



**MEETING MINUTES
JANUARY 7, 2025**

**SEABROOK CITY COUNCIL
REGULAR 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 Thom Kolupski, Buddy Hammann, Jackie Rasco, Tom Tollett, Michael Giangrosso, Joe Machol. Also in attendance were: City Manager Gayle Cook, Deputy City Secretary Amanda Morales, 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:

Terri Moore	2709 N. Myer	Traffic concerns on East and North Myer and the new police facility
Gary Johnson	2300 Repsdorph	Location of the new police facility and the costs associated.
Angela Cervantes	2534 Loganberry Circle	Industrial District Agreements (IDA) at the Port and the noise associated. Location of the new police facility.
Hank Kidd	817 Stapler	Desire to be added to the list for the Bayside Park Stakeholders Group

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

The following events were announced by Councilmember Hammann:

- Community Town Hall - Wednesday, January 8, 6 p.m. - 8 p.m. Council Chambers.
- Community Town Hall - Monday, January 13, 6 p.m. - 8 p.m. Council Chambers
- Community Shred Day - Wednesday, January 15, 4:30 p.m. - 6:30 p.m. City Hall
- City Offices Closed - Martin Luther King Jr. Day – Monday, January 20

2. PRESENTATIONS

2.1 Presentation honoring and recognizing the retirement of long time City employee, Kevin Padgett, Director of Public Works, and his hard work, loyalty, dedication, and accomplishments.

The Mayor presented a Proclamation and Key to the City to Kevin Padgett for his 33 years of hard work, loyalty and dedication to the City of Seabrook. Kevin expressed his appreciation for all of the kind words and the opportunity he was given to work with the City.

2.2 Presentation to recognize Snap Fitness Seabrook as the Seabrook Economic Development Corporation's Business of the Year Award for 2024.

The Mayor presented Snap Fitness Seabrook the Seabrook Economic Development Corporation's Business of the Year award.

3. CONSENT AGENDA

3.1 Approve the minutes of the December 3, 2024 City Council Meeting

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

4. BOARDS AND COMMISSIONS

4.1 Consider and take action on the approval of a Council Member, applications from Old Seabrook residents, business owners, and agency and board representatives nominations for membership onto the Bayside Park Extension Stakeholder Group.

Motion: To Postpone for interviews
Made By: At-Large Position 1 Rasco
Seconded By: At-Large Position 4 Giangrosso
Vote: **Passed** unanimously by all present

Mayor Pro Tem, Buddy Hammann, nominated Council Member Tom Tollett as Council liaison to conduct interviews for the Bayside Park Extension Stakeholder Group; Council Member Jackie Rasco nominated Council Member Joe Machol

Motion: To Approve Tom Tollett and Joe Machol's Nominations to conduct Interviews for the Bayside Stakeholders Group
Made By: Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By: No Second
Vote: **Passed** unanimously by all present

5. BID AWARDS

5.1 Approve the rejection of bids; as only one bid received, from RFP 2024-16-335 Sidewalk Removal and Replacement Project and rebid using Civcast.

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

- 5.2 Consider and take all appropriate action on bid award and execution of a contract for RFP 2024-08-336, Old State Highway 146 Interconnect to Bull-G Construction LLC, not to exceed \$510,911.00.**

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

6. OLD BUSINESS

- 6.1 Hear a presentation and consider and take all appropriate action on options from Progressive Commercial Aquatics regarding the Seabrook Pelican Bay Pool designs.**

Stephen Seliskar with Landmark Aquatic gave a presentation regarding conceptional designs for the Pelican Bay Pool (**See Attachment A**) and council members asked questions regarding the design. City Manager Gayle Cook discussed some of the challenges associated with this project regarding the restrooms as well as some other minor improvements that have been proposed. No action taken.

- 6.2 Consider and take all appropriate action on the extension of the agreement between the City of Seabrook and Driver & Rescue Club LLC, lessee of the property located at 2613 ½ NASA Parkway (operating as 'The Yard' at Barge295) for the continuation of temporary conditional exceptions to various codes and ordinances and providing for an extended period of six (6) months.**

Councilmember Hammann recommended a six (6) month extension of the agreement.

Motion: To Approve a six month extension
Made By: Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By: At-Large Position 1 Rasco
Vote: **Passed** unanimously by all present

7. NEW BUSINESS

- 7.1 Consider and take all appropriate action on Resolution 2025-01, Expressing finance expenditures to be incurred, relating to the Seabrook Police Station and Seabrook Pelican Bay Pool.**

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

- 7.2 Consider and take all appropriate action on Resolution 2025-02 designating the City's official newspaper.**

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

7.3 Consider and take all appropriate action on Resolution 2025-03 for acceptance of the Hazard Mitigation Grant Program Sub-Award DR-4485-0142 for Seabrook Fire Station Generator.

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

7.4 Consider and take all appropriate action on Resolution 2025-04 of HMGP Grant application submittal for Severe Weather DR-4781 Outdoor Early Warning System

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

7.5 Consider and take all appropriate action on Resolution 2025-05 for HMGP Grant application submittal for Hurricane Beryl DR-4798 for Nasa Water Line Relocation

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

8. EXECUTIVE SESSION

8.1 Executive Session pursuant to Texas Government Code 551.074 to conduct a closed executive session to consult with attorney on legal issues associated with the industrial district agreements (IDA's).

Mayor Kolupski adjourned the meeting into Executive Session at 6:57 p.m.

9. OPEN SESSION

Mayor Kolupski reconvened the meeting into Open Session at 8:26 p.m.

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, and City of Seabrook CIP Projects.

City Manager Gayle Cook updated council on various items requiring no action (**See Attachment B**).

10.2 Establish future meeting dates and agenda items.

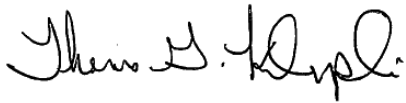
Councilmember Rasco requested City communications be added to the next agenda.

Deputy City Secretary Amanda Morales informed Council that the next regular City Council meeting would be held on January 21, 2025.

Motion: To Adjourn
Made By: Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By: At-Large Position 6 Machol
Vote: **Passed** unanimously by all present

Meeting was adjourned at 8:33 p.m.

APPROVED:



Thomas G. Kolupski
Mayor

DATE: 1/23/2025

ATTEST:



Rachel Lewis, TRMC
City Secretary

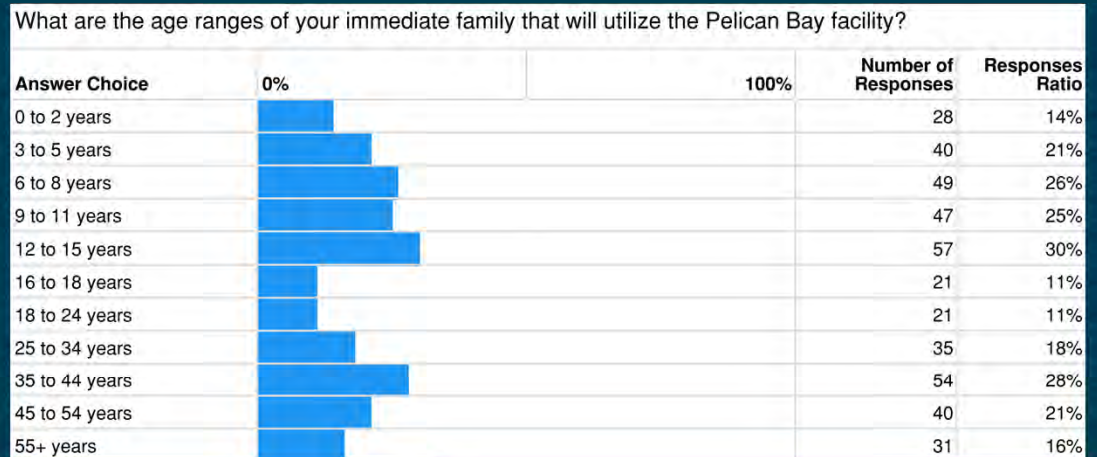
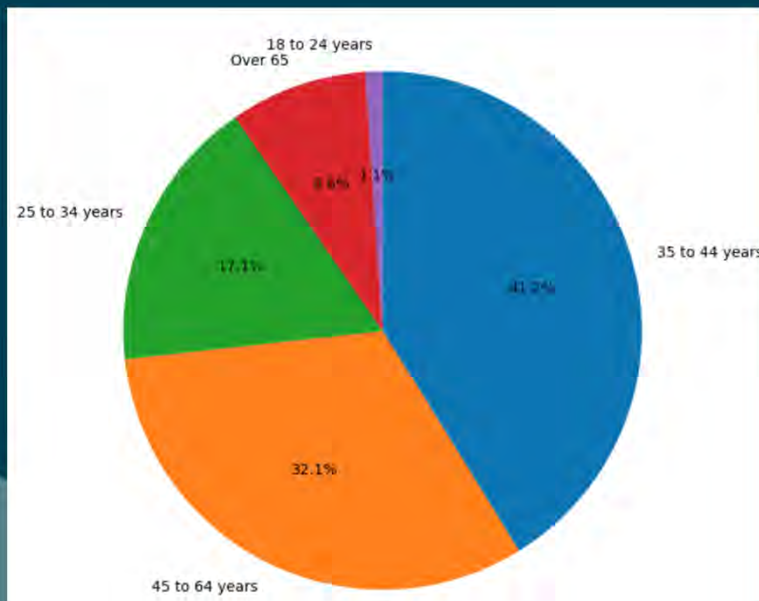
Attachment A

LANDMARK
AQUATIC

CITY OF SEABROOK
01/07/2024
CONCEPTUAL DESIGN RENDERINGS

Community Survey Results

- Conducted in May 2024
- 188 Respondents – Primarily Residents of Seabrook

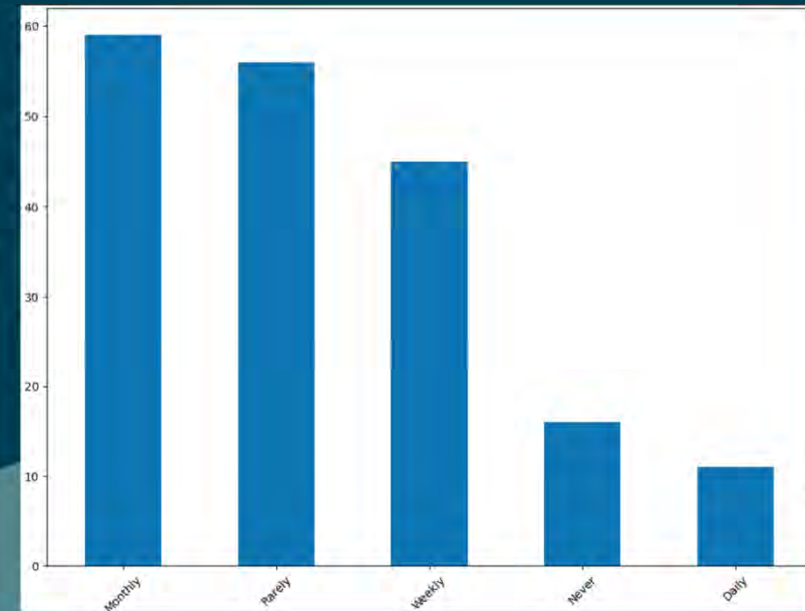


Community Survey Results

- Monthly Patrons
- Leisure is the primary use for the Community

What is your primary purpose for visiting aquatic facilities?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Leisure/Recreation			171	91%
Competitive Swimming			27	14%
Therapy			28	14%
Learn to Swim			38	20%
Other			4	2%

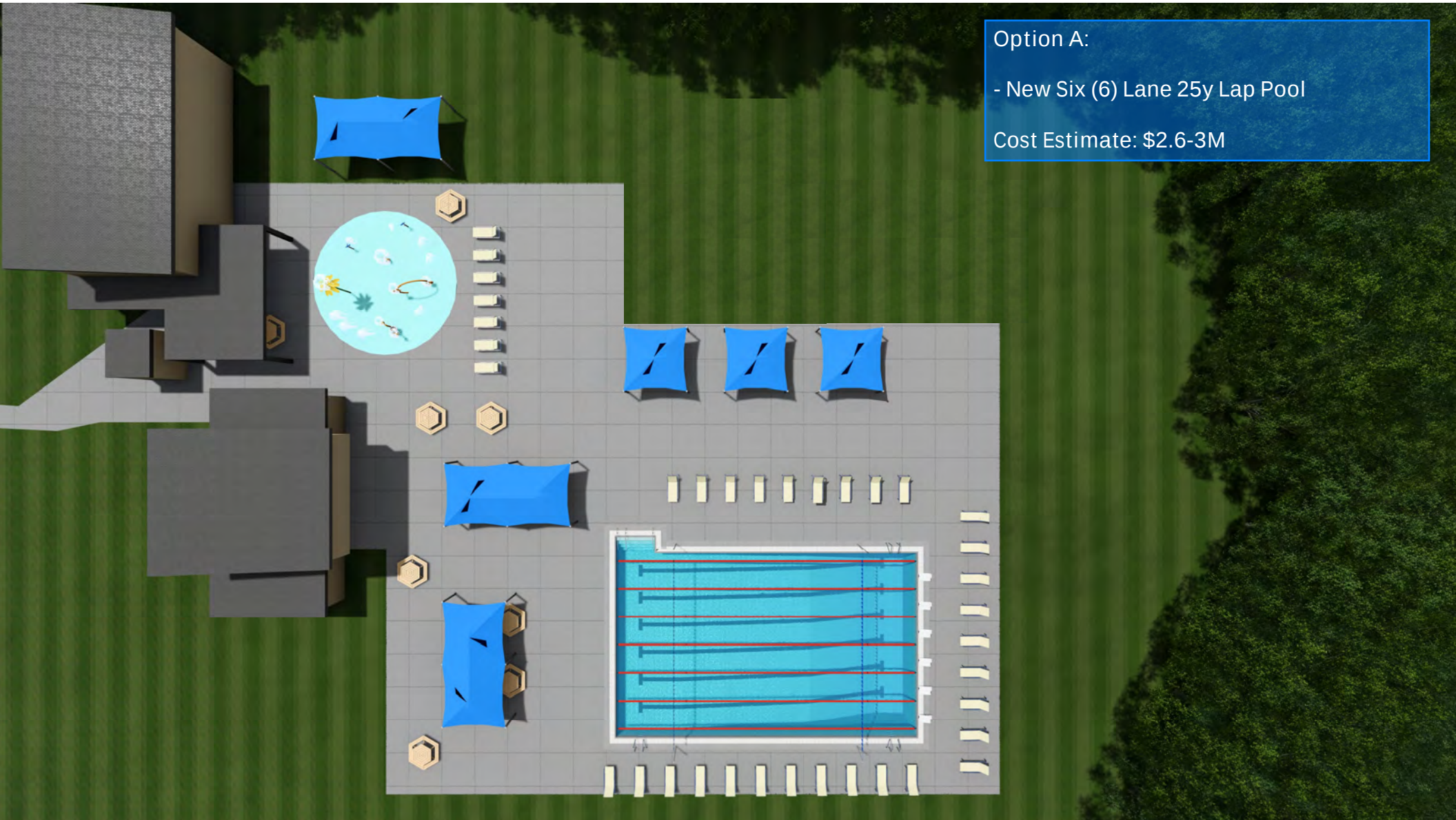


Community Survey Results

- Open Water for Leisure Swim
- Competitive Swim Training and Water Basketball or Volleyball
- If possible, retain a Slide element
- Splash Pad and Play Structure
- Include as much Shade as possible
- Season Pass for Residents

Conceptual Designs

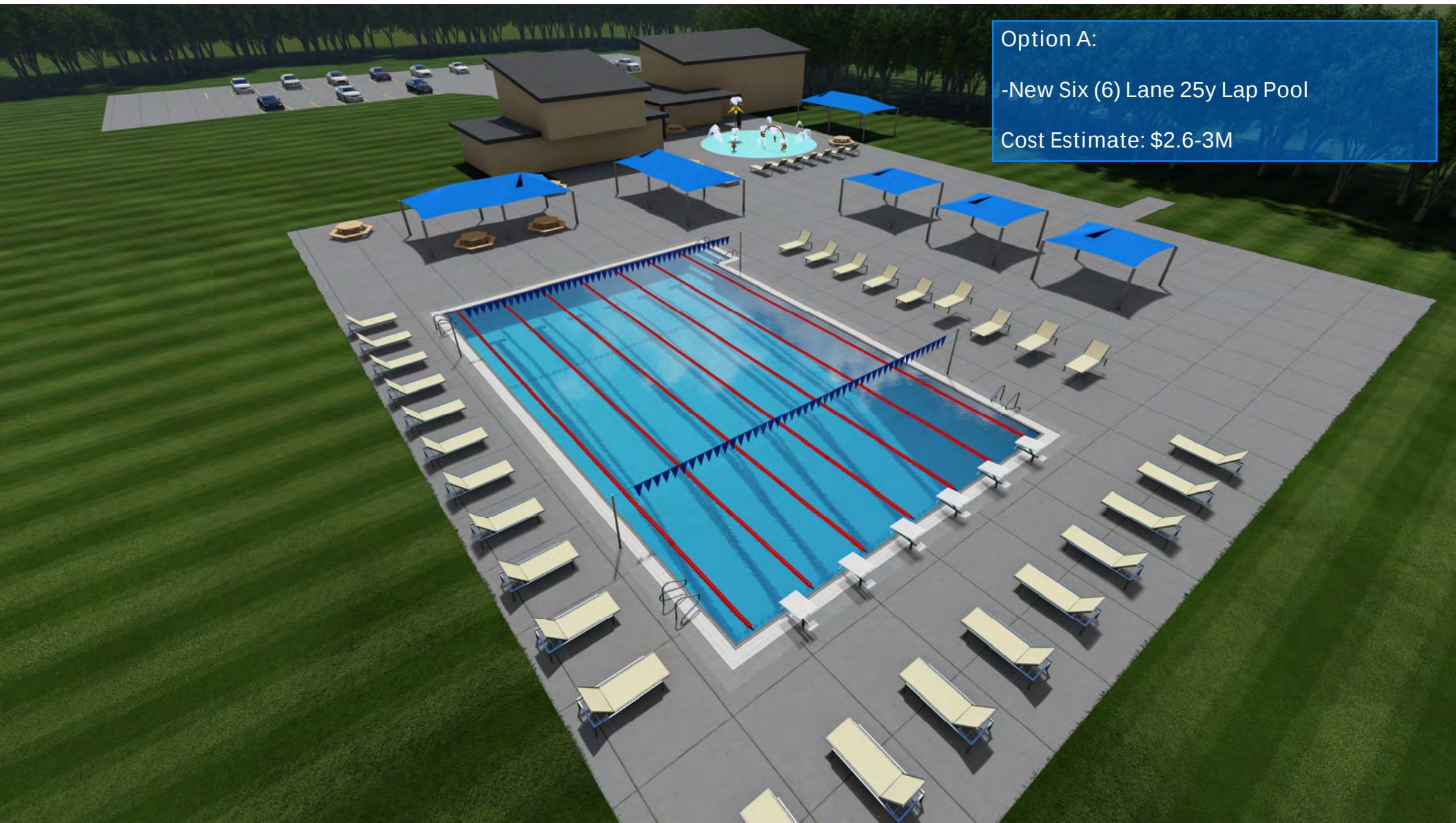
- Three Scope Ranges
- Small, Medium, Large
- Rough Budgets have been conveyed to the City Engineering Team for Review
- Final Designs can be changed from what are shown based on feedback



Option A:

- New Six (6) Lane 25y Lap Pool

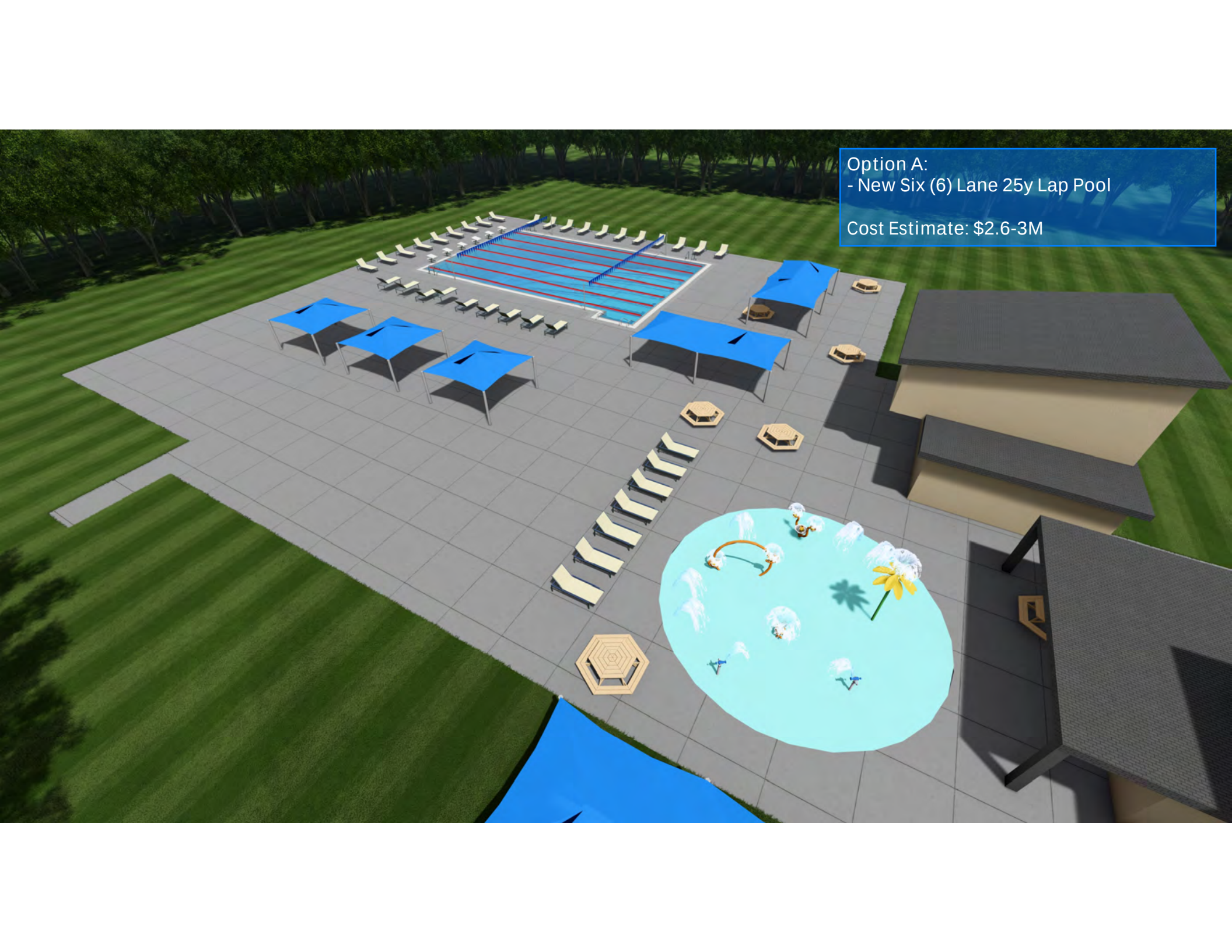
Cost Estimate: \$2.6-3M



Option A:

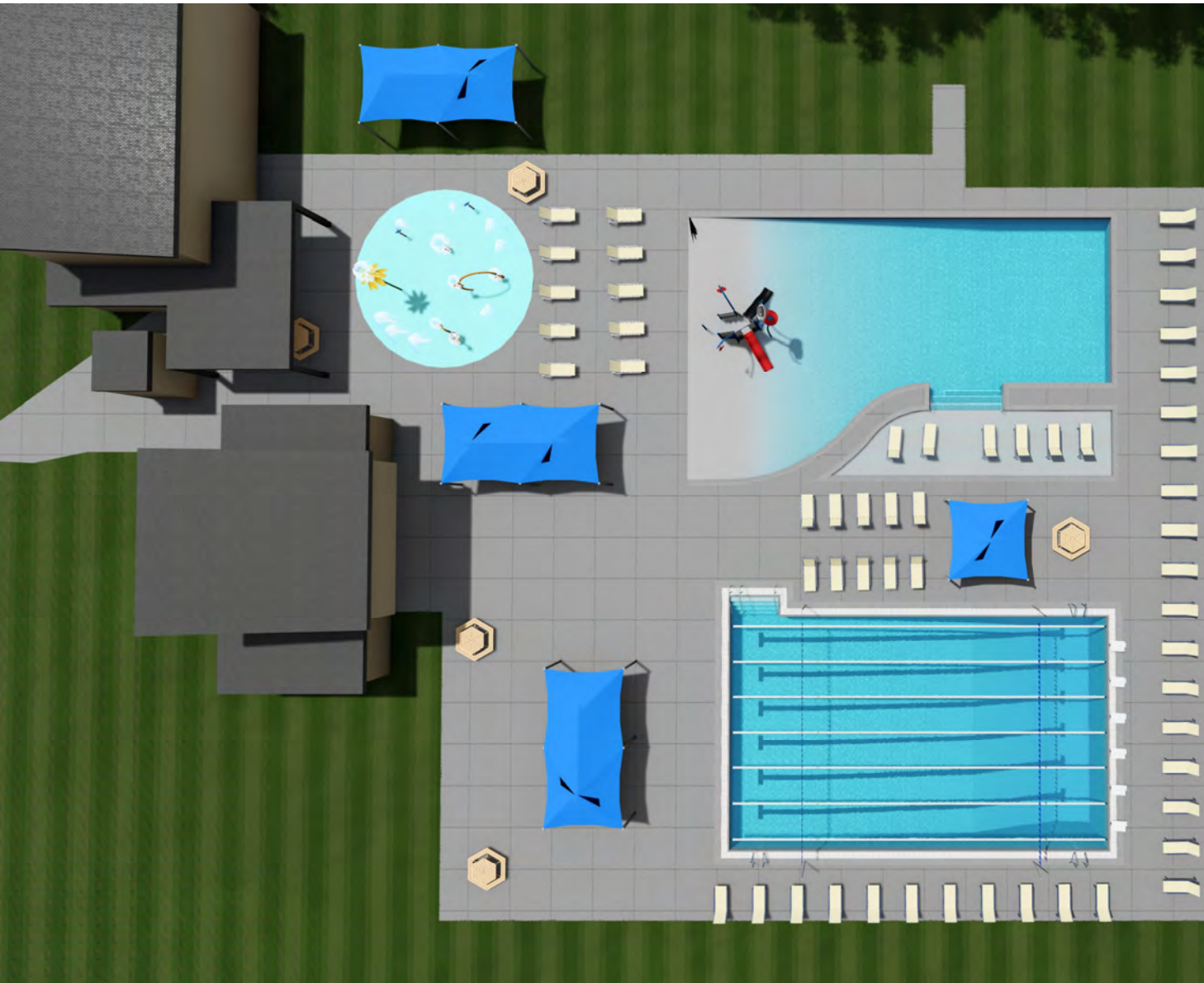
-New Six (6) Lane 25y Lap Pool

Cost Estimate: \$2.6-3M



Option A:
- New Six (6) Lane 25y Lap Pool

Cost Estimate: \$2.6-3M



Option B:

- New Six (6) Lane 25y Lap Pool
- New Zero-Depth Entry Children's Pool with Play Structure and Tanning Ledge

Cost Estimate: \$3.6-4M



Option B:

- New Six (6) Lane 25y Lap Pool
- New Zero-Depth Entry Children's Pool with Play Structure and Tanning Ledge

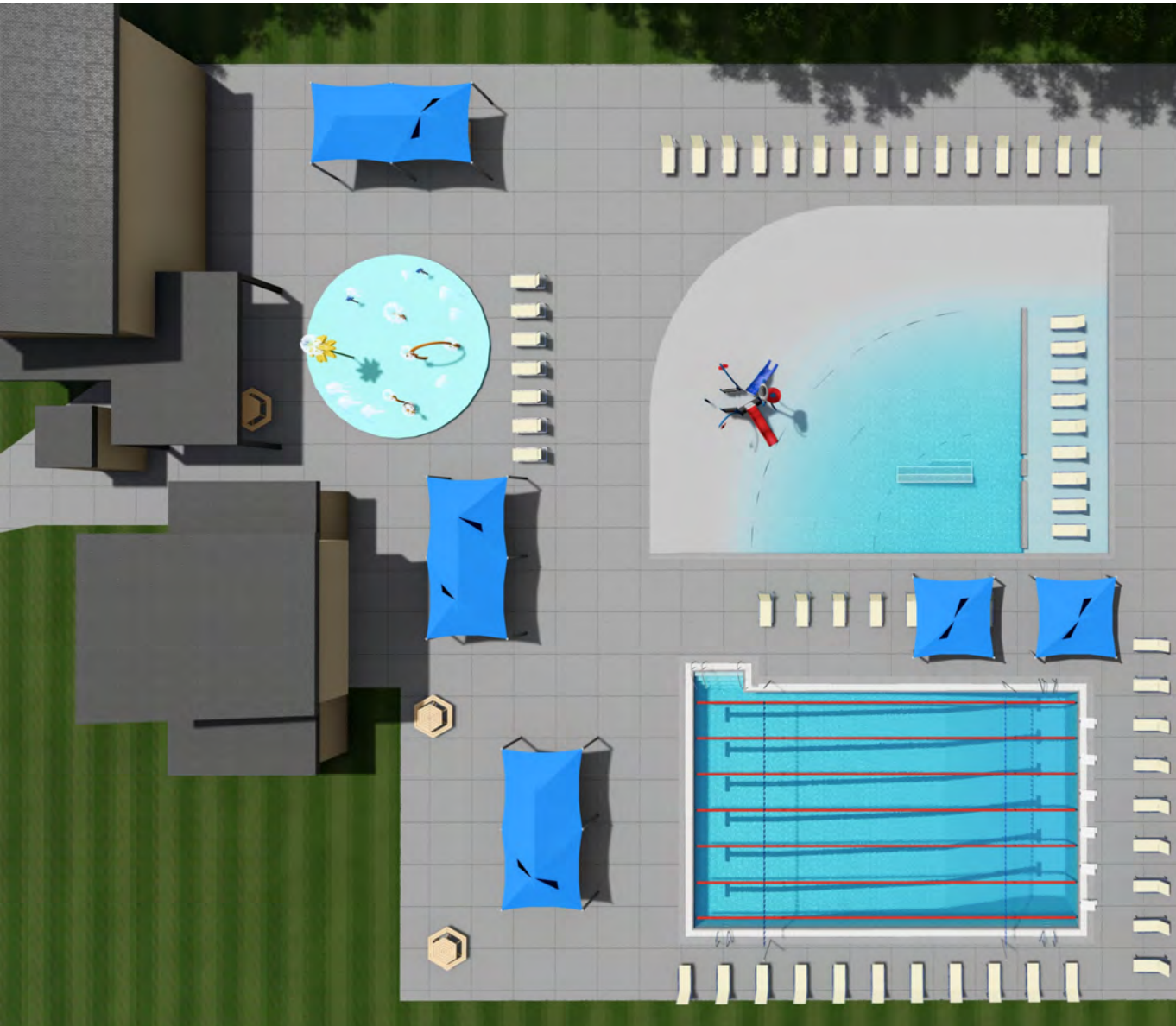
Cost Estimate: \$3.6-4M



Option B:

- New Six (6) Lane 25y Lap Pool
- New Zero-Depth Entry Children's Pool with Play Structure and Tanning Ledge

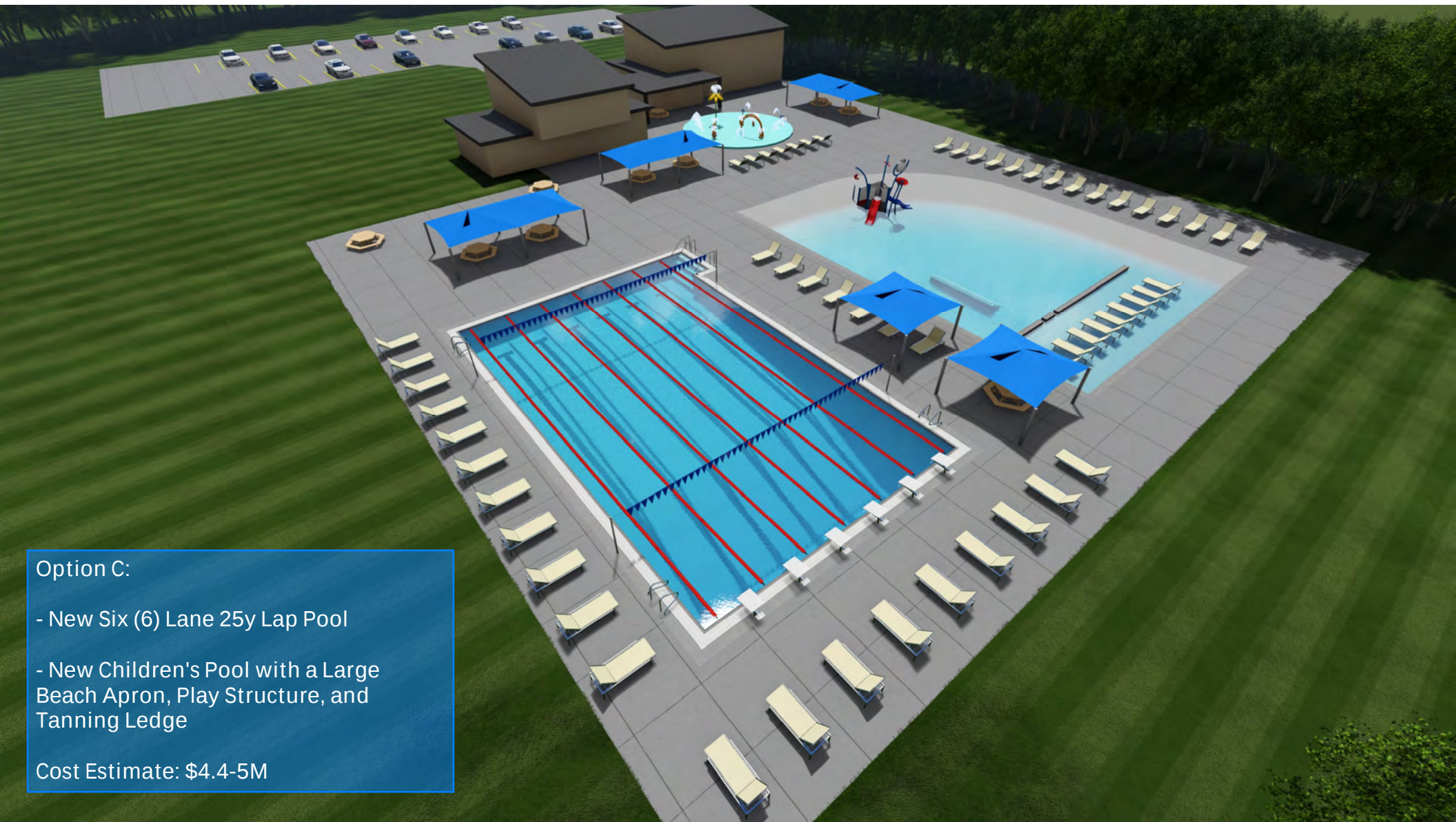
Cost Estimate: \$3.6-4M



Option C:

- New Six (6) Lane 25y Lap Pool
- New Children's Pool with a Large Beach Apron, Play Structure, and Tanning Ledge

Cost Estimate: \$4.4-5M



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- New Six (6) Lane 25y Lap Pool
- New Children's Pool with a Large Beach Apron, Play Structure, and Tanning Ledge

Cost Estimate: \$4.4-5M



Option C:

- New Six (6) Lane 25y Lap Pool
- New Children's Pool with a Large Beach Apron, Play Structure, and Tanning Ledge

Cost Estimate: \$4.4-5M



CITY COUNCIL UPDATE JANUARY 7, 2025





SH 146 - TxDOT

PROJECT: RED BLUFF TO FM 96

ITEMS FOR CITY PENDING:

- **PLANTINGS**
- **PAINTING**
- **FINAL WALK THROUGH**
- **CLEAN UP**
- **E. MEYER DEBRIS**

CIP

CAPITAL IMPROVEMENT PROJECTS

UPDATES

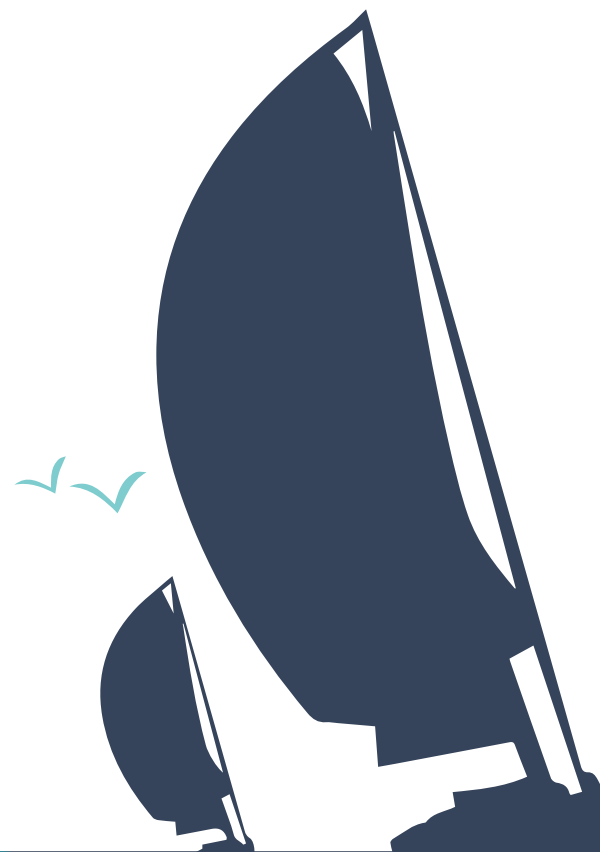
EMS FIRE STATION ADDITION AND RENOVATION -BOND PROJECT



100% Design Plans



January 2025 Bid



ARPA PROJECTS



WWTP

PINE GULLY WASTEWATER PLANT



Closure at Red Bluff and Todville
100% turnover to the new plant expected NEXT WEEK



An aerial photograph showing a rail spur crossing a multi-lane highway bridge. The rail tracks run diagonally from the top left towards the bottom right. The bridge has multiple concrete support pillars. To the left of the tracks, there is a grassy area with some construction materials and a small pond. To the right, there is a paved road and more greenery. The scene is captured from a high angle, looking down on the infrastructure.

Port Rail Spur

- Coordinating to for Preemption Safety Device to be connected and tested
- Projecting 2025 active

WATER PROJECTS

W16 - OLD SH 146 INTERCONNECT

- Bid Opening November 14th
- Council Award in January

W21 - GEON TO RED BLUFF INTERCONNECT

- Pending
- Coordination pending with Pasadena, TxDOT and Project Manager

W31 - SEASCAPE WATER LINES

- Plan to advertise bid in January

