



**MEETING MINUTES
JULY 2, 2024**

**SEABROOK CITY COUNCIL
REGULAR CITY COUNCIL MEETING**

Mayor Thom Kolupski called the Seabrook Council Meeting to order at 6:16 p.m. in the Council Chambers in Seabrook City Hall after the conclusion of the Joint Meeting with the Planning & Zoning Commission. Present were City Councilmembers Thom Kolupski, Buddy Hammann, Jackie Rasco, Rob Hefner, Tom Tollett, Michael Giangrosso, 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.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

The following members of the public made comments:

Paul Robinson Dickinson, Texas Texas Outlaw Challenge success

1.1 Mayor, City Council and/or members of the City staff may make announcements about City/Community events. City Council

Councilmember Hefner announced the following events:

Fourth of July Parade on July 4, 2024

Movie Night at Meador Park on July 20, 2024

Cookies with a Cop on July 31, 2024

2. PRESENTATIONS

2.1 Presentation of the post-event report from Keels and Wheels Concours d'Elegance 2024.

Patty Eng presented the post-event report. See attachment A.

2.2 Presentation of the Annual Review by Carother's Coastal Gardens 501(c)(3) for the Carother's Community Garden project.

Jesse Jones presented the annual review. He presented the following:

Thanks to the Council for the City's help

Improvements to Carother's Garden

Grants for education programs

Food donations provided

Seed packet donations provided to the schools and library

New bee hive and honey program

Port of Houston recognition grant for a green house

3. CONSENT AGENDA

3.1 Approve the minutes of the June 11, 2024 and June 18, 2024 City Council meetings.

3.2 Consider and take all appropriate action on the second reading of Ordinance 2024-12, Water Conservation and Drought Contingency Plan.

Motion:	To Approve the Consent Agenda
Made By:	At-Large Position 4 Giangrosso
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

4. NEW BUSINESS

4.1 Consider and take all appropriate action on the approval of the reallocation of remaining funds from the American Rescue Plan Act (ARPA) fund and amendment of the FY2024 CIP Program to reflect projects.

City Manager Gayle Cook presented the reallocation of the remaining funds for a total of \$632,349.39. See attachment B.

Motion:	To Approve as presented
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

4.2 Consider and take all appropriate action on Resolution 2024-15, Authorizing the Formation of an Ad Hoc Committee for Boats and Other Watercraft and approving up to three members of City Council to serve the six (6) month term.

Councilmember Tollett presented the need for a liaison to handle the issues of derelict boats and watercraft. Councilmembers Tollett, Hammann, Hefner and Mayor Kolupski volunteered to serve.

Motion:	To Approve the Resolution with Councilmembers Tollett, Hammann, Hefner, along with Mayor Kolupski to serve on the committee
Made By:	At-Large Position 3 Tollett
Seconded By:	Mayor Pro Tem, At-Large Position 5 Hammann
Vote:	Passed unanimously by all present

4.3 Consider and take all appropriate action on Resolution 2024-16 adopting a Ceremonial Documents Policy for the City.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 4 Giangrosso
Vote:	Passed unanimously by all present

4.4 Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create "World Class Freezer Facility Planned Unit Development" consisting of a 134,632 square foot freezer warehouse, 84 vehicle parking spaces, and 19 tractor trailer loading spaces located on approximately 7.19 acres tract of land.

Deputy City Manager Sean Landis presented the Planning & Zoning Commission report. The Commission unanimously approved the PUD with a requirement of a solid concrete 8 foot buffer fence on the south side of the building prior to construction. See the attached Planning and Zoning recommendation C.

Motion:	To Approve as amended by Planning & Zoning
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed with Councilmembers Machol, Giangrosso, Tollett, Hefner, Hammann, and Mayor Kolupski voting in favor, and Councilmember Rasco voting opposed.

5. ROUTINE BUSINESS

- 5.1 **City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, Transportation Projects, Port of Houston Rail Spur, City of Seabrook CIP Projects, City Website Update, Economic Development Updates, and City of Seabrook Grant Administration.**
Gayle Cook presented the update. See attachment D.

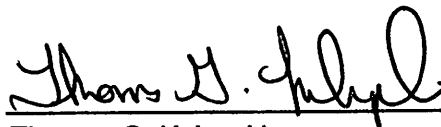
- 5.2 **Establish future meeting dates and agenda items.**
Special Budget Workshops: July 23, 2024 and July 31, 2024
City Secretary Rachel Lewis informed Council the next meeting would take place on July 16, 2024 at 6:00 pm. She also stated there were two Special Budget Workshops scheduled for July 23, 2024 at 6:00 pm and July 31, 2024 at 6:00 pm.

Councilmember Rasco requested the date for the presentation of the status of the recorded meeting pilot program. City Manager Cook stated it was set for September.

Motion:	To Adjourn
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 1 Rasco
Vote:	Passed unanimously by all present

The meeting was adjourned at 7:03 pm.

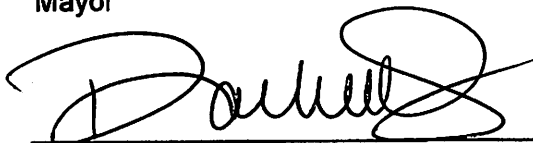
APPROVED:



Thomas G. Kolupski
Mayor

DATE: 7-16-24

ATTEST:



Rachel Lewis, TRMC
City Secretary

Keels & Wheels Concours d'Elegance

May 4-5, 2024

Lakewood Yacht Club, Seabrook, TX

ATTACHMENT A



www.DavidJames.info



Keels



Wheels

**Celebrating 60
Years of**



**Applauding 60
Years of**



New to Keels & Wheels in 2024

First Mustang Convertible Made



TPWL Captain Murchison Patrol Boat



Restomods – The Ride Reimagined



Hill Country Motorheads Motorcycle Museum

Keels & Wheels Major Sponsors 2024

Special Thanks to our Event Partner / Host City



Titanium Sponsors



Diamond Sponsors



Legacy Diamond



Legacy Platinum

Richard Levy

Gold Sponsors



Big Star Cadillac
A Ken Goff Dealership

HOUSTON
Methodist
CLEAR LAKE HOSPITAL



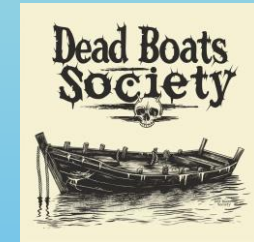
Legacy Platinum

John Burkland

Keels & Wheels Supported These Non-Profit Organizations during 2024



Texas Citizens
Against
Derelict Dumping



Galveston Bay Sail
& Power Squadron

Keels & Wheels Contributed to Seabrook's Commerce through these local Businesses in 2024



**Travel
Zone**

Social Media by Mel



SPEC'S
WINES • SPIRITS • FINER FOODS



Keels & Wheels Guests at Seabrook Hotels, 2024



[Home](#) | [Visitor Guide](#) | [Unleashed](#) | [Club Concepts](#) | [Entertainment](#) | [Sponsors](#) | [Gallery](#) | [Contact Us](#)

Visitor Guide – Hotels



SpringHill Suites By Marriott **Boaters Headquarters**
2120 NASA Pkwy, Seabrook, TX 77586
281-474-3456
Make reservations at: [Book your group rate for Keels & Wheels](#)
[Reservation Link](#)
Hotel Website: [Hotel in Seabrook, TX](#) | [SpringHill Suites](#)
ROOM RATE & HOTEL INFORMATION
Keels & Wheels Rate: \$139 King | \$149 double
Rates Good For: 5/2 – 5/6/2024 | Cut-off date: 4/12/2024
FREE BREAKFAST: Y | POOL: Y | INTERNET: Y | BAR: Y
Distance To Show: Across the Street from Lakewood Yacht Club



Quality Inn & Suites
2720 NASA Parkway Seabrook, TX 77586
281-326-7200
281-326-3301 | 844-684-9427
Make reservations at: 281-326-3301 & ask for Keels & Wheels rates.
[Hotel Website](#)
ROOM RATE & HOTEL INFORMATION
10% off best available rates. No Cut Off Date.
BREAKFAST: Y | SALTWATER POOL: Y | INTERNET: Y
Hotel Excellence Award Winner.
K&W Shuttle Service: Close by in Seabrook.
Distance to Show: 0.5 Miles.



Seaside RV Resorts
4001 Old Hwy 146, Seabrook, TX 77586
281-334-9944
Make reservations at: 888-474-4240 & ask for Keels & Wheels rates.
[Resort Website](#)
RATES & RESORT INFORMATION
RV/Trailer Special Rate: \$49, Full Hookups
Cabins available; call for rates.
No cutoff date.
LAUNDRY/GYM: Y | POOL: Y | OUTDOOR KITCHEN: Y
K&W Shuttle Service: Close by at Bay Elementary in Seabrook.
Distance To Show: 2.2 Miles.

Hotel	Count	Special Rate	Best Contact
Spring Hill Suites	169 rooms	Yes	Provided
Quality Inn & Suites	2 rooms	Yes	Provided
Seaside RV Resorts	11 RV's, 4 Cabins	Yes	Provided
Kemah Edgewater	No report provided	Yes	Provided
Captain Inn & Suites	No report provided	Yes	Provided
Hampton Inn	No report provided	No	No
Holiday Inn Express	No report provided. No count commitment.	No	No
Comfort Suites	-----	No	No
TOTAL	186 Rooms – multiple nights' stay		

Keels & Wheels 2024: Marketing Plan Summary

Pre-Event Promotional & Activities:

Celebration Seabrook, Tejas Turismo, Television Ads, Social Media/Ads, Website, eBlasts, Press Releases, Podcast, Outdoor Banner, Seabrook Logo on Promotional Materials

At Event:

Saltwater Recon 24 Hr Livestream, In Wheel Time Podcast, KHOU TV Interview, I45 Now, Seabrook Logo on Program Cover, Mayor's Trophies, Directional Signs, Posters, Event Photographers



Keels & Wheels Event Budget & HOT Funds Expenditures



Event Budget – Keels & Wheels 2024

BUDGET CATEGORY	PROPOSED AMOUNT
Advertising/Marketing/Printing/Social Media	\$ 1 60,000
Equipment & Other Rentals	\$ 60,000
Facility Use & Food/Drinks Expense	\$ 88,000
Insurance (All Events + Board)	\$ 7,000
Labor & Contractors	\$ 160,000
Operation Supplies & Services	\$ 90,000
Security & Safety	\$ 14,000
Transportation - Shuttle Busses	\$ 15,000
Special Guests/Hotel	\$ 6,000
TOTAL	\$ 600,000

HOT Funds Eligible Expenditures

Advertising/Marketing/Printing/Social Media: television ads, podcast, social media advertising, printed program, posters, overhead street sign, exhibitor/sponsors/judges' badges, promotional cards, banners, directional signs, other materials.

Transportation: shuttle transportation from local parking areas.

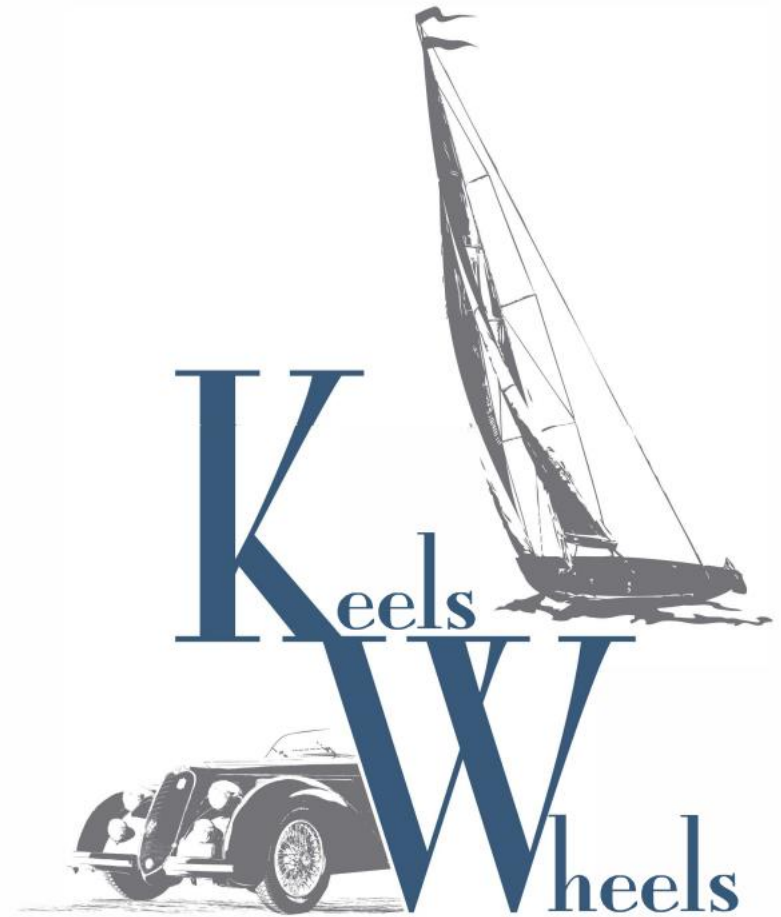


Keels & Wheels 2024 Attendance: 4000

- 200 Vehicles
- 50+ Boats
- 54 Financial & In-Kind Sponsors
- 10 Non-Profit Organizations
- Multiple Vendors, on & offsite
- 4000 Attendees







CONCOURS D' ELEGANCE



AMERICAN RESCUE PROGRAM ALLOCATION (ARPA) CITY OF SEABROOK

	Project Title	Project Description	Project	Budget
Water	Taylor Lake Water Line Crossing at Red Bluff	The replacement of the existing 24" water line by directional drilling a new HDPE water line under Taylor Lake and connect to the existing 24" water line on both sides of the lake.	Red Bluff Road	
				\$2,873,574.00
Quality of Life	City Wide Park Equipment and Site Improvements	Improvements to support the enrichment of the existing park system to ensure that is is safe, accessible and the facilities add to the quality of life of the community.		
		1. Shade Structures over Pine Gully Park Playground, Baybrook Playground, and Miramar Playground	City Parks	\$ 104,000.00
		2. Pickleball Court, fence and parking area at		\$ 272,349.39
		3. Basketball Resurfacing at Baybrook Park		\$ 45,000.00
		4. Restroom Upgrades at Friendship Park		\$ 95,000.00
		5. Pedestrian Bridge at Hester Park		\$ 116,000.00
				\$632,349.39
New Allocation Request				\$ 632,349.39
Expensed ARPA Funds				\$ 2,873,574.00
Total ARPA				\$ 3,505,923.39

ATTACHMENT C

Planning & Zoning Commission
OFFICIAL REPORT

The Planning and Zoning Commission of the City of Seabrook met on JULY 2, 2024 to hold a meeting to consider:

Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create "World Class Freezer Facility Planned Unit Development" consisting of a 134,632 square foot freezer warehouse, 84 vehicle parking spaces, and 19 tractor trailer loading spaces located on approximately 7.19 acres tract of land.

THE PLANNING & ZONING COMMISSION MADE THE FOLLOWING
RECOMMENDATION:

APPROVAL ☐ APPROVAL WITH AMENDMENTS/CONDITIONS (SEE BELOW) ☒ DENIAL ☐
by a concurring vote of a majority of members of the Planning and Zoning Commission present at the meeting on JULY 2, 2024, as designated below and as certified by the signature of the Chairman.
This document is not valid unless signed by the Chairman/Presiding Commissioner.

Approve with the requirement of a solid concrete 8 ft buffer fence on the south side of the building prior to construction.

<u>VOTE:</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>INITIAL</u>
Gary Renola	GR				
Darrell Picha	DP				
Scott Reynolds	SR				
Ed Klein	EK				
Guy Rodgers	GR				
Rhonda Thompson	RT				
Jared Justus				✓	

Gary T. Renola
Gary T. Renola, Chairman
Planning & Zoning Commission

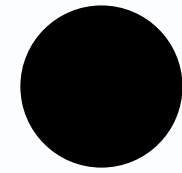
ATTEST:
Kiarra Bellow
Kiarra Bellow
Administrative Assistant

Time to Update

CITY COUNCIL
UPDATE
JULY 2, 2024

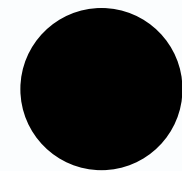


Boards & Commissions



P& Z Commission - June 20

- 4017 Todville R-1 to R-2
- Final Hearing and vote on Quiet Warehousing
- Final Plat for Seabrook Town Center



OST Committee - June 25

- Park Projects on CIP Program FY25
- General reports on various park projects and programs

SH 146 - TxDOT

Project: Red Bluff to FM96

- 2 months of estimated work
- Completion of:
 - Pavers, Sod, Sidewalks
 - Driveway adjustments
 - Completion of Detention Ponds



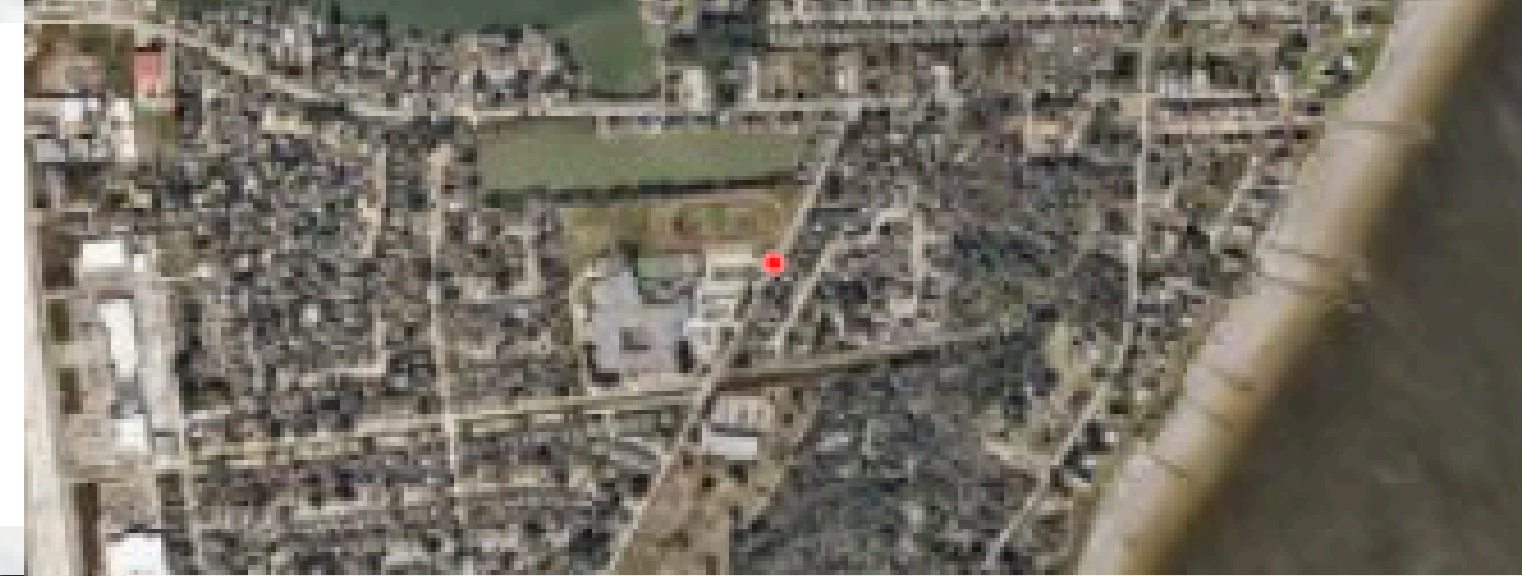
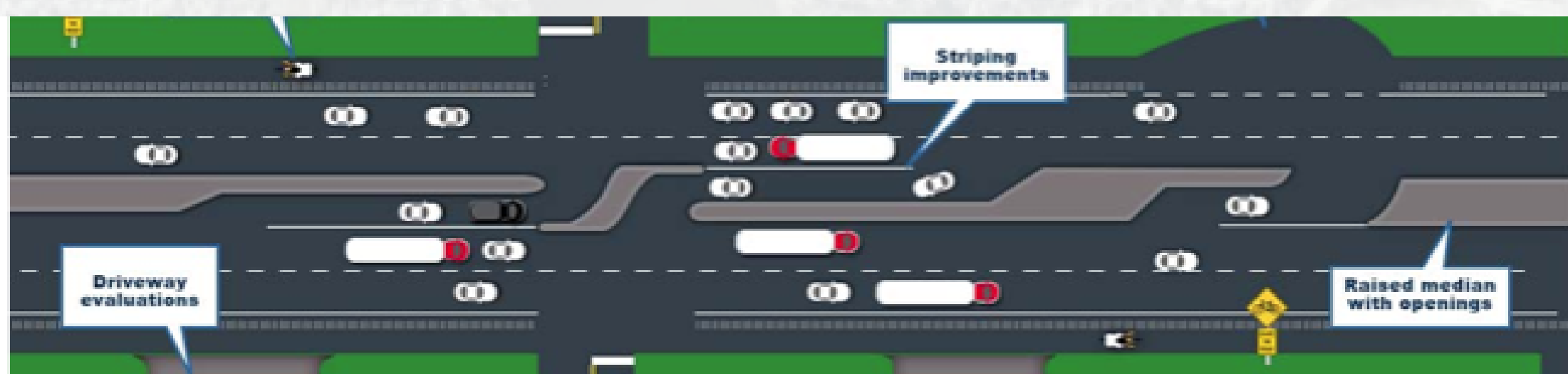


- Additional lane construction in progress for the
- Southbound and Northbound over Red Bluff
- MSE Wall Construction in late 2024

SH 146 - TxDOT

Project: Red Bluff to Spencer





Access Management Study

- TEXAS DEPARTMENT OF TRANSPORTATION
- 1 YEAR STUDY OF NASA 1
- TRAFFIC ANALYSIS FOR SAFETY
- MEDIAN PLACEMENTS

CIP UPDATES

WWTP Pine Gully - Wastewater Plant

- Just over 50% of all city flows are into the new plant
- Subcontractor coordination in early July 2024 for final acceptance of new liftstations



Water Projects

W9 - Red Oak Acres Water Line

- In progress
- 8" Water Line, Hydrants and Valves along Neal

W16 - Old SH 146 Interconnect

- Pending
- Harris County review

W21 - Geon to Red Bluff Interconnect

- Pending
- Design needed on City of Pasadena line to interconnect

W31 - Seascape Water Lines

- In design

Wastewater Projects

WW14 - Lift Station No. 5 Force Main Improvements

- In design

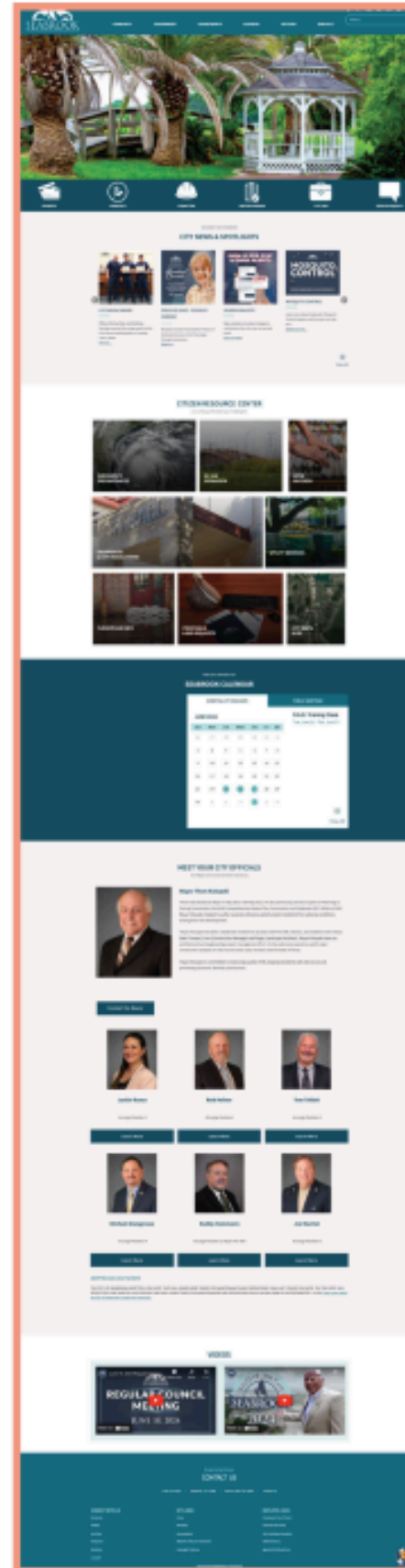
WW19 - WWTP Demo

- In design

WW21 - Pine Gully Lift Station Force Main Bore

- In design

City Website Redesign



FROM THIS



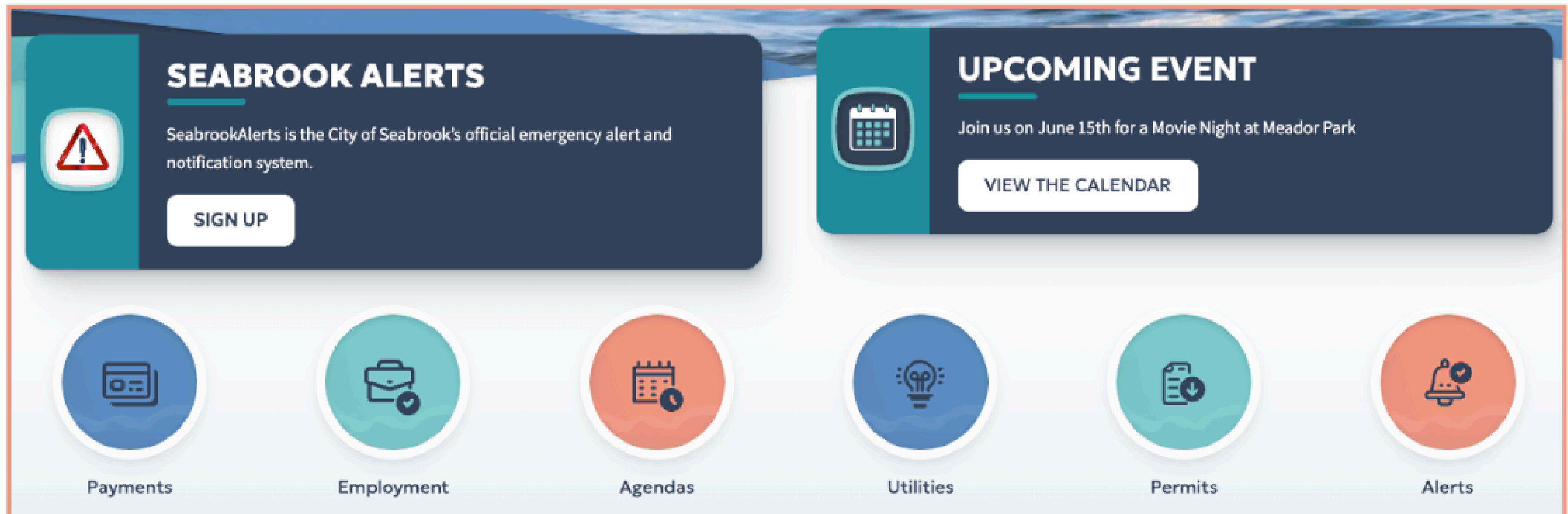
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Mayor Thom Kolupski

Thom was elected as Mayor in May 2017 and May 2021. He also previously served 16 years on Planning & Zoning Commission; the 2010 Comprehensive Master Plan Commission; and Seabrook EDC. While on PBZ, Mayor Kolupski, helped to author several ordinances which protect residents from adverse conditions arising from new development.

Mayor Kolupski has been a Seabrook resident for 22 years with his wife, Tamara, and children Colin (Texas State Trooper), Evan (Construction Manager) and Paige (Landscape Architect). Mayor Kolupski owns an architectural and engineering project management firm. He has extensive experience with major construction projects in and around Clear Lake, Houston and the state of Texas.

Mayor Kolupski is committed to improving quality of life, keeping residents safe and secure and promoting economic diversity and tourism.



Jackie Rasco

At-Large Position 1

Learn More



Rob Hefner

At-Large Position 2

Learn More



Tom Tollett

At-Large Position 3

Learn More



Michael Giangrosso

At-Large Position 4

Learn More



Buddy Hammann

At-Large Position 5, Mayor Pro Tem

Learn More



Joe Machol

At-Large Position 6

Learn More



MAYOR THOM KOLUPSKI

Contact the Mayor



JACKIE RASCO

At-Large Position 1



ROB HEFNER

At-Large Position 2



TOM TOLLETT

At-Large Position 3



MICHAEL GIANGROSSO

At-Large Position 4



BUDDY HAMMANN

At-Large Position 5



JOE MACHOL

At-Large Position 6

Boards & Commissions

Public Meetings



June 18, 2024 Regular City Council Meet...

SEABROOK

Watch later Share 1/11

REGULAR COUNCIL MEETING

Grants



Ballistic Shields	\$ 27,733
Bullet Proof Plates and Vests	\$ 56,958
Network Switches and Access Points	\$138,888
US Dept of Justice	\$ 101,527
ARPA	\$3,085,032
HMGP - Generators	\$1.1 million
Harris County Partnership	\$4 million
*North Meyer Reconstruction (Full Project is estimated at \$8 million)	

Thank you