



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, MARCH 18, 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 18, 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 Mayor Kolupski to recognize the City of Seabrook Finance Department for receiving the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association of the United States and Canada.

2.2 Presentation by Citizens Against Derelict Dumping (CADD) on derelict boats, the problems, impacts, and laws for owners. *Thomas Taylor, CADD*

2.3 Presentation regarding a farmers' market to be held by Pasadena Farmer's Market at a City park or facility. *Kayla Henslee Manager of Pasadena Farmer's Market*

3. CONSENT AGENDA

3.1 Approve the minutes of the March 4, 2025 City Council meeting.

3.2 Consider and take all appropriate action on the second 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.

4. BID AWARDS

4.1 Consider and take all appropriate action on a bid award for RFP 2024-15, Grant Writing and Management Services, and authorize the City Manager to execute a Professional Services Agreement (PSA) for Kimley Horn & Associates and Witt O'Briens with work authorizations and proposals for each authorized grant by City Council. *Gayle Cook, City Manager*

4.2 Consider and take all appropriate action on a bid award and proposal for RFP 2025-2-110, HMGP 4586 City of Seabrook Sewer System Portable Generators to Aviate Enterprises, Inc. for an amount not to exceed \$296,455.50 and authorize the City Manager to execute all associated documents. This project is an approved HMGP Grant for a 90% Federal reimbursement and 10% Local commitment with final obligation of \$29,645.55. *Brian Craig, Director of Public Works | City Engineer*

5. NEW BUSINESS

5.1 Consider and take all appropriate action on simplifying the regulations regarding Mobile Food Vendor Regulations - food trucks - in the City of Seabrook. *Joe Machol, At-Large Position 6*

5.2 Consider and take all appropriate action on the approval of Task Order No. 2025-1 for Professional Inspection Services under the Master Professional Services Agreement (PSA) between the City of Seabrook and Project Surveillance, Inc (PSI) for the Seascape Waterline Project at an amount not to exceed \$91,821.60 and authorize the City Manager to sign all associated documents. *Brian Craig, Director of Public Works | City Engineer*

5.3 Consider and take all appropriate action on Resolution 2025-06 Authorizing a Grant Application to the Harris County Precinct 2 Partnership 2025 Program for Pine Gully Pier. *Gayle Cook, City Manager*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, AUTHORIZING THE SUBMISSION OF A PARTNERSHIP GRANT APPLICATION TO HARRIS COUNTY PRECINCT 2; COMMITMENT OF FUNDING; AND AUTHORIZING THE MAYOR OR CITY MANAGER TO ACT AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVES IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION

5.4 Consider and take all appropriate action on First Amendment to the Agreement between Harris County and City of Seabrook on 2022 Partnership Grant for Pine Gully Pier to continue with funding of demolition of pier. *Gayle Cook, City Manager*

6. DISCUSSION

6.1 Discussion regarding a farmers' market at Rex Meador Park or the Seabrook Community House. *Jackie Rasco, At-Large Position 1*

6.2 Discussion regarding the possibility of sale of the two city owned lots located on Shady Lake Drive. *Jackie Rasco, At-Large Position 1*

7. ROUTINE BUSINESS

7.1 Presentation of the Monthly Financial Report for February, 2025 *Michael Gibbs, Director of Finance*

7.2 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.

7.3 Establish future meeting dates and agenda items.

8. EXECUTIVE SESSION

8.1 Section 551.071 Conduct a Closed Executive Session to consult with the City Attorney and Special Counsel for legal matters relating to 202218911; DHI Fund LP v. City of Seabrook, et al; in the 127th Judicial District Harris County, Texas. *George Vie III, PC*

9. OPEN SESSION

Council will reconvene in Open Session to allow for possible action on any of the

agenda items listed above under "Closed Executive Session".

10. ADJOURNMENT

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, March 14, 2025, no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC

