MEETING MINUTES
JUNE 3, 2025

SEABROOK CITY COUNCIL
REGULAR CITY COUNCIL MEETING

Mayor Jim Sweeney called the Seabrook Council Meeting to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Jim Sweeney, Buddy Hammann, Tyler Kubena, Jared Sessum, Tom Tollett, Angela Cervantes, Summer Sanford. Also in attendance were: City Manager Gayle Cook and City Secretary Rachel Lewis. Pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

Karyl Reed	1202 4th Street, Seabrook	Against Soul Freak EDC funding
Mel Jarnigin	910 Hall Avenue, Seabrook	Against Soul Freak EDC funding
Diane Gow	910 Hall Avenue, Seabrook	Against Soul Freak EDC funding
Kelly Stewart	2510 Hollybrook, Seabrook	Pine Gully Pier
Lucile Rhame	1822 Wallington, Seabrook	Traffic issues and speed bumps

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

Councilmember Kubena announced the following events:
Cookies with a Cop on June 11, 2025
Movie Night at Meador Park on June 14, 2025

2. PRESENTATIONS

2.1 Mayor Sweeney to recognize the Seabrook Office of the City Secretary for receiving the Municipal Clerk's Office Achievement of Excellence Award, as awarded by the Texas Municipal Clerks Association.

Mayor Sweeney recognized City Secretary Rachel Lewis and Deputy City Secretary Mandy Morales for receiving the Achievement of Excellence award, awarded by the Texas Municipal Clerk's Association.

3. CONSENT AGENDA

3.1 Approve the minutes of the May 20, 2025 City Council Meeting.

3.2 Approve a correction to item 4.2 of the minutes from the February 18, 2025 City Council meeting.

Motion:	To Approve 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

3.3 Consider and take all appropriate action on the ratification of a business development incentive agreement by Soulfreak Holdings LLC, as approved by the

Seabrook Economic Development Corporation (SEDC) on May 7, 2025, in accordance with the previously posted Business Incentive Program Project Resolution for New Business Development at 1305 Main Street, in an amount not to exceed $41,400.00.

Councilmember Hammann requested this item be pulled from the Consent Agenda for discussion. He recommended that this item be sent back for EDC to discuss the comments raised by the public. Councilmember Cervantes raised a question concerning the landowner and City Attorney David Olson stated that the landowner could be a party to the agreement.

Motion:	To send back to EDC
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 Resolution 2025-12, supporting a no wake zone in the Clear Lake Area for the Texas Outlaw Challenge.

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

4.2 Consider and take all appropriate action on Resolution 2025-13, Establishing a Special Fund called Port Houston Funds.

Councilmember Cervantes asked if the $1.6 million Rail Spur funds would be kept separate from this proposed fund. City Manager Gayle Cook stated those funds were included in a past resolution and would remain separate, unless the vote was to dissolve the past resolution.

Motion:	To Approve
Made By:	At-Large Position 2 Sessum
Seconded By:	At-Large Position 1 Kubena
Vote:	**Passed** unanimously by all present

4.3 Consider and take all appropriate action on a first and final reading of Ordinance 2025-13, Fiscal Year 2025 Budget Amendment No. 3.

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

4.4 Consider and take all appropriate action on Resolution 2025-14, Establishment of Ad Hoc Citywide Signage Committee.

City Manager Cook stated she recommended that Council bring forth nominees to serve on the committee at a future meeting.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 6 Sanford
Vote:	unanimously by all present

4.5 Consider and take all appropriate action on Task Order 1 Witt O'Briens Professional Services Agreement (PSA) including an amount not to exceed $8,000.00.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 2 Sessum
Vote:	**Passed** unanimously by all present

5. DISCUSSION

5.1 Discussion and update regarding the Pine Gully Pier demolition, design, design alternatives, current grant application status and future funding direction(s).

City Manager Cook presented the history of the decisions on the Pier. **See Attachment A.** She stated this was an update and the City was waiting to get word back regarding grant funding. That information would be presented to Council once received. She also stated the previous plans paid at $180,000 could still be utilized.

Councilmember Tollett stated he recommended leaving some of the unused piers to sustain the wildlife.

6. ROUTINE BUSINESS

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

City Manager Gayle Cook presented the update. **See Attachment B.**

6.2 Establish future meeting dates and agenda items.

City Secretary Rachel Lewis informed Council the next Regular City Council Meeting was scheduled for June 17, 2025, and a Specil City Council Budget Workshop was scheduled for June 24, 2025.

There being no further business, Mayor Sweeney adjourned the meeting at 6:49 p.m.

Signature Page:

APPROVED: ______________________________ DATE: 6/17/2025

Jim Sweeney
Mayor

ATTEST: ______________________________

Rachel Lewis, TRMC
City Secretary

PINE GULLY PIER

2021 Hurricane Nicholas (No Federal Assistance -FEMA)
2022 Apply for County Grant based on cost of $1 million
2023 Project Bid and low bid $2.4 million
2024 County Grants Assistance Toward Demolition up to $220,000
2025 City Applies to County for 50/50 Grant for Construction (Res 25-06)
SB 2722 Filed and all Grant Applications Put on Hold
City Council discusses alternate design for jackets on existing piers
Architect - Cost Estimate $1.9 million

$ 180,000 Architectural and Drawings Expenditure

$2,000,000 Construction Estimate (less demo)
$1,000,000 Current Local Match Cost Estimate*

CITY MANAGER
CITY COUNCIL REPORT

Date: June 3, 2025

1. Boards and Commissions

Planning & Zoning Commission (P&Z)

- **Edgewater Townhomes Final Plat**: Approved.
- **Swimming Pool Storage Solutions**: Presentation held regarding shipping/storage containers for above/below-ground pools; to be considered at a future meeting.

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2. Capital Improvement Projects (CIP)

Water Projects

- **W16 – Old SH 146 Waterline Interconnect**
  - Objective: Increase system redundancy.
  - Status: Awaiting vault installation for project close-out.
- **W31 – Seascape Waterlines**
  - Current Activity: Boring work underway along Coronado.
  - Estimated Completion: August 2025.

Wastewater Projects

- **WW16 – Portable 125kW Generators**
  - Post-award report indicates possible earlier delivery than the projected 8–9 months.
- **WW22 – Pine Gully Forcemain Bore**
  - Purpose: Replace exposed wastewater line on Todville Bridge with underground bore.
  - Update: Staff preparing CIP proposals, considering expanded scope for project enhancement.

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3. Facilities Projects

- **P24 – Pelican Bay Municipal Pool Facility**

    - Pre-bid meeting completed with Design-Bid-Build contractor.
    - Awaiting proposal submission.
- **FAC33 – Fire Station Generator**
    - Existing generator remains inoperable.
    - Interim Measure: HMGP mobile generators (pending delivery) will support SVFD during hurricane season.
    - Long-Term: FEMA/HMGP grant has awarded a new dedicated generator.
- **Training Tower (Bond 2023)**
    - Revised Geotechnical report received and under review.
    - Next: Submit for pad site engineering and prefabricated system design.
- **EMS Expansion (Bond Project)**
    - Bid Opening: Completed on May 29, 2025; multiple bids under review.
    - Upcoming: Groundbreaking ceremony to be scheduled.
- **Sidewalk Replacement Project**
    - General Fund Project
    - Status: Substantially complete ($100,000 project for FY 2025).
- **Brummerhop Park Restrooms**
    - Pending: Awaiting plumbing services to complete installation.
- **S27 – North Meyer Road Reconstruction**
    - Design Kickoff: Initiated by Harris County Precinct 2.
    - Funding: 50% design funding secured via 2024 Precinct 2 Partnership Grant.
    - Construction: City targeting 2026 grant cycle for construction funding.

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4. TxDOT Transportation Projects

Red Bluff @ SH 146 (2nd SH 146 Expansion)

- Exit Closure Update:
    - Original Estimate: 2-year closure.
    - Revised Estimate: Possible reopening by **late-July 2025**.
    - Note: Exit may close again later due to entrance, exit, and frontage road construction.