



**MEETING MINUTES
APRIL 1, 2025**

**SEABROOK CITY COUNCIL
REGULAR CITY COUNCIL MEETING**

Mayor Pro Tem Hammann called the Seabrook Council Meeting to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Buddy Hammann, Jackie Rasco, Rob Hefner, Tom Tollett, Michael Giangrosso, and Joe Machol. Also in attendance were: City Manager Gayle Cook and City Secretary Rachel Lewis. Pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

Kelly Stewart 2510 Hollybrook, Seabrook 2024 Recall, business loss, election

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:

Monroe Field Splash Pad opening on April 1, 2025

Last day to register to vote on April 3, 2025

Coffee With a Cop on April 4, 2025

Seabrook Trail Adventure on April 5, 2025

Early Voting from April 22, 2025 through April 29, 2025

Councilmember Machol announced the Flag Burning Ceremony on April 26 2025

2. SPECIFIC PUBLIC HEARING

Mayor Pro Tem Hammann opened the hearing at 6:08 pm.

2.1 Conduct a Public Hearing on a request for approval for disannexation of additional Port of Houston Authority (PHA) properties.

There were no public comments.

Councilmember Hammann closed the hearing at 6:09 pm.

3. PRESENTATIONS

3.1 Mayor Kolupski to present a proclamation to Bikers Against Child Abuse, Inc. declaring April 26, 2025 and April 27, 2025 as BACA Heroes Weekend in the City of Seabrook.

Mayor Pro Tem Hammann presented the proclamation to the Bikers Against Child Abuse, Inc. and proclaimed April 26, 2025 and April 27, 2025 as BACA Heroes Weekend in the City of Seabrook.

3.2 Mayor Kolupski to present a proclamation to Bay Area Turning Point declaring the month of April, 2025 as Sexual Assault Awareness month in the City of Seabrook.

Mayor Pro Tem Hammann presented the proclamation to Bay Area Turning Point and proclaimed the month of April, 2025 as Sexual Assault Awareness Month in the City of Seabrook.

4. CONSENT AGENDA

- 4.1 **Approve the minutes of the March 18, 2025 City Council Meeting.**
- 4.2 **Approval of the quarterly investment report for the first quarter of FY 2025 including October 2024 through December 2024.**
- 4.3 **Approval of adjustments to the quarterly investment reports for FY2024 October 2023 through September 2024.**

Motion:	To Approve the Consent Agenda
Made By:	At-Large Position 2 Hefner
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

5. NEW BUSINESS

- 5.1 **Consider and take all appropriate action on approval of a forensic audit to be conducted for all City of Seabrook finances.**

Councilmember Machol explained that he wanted the agenda item to read "outside independent audit" rather than "forensic audit". He stated he wanted to have several funds explained. Finance Director Michael Gibbs explained the City engages in outside independent audits annually, and the annual audit was underway for the prior fiscal year. He also stated that in 2011 the Council at that time made the decision to stay with the same auditors rather than changing auditors every few years.

Councilmember Machol stated he wanted to have a different firm audit rather than the same one. Mr. Gibbs stated the City would be going out to bid for auditors. No further action was taken.

- 5.2 **Consider and take all appropriate action on approval of a forensic audit to be completed for all Seabrook Economic Development Corporation finances.**

No action was taken on this item.

- 5.3 **Consider and take all appropriate action on the first reading of Ordinance 2025-06, Disannexation of additional property of Port of Houston Authority (PHA) pursuant to Amendment No. 3 of the Memorandum of Settlement Agreement.**

Motion:	To Approve
Made By:	At-Large Position 3 Tollett
Seconded By:	At-Large Position 4 Giangrosso
Vote:	Passed with Councilmembers Rasco, Hefner, Hammann, Tollett, ar voting in favor, and Councilmember Machol voting opposed.

- 5.4 **Consider and take all appropriate action on Resolution 2025-07, Grant of a Right of Way Permanent Easement of 4.93 acres pursuant to Amendment No. 3 of the Memorandum of Settlement Agreement between the City of Seabrook and Port of Houston Authority (PHA).**

City Manager Gayle Cook presented the Resolution.

Motion: To Approve
Made By: At-Large Position 2 Hefner
Seconded By: At-Large Position 4 Giangrosso
Vote: **Passed** with Councilmembers Rasco, Hefner, Hammann, Tollett, and Giangrosso voting in favor, and Councilmember Machol voting opposed.

5.5 Consider and take all appropriate action on the first reading and final approval of Ordinance 2025-07 amending the budget for FY 2024.

Motion: To Approve
Made By: At-Large Position 4 Giangrosso
Seconded By: At-Large Position 2 Hefner
Vote: **Passed** unanimously by all present

5.6 Consider and take all appropriate action on the first reading and final approval of Ordinance 2025-08 amending the FY 2025 budget.

Motion: To Approve
Made By: At-Large Position 2 Hefner
Seconded By: At-Large Position 4 Giangrosso
Vote: **Passed** unanimously by all present

5.7 Consider and take all appropriate action on the approval of Resolution 2025-08, Opposing S.B 2722 and H.B. 5177.

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

6. ROUTINE BUSINESS

6.1 City Manager update and report to City Council on various items that require no action, including Legislative Update, Seabrook Boards and Commissions, Transportation Projects, and City of Seabrook CIP Projects.

City Manager Gayle Cook presented the update. **See Attachment A.**
She also introduced some bills before the State Legislature that could affect the City.
See attachment B.

Councilmember Machol requested to see the before-and-after drone footage of the Highway 146 project.

Councilmember Rasco requested the status of rules governing farmers' markets and Ms. Cook stated she was working on an ordinance to present.

6.2 Establish future meeting dates and agenda items.

City Secretary Rachel Lewis informed Council the next regular meeting was scheduled for April 15, 2025 at 6:00 pm.

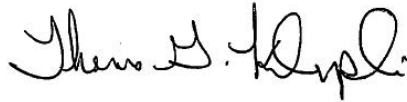
Councilmember Hammann adjourned into Executive Session in accordance with Texas Government Code 551.071 for consultation with the attorney at 6:58 pm.

Mayor Pro Tem Hammann reconvened into Open Session at 7:18 pm and stated no action was taken in Executive Session.

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

The meeting was adjourned at 7:18 pm.

APPROVED:



Thomas G. Kolupski
Mayor

DATE: April 15, 2025

ATTEST:



Rachel Lewis, TRMC
City Secretary





CITY COUNCIL UPDATE

APRIL 1, 2025





SH 146 - TxDOT

PROJECT: RED BLUFF TO FM 96

ITEMS FOR CITY PENDING:

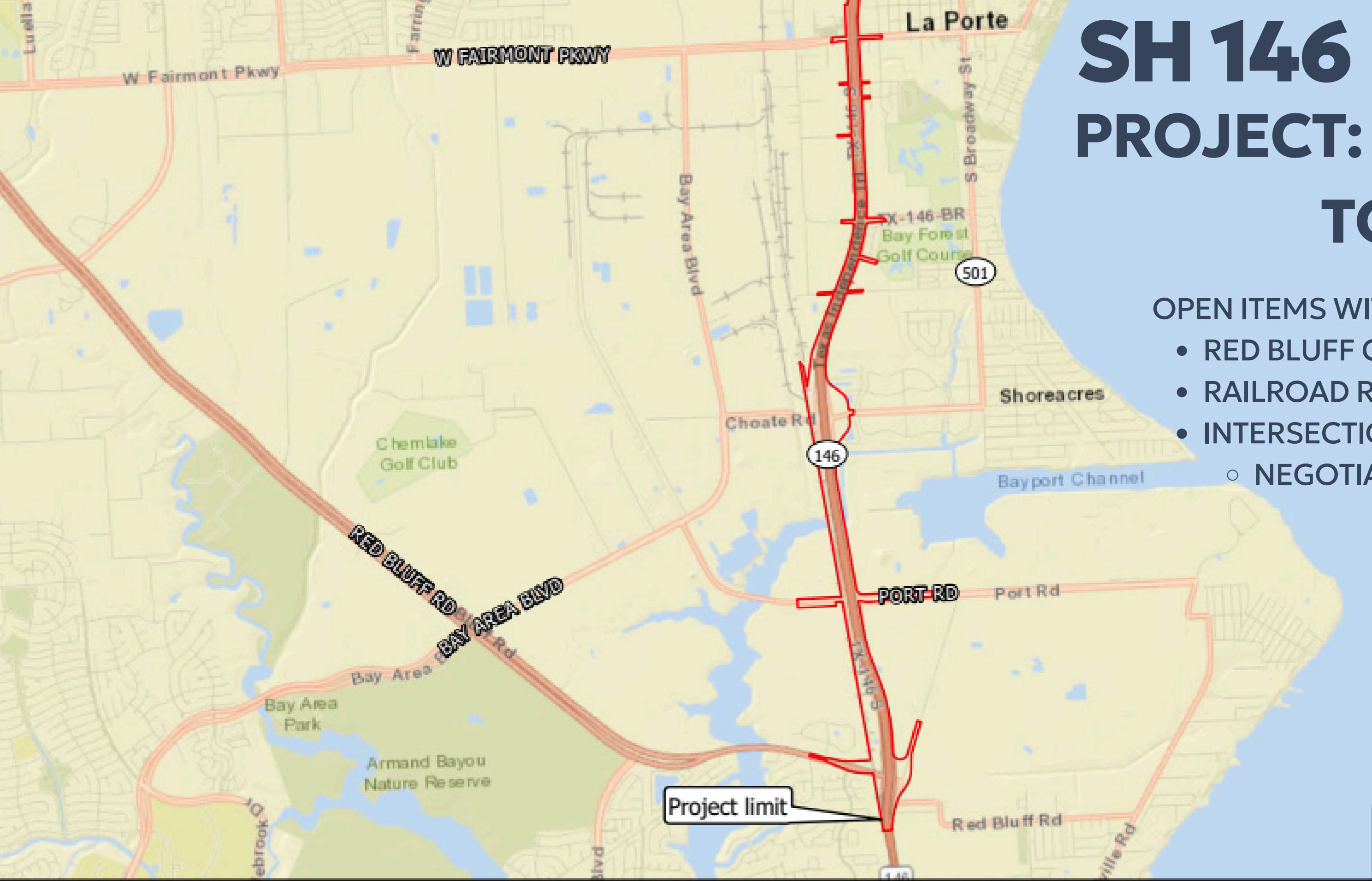
- **FINAL PLANTINGS**
- **PAINTING & TOUCH-UPS
LOGO/SAILS**
- **TOUCH-UPS ON BOLLARDS**
- **FINAL WALK THROUGH**

***LANDSCAPE CONTRACT -
WEED CONTROL**

SH 146 - TxDOT PROJECT: RED BLUFF TO SPENCER

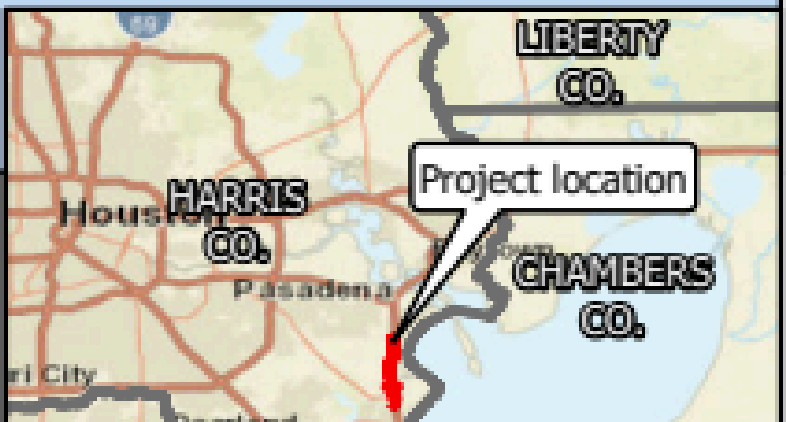
Galveston Bay

- OPEN ITEMS WITHIN LIMITS:
- RED BLUFF CLOSURE
 - RAILROAD REPAIR OFF RED BLUFF
 - INTERSECTION START DATE
 - NEGOTIATE PARTIAL CLOSURE



Project Location Map

SH 146
From Spencer Highway to Red Bluff Road
Harris County, TX



CIP

CAPITAL IMPROVEMENT PROJECTS

UPDATES

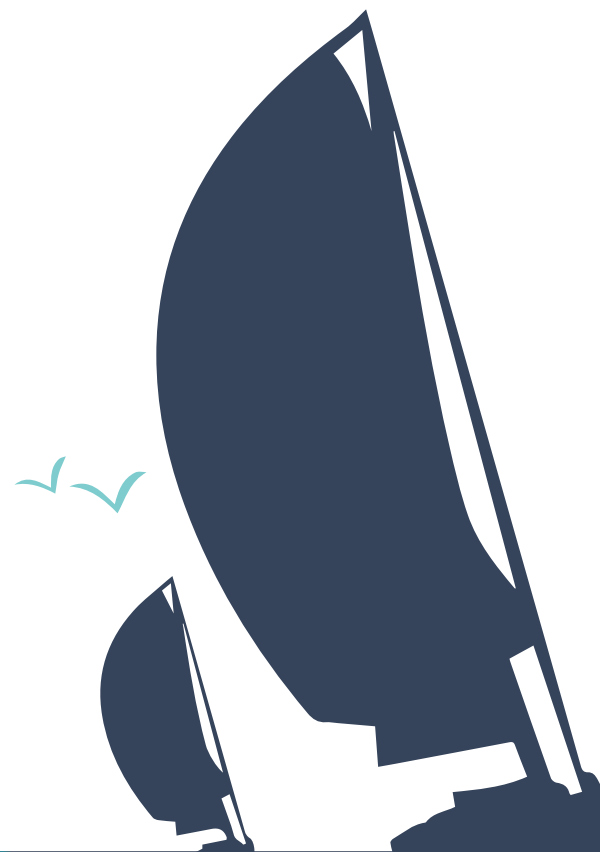
EMS FIRE STATION ADDITION AND RENOVATION - BOND PROJECT



100% Design Plans



April 16th First Publication



ARPA PROJECTS

BRUMMERHOP RESTROOM



WATER PROJECTS

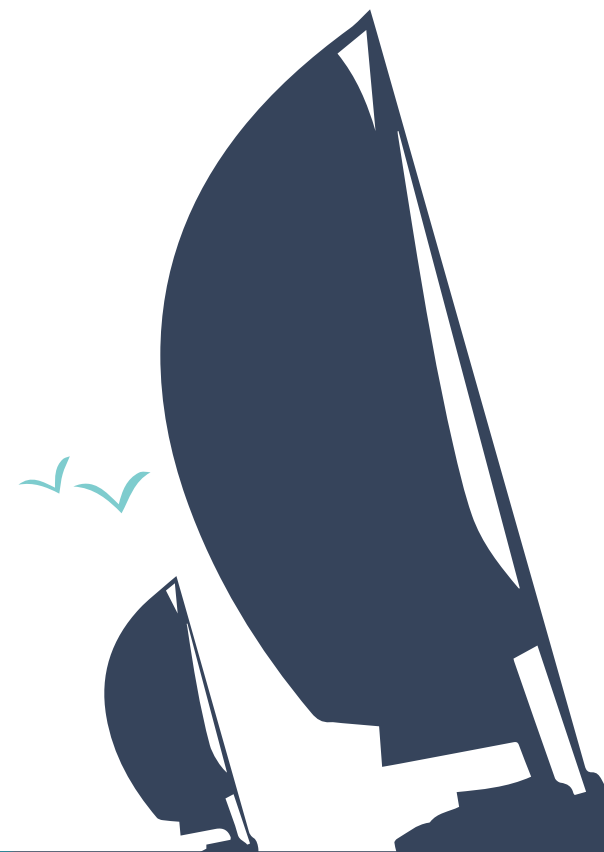
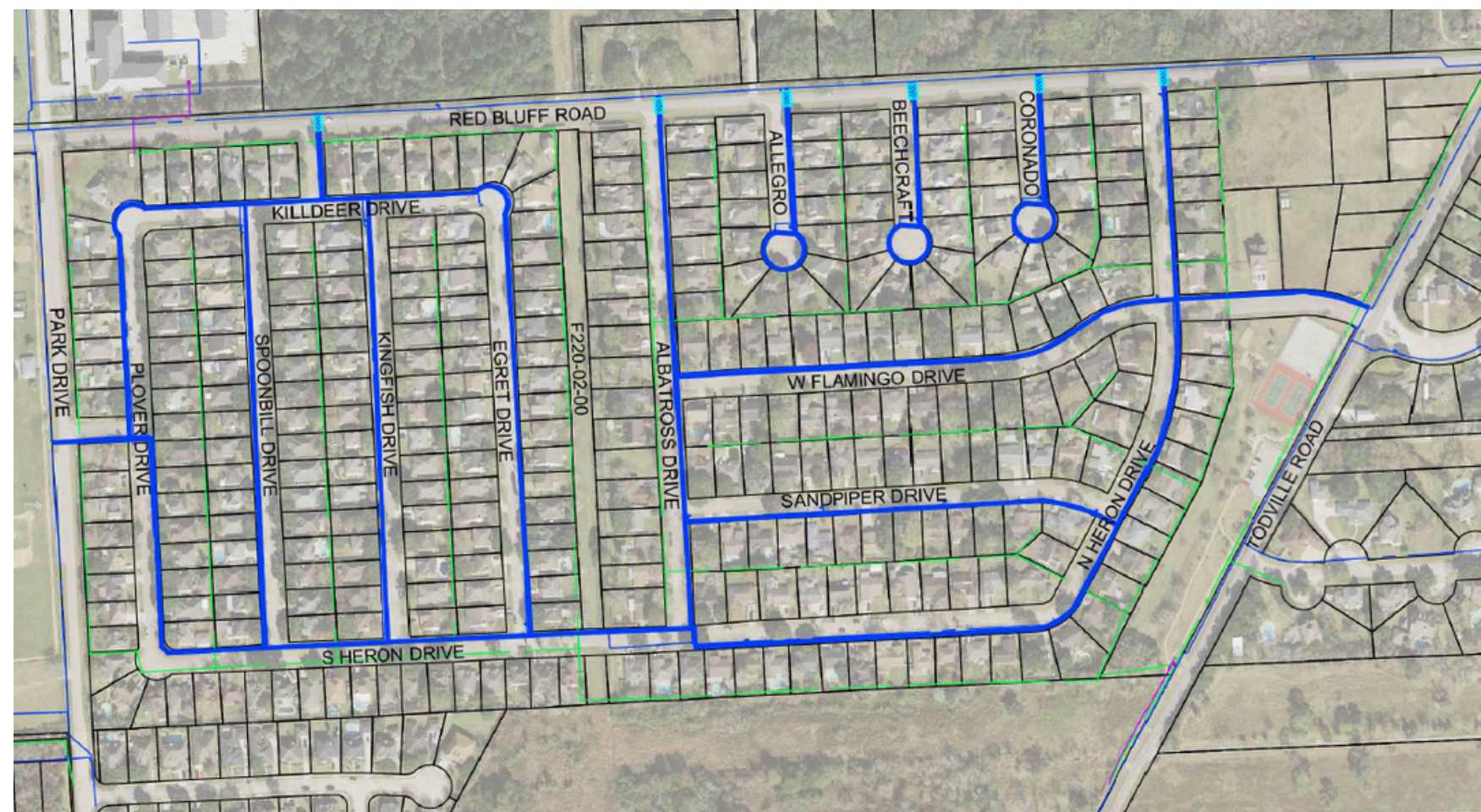
W16 - OLD SH 146 INTERCONNECT

W21 - GEON TO RED BLUFF INTERCONNECT

- Pending with SH 146 Project to Spencer

W31 - SEASCAPE WATER LINES

- Notice to Proceed Next Week





Thank You



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MEMORANDUM

TO: **Mayor and City Council**
FROM: **Gayle Cook, City Manager**
SUBJECT: **Legislative Update 89TH TEXAS LEGISLATIVE SESSION**
DATE: **March 24, 2025**

The 89th Texas Legislative Session began on January 14, 2025. Prior to the session, the City connected with its delegation to enhance collaboration between the two bodies and will continue that effort throughout the session.

These memos will be provided every council meeting day for the duration of the 89th Texas Legislative Session.

- **Key Dates**

- January 14 – First day of regular legislative session
- March 14 – Bill filing deadline
- June 2 – Last day of regular legislative session

- **Bill Filings** – More than 5,400 bills have been filed between both chambers, with 10 days until the March 14 filing deadline. Of these 5,400, nearly 1,400 are being evaluated and monitored by City staff for potential municipal impacts.

- Bills of Note:

- **Housing Finance Corporations (HFCs)**

- HB 21 (Gates) / SB 867 (Bettencourt) – would enforce transparency, define operational areas, and limit bond issuance; sets tax exemption criteria for multifamily projects, requires income-based unit reservations, underwriting assessments, and compliance audits; HB 21 has been referred to the Intergovernmental Affairs Committee and SB 867 has been referred to the Local Government Committee.
- HB 2675 (Cook) / SB 1492 (Parker) – restricts loans to HFCs, defines operational boundaries, and allows financial delegation to the Texas Department of Housing and Community Affairs; mandates annual compliance audits for tax-exempt developments and modifies tax exemption criteria.

- HB 2937 (Anchía) – limits HFCs to specific jurisdictional boundaries, restricts operations, bond issuance, and financial transactions to designated areas; clarifies tax exemptions for properties within these areas and removes provisions allowing operations beyond local boundaries.
- Land Use
 - HB 878 (Vasut) – prohibits zoning restrictions like minimum lot sizes over 2,500 sq ft, density limits under 31.1 units per acre, and excessive requirements on small lots (4,000 sq ft or less); allows accessory dwelling units (ADUs) on single-family or duplex-zoned lots, prohibits restrictions on their construction, sale, or lease, and enforces a 60-day processing time for ADU permits, with automatic approval if not addressed; violations may limit tax increases above the no-new-revenue rate; bill has been referred to the Economic Development Committee.
 - SB 673 (Hughes) – prohibits political subdivisions from blocking ADU construction, mandating owner occupancy, or imposing excessive parking on smaller lots; limits size, setback, design, and growth restrictions for ADUs, prohibits extra fees or occupancy rules based on age or employment, and regulates short-term rentals (STRs); enforces a 60-day processing time for ADU permits, with automatic approval if not addressed; does not override historic preservation, deed restrictions, or HOA rules; bill has been referred to committee; bill has been referred to the Local Government Committee.
 - HB 2480 (Talarico) – allows cities and counties to regulate ADUs, including construction, design, occupancy, and associated fees; allows impact fees for larger ADUs.
 - HB 2225 (Buckley) – mandates that political subdivisions must make land use assumptions and capital improvement plans available to the public at least 60 days before the first publication of the notice of a hearing; impact fee must be approved/disapproved within 30 days following public

hearing and requires a three-fourths affirmative vote from the governing body for approval; institutes a five-year waiting period between increases.

▪ Property Tax

- HB 9 (Meyer) – proposes a \$250,000 exemption on the appraised value of tangible personal property used for income production, aiming to reduce the tax burden on business assets like equipment and vehicles; heard in committee on February 3; bill was referred to the Ways & Means Committee and scheduled for public hearing on March 3.
- SB 4 (Bettencourt, et al.) – seeks to increase the homestead exemption for school district property taxes from \$100,000 to \$140,000; ensures that school districts receive additional state aid to offset any revenue losses resulting from the increased exemption; bill has been passed out of the Senate and received in the House.
- HB 217 (Harrison) – seeks to change the voting requirements for approving ad valorem tax rates that exceed the voter approved tax rate from a simple majority to at least 60% approval; bill has been referred to the Ways & Means committee.

▪ Diversity, Equity, and Including (DEI)

- Seeks to prohibit implementation of hiring practices and training programs based on race, sex, color, or ethnicity. HB 167, SB 689, and HB 436 have been referred to each chamber's State Affairs Committee.
- HB 2770 (Schatzline) – seeks to prevent municipalities from: funding departments or programs dedicated to DEI efforts, hiring vendors or contractors to develop or implement DEI initiatives, promoting events that exclude individuals based on identity classifications or advocate for preferential treatment based on such classifications, mandating employee participation in DEI-related training or professional development; bill defines identity classification; exceptions are made only as required by federal law.

▪ Debt

- HB 2736 (Cain) – mandates that bond elections require a two-thirds supermajority of voters to approve; requires that bond elections be held on the November uniform election date.

- HB 3262 (Lowe) – mandates that elections for the issuance of bonds or other debt require a two-thirds supermajority of voters to approve; ballot language must include specific information, and political subdivisions must prepare a voter information document that details financial information and assumptions about the debt obligations that must be posted online at least 21 days before the election.
 - SB 533 (Sparks) / HB 1519 (Schofield) – requires elections for the issuance of bonds, other debt, and tax increases be conducted on the November uniform election date; SB 533 has been referred to the State Affairs Committee.
 - SB 1024 (Bettencourt) – restricts a political subdivision from authorizing anticipation notes or contractual obligations if a bond proposal for the same purpose was rejected by voters within the preceding five years; bill has been referred to the Local Government Committee.
- Public Safety
 - HB 1645 (Leo-Wilson) – allows victims of crime caused by person illegally in the country to sue a city if it doesn't have a policy to enforce, or doesn't enforce, state and federal immigration laws.
 - HB 2361 (Spiller) – requires local law enforcement agencies to enter agreements with U.S. Immigration and Customs Enforcement to enforce federal immigration laws.
 - HB 2390 (Kerwin) / SB 134 (Hall) – local law enforcement agencies must enter into agreements with Immigration & Customs Enforcement to enforce state and federal immigration laws; SB 134 has been referred to the State Affairs Committee.
 - Open Government / Public Information Act
 - HB 1522 (Gerdes) – would change public meeting posting notice from 72 hours to three business days; notices for budget related meeting must include a physical copy of the budget.
 - HB 1893 (Cook) –Clarifies that license plates do not need to be redacted in video recordings maintained by law enforcement agencies for public information act responses.
 - Community Advocacy
 - Political subdivisions may not spend public funds to hire a

lobbyist but provides an exception for state nonprofit associations to provide legislative services, communicate with legislators, and testify for or against legislation. SB 19 was referred to the State Affairs Committee, considered in a public hearing on February 27, and left pending in committee. HB 571 has been referred to the State Affairs Committee.

- SB 19 (Middleton) / HB 3257 (Olcott)
 - SB 1420 (Nichols)
 - HB 571 (Cain)
 - HB 671 (Shaheen)
- Political subdivisions may not spend public funds to hire a lobbyist or pay a state nonprofit association that hires a lobbyist, no exceptions. SB 239 and HB 309 have been referred to each chamber's State Affairs Committee.
 - SB 239 (Middleton)
 - HB 309 (Leo-Wilson)
 - HB 1189 (Troxclair)
 - HB 1294 (Patterson)