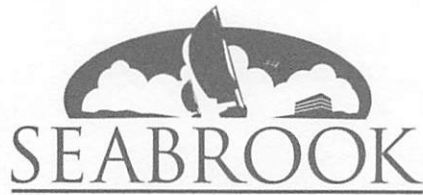
2.2 Introduce and hold a badge ceremony for newly promoted Seabrook Police Lieutenant, Jason Smith.

Chief Rolf Nelson introduced Lieutenant Smith and recognized him for his promotion from Sergeant to Lieutenant.

3. Consent Agenda

3.1 Approve the minutes of the March 5, 2024 meeting.

3.2 Approve the quarterly investment report for the period of October 2023 through December 2023.



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3.3 Consider and take all appropriate action on Resolution 2024-09, Suspending the Effective Date of a CenterPoint Rate Change.

RESOLUTION OF THE CITY OF SEABROOK, TEXAS SUSPENDING THE APRIL 10, 2024 EFFECTIVE DATE OF CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING CONTINUED COOPERATION WITH THE GULF COAST COALITION OF CITIES; HIRING LLOYD GOSSELINK ATTORNEYS AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE GULF COAST COALITION OF CITIES

3.4 Consider and take all appropriate action on Resolution 2024-10, Authorizing the City Manager to submit an application for the US Department of Homeland Security State and Local Cybersecurity Grant Program (SLCGP)

A RESOLUTION OF THE CITY OF SEABROOK, TEXAS AUTHORIZING THE CITY MANAGER OF THE CITY OF SEABROOK, TEXAS TO SUBMIT AN APPLICATION FOR THE US DEPARTMENT OF HOMELAND SECURITY STATE AND LOCAL CYBERSECURITY GRANT (SLCGP) PROGRAM AND PROVIDING FOR AN EFFECTIVE DATE.

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

4. Specific Public Hearing

Mayor Kolupski opened the public hearing at 6:18 pm.

4.1 Conduct a public hearing to take all appropriate action on 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", Section 3.06 "C-1 Light Commercial District", Section 3.07 "C-2 Medium Commercial District", Section 3.08 "C-3 Heavy Commercial District", Section 3.09 "SH 146 South Commercial District (146-S)", Section 3.10 "WAD Waterfront Activity District", Section 3.11 "MMU Marine Oriented Mixed-Use District", Section 3.12 "OS Old Seabrook District", Section 3.13 "MH Mobile Home-Manufactured Housing District", Section 3.14 "LI Light Industrial District", and Section 3.16 "SH 146 Main Commercial District (146-M)", by modifying the "Supplementary Regulations", to include, the addition of tents and lean-tos as prohibited temporary structures to be used for on-site



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dwelling purposes.

Assistant City Manager, Sean Landis presented the ordinance.

There were no comments from citizens.

Mayor Kolupski closed the public hearing at 6:20 pm.

5. New Business

- 5.1 Discuss, consider, and take all appropriate action on first reading of Ordinance 2024-06, a request to amend the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations" by modifying the "Supplementary Regulations", to include, the addition of tents and lean-to as prohibited temporary structures to be used for on-site dwelling purposes.**

AN AMENDMENT TO SEABROOK CODE OF ORDINANCE, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE III, SECTIONS 3.02 THROUGH 3.14 AND SECTION 3.16, BY AMENDING THE "SUPPLEMENTARY REGULATIONS", TO INCLUDE, THE ADDITION OF TENTS AND LEAN-TOS AS PROHIBITED TEMPORARY STRUCTURES TO BE USED FOR ON-SITE DWELLING PURPOSES; 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.

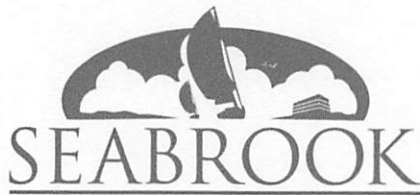
Motion: Approve with an amendment of wording to eliminate "Temporary"
Made By: Councilmember Hammann
Seconded By: Councilmember Tollett
Vote: **Motion carried** unanimously by all present

- 5.2 Consider and take all appropriate action upon the first and final reading of Ordinance 2024-07 Authorizing and Ordering the Issuance of City of Seabrook, Texas General Obligation Bonds, Series 2024; Prescribing the Terms and Form Thereof; Making Other Provisions Regarding Such Bonds, Including Use of Proceeds Thereof, and Matters Incident Thereto.**

AN ORDINANCE AUTHORIZING AND ORDERING THE ISSUANCE OF CITY OF SEABROOK, TEXAS GENERAL OBLIGATION BONDS, SERIES 2024; PRESCRIBING THE TERMS AND FORM THEREOF; MAKING OTHER PROVISIONS REGARDING SUCH BONDS, INCLUDING USE OF THE PROCEEDS THEREOF, AND MATTERS INCIDENT THERETO.

John Robuck presented the buyer index with all final numbers. **See Attachment A.**

Motion: To Approve
Made By: Councilmember
Seconded By: Councilmember
Vote: **Motion carried** unanimously by all present



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- 5.3 **Consider and take all appropriate action upon the first and final reading of Ordinance 2024-08 Authorizing and Ordering the Issuance of City of Seabrook, Texas Certificates of Obligation, Series 2024 in the Maximum Aggregate Principal Amount of \$10,000,000; Awarding the Sale Thereof; and Containing Matters Incident Thereto.**

ORDINANCE AUTHORIZING AND ORDERING THE ISSUANCE OF CITY OF SEABROOK, TEXAS CERTIFICATES OF OBLIGATION, SERIES 2024 IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$10,000,000; AWARDED THE SALE THEREOF; AND CONTAINING MATTERS INCIDENT THERETO.

Motion: To Approve
Made By: Councilmember Hammann
Seconded By: Councilmember Hefner
Vote: **Motion carried** unanimously by all present

- 5.4 **Consider and take all appropriate action on the first and final reading of Ordinance 2024-09, Amending the Operating, Enterprise and Public Safety Vehicle and Equipment Replacement Fund Budgets for Fiscal Year 2024.**
AN ORDINANCE AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024 BY AUTHORIZING CERTAIN ADDITIONS IN THE AMOUNT OF \$259,857 FOR GENERAL FUND, PUBLIC SAFETY VEHICLE AND EQUIPMENT REPLACEMENT FUND AND ENTERPRISE FUND, AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO FACILITATE THE CHANGES IDENTIFIED; AND FINDING AVAILABLE UNENCUMBERED FUNDS FOR THE SUPPLEMENTAL APPROPRIATION AND/OR RESERVE REDUCTION.

Motion: To Approve
Made By: Councilmember Hammann
Seconded By: Councilmember Giangrosso
Vote: **Motion carried** unanimously by all present

- 5.5 **Consider and take all appropriate action on the first reading of Ordinance 2024-10, modifying the Civil Service Classification System for the Seabrook Police Department.**

AN ORDINANCE MODIFYING AND CONTINUING A CIVIL SERVICE CLASSIFICATION SYSTEM CONSISTING OF CLASSES, POSITIONS, PAY GRADES AND COMPENSATION LEVELS IN THE CLASSIFIED SERVICE OF THE SEABROOK POLICE DEPARTMENT; PROVIDING FOR A REPEAL WITH LIMITED EXTENSION; PROVIDING A SEVERABILITY CLAUSE, AN EFFECTIVE DATE, CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT AND REPLACING PREVIOUSLY ADOPTED ORDINANCES 2023-32.

HR Director Yesenia Garza-Spires presented the ordinance and explained it reduced the



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number of Sergeant positions to 6.

Motion: To Approve
Made By: Councilmember Hammann
Seconded By: Councilmember Rasco
Vote: **Motion carried** unanimously by all present

6. Old Business

6.1 Consider and take all appropriate action on a six (6) month Trap-Neuter-Release (TNR) Pilot Program for the Waterfront Targeted Zone.

Chief Rolf Nelson presented a program proposal. **See attachment B.**

Motion: To Approve
Made By: Councilmember Hammann
Seconded By: Councilmember Hefner
Vote: **Motion carried** unanimously by all present

Mayor Kolupski Moved Items 7. Executive Session and 8. Open Session up to this point in the meeting.

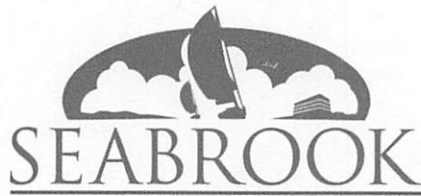
6.2 Discuss, consider and take all appropriate action on replacing a section of wooden fence with chain-link fence at 502A Pine Gully, within the Community Garden project at an amount not to exceed \$4,400.00, and consider source of funding.

City Manager Gayle Cook informed Council the amount did not include clearing of the brush or fill dirt.

Motion: To Approve
Made By: Councilmember Hammann
Seconded By: Councilmember Giangrosso
Vote: **Motion carried** unanimously by all present

Motion: To Amend the motion to include the funding be taken from insurance proceeds.
Made By: Councilmember Hammann
Seconded By: Councilmember Rasco
Vote: **Motion carried** unanimously by all present

6.3 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) for a term of three (3) years as amended by previously discussed items.



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1. **Utilities for Project**
2. **Facility Maintenance for Project**
3. **Project Funding by City**

Councilmember Hammann requested the following statement be on the record: "I want to go on the record as opposing granting subsidies to the Carothers Coastal Gardens 501 (c)(3) for the following reason. Council was never provided an explanation by the recipient, nor sponsoring member of Council, as to why the Community Gardens is in need of these annual subsidies from the City, especially when one takes into consideration that when this venue was first presented to Council in 2021 it was promoted that it would be self-sustaining after the City's initial investment. If we go forward and approve these subsidies, at a minimum, I feel we are obligated to be able to explain to our citizens why the Community Gardens are no longer self-sustaining before we reach into their pockets for money. Additionally, we should also be able to identify to our citizens the expected benefits to the Community for these expenses along with the metrics for measuring these benefits.

Motion:	To Approve
Made By:	Councilmember Rasco
Seconded By:	Councilmember Hefner
Vote:	Motion failed with Councilmembers Rasco and Hefner voting in favor, and Councilmembers Hamman, Tollett, Giangrosso, and Mayor Kolupski voting opposed.

7. Closed Executive Session The Executive Session took place before item 6.2.

7.1 Section 551.071
Conduct a Closed Executive Session to consult with the City Attorney for legal matters related to agenda items.

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 6:38 pm.

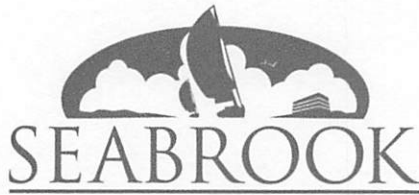
8. Open Session

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

Mayor Kolupski reconvened the regular meeting into open session at 7:01 pm. No further action was taken.

9. Discussion

9.1 Discussion and possible action regarding a project with Galveston Bay



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Foundation to reintroduce oysters into the City's lagoon located West of Main Street, East of Highway 146, and North of Todville Road, with all activity to take place on City-owned land.

Councilmember Hammann presented the proposed project. He asked if anyone had any objections to this project and there were no objections.

10. Routine Business

- 10.1 City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, Transportation Projects, City of Seabrook CIP Projects, Economic Development Updates, and any City of Seabrook active grants.**

City Manager Gayle Cook presented the update. **See attachment C.**

- 10.2 Strategic Plan Update**

City Manager Cook presented the Strategic Plan update. **See Attachment D.**

- 10.3 Establish future meeting dates and agenda items.**

City Secretary Rachel Lewis stated the next meeting was scheduled for April 2, 2024 at 6:00 pm.

Councilmember Rasco made a motion to reconsider item 6.3 at this time. The motion died due to lack of a second.

Motion: To adjourn
Made By: Councilmember
Seconded By: Councilmember
Vote: **Motion carried** unanimously by all present.

Council was adjourned at 7:52 pm.

APPROVED: _____

Thom Kolupski, Mayor

DATE: _____

April 2, 2024

ATTEST: _____

Rachel Lewis City Secretary