



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, MARCH 4, 2025 - 6:00 PM**

For city information visit www.seabrooktx.gov
For agendas visit www.seabrooktx.gov/agendas

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY, MARCH 4, 2025 AT 6:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 1ST STREET, SEABROOK, TEXAS, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

PLEDGE OF ALLEGIANCE

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to City business or City-related business or matters of general public interest, and shall not include any personal attacks. In accordance with the Texas Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.

REGISTER ONLINE TO SPEAK IN PERSON DURING PUBLIC COMMENTS:

www.seabrooktx.gov/publiccomment

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

2. PRESENTATIONS

2.1 Presentation of the Public Safety Annual Report for 2024. *Rolf Nelson, Police Chief*

2.2 Presentation regarding the rebuilding of the Seabrook Boat Ramp by Texas Department of Transportation (TxDOT) *David Ballard, TxDOT*

3. CONSENT AGENDA

3.1 Approve the minutes of the July 11, 2017 and February 18, 2025 City Council Meetings.

4. SPECIFIC PUBLIC HEARING

4.1 Conduct a Public Hearing on a request for approval of amendments to the “World Class Freezer Facility Planned Unit Development (PUD)”. *Gayle Cook, City Manager*

5. BID AWARDS

5.1 Consider and take all appropriate action on the bid award for the 2025 Sidewalk Removal and Replacement Project (RFP #2025-1-335). *Brian Craig, Director of Public Works | City Engineer*

5.2 Consider and take all appropriate action on a bid award for the Seascape Water Line Project # 2024-17-342. *Brian Craig, Director of Public Works | City Engineer*

5.3 Consider and take all appropriate action on a bid award for RFP 2024-15, Grant Writing and Management Services, and authorizing the City Manager to execute any and all documents for Kimley Horn & Associates and TJD Consulting. *Gayle Cook, City Manager*

6. NEW BUSINESS

6.1 Consider and take all appropriate action on the ratification of a business development incentive agreement by Seabrook Retail LLC, as approved by the Seabrook Economic Development Corporation (SEDC) on December 12, 2024, in accordance with the previously posted Business Incentive Program Project Resolution for facade improvements at 2622 NASA Parkway, in an amount not to exceed \$50,000.00. *Gayle Cook, City Manager*

6.2 Consider and take all appropriate action on the first reading of Ordinance # 2025-05, a request for approval of amendments to the “World Class Freezer Facility Planned Unit Development (PUD)”. *Gayle Cook, City Manager*

AN ORDINANCE AMENDING ORDINANCE 2024-17 FOR UPDATE REVISIONS TO “WORLD CLASS FREEZER FACILITY (PUD) PLANNED UNIT DEVELOPMENT, CONSISTING OF 7.19 ACRES SITUATED IN ABSTRACT 52, OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, GENERALLY LOCATED WEST OF OLD STATE HIGHWAY 146, EAST OF STATE HIGHWAY 146, NORTH OF RED BLUFF ROAD, AND SOUTH OF PORT ROAD; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT “A”, ATTACHED HERETO, BY REVISING THE EXISTING PLANNED UNIT DEVELOPMENT (“PUD”) PLAN REGULATIONS, RESTRICTIONS, TERMS AND CONDITIONS, (“PLAN”), MORE PARTICULARLY DESCRIBED IN EXHIBIT “B”; ATTACHED HERETO; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY AND NOTICE.

6.3 Discussion and possible action to direct staff regarding the purchasing process for the Carothers Coastal Gardens East Tract grading and drainage project, specifically to discontinue pre-bid and cooperative purchasing options and proceed

with a rebid as a Request for Proposals (RFP) for grading and drainage work and including procurement plans for the water/irrigation and electrical on the project. *Joe Machol, At-Large Position 6*

6.4 Consider and take all appropriate action on Amendment No. 3 to the Memorandum of Settlement Agreement between the City of Seabrook and Port of Houston Authority. *Gayle Cook, City Manager*

6.5 Consider and take all appropriate action on the Amended and Restated Industrial District Agreement - IDA (Seabrook Industrial District) between the City of Seabrook and Port of Houston Authority. *Gayle Cook, City Manager*

7. DISCUSSION

7.1 Discussion on the feasibility, benefits, and potential implementation areas for permeable pavement in Seabrook to improve storm water management and sustainability. *Rob Hefner, At-Large Position 2*

7.2 Discussion regarding the funding for the repair of Pine Gully Pier. *Joe Machol, At-Large Position 6*

7.3 Discussion regarding a flag burning ceremony at the Bay Area Veterans Memorial. *Joe Machol, At-Large Position 6*

7.4 Discussion regarding the new park to be located on Main Street in place of the old wastewater treatment facility, and a restroom to be constructed at ground level. *Joe Machol, At-Large Position 6*

7.5 Discussion of a plan for maintaining the plants, removing weeds, and overall upkeep of the TxDOT right-of-way through Seabrook. *Joe Machol, At-Large Position 6*

7.6 Hear a report on the previously approved item on October 4, 2022: License and Indemnity Agreement between the City of Seabrook and Seabrook American Flag Initiative (SAFI). *Buddy Hammann, Mayor Pro Tem, At-Large Position 5*

8. ROUTINE BUSINESS

8.1 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.

8.2 Establish future meeting dates and agenda items.

THE CITY COUNCIL RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT, (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE, 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5663 OR CITYSEC@SEABROOKTX.GOV FOR FURTHER INFORMATION.

I certify that this notice was posted on the bulletin board on or before Friday, February 28, 2025 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC

