



MEETING MINUTES
FEBRUARY 18, 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, 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. Pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

J.P. Byers	Seabrook, Texas	Councilmember Hammann comments Campaign rocks as signs
Laura Davis	2516 Wild Oak Forest, Seabrook, Tx	Support of Public Safety expenditures
Jack Butler	538 Surf Oaks Dr., Seabrook, Tx	Financial transparency and bonds
Ronica Hall	2609 LaTeche Lane, Seabrook, Tx	BAYCERT appreciation to Council

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

Councilmember Hefner reported the following events:

Alspaugh's Boutique by KellyAnnette Anniversary Celebration on February 19, 2025

Coffee With a Cop on February 28, 2025

Last day to apply for Special Election ballot on March 3, 2025

Seabrook Lucky Trails March 14-16, 2025

Trash Bash on March 29, 2025

2. PRESENTATIONS

2.1 Mayor Kolupski to present a Proclamation declaring February 21, 2025 as Government Communicators Day.

Mayor Kolupski presented a proclamation to Amanda Alvarado and Michelle Barnabo with the City's Public Affairs Department, declaring February 21, 2025 as Government Communicators Day in the City of Seabrook.

3. CONSENT AGENDA

3.1 Approve the minutes of the February 4, 2025 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. NEW BUSINESS

4.1 Consider and take all appropriate action on an amendment to the Public Safety Fund 2025 Budget to approve the request for \$125,648.03 which includes items to be purchased for the Public Safety agencies.

Emergency Management Coordinator Kevin Rodgers presented the request of \$125,648.03, and went over the items requested. **See Attachment A.**

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

4.2 Consideration and possible action regarding the recommendations from the Open Space and Trails Committee for the fencing located at the Carothers Coastal Gardens property.

Gayle presented the request by the Open Space and Trails Committee. **See Attachment B.** Costs for the movement of the fence would be approximately \$8,300.00. Public Works Director Brian Craig explained the costs. Council asked that a member of Open Space and Trails work with City staff on the placement so no further costs would be incurred.

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

Motion:	To Amend the Motion to include the funding come from reserves
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 1 Rasco
Vote:	Passed unanimously by all present

5. DISCUSSION

5.1 Discussion regarding the use of an online portal for the Seabrook Buildings Department

Councilmember Rasco presented the discussion. She inquired as to why permits could not be obtained using a portal. Building Official Nick Kondjewski explained that some new types of permitting software were being reviewed that would handle all the permitting activity for the public to use. He stated the main problem was integration with the current financial software through Incode by Tyler Technologies. Finance Director Mike Gibbs informed Council that utilizing a software that did not integrate with the City's current financial software would cause much extra work for the Finance Department.

- 5.2 Discussion regarding Planning and Zoning meeting attendance and cancelled meetings due to lack of a quorum.**
Councilmember Rasco presented the discussion. She stated she was told there were several meetings were canceled due to lack of quorum, however when looking further into it she found that was not accurate and no further discussion was needed.
- 5.3 Discussion regarding employee positions funded by HOT funds as well as the changes in funds from last year.**
Councilmember Rasco presented the discussion. She stated she understood some funds for personnel were from Economic Development Corporation, but that funding for staff was not clear. City Manager Gayle Cook explained the Economic Development Corporation agreement to fund staff. She stated the agreement was approved by Council. She explained the staff costs were taken from the general fund, but then a transfer from the EDC fund then replenishes the general fund. Finance Director Mike Gibbs stated he needed to update the funding for the positions on the organizational chart in order to make the positions more clear. She asked whether the percentages for the staff was aligned with state laws for using HOT funds and Mrs. Cook said they were.
- 5.4 Discussion regarding Old Seabrook business signage.**
Councilmember Rasco presented the discussion. She stated she would like to see the same type of signage used in cities such as Webster for individual businesses within Old Seabrook. Questions arose regarding signage for other areas of the city. Councilmember Hefner stated the first step should be signage to get people off of Highway 146 and into the city, and then focus on directional signs from there. Councilmember Giangrosso stated the signage on the highway displaying hotels was already planned. Mayor Kolupski suggested these signs be an Economic Development Corporation project. Gayle stated she was working with the consultants who presented before on another analysis at a lower cost. Council agreed this should be forwarded to the Economic Development Corporation and Councilmember Rasco stated she would present this idea to that board.
- 5.5 Discussion regarding city owned property and how that property is used.**
Councilmember Rasco presented the discussion. She inquired about specific properties and their use. Gayle explained the planned uses by the City, and why some properties could not be utilized.
- 5.6 Discussion regarding the installation of lights at the new pickle ball courts located behind the City splash pad.**
Councilmember Giangrosso presented the discussion. He stated the courts were being utilized and inquired whether lights could be installed without disturbing the neighbors. Council agreed this project should be researched further by staff.
- 5.7 Discussion regarding \$2,000 in the budget for the Annual Christmas Boat Parade.**
Councilmember Machol presented the discussion. He went over a timeline of how this cost was previously paid and stated that stipends should not have been used in the past to pay for this event. Mayor Kolupski stated stipends were used for many events and were allowable. Councilmember Machol asked how the cost was placed into the general fund after it was determined the Economic Development Corporation would not pay for it any longer. Gayle said she researched and did not find the motion noted in the minutes but remembered the action being discussed by Council. Mayor Kolupski stated that it had been determined at the last meeting that the newly formed HOT Committee would determine further funding for the Boat Parade event and Councilmember Machol agreed that would be the plan going forward.

6. ROUTINE BUSINESS

6.1 Monthly Financial Report for January 2025

Finance Director Mike Gibbs presented the update along with an explanation of City finances, strength of emergency funds and city funds uses. **See Attachment C.** When questioned about the use of the same auditor for last several years, he stated the City was going out for bids for a Request for Qualifications so Council could determine if a new auditor would be selected this year.

6.2 City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, Transportation Projects, SH 146 Recap and City of Seabrook CIP Projects.

City Manager Gayle Cook presented updates on the following:

OST meeting with TxDot

Carothers Drainage project

EDC updates including BAHEP and membership

Infrastructure projects

Civil Service Commission updates including the hiring of 2 new sergeants

Transportation and Highway 146 updates

6.3 Establish future meeting dates and agenda items.

City Secretary Rachel Lewis informed Council the next Regular City Council meeting was scheduled for March 4, 2025 at 6:00 pm.

7. EXECUTIVE SESSION

Mayor Kolupski adjourned the meeting into Executive Session at 8:16 pm.

7.1 Section 551.071 Consultation with attorney regarding legal matters.

7.2 Section 551.071 Consultation with attorney regarding the renewal of an industrial district agreement.

7.3 Section 551.074 Personnel Matters concerning Councilmembers Rob Hefner and Joe Machol.

8. OPEN SESSION

Mayor Kolupski reconvened the meeting into open session at 9:02 pm and stated no action was taken.

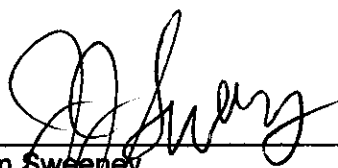
9. ADJOURN MEETING

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

The meeting was adjourned at 9:02 pm.

Signature Page

APPROVED:



Jim Sweeney
Mayor

DATE: June 3, 2025

ATTEST:



Rachel Lewis, TRMC
City Secretary

*Approved with correction to item 4.2 for amount to reflect \$8300.00



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**

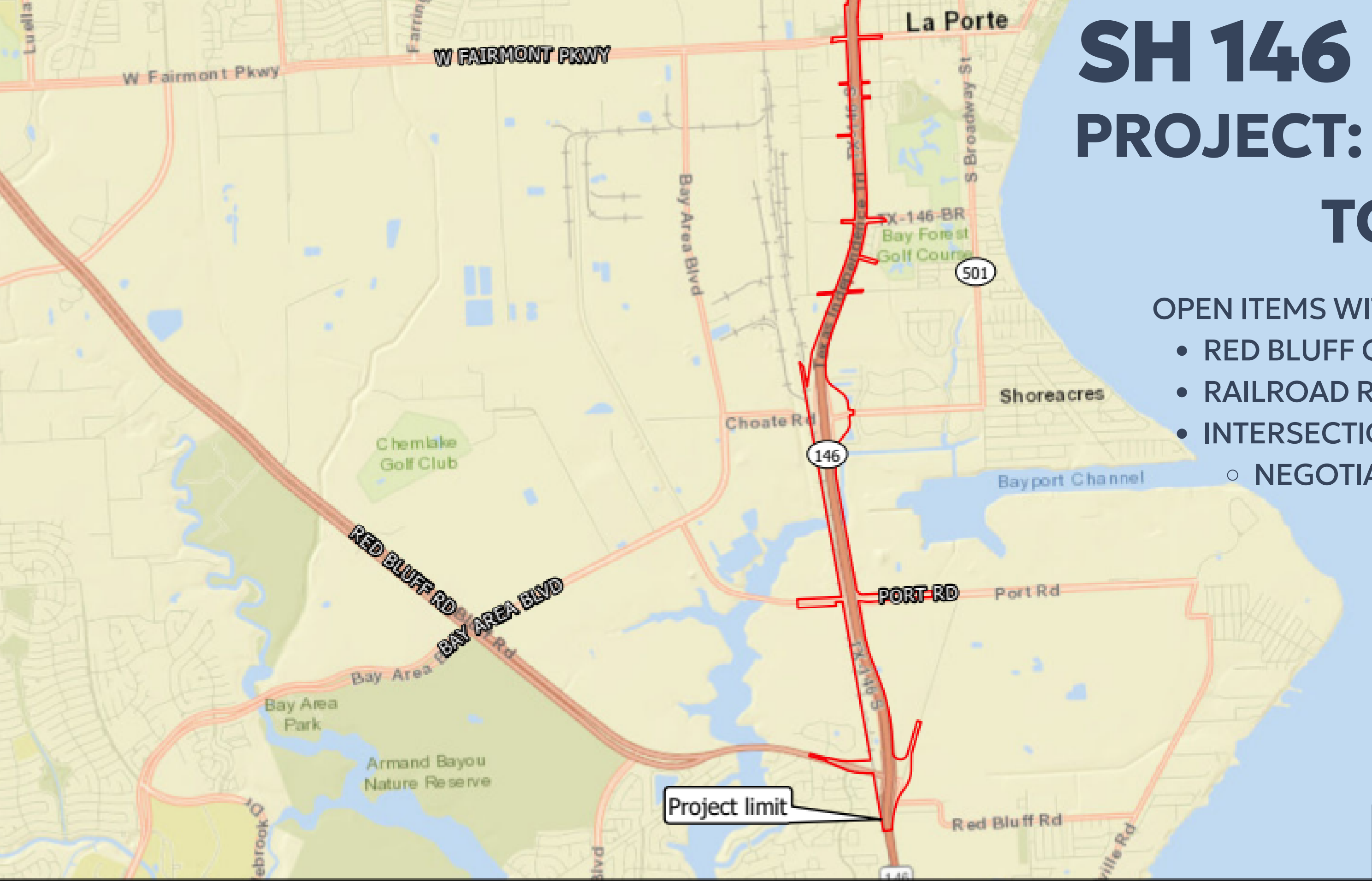
***LANDSCAPE CONTRACT -
WEED CONTROL**

SH 146 - TxDOT PROJECT: RED BLUFF TO SPENCER

Galveston Bay

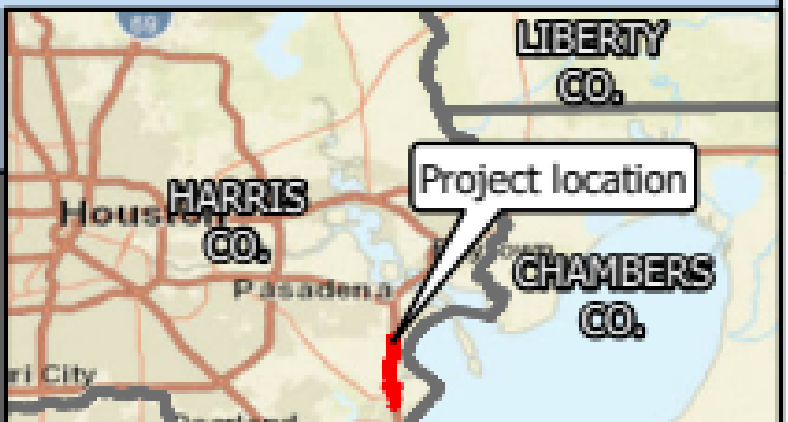
OPEN ITEMS WITHIN LIMITS:

- 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

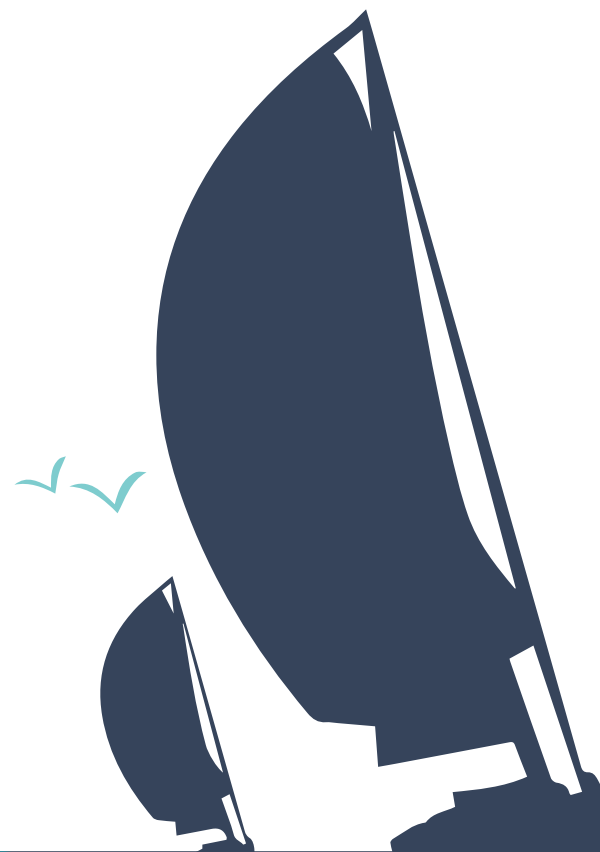
EMS FIRE STATION ADDITION AND RENOVATION - BOND PROJECT



100% Design Plans



April 16th First Publication



ARPA PROJECTS

BRUMMERHOP RESTROOM



WATER PROJECTS

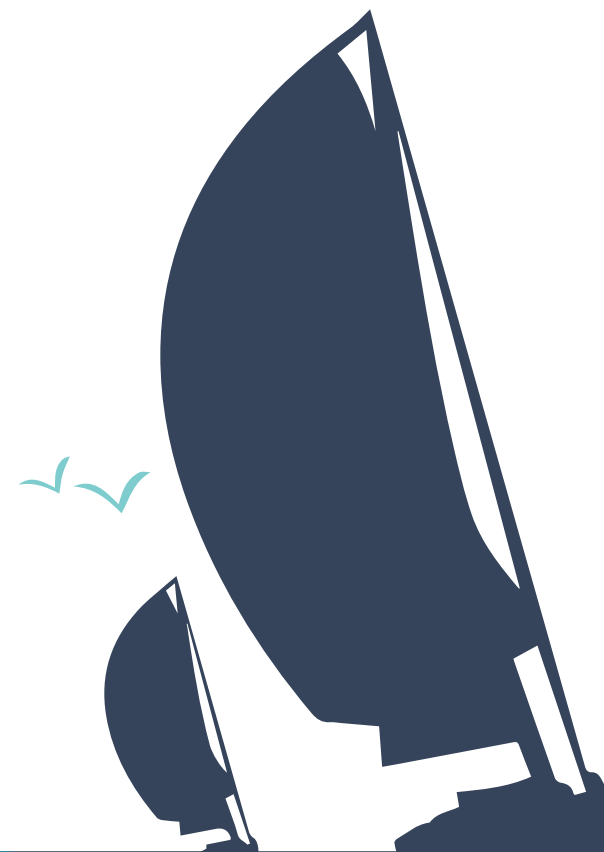
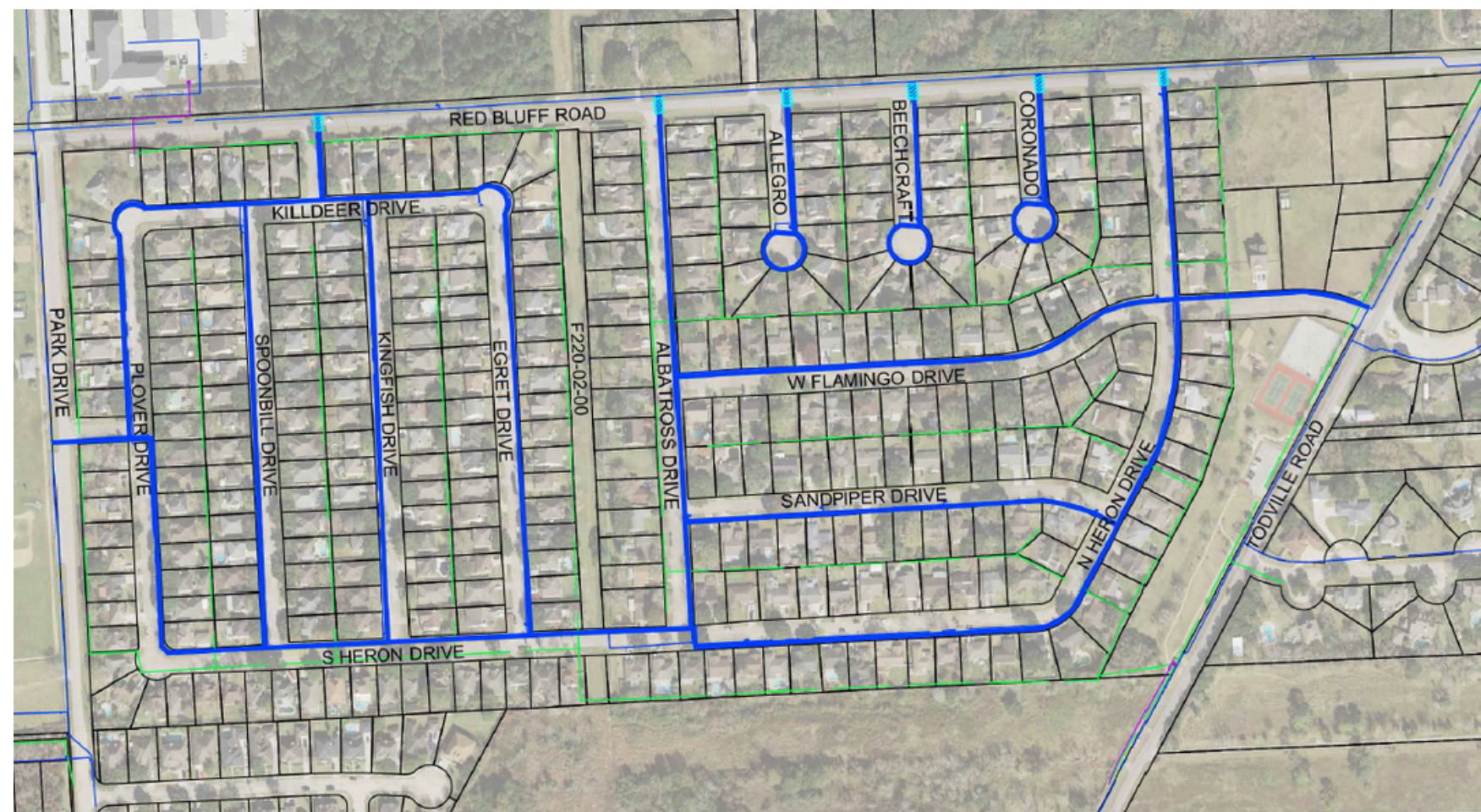
W16 - OLD SH 146 INTERCONNECT

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)