



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, OCTOBER 7, 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, OCTOBER 7, 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 or abusive language.

All public remarks shall be addressed to the Chair. Comments shall not be directed toward individual Councilmembers, City staff, or other members of the public.

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*

1.2 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.

2. PRESENTATIONS

2.1 Presentation of a Life Saving Award for assisting in a water rescue to the Seabrook Volunteer Fire Department (SVFD), Assistant Fire Chief, Seabrook Police and Communications Officers.

2.2 Mayor Sweeney to present a proclamation declaring the week of October 5, 2025 through October 11, 2025 as Fire Prevention Week in the City of Seabrook, Texas.

2.3 Mayor Sweeney to present a proclamation declaring the month of October, 2025 as Domestic Violence Awareness month in the City of Seabrook.

2.4 Hear a presentation from Driver & Rescue, LLC on the agreement between the City of Seabrook and Driver & Rescue Club LLC, lessee of the property located at 2613 1/2 NASA Parkway (operating as 'The Yard' at Barge295) for temporary conditional exceptions to codes and ordinances due to Hurricane Beryl damage to the primary structure of the Barge.

3. SPECIFIC PUBLIC HEARING

3.1 Conduct a public hearing to consider a request to amend the Seabrook Code of Ordinances, Appendix A, "Comprehensive Zoning," Article 2, "Administration," Section 2.03.5, "Prohibited Uses," to modify the ordinance adoption process by reducing the required number of readings and to create a special exception permitting the use of shipping/storage containers in the construction of above-ground and below-ground swimming pools. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3.2 Conduct a public hearing to consider a request to amend the Seabrook Code of Ordinances, Chapter 18, Division 9, "Swimming Pools," to adopt the 2021 Edition of the International Swimming Pool and Spa Code and to create an amendment allowing an alternative construction method using shipping/storage containers for above-ground and below-ground swimming pools, including all related regulations and amendments. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

4. CONSENT AGENDA

4.1 Approve the minutes of the September 16, 2025 and September 25, 2025 City Council Meetings.

4.2 Consider and take all appropriate action on the approval of Resolution 2025-18, Authorizing the City of Seabrook to Participate in the National Opioid Settlement for Secondary Manufacturer's Settlement and its Affiliated Debtors and authorizing the City Manager to execute related documents.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, ELECTING TO PARTICIPATE WITH THE STATE OF TEXAS, THROUGH THE OFFICE OF THE ATTORNEY GENERAL, IN RESOLVING OPIOID-RELATED CLAIMS AGAINST SECONDARY MANUFACTURER'S IN THE TEXAS STATE-WIDE OPIOID SETTLEMENT AGREEMENT; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS IN CONNECTION WITH THE SAME; AND DECLARING AN EFFECTIVE DATE.

4.3 Consider and take all appropriate action on Resolution 2025-25, Investment Policy correcting the Resolution number.

A RESOLUTION ADOPTING THE INVESTMENT POLICY FOR THE CITY OF

SEABROOK IN ACCORDANCE WITH STATE LAW AND THE PUBLIC FUNDS INVESTMENT ACT (PFIA).

5. BOARDS AND COMMISSIONS

5.1 Consider and take all appropriate action on the appointment of members to the Ethics Review Commission, with terms to expire on October 15, 2027. *Buddy Hammann, Mayor Pro Tem, At-Large Position 5, Tyler Kubena, At-Large Position 1*

6. NEW BUSINESS

6.1 Consider and take all appropriate action on the Supplement to the Agreement Between the City of Seabrook and Morgan Southwest Land Company, and Driver & Rescue Club LLC, lessee of the property located at 2613 ½ NASA Parkway (operating as 'The Yard' at Barge295).

6.2 Consider and take all appropriate action on the first reading of Ordinance 2025-09 a request to amend the Seabrook Code of Ordinances, Appendix A, "Comprehensive Zoning," Article 2, "Administration," Section 2.03.5, "Prohibited Uses," to modify the ordinance adoption process by reducing the required number of readings and to create a special exception permitting the use of shipping/storage containers in the construction of above-ground and below-ground swimming pools.
Sean Landis, Deputy City Manager | Planning and Zoning Director

AN ORDINANCE AMENDING THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING, "ARTICLE 2, "ADMINISTRATION", SECTION 2.03.5, "PROHIBITED USES", BY REVISING THE ORDINANCE ADOPTION PROCESS BY REDUCING THE REQUIRED NUMBER OF READINGS; AND CREATE A SPECIAL EXCEPTION PERMITTING THE USE OF SHIPPING/STORAGE CONTAINERS IN THE CONSTRUCTION OF ABOVE-GROUND AND BELOW-GROUND SWIMMING POOLS; PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR VIOLATION OF ANY PROVISION HEREOF; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

6.3 Consider and take all appropriate action on the first reading of Ordinance 2025-14 a request to amend the Seabrook Code of Ordinances, Chapter 18, Division 9, "Swimming Pools," to adopt the 2021 Edition of the International Swimming Pool and Spa Code and to create an amendment allowing an alternative construction method using shipping/storage containers for above-ground and below-ground swimming pools, including all related regulations and amendments. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN ORDINANCE AMENDING THE SEABROOK CITY CODE OF ORDINANCES, CHAPTER 18, "BUILDINGS AND BUILDING REGULATIONS", DIVISION 9, "SWIMMING POOLS", BY REVISING SECTION 18-356, "SWIMMING POOL CODE – ADOPTED", TO ADOPT THE 2021 EDITION OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE; AND BY AMENDING SECTION 18-357, "AMENDMENTS", TO CREATE AN ALTERNATIVE CONSTRUCTION METHOD ALLOWING THE USE OF SHIPPING OR STORAGE CONTAINERS FOR ABOVE-

GROUND AND BELOW-GROUND SWIMMING POOLS; PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR VIOLATION OF ANY PROVISION HEREOF; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

6.4 Consider and take all appropriate action on approval on the first reading of Ordinance 2025-21 updating Section 2-47 "Agenda; establishing" to reflect changes enacted by voters in the 2025 Special Charter Election, as well as new requirements by the State of Texas. *Rachel Lewis, City Secretary*

AN ORDINANCE AMENDING SECTION 2-47 OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS, ENTITLED "AGENDA; ESTABLISHING," BY REVISING SUCH SECTION TO REQUIRE THE PLACING OF ITEMS ON THE AGENDA TO COMPLY WITH NEW TEXAS LAW AND APPLICABLE CITY CHARTER PROVISIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR NOTICE; AND PROVIDING FOR OPEN MEETINGS ACT COMPLIANCE.

6.5 Consider and take all appropriate action on Resolution 2025-23, Nominating a Candidate or Candidates to the Board of Directors for Harris Central Appraisal District (HCAD).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, NOMINATING A CANDIDATE OR CANDIDATES TO BE PLACED ON THE BALLOT FOR A POSITION ON THE BOARD OF DIRECTORS OF THE HARRIS CENTRAL APPRAISAL DISTRICT

6.6 Consider and take all appropriate action on submission of the official ballot for the election of the Region 14 Director of the TML Board of Directors.

6.7 Consider and take all appropriate action on Resolution 2025-17 designating Around the Bay News as the official newspaper of the City of Seabrook. *Rachel Lewis, City Secretary*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS DESIGNATING THE CITY'S OFFICIAL NEWSPAPER, PURSUANT TO SECTION 11.12 OF THE CHARTER OF THE CITY OF SEABROOK, FOR PUBLICATION OF ALL ORDINANCES, NOTICES, AND OTHER MATTERS.

6.8 Consider and take all appropriate action on waiving or modifying the City fees for the electronic message board for use by Ed White Elementary PTA and Bay Elementary PTA for their school fall festivals. *Angela Cervantes, At-Large Position 4, Jared Sessum, At-Large Position 2*

6.9 Consider and take all appropriate action on the approval of a proposal to construct and install a fire training tower with burn room at the Fire Training Grounds

on 1200 Red Bluff in an amount of \$499,892.70 with WHP Training Towers through a cooperative purchasing contract with Sourcewell, and authorizing the City Manager to execute any and all necessary documents. *Gayle Cook, City Manager*

7. DISCUSSION

7.1 Discuss potential amendments to the Seabrook Code of Ordinances regarding trailered restrooms, portable toilets, and portalets, and provide direction to staff on drafting ordinance language for future Council consideration. *Summer Sanford, At-Large Position 6, Tom Tollett, At-Large Position 3*

8. ROUTINE BUSINESS

8.1 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 Wednesday, September 30, 2025 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC





Proclamation

Whereas, the City of Seabrook is committed to ensuring the safety and security of all those living in Seabrook and visiting ; and

Whereas, fire remains a serious public safety concern both locally and nationally, and the presence of lithium-ion batteries in many household devices introduces unique fire risks; and

Whereas, most of the electronics used in homes daily — including smartphones, tablets, laptops, power tools, e-bikes, e-scooters, and toys — are powered by lithium-ion batteries, which if misused, damaged, or improperly charged, can overheat, start a fire, or explode; and

Whereas, the National Fire Protection Association® (NFPA®) reports an increase in battery-related fires, underscoring the need for public education on the safe use of lithium-ion batteries; and

Whereas, the proper disposal and recycling of lithium-ion batteries help prevent environmental hazards and reduce fire risks in the home and community; and

Whereas, Seabrook first responders are dedicated to reducing the occurrence of fires through prevention, safety education, and community outreach; and

Whereas, the 2025 Fire Prevention Week™ theme, “Charge into Fire Safety™: Lithium-Ion Batteries in Your Home,” serves to remind us of the importance of using, charging, and recycling lithium-ion batteries safely to reduce the risk of fires in homes and communities.

NOW THEREFORE, I, Jim Sweeney, Mayor of Seabrook, Texas, do hereby proclaim the October 5-11, 2025 as Fire Prevention Week throughout the City of Seabrook.

Fire Prevention Week

In Witness Whereof: I have hereto set my hand and caused the Seal of the City to be affixed hereto, this, the 7th day of October, 2025.

City of Seabrook

Jim Sweeney, Mayor



Proclamation

Whereas, Domestic Violence Awareness Month is intended to draw attention to the fact that domestic violence is widespread and has public health implications for every community member; and

Whereas, domestic violence impacts our community as seen by statistics indicating that one in three women and one in four men have experienced violence by an intimate partner; and

Whereas, the impact of domestic violence is wide-ranging, directly affecting women, men, and children, and society as a whole; and

Whereas, we must work together to educate our community about what can be done to prevent domestic violence and how to support survivors; and

Whereas, staff and volunteers of anti-violence programs in Seabrook, Texas encourage every person to speak out when witnessing acts of violence however small; and

Whereas, with leadership, dedication, and encouragement, there is compelling evidence that we can be successful in reducing domestic violence in Seabrook, Texas through prevention education, increased awareness, and holding perpetrators who commit acts of violence responsible for their actions.

NOW THEREFORE, in recognition of the important work done by domestic violence programs, I, Jim Sweeney, Mayor of Seabrook, Texas, do hereby proclaim the month of October, 2025 as Domestic Violence Awareness Month and urge all citizens to actively participate in the scheduled activities and programs sponsored by Bay Area Turning Point to work toward the elimination of domestic violence.

Domestic Violence Awareness Month

In Witness Whereof: I have hereto set my hand and caused the Seal of the City to be affixed hereto, this, the 7th day of October, 2025.

City of Seabrook

Jim Sweeney, Mayor

**PUBLIC HEARING NOTICE
SEABROOK CITY COUNCIL
TUESDAY, OCTOBER 7, 2025 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF SEABROOK WILL HOLD THE FOLLOWING PUBLIC HEARINGS ON **TUESDAY, OCTOBER 7, 2025, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS, TO DISCUSS THE AGENDA ITEMS LISTED BELOW.

THESE HEARINGS ARE OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THESE REQUESTS IN ACCORDANCE WITH THE PROCEDURES OF THE COUNCIL. ALL REQUIRED DOCUMENTS REGARDING THESE REQUESTS ARE AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5705 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARINGS

- 1. Conduct a public hearing to consider a request to amend the Seabrook Code of Ordinances, Appendix A, “Comprehensive Zoning,” Article 2, “Administration,” Section 2.03.5, “Prohibited Uses,” to modify the ordinance adoption process by reducing the required number of readings and to create a special exception permitting the use of shipping/storage containers in the construction of above-ground and below-ground swimming pools.**
- 2. Conduct a public hearing to consider a request to amend the Seabrook Code of Ordinances, Chapter 18, Division 9, “Swimming Pools,” to adopt the 2021 Edition of the International Swimming Pool and Spa Code and to create an amendment allowing an alternative construction method using shipping/storage containers for above-ground and below-ground swimming pools, including all related regulations and amendments.**

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Wednesday, September 10, 2025, on or before 5:00 p.m. and that it will remain posted until after the completion of the hearing.

/s/ Kiarra Bellow
Administrative Assistant

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/s/ Kiarra Bellow
Administrative Assistant



**MEETING MINUTES
SEPTEMBER 16, 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, 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

Kelly Stewart	2510 Hollybrook	Carother's Official and Mayor
Mikayla Rios	1801 Aspen Lane	Seabrook Skate Park
Ayden Rios	1801 Aspen Lane	Seabrook Skate Park
Joe Machol	Seabrook, Texas	Street lights & signs, Memorial, ditches, employee pay, pier

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

Councilmember Kubena made the following event announcements:

Seabrook Saltwater Derby - September 7, 2025

National Coffee With a Cop - October 1, 2025

National Night Out - October 7, 2025

Councilmember Sessum announced a Fire Department Blood Drive - September 28, 2025

1.2 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.

City Manager Gayle Cook provided the report. **See Attachment A.**

2. PRESENTATIONS

2.1 Presentation of the Monthly Financial Report for August, 2025

Finance Director Mike Gibbs provided the report. **See Attachment B.**

3. CONSENT AGENDA

3.1 Approve the minutes of the September 2, 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 1 Kubena
Vote:	Passed unanimously by all present

4. NEW BUSINESS

- 4.1 Consider and take all appropriate action to acknowledge receipt of the Certified Appraisal Roll from the Harris County Appraisal District (HCAD).**

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

- 4.2 Consider and take all appropriate action on the approval to accept the 2025 No New Revenue (NNR) and Voter Approval Rates (VAR) into the official record, as calculated in accordance with Texas Tax Code.**

Finance Director Gibbs presented the rates and the Taxpayer Impact Statement. **See Attachment C.**

Motion:	To Accept the rates as presented
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 2 Sessum
Vote:	Passed unanimously by all present

- 4.3 Consider and take all appropriate action on approval of the Proposed 2025 Property Tax Rate, and call Public Hearing on September 25, 2025. A record vote is required.**

Motion:	To Approve a proposed tax rate of .464152 and hold a Public Hearing on September 25, 2025
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 1 Kubena
Vote:	Passed by roll call vote: Councilmember Kubena - Yes Councilmember Sanford - Yes Councilmember Hammann - Yes Mayor Sweeney - Yes Councilmember Cervantes - Yes Councilmember Sessum - Yes Councilmember Tollett - Absent

- 4.4 Consider and take all appropriate action on a 1-year contract extension agreement between the City of Seabrook and First Onsite Restoration for post-disaster restoration and recovery services, and authorize the City Manager to execute the contract.**

This item was not considered.

- 4.5 Consider and potentially approve all preliminary actions related to placing a ballot measure on the May 2, 2026 election for Seabrook voters to authorize a bond for the construction of Pine Gully Pier.**

Councilmember Hammann presented the item, noting that it would provide citizens with an opportunity to express their interest in funding the project. Councilmember Cervantes expressed her opposition to proposing a bond to the public, citing her belief that the citizens were unlikely to support such a measure. Councilmember Sessum concurred with the idea of seeking public input but expressed concern that voters might reject another bond proposal. Mayor Sweeney remarked that the proposed bond amount could result in higher interest rates and expressed hope that alternative funding options would become available. Councilmember Sanford agreed that alternative funding sources should be explored rather than pursuing a bond; however, she did not support allocating funds for additional design work.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	None
Vote:	Motion died due to lack of a second

- 4.6 Consider and take all appropriate action on the approval of Resolution 2025-24, Authorizing the City of Seabrook to Participate in the Proposed Opioids Settlement Agreement regarding the State of Texas' and other Governmental Entities' Litigation against Purdue Pharma, L.P. and its Affiliated Debtors for their Role in the National Opioid Crisis and Authorizing the City Manager to execute related documents.**

Motion:	To Approve
Made By:	At-Large Position 2 Sessum
Seconded By:	At-Large Position 6 Sanford
Vote:	Passed unanimously by all present

5. EXECUTIVE SESSION

Mayor Sweeney stated no Executive Session was needed.

- 5.1 Conduct a Closed Session pursuant to Texas Government Code Sections: 551.071 Consultation with attorney on matters in which the City Attorney has a duty to advise City Council in closed executive session.**

6. OPEN SESSION

No Executive Session was conducted.

7. ROUTINE BUSINESS

- 7.1 Establish future meeting dates and agenda items.**

City Secretary Rachel Lewis announced a Special Council Meeting was set for Thursday, September 25, 2025 at 6:00 pm, and the next Regular Council Meeting was set for Tuesday, October 7, 2025 at 6:00 pm.

There being no further business, the Mayor adjourned at 7:03 pm.

APPROVED: _____
Jim Sweeney
Mayor

DATE: _____

ATTEST: _____
Rachel Lewis, TRMC
City Secretary



MEETING MINUTES
SEPTEMBER 25, 2025

SEABROOK CITY COUNCIL
SPECIAL CRIME CONTROL PREVENTION
DISTRICT MEETING FOLLOWED BY SPECIAL
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 Deputy City Secretary Amanda Morales were also present. Pledges were conducted.

1. CONVENE CRIME CONTROL AND PREVENTION DISTRICT MEETING (CCPD)

Mayor Sweeney called to order the Crime Control and Prevention District Meeting at 6:00 pm.

2. PUBLIC COMMENTS AND ANNOUNCEMENTS - CCPD

There were no public comments.

3. PRESENTATIONS -CCPD

3.1 Presentation and overview of the Seabrook Crime Control District for the special fund

Chief Rolf Nelson presented the overview. **See Attachment A.**

4. SPECIFIC PUBLIC HEARING - CCPD

Mayor Sweeney opened the Specific Public Hearing

4.1 Hold a Public Hearing on the Proposed FY2025-2026 Budget for the Seabrook Crime Control and Prevention District.

There were no public comments.

5. NEW BUSINESS - CCPD

5.1 Consider and take all appropriate action on election and appointment of a President and Vice President of the Board of Directors of the Seabrook Crime Control and Prevention District for a term ending September 30, 2026.

Mayor Sweeney took nominations. Councilmember Tollett nominated Councilmember Sessum for President of the Board of Directors of the Seabrook Crime Control and Prevention District. Councilmember Cervantes volunteered for Vice President of the Seabrook Crime Control and Prevention District.

Motion:	To Approve Councilmember Sessum for President and Councilmember Cervantes as Vice President
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

5.2 Consider and take all appropriate action on the approval of the Seabrook Crime Control and Prevention District FY 2025-2026 budget.

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

6. CRIME CONTROL AND PREVENTION DISTRICT MEETING WILL ADJOURN

Mayor Sweeney adjourned the Crime Control and Prevention District meeting at 6:07 p.m.

7. CALL TO ORDER SPECIAL CITY COUNCIL MEETING

Mayor Sweeney called the Special City Council Meeting to order at 6:07 p.m.

8. SPECIFIC PUBLIC HEARING

Mayor Sweeney opened the Specific Public Hearings

8.1 Hold a Public Hearing on the Proposed FY2025-2026 Budgets for the Seabrook General, Enterprise, Special and Capital Funds.

There were no public comments.

8.2 Hold a Public Hearing on the Proposed FY2025-2026 Budget for the Seabrook Economic Development Corporation.

There were no public comments.

8.3 Hold a Public Hearing to present the 2025 Property Tax Rate used for the FY2026 Annual Budget

There were no public comments

8.4 Hold a Public Hearing on the Proposed FY2025-2026 Budget for the Seabrook Crime Control and Prevention District.

There were no public comments.

9. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments

10. NEW BUSINESS

10.1 Approval of the quarterly investment report for the second quarter of FY2025 from January 2025 through March 2025.

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

10.2 Approval of the quarterly investment report for the third quarter of FY2025 from April 2025 through June 2025.

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

10.3 Consider and take all appropriate action on first and final reading Ordinance 2025-17, "City of Seabrook General, Enterprise, Special and Capital Funds to include the Capital Improvement Program (CIP) for FY2026".

Motion: To Approve
Made By: Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By: At-Large Position 3 Tollett
Vote: **Passed** by roll call vote with Councilmembers Kubena, Sanford, Hammann, Sweeney, Tollett, Cervantes, and Sessum all voting in favor.

10.4 Consider and take all appropriate action on first and final reading of Ordinance 2025-18, "Seabrook Economic Development Corporation Budget for FY2026".

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

10.5 Consider and take all appropriate action on first and final reading Ordinance 2025-19, "Seabrook Crime Control and Prevention District Budget for FY2026".

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

10.6 Consider and take all appropriate action on first and final reading of Resolution 2025-21, Investment Policy.

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

10.7 Consider and take all appropriate action on first and final reading of proposed Ordinance 2025-20, "Tax Ordinance", levying the Ad Valorem property tax of the City of Seabrook on all taxable property within the corporate limits of the city on January 1, 2025 and adopting a tax rate of \$0.464152 per \$100 of valuation for 2025;

providing revenues for payment of current municipal maintenance and operation expenses and for payment of principal and interest on outstanding debt.

Motion: To Approve a tax rate of 33.8026 cents per \$100 valuation of assessed property for operations and maintenance
Made By: Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By: At-Large Position 2 Sessum
Vote: **Passed** by roll call vote with Councilmembers Kubena, Sanford, Hammann, Sweeney, Tollett, Cervantes, and Sessum all voting in favor.

Motion: To Approve a tax rate of 12.6126 cents per \$100 valuation of assessed property for the interest and sinking fund.
Made By: At Large Position 3 Tollett
Seconded By: Mayor Pro Tem, At-Large Position 5 Hammann
Vote: **Passed** by roll call vote with Councilmembers Kubena, Sanford, Hammann, Sweeney, Tollett, Cervantes, and Sessum all voting in favor.

Motion: To Approve that the property tax rate be increased by the adoption of a tax rate of .464152, which is effectively a 9.34 % increase in the tax rate
Made By: Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By: At-Large Position 3 Tollett
Vote: **Passed** by roll call vote with Councilmembers Kubena, Sanford, Hammann, Sweeney, Tollett, Cervantes, and Sessum all voting in favor.

Motion: To Approve Proposed Ordinance 2025-20, "Tax Ordinance" on first and final reading.
Made By: Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By: At-Large Position 3 Tollett
Vote: **Passed** by roll call vote with Councilmembers Kubena, Sanford, Hammann, Sweeney, Tollett, Cervantes, and Sessum all voting in favor.

11. ADJOURN MEETING

Hearing no further business, Mayor Sweeney adjourned the meeting at 6:15 p.m.

APPROVED: _____
Jim Sweeney
Mayor

DATE: _____

ATTEST: _____
Rachel Lewis, TRMC
City Secretary

RESOLUTION NO. 2025-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, ELECTING TO PARTICIPATE WITH THE STATE OF TEXAS, THROUGH THE OFFICE OF THE ATTORNEY GENERAL, IN RESOLVING OPIOID-RELATED CLAIMS AGAINST SECONDARY MANUFACTURER'S IN THE TEXAS STATE-WIDE OPIOID SETTLEMENT AGREEMENT; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS IN CONNECTION WITH THE SAME; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, State of Texas, along with a broad coalition of states and political subdivisions from across the country, sued major opioid distributors, opioid manufacturers and pharmacies for their role in the national opioid crisis; and

WHEREAS, the Texas Attorney General's Office requested that Seabrook and other Texas local governments elect to participate in the settlements, and to express such intent in a resolution by the governing body; and

WHEREAS, the City of Seabrook elected to participate in the settlements and adopted the settlement term sheet provided by the Texas Attorney General's Office in October 2021 (Resolution 2021-16), and which term sheet is now referred to as the "Texas Term Sheet," an intrastate agreement between the state and litigating subdivisions, administered by the Opioid Council; and

WHEREAS, The City received notice that the Office of the Attorney General has now reached a settlement with Alvogen, Amnel, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus; and; and

WHEREAS, the City can participate in this settlement by adopting the Subdivision and Participation and Release Form attached hereto as Exhibit "K" and incorporated herein by reference for all purposes (the "Release Form"); and;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, THAT:

Section 1. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

Section 2. The City Manager shall be authorized to execute all necessary documentation

Section 3. Any and all resolutions, rules, regulations, policies, or provisions in conflict with the provisions of this Resolution are hereby repealed and rescinded to the extent of any conflict herewith.

Section 4. This Resolution shall take effect immediately from and after the date of passage by the City Council, and is so resolved.

PASSED AND APPROVED, this ____ day of _____, 2025.

CITY OF SEABROOK, TEXAS

Jim Sweeney
Mayor

ATTEST:

Rachel Lewis, TRMC
City Secretary

APPROVED AS TO FORM:

David Olson
City Attorney

Exhibit K

Subdivision Participation and Release Form

(Consisting of following four pages.)

EXHIBIT K

Secondary Manufacturers' Combined Subdivision Participation and Release Form **("Combined Participation Form")**

Governmental Entity:	State:
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above ("*Governmental Entity*"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to each of the settlements which are listed in paragraph 1 below (each a "Secondary Manufacturer's Settlement" and collectively, "the Secondary Manufacturers' Settlements"), and acting through the undersigned authorized official, hereby elects to participate in each of the Secondary Manufacturers' Settlements, release all Released Claims against all Released Entities in each of the Secondary Manufacturers' Settlements, and agrees as follows.

1. The Participating Entity hereby elects to participate in each of the following Secondary Manufacturers' Settlements as a Participating Entity:
 - a. Settlement Agreement for Alvogen, Inc. dated April 4, 2025.
 - b. Settlement Agreement for Apotex Corp. dated April 4, 2025.
 - c. Settlement Agreement for Amneal Pharmaceuticals LLC dated April 4, 2025.
 - d. Settlement Agreement for Hikma Pharmaceuticals USA Inc. dated April 4, 2025.
 - e. Settlement Agreement for Indivior Inc. dated April 4, 2025.
 - f. Settlement Agreement for Viatris Inc. ("Mylan") dated April 4, 2025.
 - g. Settlement Agreement for Sun Pharmaceutical Industries, Inc. dated April 4, 2025.
 - h. Settlement Agreement for Zydus Pharmaceuticals (USA) Inc. dated April 4, 2025.
2. The Governmental Entity is aware of and has reviewed each of the Secondary Manufacturers' Settlements, understands that all capitalized terms not defined in this Combined Participation Form have the meanings defined in each of the Secondary Manufacturers' Settlements, and agrees that by executing this Combined Participation Form, the Governmental Entity elects to participate in each of the Secondary Manufacturers' Settlements and become a Participating Subdivision as provided in each of the Secondary Manufacturers' Settlements.
3. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed against any Released Entity in each of the Secondary Manufacturers' Settlements. With respect to any Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity

authorizes the Plaintiffs' Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice for each of the manufacturers listed in paragraph 1 above substantially in the form found at <https://nationalopioidsettlement.com/additional-settlements/>.

4. The Governmental Entity agrees to the terms of each of the Secondary Manufacturers' Settlements pertaining to Participating Subdivisions as defined therein.
5. By agreeing to the terms of each of the Secondary Manufacturers' Settlements and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
6. The Governmental Entity agrees to use any monies it receives through each of the Secondary Manufacturers' Settlements solely for the purposes provided therein.
7. The Governmental Entity submits to the jurisdiction of the court and agrees to follow the process for resolving any disputes related to each Secondary Manufacturer's Settlement as described in each of the Secondary Manufacturers' Settlements.¹
8. The Governmental Entity has the right to enforce each of the Secondary Manufacturers' Settlements as provided therein.
9. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in each of the Secondary Manufacturers' Settlements, including without limitation all provisions related to release of any claims,² and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in his or her official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in each of the Secondary Manufacturers' Settlements in any forum whatsoever. The releases provided for in each of the Secondary Manufacturers' Settlements are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities in each of the Secondary Manufacturers' Settlements the broadest possible bar against any liability relating in any

¹ See Settlement Agreement for Alvogen, Inc. Section VII.F.2; Settlement Agreement for Apotex Corp. Section VII.F.2; Settlement Agreement for Amneal Pharmaceuticals LLC Section VII.F.2; Settlement Agreement for Hikma Pharmaceuticals USA Inc. Section VII.F.2; Settlement Agreement for Indivior Section VI.F.2; Settlement Agreement for Mylan Section VI.F.2; Settlement Agreement for Sun Pharmaceutical Industries, Inc. Section VII.F.2; Settlement Agreement for Zydus Pharmaceuticals (USA) Inc. Section VII.F.2.

² See Settlement Agreement for Alvogen, Inc. Section XI; Settlement Agreement for Amneal Pharmaceuticals LLC Section X; Settlement Agreement for Apotex Corp. Section XI; Settlement Agreement for Hikma Pharmaceuticals USA Inc. Section XI; Settlement Agreement for Indivior Section X; Settlement Agreement for Mylan Section X; Settlement Agreement for Sun Pharmaceutical Industries, Inc. Section XI; Settlement Agreement for Zydus Pharmaceuticals (USA) Inc. Section XI.

way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. Each of the Secondary Manufacturers' Settlements shall be a complete bar to any Released Claim against that manufacturer's Released Entities.

10. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in each of the Secondary Manufacturers' Settlements.
11. In connection with the releases provided for in each of the Secondary Manufacturers' Settlements, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims in each of the Secondary Manufacturers' Settlements, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in each of the Secondary Manufacturers' Settlements.

12. The Governmental Entity understands and acknowledges that each of the Secondary Manufacturers' Settlements is an independent agreement with its own terms and conditions. Nothing herein is intended to modify in any way the terms of any of the Secondary Manufacturers' Settlements, to which Governmental Entity hereby agrees, aside from the exceptions in paragraph 13 below. To the extent this Combined Participation Form is interpreted differently from any of the Secondary Manufacturers' Settlements in any respect, the individual Secondary Manufacturer's Settlement controls.
13. For the avoidance of doubt, in the event that some but not all of the Secondary Manufacturers' Settlements proceed past their respective Reference Dates, all releases and other commitments or obligations shall become void **only as to** those Secondary Manufacturers' Settlements that fail to proceed past their Reference Dates. All releases and other commitments or obligations (including those contained in this Combined Participation Form) shall remain in full effect as to each Secondary Manufacturer's Settlement that proceeds past its Reference Date, and this Combined Participation Form need not be modified, returned, or destroyed as long as any Secondary Manufacturer's Settlement proceeds past its Reference Date.

I have all necessary power and authorization to execute this Combined Participation Form on behalf of the Governmental Entity.

Signature: _____

Name: _____

Title: _____

Date: _____

CITY OF SEABROOK
RESOLUTION NO. 2025-25

ADOPTION OF THE CITY’S INVESTMENT POLICY

A RESOLUTION ADOPTING THE INVESTMENT POLICY FOR THE CITY OF SEABROOK IN ACCORDANCE WITH STATE LAW AND THE PUBLIC FUNDS INVESTMENT ACT (PFIA).

WHEREAS, the City of Seabrook’s Investment Policy has been approved each year as part of its Budget; and

WHEREAS, the PFIA requires each City to adopt its Investment Policy as a separate document; and

WHEREAS, the PFIA requires an annual review, now, therefore

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SEABROOK,
STATE OF TEXAS:

That the City of Seabrook hereby formally adopts an Investment Policy as shown on Exhibit A which is hereby attached and made part of this resolution.

AND IT IS SO ORDERED

PASSED, APPROVED AND ADOPTED THIS 7TH DAY OF OCTOBER, 2025.

Jim Sweeney, Mayor

ATTEST:

Rachel Lewis
City Secretary

City of Seabrook Investment Policy

1. POLICY

It is the policy of the City of Seabrook (the “City”) to invest public funds in a manner which will preserve the principal and maintain liquidity through limitations and diversification seeking the highest investment return with the maximum security while meeting the daily cash flow demands of the City and conforming to all state and local statutes governing the investment of public funds.

2. PURPOSE

The purpose of this investment policy is to comply with all the statutes governing the investment of the City’s funds and Chapter 2256 of the Government Code (“Public Funds Investment Act”) which requires the City to adopt a written investment policy regarding the investment of its funds and funds under its control. The policy addresses the methods, procedures and practices that must be exercised to ensure effective and judicious fiscal management of the City’s funds.

3. SCOPE

This investment policy applies to all financial assets of the City of Seabrook. These funds are accounted for in the City of Seabrook’s Comprehensive Annual Financial Report and include:

- General Fund
- Special Revenue Funds
- Capital Project Funds
- Enterprise Funds
- Debt Service Fund
- Any new fund created by the City, unless specifically exempted from this Policy by the City Council or by law.

The City may consolidate cash balances from various funds to maximize investment earnings. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.

4. INVESTMENT STRATEGY BY FUND TYPE

- **Operating Funds:** Operating funds will have as their primary objective to assure that anticipated daily cash requirements are matched with adequate investment liquidity. The secondary objective is to create a portfolio that will minimize volatility during changing economic cycles. There should also be a marketability of the investment if the need arises to liquidate the investment before maturity.
- **Debt Service Funds:** Investment strategies for debt service funds shall have as their primary objective the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date. Securities purchased shall not have a stated final maturity which exceeds the debt service payment date or funds shall be maintained in an investment pool to be available for debt service payments.
- **Capital Project and Special Purpose Funds:** These funds will have as their primary objective to assure that anticipated cash outflows are matched with adequate investment liquidity. These portfolios should have liquid securities to allow for unanticipated project expenditures or accelerated project outlays due to a better than expected or changed

construction schedule. The stated final maturity dates of securities held should not exceed the estimated project completion date.

5. **PRUDENCE**

Investments shall be made with judgment and care-under circumstances then prevailing-which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable income to be derived.

- The standard of prudence to be used by investment officials shall be the “Prudent person” standard and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security’s credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.
- The Investment Officer, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for a specific investment’s credit risk or market price changes, provided that these deviations are reported immediately and the appropriate action is taken to control adverse developments.

6. **OBJECTIVE**

The primary objectives, in priority order of the City of Seabrook’s investment activities shall be:

- **Safety:** Safety of principal is the foremost objective of the investment program. Investments of the City of Seabrook shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, diversification is required in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio.
- **Liquidity:** The City of Seabrook’s investment portfolio will remain sufficiently liquid to enable the City of Seabrook to meet all operating requirements which might be reasonably anticipated.
- **Public Trust:** All participants in the investment process shall seek to act responsibly as custodians of the public trust. Investment Officials shall avoid any transaction that might impair public confidence in the City’s ability to govern effectively. The governing body recognizes that in a diversified portfolio, occasional measured losses due to market volatility are inevitable, and must be considered within the context of the overall portfolio’s investment return, provided that adequate diversification has been implemented.
- **Return of Investment:** The City of Seabrook’s investment portfolio shall be designed with the objective of attaining a rate of return throughout the budgetary and economic cycles, commensurate with the City of Seabrook’s investment risk constraints and the cash flow characteristics of the portfolio.

7. **DELEGATION OF AUTHORITY**

Authority to manage the City of Seabrook’s investment program is derived from the following: Ordinances, Resolutions and other acts of Council. Management responsibility for the investment

program is hereby delegated to the Investment Officer, who shall establish written procedures for the operation of the investment program consistent with this policy.

8. *TRAINING*

Investment Officers shall attend at least one investment training session within 12 months after taking office or assuming duties, and shall attend an investment training session not less than once in a two-year period and receive not less than 8 hours of instruction relating to investment responsibilities from an independent source to insure the quality and capability of investment management in compliance with Public Funds Investment Act. For the purposes of this policy, an "independent source" is defined as a professional organization, an institute of higher learning or any other sponsor other than a Business Organization with whom the City may engage in investment transactions. Independent sources that may provide investment training include the Government Treasurer's Organization of Texas, the University of North Texas, the Government Finance Officers Association of Texas, or the Texas Municipal League. Training shall be in accordance with the Public Funds Investment Act and shall include education in investment controls, security risks, market risks, and compliance with statutes governing the investment of public funds. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Investment Officer. The Investment Officer shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials. The Finance Director is the designated Investment Officer.

9. *ETHICS AND CONFLICTS OF INTEREST*

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Employees and investment officials shall disclose to the City Council any material financial interests in financial institutions that conduct business within this jurisdiction, and they shall further disclose any large personal financial or investment positions that could be related to the performance of the City of Seabrook, particularly with regard to the time of purchases and sales.

10. *AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS*

The Finance Officer will maintain a list of financial institutions authorized to provide investment services. In addition, a list will also be maintained of approved security broker/dealers selected by credit worthiness who are authorized by the State of Texas. They may include "primary" dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (uniform net capital rule). No public deposit shall be made except in a qualified public depository as established by state laws.

All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the Finance Officer with the following: audited financial statements, proof of National Association of Security Dealers certification, trading resolution, proof of state registration and certification of having read the City of Seabrook's investment policy and depository contracts.

An annual review of financial condition and registrations of qualified bidders will be conducted by the Finance Officer.

A current audited financial statement is required to be on file for each financial institution and broker/dealer in which the City of Seabrook invests.

11. AUTHORIZED AND SUITABLE INVESTMENTS

The City of Seabrook is empowered by statute to invest in the following types of securities:

- U.S. Treasury Bills, Notes or Bonds, and other securities which are guaranteed as to principal and interest by the full faith and credit of the State of Texas or the United States of America or their respective agencies and instrumentalities.
- Collateralized or fully insured certificates of deposit and/or approved savings instruments at FDIC insured banks in the State of Texas, consistent with the City's current bank depository agreement.
- Repurchase agreements, if secured by U.S. Treasury Bills, Notes or Bonds
- Public Funds Investment Pool as set forth under the Interlocal Corporation Act, Article 4413 (34C).

12. PROCUREMENT

Authorized investments may be made only after competitive bids are solicited from at least three sources, with the exception of a) transactions with local government investment pools, and b) treasury and agency securities purchased at issue through an approved broker/dealer or financial institution.

13. MONITORING

Monitoring shall be conducted quarterly when investment reports are compiled to ensure investments are in compliance with credit rating requirements according to PFIA and the liquidation of such investments if the minimum rating during this period is not satisfied.

Affected obligations under "Authorized and Suitable Investments" in this policy and their minimum rating requirements are:

- **Investment Pools:** Rated not less than AAA or an equivalent rating by at least one nationally recognized rating service.

14. COLLATERALIZATION

Collateralization will be required on three types of investments: certificates of deposit, other approved savings instruments at an FDIC insured bank and repurchase (and reverse) agreements. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 102% of market value of principal and accrued interest.

The City of Seabrook chooses to limit collateral to the following:

- Obligations of the United States or its agencies and instrumentalities;
- Direct obligations of the State of Texas or its agencies;
- Other obligations, the principal of and interest on which are unconditionally guaranteed or insured by the State of Texas or the United States;
- Obligations of states, agencies, counties, cities and other political subdivisions of any state having been rated as investment quality by nationally recognized investment rating firms and having received a rating of not less than "A" or its equivalent.
- Certificates of deposit issued by state and national banks domiciled in this state that are:
 - Guaranteed or insured by the Federal Deposit Insurance Corporation or its successor; or
 - Secured by obligations that are described by subdivisions A-D of this subsection, which are intended to include all direct agency or instrumentality issued mortgage-backed securities rated "AAA" by a nationally recognized rating agency and that have a market value of not less than the principal amount of the certificate;

- Fully collateralized direct repurchase agreements having a defined termination date, secured by obligations described in subdivision 1 of this subsection, pledged with a third party selected or approved by the City of Seabrook and placed through a primary government securities dealer, as defined by the Federal Reserve, or a bank domiciled in this state;
- Certificates of deposit issued by savings and loan associations domiciled in this state that are:
 - Guaranteed or insured by the Federal Savings and Loan Insurance Corporation or its successor; or
 - Secured by obligations that are described by subdivisions A-D of this subsection which are intended to include all direct federal agencies or instrumentality issued mortgage-backed securities that have a market value of not less than the principal amount of the certificates; and
- Such other investments as may be authorized by Texas Revised Civil Statutes, article 842a -2, as amended.

15. SAFEKEEPING AND CUSTODY

All security transactions including collateral for repurchase agreements, entered into by the City of Seabrook shall be conducted on a delivery-versus-payment (DVP) basis. Securities will be held by a third party custodian designated by the Finance Director and evidenced by safekeeping receipts.

16. DIVERSIFICATION

The City of Seabrook will diversify its investments by security type and institution. With the exception of U.S. Treasury securities and authorized pools, no more than 50% of the City's total investment portfolio will be invested in a single security type or with a single financial institution. The City may invest up to 100% of its investment portfolio in U.S. Treasury securities, CD's and authorized investment pools.

17. MAXIMUM MATURITIES

To the extent possible, the City of Seabrook will attempt to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, the City will not directly invest in securities maturing more than two (2) years from the date of purchase. However, the City may collateralize its repurchase agreements using longer dated investments not to exceed five (5) years to maturity.

Reserve funds may be invested in securities exceeding two (2) years if the maturity of such investments is made to coincide as nearly as practicable with the expected use of the funds.

18. INTERNAL CONTROL

The Finance Officer shall establish an annual process of independent review by an external auditor. This review will provide internal control by assuring compliance with policies and procedures. The controls shall be designed to prevent losses of public funds arising from fraud, employee error, misrepresentation by third parties, unanticipated changes in financial markets, or imprudent actions by employees or Investment Officers of the City. Controls and managerial emphasis deemed most important that shall be employed where practical are:

- Control of collusion.
- Separation of duties.
- Separation of transaction authority from accounting and record keeping.
- Custodian safekeeping receipts records management.

- Avoidance of physical delivery securities.
- Clear delegation of authority.
- Documentation on investment bidding events.
- Written confirmation of telephone transactions.
- Reconciliation and comparisons of security receipts with the investment subsidiary records.
- Compliance with investment policies.
- Accurate and timely reports.
- Validation of investment maturity decisions with supporting cash flow data.
- Adequate training and development of Investment Officers.
- Verification of all interest income and security purchase as sell computations.
- Review of financial condition of all brokers, dealers and depository institutions.
- Staying informed about market conditions, changes, and trends that require adjustments in investment strategies.

19. PERFORMANCE STANDARD

The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow needs.

20. PERFORMANCE BENCHMARK

The City of Seabrook's investment strategy is passive. Given this strategy, the basis used by the Finance Officer to determine whether market yields are being achieved, shall be by the (e.g. six-month U.S. Treasury Bill and the average Fed Funds rate.)

21. REPORTING

The Director of Finance is charged with the responsibility of submitting to City Council a report no less than quarterly detailing the investment activity and returns for all funds and investments.

Reports will:

- Describe in detail the investment position of the entity on the date of the report;
- Be prepared and signed by all investment officers of the entity;
- Contain a summary statement of each pooled fund group that states the beginning and ending market value for the reporting period and fully accrued interest.
- State the book value and market value of each separately invested asset at the end of the reporting period by the type of asset and fund type invested;
- State the maturity date of each separately invested asset that has a maturity date;
- State the account or fund or pooled group fund in the state agency or local government for which each individual investment was acquired; and
- State the compliance of the investment portfolio as it relates to the investment strategy stated in the City's investment policy and relevant provisions of the Public Funds Investment Act.

Application Form

Information

Which Boards would you like to apply for?

Ethics Review Commission: Submitted

Profile

Helen L Hanks
First Name Middle Initial Last Name

[Redacted] Home Address

Seabrook TX 77586
City State Postal Code

[Redacted] Email Address

[Redacted] Primary Phone

Air Products & Chemicals Process Engineer
Employer Job Title

Candidate Requirements

How long have you been a resident of the City of Seabrook?

7 years

Are you registered to vote in the City of Seabrook?

☒ Yes ☐ No

Do you have a felony conviction for which you have not been pardoned?

☐ Yes ☒ No

Are you currently in arrears on any city taxes, utility charges, or other obligations owed to the City of Seabrook?

☐ Yes ☒ No

Are you an adversary party to a pending litigation against the City of Seabrook?

☐ Yes ☒ No

Experience

Have you previously served on a City of Seabrook board or commission?

☒ Yes ☐ No

If yes, Please indicate which board(s) or commission(s) you have served. *

☒ Ethics Review Commission

Question applies to Ethics Review Commission

Have you attended a meeting of the Ethics Review Commission?

☒ Yes ☐ No

Question applies to Ethics Review Commission

Are you currently a member of the Ethics Review Commission?

☒ Yes ☐ No

Have you served a partial or full term on the City of Seabrook City Council?

☐ Yes ☒ No

Have you previously served on a board or commission of another city or organization?

☐ Yes ☒ No

Does any potential conflict of interest exist which may interfere or inhibit you to carry out the duties of serving on this board or commission? *

☒ No

Question applies to Ethics Review Commission

What special skill or knowledge would you bring to the Ethics Review Commission?

I am an experienced chemical engineer so I am used to holding a position of responsibility, analyzing multiple sources of information, paying attention to details while considering the larger picture and understanding language in contracts.

Question applies to Ethics Review Commission

The Ethics Review Commission can call witnesses and compel evidence to make a determination on an ethics ordinance violation committed by an elected or appointed official or a city staff member. What are your feelings on the importance of this role for which you are volunteering?

I believe this role forms an essential part of the checks and balances in local government. The members of this commission should be independent and impartial so they can help ensure that the voted officials and employees for Seabrook City act in the best interest of Seabrook residents.

Question applies to Ethics Review Commission

Objectivity and a knowledge of the ethics ordinance is necessary to ascertain when a violation of that ordinance has been committed. Have you read the ethics ordinance and do you understand it? Please give an example of a possible violation of the ordinance.

Yes, I have read the ethics ordinance and the code of ethics at https://library.municode.com/tx/seabrook/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTVICOET and I understand it. An example of a possible violation would be a city official financially benefitting from a contract with the city.

[2024-08-25_Helen_Hanks_resume_exported_from_LinkedIn.pdf](#)

Upload a Resume

Please provide any additional information you feel would be useful to the City of Seabrook City Council in considering your application.

I am relatively new to public service, currently serving a partial term on the Seabrook City Ethics Review Comissions but I would like to contribute in some way to making Seabrook a great city to live in. I have attended some City Council meetings during the time I have lived here in order to try and keep myself aware of what is going on. At present time I don't have any strong opinions on the issues being debated as I have the kind of mindset that tries hard to see both sides of an argument before making a decision. I also heavily rely on data and facts to make decisions rather than "gut feelings".

By submitting this application, I hereby affirm that I am aware of the requirements for the position and certify that I meet those requirements

☒ I Agree

Application Form

Information

Which Boards would you like to apply for?

Ethics Review Commission: Submitted

Profile

George R Harris
First Name Middle Initial Last Name

[Redacted]
Home Address

Seabrook TX 77586
City State Postal Code

[Redacted]
Email Address

Gulf Copper & Manufacturing corp DDG Program Manager
Employer Job Title

Candidate Requirements

Have you been a resident of the City of Seabrook for longer than twelve (12) months?

☒ Yes ☐ No

How long have you been a resident of the City of Seabrook?

4 .9 years

Are you registered to vote in the City of Seabrook?

☒ Yes ☐ No

Do you have a felony conviction for which you have not been pardoned?

☐ Yes ☒ No

Are you currently in arrears on any city taxes, utility charges, or other obligations owed to the City of Seabrook?

☐ Yes ☒ No

Are you an adversary party to a pending litigation against the City of Seabrook?

☐ Yes ☒ No

Experience

Have you previously served on a City of Seabrook board or commission?

☐ Yes ☒ No

If yes, Please indicate which board(s) or commission(s) you have served. *

☒ I have not served on a City of Seabrook board or commission.

Question applies to Ethics Review Commission

Have you attended a meeting of the Ethics Review Commission?

☐ Yes ☒ No

Question applies to Ethics Review Commission

Are you currently a member of the Ethics Review Commission?

☐ Yes ☒ No

Have you served a partial or full term on the City of Seabrook City Council?

☐ Yes ☒ No

Have you previously served on a board or commission of another city or organization?

☒ Yes ☐ No

If yes, Please indicate which cities/organizations you have served

Dead Boats Society

Does any potential conflict of interest exist which may interfere or inhibit you to carry out the duties of serving on this board or commission? *

☒ No

Question applies to Ethics Review Commission

What special skill or knowledge would you bring to the Ethics Review Commission?

I am the empowered official for my company, Registered with the Directorate of State, I also help initiate and write the ethics policy for my company.

Question applies to Ethics Review Commission

The Ethics Review Commission can call witnesses and compel evidence to make a determination on an ethics ordinance violation committed by an elected or appointed official or a city staff member. What are your feelings on the importance of this role for which you are volunteering?

This role is extremely important to me because the whole issue of ethics is doing the right thing all the time. If an investigation is necessary, then it is absolutely the right thing to be able to call witnesses and compel evidence to determine if a violation or potential violation has occurred.

Question applies to Ethics Review Commission

Objectivity and a knowledge of the ethics ordinance is necessary to ascertain when a violation of that ordinance has been committed. Have you read the ethics ordinance and do you understand it? Please give an example of a possible violation of the ordinance.

Example: Council Member has interest in a business that has applied for a tax break and the council member does not abstain from voting. Example: Planning Commission Member ask for gifts or monies to vote a certain way for building permit applications. Example: Certain members having discussions outside of the public meetings on issues that are not visible to the public.

[Resume_George_Harris_2025-Revision_in_Progress.docx](#)

Upload a Resume

By submitting this application, I hereby affirm that I am aware of the requirements for the position and certify that I meet those requirements

☒ I Agree

George R. Harris

Seabrook, TX 77586

SUMMARY OF QUALIFICATIONS

- Manages day-to-day operations of the project through production meetings or regular meetings dictated by the customer.
- Investigate deviances in man/hour projections and revenue projections to determine cause (change in scope, poor performance, other) to minimize exposure or recognize source of additional revenue.
- Expert level of understanding the contractual regulations as defined by the FARS/DFARS/HSARS or other regulations.
- Expert level of understanding of NAVSEA, ABS. and USCG processes, rules and regulations.
- Estimates Fixed Price, MSMO (Cost Plus), and New Construction Projects using a working knowledge of time, labor, and material standards consistent with the actual returns on a prior project where available.
- Proficient in Quality Management Systems (QMS).
- Experienced customer-service professional, with conflict resolution skills
- Sixteen years US Navy experience in planning and estimating ship repair projects
- Twenty years US Navy experience in emergency damage control procedures, training, teaching and planning.
- Over 30 years of expertise in the repair of various mechanical and structural systems
- Proficient in able to interpret drawings, technical manuals, and work specifications.

EMPLOYMENT

Gulf Copper & Manufacturing Corporation
Program Manager

2/2025-Present

Program Manager to support our US Navy, Military Sealift Command, MARAD and US Coast Guard customers. Extremely knowledgeable on ship systems, managing large government programs with a history of success and has the ability to perform ship checks at various locations as required or requested.

- Empowered Official in relation to ITAR. Registered through the
- Manages day-to-day operations of the project through production meetings or regular meetings dictated by customer.
- Investigate deviances in man/hour projections and revenue projections to determine cause (change in scope, poor performance, other) to minimize exposure or recognize source of additional revenue.
- Develop local relationships with existing customers and potential customers.

- Work with various Gulf Copper departments and resources to meet project / contract requirements.
- Approve purchases / expenditures related to projects / contracts.
- Meet margin goals for projects.
- Monitor expenditures against revenue for projects / contracts.
- Develop and monitor project schedules.
- Monitor customer satisfaction during and after project.

Gulf Copper & Manufacturing Corporation
Estimating & Planning Manager

2/2021-5/2025

Historic Ship Repair Facility uniquely positioned in the Gulf Coast, specializing in the repair of vessels supporting the offshore oil and gas industry.

- Develop local relationships with existing customers and potential customers.
- Work with various Gulf Copper departments and resources to meet project / contract requirements.
- Approve purchases / expenditures related to projects / contracts.
- Meet margin goals for projects.
- Monitor expenditures against revenue for projects / contracts.
- Develop and monitor project schedules.
- Monitor customer satisfaction during and after project.
- Works with Production to create and develop a work plan that meets the requirements of the contracts and revise as necessary.
- Identifies resources needed and enlists or assigns responsibilities to other team members.
- Works with Estimating to develop and disperse project budgets to Production Department and to Project Accounting group.
- Holds and directs a pre-job meeting with project staff (Production and Accounting) to ensure understanding of scope and requirements for day-to-day management of projects.
- Manages day-to-day operations of the project through production meetings or regular meetings dictated by customer.
- Investigate deviances in man/hour projections and revenue projections to determine cause (change in scope, poor performance, other) to minimize exposure or recognize source of additional revenue.
- Perform an overall job analysis with Production and Estimating Departments to review performance and establish standards for future work.
- Follow up with customer satisfaction with project.

ABW Technologies
Estimator/Project Manager

6/2017-3/2020

To provide a labor and material estimate, compare costs to provide the best value to the customer in response to a bid solicitation for Commercial, New Construction, and Government Work.

Solicit Subcontractors and Vendors, Comparing quotes for best value.

Negotiations with Subs, Vendors, and the Customer.

Review statements of work, addendums, drawings and specifications to determine fabrication methods with the amount and type of work to be performed to establish cost estimates for material, material delivery and storage, labor, equipment, quality and document control requirements, specialty tools, fixtures, testing, shipping and installation of fabricated assemblies and parts. Quality standards include NQA-1, ASME Sections III, VIII Div 1 & 2, ISO 9001 and AS9100.

Serves as a Project Manager, managing the projects from cradle to grave. Interacting with the customers, the shops, and providing a quality project, on time and within budget.

- Identifies and lists all material and equipment requiring a procurement period of 30 days or greater, or a lead time which may jeopardize the proposed contract completion date.
- Assembles each work item estimate package to include a summary sheet, marked up bid specification, material pricing sheets, trade and material spread sheets by drawing when required and relative to pre-bid questions and responses.
- Solicits and compares pricing from multiple vendors, selecting the best value based on price, availability, and past performance.
- Maintains material pricing files from previous purchase orders and vendor quotes enabling ROM pricing when necessary.

EDUCATION & LICENSES

- Western Governors University, BAS Supervision & Management
- CompTIA Project+ Certificate earned
- Florida State Community College, AAS in Business Administration
- Florida State College Jacksonville, AS

Application Form

Information

Which Boards would you like to apply for?

Ethics Review Commission: Submitted

Profile

Galvin Moore
First Name Last Name

[Redacted] Home Address

Seabrook TX 77586
City State Postal Code

Mailing Address

[Redacted] Seabrook, TX 77586

[Redacted] Email Address

[Redacted] Primary Phone

Insight Global Senior IT Project Manager
Employer Job Title

Candidate Requirements

Have you been a resident of the City of Seabrook for longer than twelve (12) months?

☒ Yes ☐ No

How long have you been a resident of the City of Seabrook?

12 years

Are you registered to vote in the City of Seabrook?

☒ Yes ☐ No

Do you have a felony conviction for which you have not been pardoned?

☐ Yes ☒ No

Are you currently in arrears on any city taxes, utility charges, or other obligations owed to the City of Seabrook?

☐ Yes ☒ No

Are you an adversary party to a pending litigation against the City of Seabrook?

☐ Yes ☒ No

Experience

Have you previously served on a City of Seabrook board or commission?

☐ Yes ☒ No

If yes, Please indicate which board(s) or commission(s) you have served. *

☒ I have not served on a City of Seabrook board or commission.

Question applies to Ethics Review Commission

Have you attended a meeting of the Ethics Review Commission?

☐ Yes ☒ No

Question applies to Ethics Review Commission

Are you currently a member of the Ethics Review Commission?

☐ Yes ☒ No

Question applies to Parks and Trails Committee

Have you attended a meeting of the Parks & Trails Committee (formerly Open Space & Trails Committee)?

☐ Yes ☒ No

Question applies to Parks and Trails Committee

Are you currently a member of the Parks & Trails Committee (formerly Open Space & Trails Committee)?

☒ Yes ☐ No

Have you served a partial or full term on the City of Seabrook City Council?

☐ Yes ☒ No

Have you previously served on a board or commission of another city or organization?

☐ Yes ☒ No

Does any potential conflict of interest exist which may interfere or inhibit you to carry out the duties of serving on this board or commission? *

☒ No

Question applies to Ethics Review Commission

What special skill or knowledge would you bring to the Ethics Review Commission?

I've taken ethics courses in the past, and am currently reading Kant which has a substantial portion on the philosophical aspect of ethics. I'm also generally interested in municipal government and ethics/accountability in local government.

Question applies to Ethics Review Commission

The Ethics Review Commission can call witnesses and compel evidence to make a determination on an ethics ordinance violation committed by an elected or appointed official or a city staff member. What are your feelings on the importance of this role for which you are volunteering?

I feel that it is very important to have ethical oversight of all government in order to make sure that the government truly serves the people (as Juvenal said, "quis custodiet ipsos custodes"). Any kind of corruption or ethical wrongdoing eats at the very foundations of the social contract, and therefore our society itself. Maybe that's a bit grandiose, but I think ethical oversight of government is of utmost importance.

Question applies to Ethics Review Commission

Objectivity and a knowledge of the ethics ordinance is necessary to ascertain when a violation of that ordinance has been committed. Have you read the ethics ordinance and do you understand it? Please give an example of a possible violation of the ordinance.

I have, and I believe I understand it. An example of a possible violation would be the EDC giving preferential treatment to a business that is owned by the mayor or a member of city council. Or the city contracting services (like consulting) to a business that a member of the government (or PZ or EDC commissioner) that is owned by a first-degree relative. So a member of government would be in an ethical violation if the city contracted a company that their wife owns, but it would not be a violation if said business was owned by their cousin.

Question applies to Parks and Trails Committee

The Parks and Trails Committee may work each month with city parks staff and performing hands-on work in the Seabrook parks, such as watering and trimming plants and flowers; planting trees; and checking that equipment is in good working order. What are your feelings on the importance of this role for which you are volunteering?

I think Seabrook's parks and trails are one of the biggest draws, and a great thing for residents. Keeping our common spaces up to a high standard helps all of us in Seabrook.

Question applies to Parks and Trails Committee

The Parks and Trails Committee is directly involved in a number of city events each yer, including an annual tree planting event, a monthly bird count event, and an annual cleanup event. Have you used any of the city's parks and trails or participated in any of the regularly scheduled city events? What was your experience like?

I use the parks and trails regularly, especially since I have several kids. I am constantly impressed by how the quality of our trails and open spaces continue to improve and would love to be a part of that effort. I have not been to any of the bird counts or annual cleanup events, but my experience overall with city events is extremely positive. I love what our city is doing on this front, and just want to be a part of helping it to continue improving.

Question applies to Parks and Trails Committee

What special skill or knowledge would you bring to the Parks and Trails Committee?

While I have no formal training I am a great enthusiast when it comes to ecology and nature in general. I've noticed that early in the morning there are sometimes fireflies along the trails near the creek, and I'd love to see what we could do to help cultivate that as fireflies in general have become a rare sight.

[GPNM_Resume_25.docx](#)

Upload a Resume

By submitting this application, I hereby affirm that I am aware of the requirements for the position and certify that I meet those requirements

☒ I Agree

Application Form

Information

Which Boards would you like to apply for?

Ethics Review Commission: Submitted

Profile

Russ F Rhodes
First Name Middle Initial Last Name

[Redacted]
Home Address

Seabrook TX 77586
City State Postal Code

Mailing Address

Po Box 791 Seabrook, Tx 77586

[Redacted]
Email Address

Retired Consultant
Employer Job Title

Candidate Requirements

Have you been a resident of the City of Seabrook for longer than twelve (12) months?

☒ Yes ☐ No

How long have you been a resident of the City of Seabrook?

10.5 years

Are you registered to vote in the City of Seabrook?

☒ Yes ☐ No

Do you have a felony conviction for which you have not been pardoned?

☐ Yes ☒ No

Are you currently in arrears on any city taxes, utility charges, or other obligations owed to the City of Seabrook?

☐ Yes ☒ No

Are you an adversary party to a pending litigation against the City of Seabrook?

☐ Yes ☒ No

Experience

Have you previously served on a City of Seabrook board or commission?

☐ Yes ☒ No

If yes, Please indicate which board(s) or commission(s) you have served. *

☒ I have not served on a City of Seabrook board or commission.

Question applies to Ethics Review Commission

Have you attended a meeting of the Ethics Review Commission?

☐ Yes ☒ No

Question applies to Ethics Review Commission

Are you currently a member of the Ethics Review Commission?

☐ Yes ☒ No

Have you served a partial or full term on the City of Seabrook City Council?

☐ Yes ☒ No

Have you previously served on a board or commission of another city or organization?

☒ Yes ☐ No

If yes, Please indicate which cities/organizations you have served

Friendswood Little League, Friendswood Pony, Friendswood BoosterClub, Deer Park Chamber of Commerce

Does any potential conflict of interest exist which may interfere or inhibit you to carry out the duties of serving on this board or commission? *

☒ No

Question applies to Ethics Review Commission

What special skill or knowledge would you bring to the Ethics Review Commission?

Previous conflict of interest reviews.

Question applies to Ethics Review Commission

The Ethics Review Commission can call witnesses and compel evidence to make a determination on an ethics ordinance violation committed by an elected or appointed official or a city staff member. What are your feelings on the importance of this role for which you are volunteering?

Important to ensure the best work product possible for the city of Seabrook.

Question applies to Ethics Review Commission

Objectivity and a knowledge of the ethics ordinance is necessary to ascertain when a violation of that ordinance has been committed. Have you read the ethics ordinance and do you understand it? Please give an example of a possible violation of the ordinance.

Clearly close friends or family on the City council not disclosed by a bidding contractor is a possible violation.

[inbound3879951911665701898.docx](#)

Upload a Resume

Please provide any additional information you feel would be useful to the City of Seabrook City Council in considering your application.

I was involved with these type reviews at work, Deer Park Chamber of Commerce Board, and my Little League Board roles.

By submitting this application, I hereby affirm that I am aware of the requirements for the position and certify that I meet those requirements

☒ I Agree

Russ Rhodes



[REDACTED]



[REDACTED]

Summary

Objective - Part time consulting using my 38 years experience in Refining and Chemicals manufacturing to help customers improve their performance.

Specialties: Production Management, Maintenance Management, Engineering Management, Plant Operations, Turnaround Management, Project Management

Experience



Advisor

Pilko and Associates LP
January 2022- present



Board Member

Habitat for Humanity - Bay Area Houston
Dec 2018 - Present (1 year 8 months +)



Consultant

Motiva Enterprises LLC
Aug 2017 - Sep 2019 (2 years 2 months)
Worked as Interim Engineering Assurance Manager for Motiva Major Projects. Helped the Engineering Director stand up the technical assurance organization - work processes and standards.



Motiva Port Arthur Engineering Manager

Motiva Enterprises LLC
Jul 2015 - May 2017 (1 year 11 months)
Member of the Site Leadership team in charge of all Engineering functions for the site. The Port Arthur site is the largest refinery in the United States. Engineering functions include Rotating Equipment, Electrical Engineering, Pressure Equipment Engineering, Reliability Engineering, Facilities Engineering, Learning from Incidents, Investigations of Incidents and Engineering Documents. The site has set record levels of production in 2016. The site had the best quarter and best month of reliability operation in 2016 in the history of Port Arthur.



Manager Production Excellence Asset Availability

Shell
May 2013 - Jul 2015 (2 years 3 months)
The department provided expert support in the areas of Maintenance, Reliability and Turnarounds for all of the Shell/Motiva Sites in North and South America. Team of 25 developed annual improvement plans with each site and defined the level of support from our team. As the leader of the group, I provided senior consultant support for several sites and visited each site to ensure an improvement plan was on target.



Reliability and General Engineering Support Manager

Shell
Jan 2008 - May 2013 (5 years 5 months)
Team provided Reliability Engineering, Facilities Engineering and Civil Engineering support for the Shell Deer Park site. Supervised a team of 30 engineers and contractors. Also served as the Global Discipline Head for

Reliability Engineering.

HSSE Manager - Shell Deer Park Site

Shell

Jan 2006 - Jan 2008 (2 years 1 month)

First manager of the integrated Shell Chemical Site and Shell Refinery Site HSSE Department. These two sites had been run totally independent for over 15 years. Our team integrated all work processes, documentation and support for the site. This role was a member of the Site Leadership Teams for the Refinery and Chemical plant.

Operations Manager - Shell Deer Park Olefins Plant

Shell

Mar 2001 - Jan 2006 (4 years 11 months)

Integrated the revamped Op-2 plant and the existing Op-3 plant into one group. The integrated plant had 27 furnaces, and 3 cold side trains. Merged the operating practices, procedures and plans into one department. Department had Operations, Maintenance, Technical and Engineering resources assigned. The total group size was over 150 personnel. Plant reached record levels of HSE, Production and costs during this period. Accountable for developing and delivering the annual Business Plan.

Operations Technical Manager Aromatics Business

Shell

Jan 1998 - Mar 2001 (3 years 3 months)

This role was an integration role. Ensured technical, capital and business plans were developed and supported for all Shell Aromatics plants globally. Worked in the Business Center offices.

Projects Manager/Divestment Manager - Shell Chemicals Deer Park

Shell

Oct 1997 - Nov 1998 (1 year 2 months)

Managed Capital projects for the Deer Park Chemical Plant. Also Managed all Deer Park activities to support the divestment of Shell Resins plant. The group developed all service contracts for utilities and services for the new company. Also provided all due diligence documents in the HSE and asset space. Deal negotiations went smoothly, and contracts are still in place and functioning.

Technical/Maintenance Manager - Shell Deer Park Resins

Shell

Dec 1994 - Oct 1997 (2 years 11 months)

Managed the Maintenance and Facilities Engineering team for the Resins Plant. Implemented new global maintenance work processes and achieved record low levels of craft headcount while maintaining backlog, equipment and safety performance.

Operations Manager - Heavy Olefins Plant - Shell Deer Park

Shell

Dec 1989 - Dec 1994 (5 years 1 month)

Managed operations, engineering, technical and maintenance resources for the Heavy Olefins Plant. Department started up a new Isoprene plant in 1990 and quickly worked through all technical issues and reached stable operations 12 months before premised date. Accountable for developing and delivering the annual Business Plan.

Event Manager/Project Engineer - Shell Deer Park Phenol Plant

Shell

Jan 1987 - Dec 1989 (3 years)

Was the first Turnaround event manager in the newly formed DP Turnaround department. Prior TAs had been

executed under the guidance of the Maintenance departments. Delivered \$15 mm TA and project with no HSE incidents, on time, on budget and meet project and reliability premises.

Production Engineer - Shell Deer Park

Shell

May 1981 - Jan 1987 (5 years 9 months)

Provided facilities engineering support for multiple departments - Alkylation/Thermal Cracking, Logistics, Phenol - Acetone. Implemented projects and provided day to day engineering support for the plants.

Education



Christian Brothers University

BS, Mechanical Engineering

1977 - 1981



Harding Academy

Mathematics

1970 - 1977

Skills

Project Management • Operations Management • Technical Leadership • Maintenance Management • Production Management • Talent Management • Engineering • Risk Assessment • Refinery • Petrochemical

Application Form

Information

Which Boards would you like to apply for?

Ethics Review Commission: Submitted

Profile

Brandi L Tallady
First Name Middle Initial Last Name

[Redacted]
Home Address

Seabrook TX 77586
City State Postal Code

Mailing Address

[Redacted]

[Redacted]
Email Address

[Redacted]
Primary Phone

Clear Lake EMS Chief of Operations
Employer Job Title

Candidate Requirements

Have you been a resident of the City of Seabrook for longer than twelve (12) months?

☒ Yes ☐ No

How long have you been a resident of the City of Seabrook?

6 years

Are you registered to vote in the City of Seabrook?

☒ Yes ☐ No

Do you have a felony conviction for which you have not been pardoned?

☐ Yes ☒ No

Are you currently in arrears on any city taxes, utility charges, or other obligations owed to the City of Seabrook?

☐ Yes ☒ No

Are you an adversary party to a pending litigation against the City of Seabrook?

☐ Yes ☒ No

Experience

Have you previously served on a City of Seabrook board or commission?

☐ Yes ☒ No

If yes, Please indicate which board(s) or commission(s) you have served. *

☒ I have not served on a City of Seabrook board or commission.

Question applies to Ethics Review Commission

Have you attended a meeting of the Ethics Review Commission?

☐ Yes ☒ No

Question applies to Ethics Review Commission

Are you currently a member of the Ethics Review Commission?

☐ Yes ☒ No

Have you served a partial or full term on the City of Seabrook City Council?

☐ Yes ☒ No

Have you previously served on a board or commission of another city or organization?

☒ Yes ☐ No

If yes, Please indicate which cities/organizations you have served

Clear Lake EMS Board of Directors

Does any potential conflict of interest exist which may interfere or inhibit you to carry out the duties of serving on this board or commission? *

☒ No

Question applies to Ethics Review Commission

What special skill or knowledge would you bring to the Ethics Review Commission?

I have been in the Emergency Medical system for 25 years. I have worked in several cities and counties in Texas. I also have experience serving on the Board of Directors for a non-profit organization and have been very involved in several fraud/ethics violation investigations.

Question applies to Ethics Review Commission

The Ethics Review Commission can call witnesses and compel evidence to make a determination on an ethics ordinance violation committed by an elected or appointed official or a city staff member. What are your feelings on the importance of this role for which you are volunteering?

It is very important; I have witnessed what can happen when an organization's board members have no oversight. I love Seabrook and would like to help make sure that all of its citizens are being represented fairly, and political positions are not being used for personal gain or agendas.

Question applies to Ethics Review Commission

Objectivity and a knowledge of the ethics ordinance is necessary to ascertain when a violation of that ordinance has been committed. Have you read the ethics ordinance and do you understand it? Please give an example of a possible violation of the ordinance.

Yes, I have read it and understand it. A possible violation of the ordinance would be a city employee or official hiring a friend's company to be compensated for work by the city without getting other estimates and therefore enriching their friends and themselves.

By submitting this application, I hereby affirm that I am aware of the requirements for the position and certify that I meet those requirements

☒ I Agree



Agenda Briefing

Date of Meeting: October 7, 2025

Responsible Department: City Manager's Office

Presenter:

Briefing Prepared By:

Strategic Focus Area:

General Information:

Consider and take all appropriate action on the Supplement to the Agreement Between the City of Seabrook and Morgan Southwest Land Company, and Driver & Rescue Club LLC, lessee of the property located at 2613 ½ NASA Parkway (operating as 'The Yard' at Barge295).

Executive Summary / Background:

Funding / Fiscal Information:

Supporting Materials Attached:

1. 90 Day Supplement and Agreement

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

**SUPPLEMENT TO THE AGREEMENT BETWEEN THE CITY OF SEABROOK,
MORGAN SOUTHWEST LAND COMPANY, AND DRIVER & RESCUE CLUB
LLC("BARGE295")**

FOR

**THE EXTENSION OF TEMPORARY CONDITIONAL EXCEPTIONS TO CODES AND
ORDINANCES RELATING TO HURRICANE BERYL**

This Supplement to the Agreement ("Supplement") is made and entered into on July 15, 2025, by and between the City of Seabrook, a municipal corporation ("City"), Morgan Southwest Land Co. ("Owner"), and Driver & Rescue Club LLC ("Barge295").

RECITALS

WHEREAS, the Owner and Barge295 entered into an Agreement on July 22, 2024 with the City for the Temporary Conditional Exceptions to Codes and Ordinances Relating to Hurricane Beryl ("Agreement"), such Agreement being attached hereto as Exhibit "A" and incorporated as part of this Supplement hereof for all purposes;

WHEREAS, Barge295 has requested an extension to these temporary conditional exceptions to multiple items in the City Code, as provided for in the Agreement, to address specific needs and issues; and

WHEREAS, the City Council of the City of Seabrook has determined that granting a one-time extension to the Agreement, for a period not to exceed three (3) months, is in the best interest of the community and will provide necessary relief and flexibility while maintaining the integrity of the City Code and Ordinances;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. Temporary Extension to Conditional Exceptions - Approval

The City hereby grants Barge295 a one-time extension to the temporary and conditional exception to **Items 1 – 8** identified and described in **1. Temporary Conditional Exceptions Approval** of the Agreement, subject to the terms and conditions set forth in this Supplement.

2. Term of Special Conditional Exceptions

This extension to the special conditional exceptions shall commence on complete execution of this Supplement and shall expire no later than three (3) months, unless otherwise terminated in accordance with the terms herein.

3. Compliance with Other Laws

Barge295 shall comply with all other applicable federal, state, and local laws, regulations, and ordinances during the term of the extension to temporary conditional exceptions.

4. Inspection Access

Right of Access: The City shall have the right to access the Barge295 site ("Site") for the purposes of inspection at any time, with or without prior notice, to ensure compliance with all applicable laws, regulations, and terms of this Agreement.

5. Impact Mitigation

Barge295 agrees to implement the following measures to mitigate any potential negative impacts of the extension of temporary conditional exceptions:

- Temporary Restrooms will be moved pending any Tropical Disturbance that could result in flooding or surge.

6. Indemnification

Barge295 agrees to indemnify, defend, and hold harmless the City, its officers, agents, and employees from and against any and all claims, liabilities, damages, losses, and expenses (including reasonable attorney's fees) arising out of or in connection with the granting and implementation of the extension of temporary conditional exceptions.

7. Termination

The City reserves the right to terminate this Supplement and the associated extension of temporary conditional exceptions granted herein at any time for cause, including but not limited to Driver & Rescue Club LLC ("Barge295")'s failure to comply with the terms and conditions of this Agreement or any applicable laws.

8. Entire Agreement

This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements and understandings, whether written or oral, relating to such subject matter.

9. Amendment

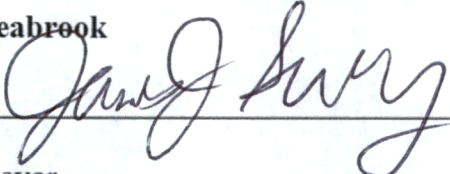
This Agreement may be amended only by a written instrument executed all parties.

10. Governing Law

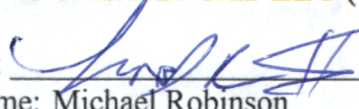
This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, County of Harris.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

City of Seabrook

By: 
Name:
Title: Mayor

Driver & Rescue Club LLC ("Barge295")

By: 
Name: Michael Robinson
Title: President

Morgan Southwest Land Company ("Owner")

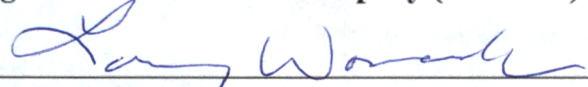
By: 
Name: Larry Womack
Title: Owner

Exhibit "A"

The Agreement

**AGREEMENT BETWEEN THE CITY OF SEABROOK, MORGAN SOUTHWEST
LAND COMPANY, AND DRIVER & RESCUE CLUB LLC("BARGE295")**

FOR

**TEMPORARY CONDITIONAL EXCEPTIONS TO CODES AND ORDINANCES
RELATING TO HURRICANE BERYL**

This Agreement ("Agreement") is made and entered into as July 22, 2024, by and between the City of Seabrook, a municipal corporation ("City"), Morgan Southwest Land Co. ("Owner"), and Driver & Rescue Club LLC("Barge295").

RECITALS

WHEREAS, previous to Hurricane Beryl's damage the "Yard" served as a patio or outdoor café as an accessory/subordinate use to the primary bar and food service use of the "Barge". The business in the "Yard" was contingent upon the primary fixed-brick-and-mortar use of the "Barge" for the food preparation, for primary bar services, and to provide all required restrooms.

WHEREAS, Hurricane Beryl damaged the primary fixed brick and mortar use of the "Barge" to the extent that the "Barge" is no longer able to serve as the principal use.

WHEREAS, Morgan Southwest Land Co. is the owner and Barge295 is the lessee of certain real property ("Property") described as [legal description of property], located at 2613 ½ E. Nasa Parkway, Seabrook, Texas 77586, containing businesses called Barge295 and The Yard, and further described by site plan attached hereto as Exhibit "A" and incorporated as part of this Agreement; and

WHEREAS, Barge295 has requested temporary conditional exceptions to multiple items in the City Code to address specific needs and issues; and

WHEREAS, the City Council of the City of Seabrook has determined that granting such temporary conditional exceptions, on a temporary basis, is in the best interest of the community and will provide necessary relief and flexibility while maintaining the integrity of the City Code and Ordinances;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. Temporary Conditional Exceptions Approval

The City hereby grants Barge295 a temporary and conditional exception to the following items in the City Code and Ordinances, subject to the terms and conditions set forth in this Agreement:

Item 1: Allow temporary restrooms not in compliance with plumbing code that have no permanent installations

Code: Plumbing Code, Sec-326 (ICC 2021 – Adopted)

Section 2903: Design and Installation of Plumbing Systems

2903.1 General

Plumbing systems shall be designed and installed to provide a permanent, sanitary, and safe method of waste disposal.

2903.1.1 Permanent Installations: All plumbing fixtures, including toilets, lavatories, and urinals, must be permanently installed. Temporary or portable plumbing fixtures do not satisfy the requirements of this code.

Special Conditional Exception(s): 7 total number of temporary restrooms in accordance with the description/model in Exhibit “B”; the number of temporary restrooms located on Property shall not expand or otherwise impact the maximum occupancy levels currently allowed. With seven (7) temporary restrooms, the maximum occupancy load as calculated by the Building Official is **275**.

Item 2: Allow one food truck to operate as the primary use not in compliance with the Mobile Food Vendor Ordinance

Code: Mobile Food Vendor Ordinance

Section (a)(1)(j)

Special Conditional Exception(s): _____

Item 3: Allow food truck connections a water or sewage system on site not in compliance with the Mobile Food Vendor Ordinance

Mobile Food Vendor Ordinance

Section (2)(k)(4)

Special Conditional Exception(s): _____

Item 4: Allow food truck to set up, locate, and use other device or equipment intended to increase the serving capacity of the mobile food vendor not in compliance with the Mobile Food Vendor Ordinance

Mobile Food Vendor Ordinance

Section (2)(p)

Special Conditional Exception(s): _____

Item 5: Allow food truck to operate outside the hours of 8:00am – 10:00am and not in compliance with the Mobile Food Vendor Ordinance

Mobile Food Vendor Ordinance

Section (2)(q)

Special Conditional Exception(s): _____

Item 6: Allow food truck to operate on private property that does not contain a permanent business operating in a building with a certificate of occupancy at all times, and the mobile vending unit is occupying property and not in compliance with the Mobile Food Vendor Ordinance

Mobile Food Vendor Ordinance

Section (3)(b)

Special Conditional Exception(s): _____

Item 7: Allow food truck to operate with the use of temporary restrooms and not have use of permanent flushable restrooms from a business within 300 feet during hours of operation not in compliance with the Mobile Food Vendor Ordinance; provided, however, the number of temporary restrooms located on Property shall not expand or otherwise impact the maximum occupancy levels currently allowed on the Property.

Mobile Food Vendor Ordinance

Section (2)(k)(4)

Special Conditional Exception(s): _____

Item 8: Allow one (1) additional special event for a total of five (5) for 2024

Special Event Ordinance

Special Conditional Exception(s): _____

2. Term of Special Conditional Exceptions

The special conditional exceptions shall commence on complete execution of this agreement and shall expire no later than **six (6) months**, unless otherwise terminated or extended in accordance with this Agreement.

3. Compliance with Other Laws

Barge295 shall comply with all other applicable federal, state, and local laws, regulations, and ordinances during the term of the temporary conditional exception.

4. Inspection Access

Right of Access: The City shall have the right to access the Barge295 site ("Site") for the purposes of inspection at any time, with or without prior notice, to ensure compliance with all applicable laws, regulations, and terms of this Agreement.

5. Impact Mitigation

Barge295 agrees to implement the following measures to mitigate any potential negative impacts of the temporary conditional exceptions:

- Temporary Restrooms will be moved pending any Tropical Disturbance that could result in flooding or surge

6. Indemnification

Barge295 agrees to indemnify, defend, and hold harmless the City, its officers, agents, and employees from and against any and all claims, liabilities, damages, losses, and expenses (including reasonable attorney's fees) arising out of or in connection with the granting and implementation of the temporary conditional exceptions.

7. Termination

The City reserves the right to terminate this Agreement and the temporary conditional exceptions granted herein at any time for cause, including but not limited to Driver & Rescue Club LLC("Barge295")'s failure to comply with the terms and conditions of this Agreement or any applicable laws.

8. Entire Agreement

This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements and understandings, whether written or oral, relating to such subject matter.

9. Amendment

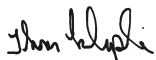
This Agreement may be amended only by a written instrument executed all parties.

10. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, County of Harris.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

City of Seabrook

By: 
Name: Thomas G. Kolupski
Title: Mayor

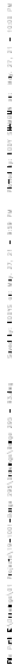
Driver & Rescue Club LLC("Barge295")

By: 
Name: Michael Robinson
Title: President

Morgan Southwest Land Co. ("Owner")

By: 
Name: Larry Womack
Title: Owner

Barge295/The Yard Site Plan





5 Seat Restrooms on Trailer
2 Port a Cans

2 Temporary Hand Wash Stations



1 Food Truck

Exhibit "B"

Description and Model of Temporary Restrooms

Response: " 1 ada compliant port a potty and 1 (5) stall trailered restroom"

Email 7/19/2024

Title	AGREEMENT BETWEEN THE CITY OF SEABROOK, MORGAN SOUTHWEST.
File name	Barge_Agreement_for_Exceptions_FINAL.pdf
Document ID	fb9658d80110a0e5a8a4ee272b7644c1777dee8b
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



07 / 23 / 2024
14:55:45 UTC

Sent for signature to Michael Robinson (mrobinson@cardinaltx.com), Thom Kolupski (mayor@seabrooktx.gov) and Larry Womack (deborah.reichert@comcast.net) from amorales@seabrooktx.gov
IP: 165.254.153.10



07 / 23 / 2024
15:01:35 UTC

Viewed by Larry Womack (deborah.reichert@comcast.net)
IP: 98.199.79.232



07 / 23 / 2024
15:23:24 UTC

Viewed by Thom Kolupski (mayor@seabrooktx.gov)
IP: 47.189.218.172



07 / 23 / 2024
15:24:44 UTC

Signed by Thom Kolupski (mayor@seabrooktx.gov)
IP: 47.189.218.172



07 / 23 / 2024
15:38:21 UTC

Signed by Larry Womack (deborah.reichert@comcast.net)
IP: 98.199.79.232

Title	AGREEMENT BETWEEN THE CITY OF SEABROOK, MORGAN SOUTHWEST.
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Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



07 / 23 / 2024
19:37:53 UTC

Viewed by Michael Robinson (mrobinson@cardinaltx.com)
IP: 107.116.165.56



07 / 23 / 2024
19:38:23 UTC

Signed by Michael Robinson (mrobinson@cardinaltx.com)
IP: 107.116.165.56



07 / 23 / 2024
19:38:23 UTC

The document has been completed.



Agenda Briefing

Date of Meeting: October 7, 2025

Responsible Department: Community Development

Presenter: Sean Landis, Deputy City Manager | Planning and Zoning Director

Briefing Prepared By: Sean Landis

Strategic Focus Area:

General Information:

Consider and take all appropriate action on the first reading of Ordinance 2025-09 a request to amend the Seabrook Code of Ordinances, Appendix A, “Comprehensive Zoning,” Article 2, “Administration,” Section 2.03.5, “Prohibited Uses,” to modify the ordinance adoption process by reducing the required number of readings and to create a special exception permitting the use of shipping/storage containers in the construction of above-ground and below-ground swimming pools.

Executive Summary / Background:

Alex Grous, the owner of the property located at **3010 Todville Road**, has submitted a request to modify Section 2.03.5, “*Prohibited Uses*,” to allow a special exception permitting the use of shipping/storage containers in the construction of an above-ground or below-ground swimming pool.

The Planning and Zoning Commission considered this request at its meetings held on **May 22, June 19, July 17, and August 21**.

After extensive deliberation and consideration, the Commission has concluded its review and **recommends the following amendments to the zoning code:**

Sec. 2.03.5. – PROHIBITED USES.

The comprehensive zoning ordinance has been written to include a list of permitted uses within the city. Uses not listed in the comprehensive land use regulation matrix are not permitted anywhere within the City of Seabrook. Any applicant wishing to add a use shall follow the proper zoning change procedures listed elsewhere in this chapter under “new and unlisted uses,” including the passage of an amending ordinance after proper notification to the public and [~~three~~] **two** readings of the amending ordinance.

From time to time, amendments may be made to the comprehensive zoning ordinance to specifically preclude a use from being added as a "new and unlisted use." This may be done when establishment of the use may pose a threat to health, safety and welfare of the community and/or the establishment of that use may be in direct violation of other city ordinances such as the noise ordinance. The addition of a specifically prohibited use may also be included in this section to clarify to the public that such a use was considered and rejected by the community. A listing of specifically prohibited uses will inform potential applicants that the absence of such uses in the matrix was not due to oversight on the part of the planning and zoning commission or the city council.

Uses specifically prohibited within the city limits and which shall not be added according to the procedures listed in section 2.07, "New and unlisted land uses," are as follows:

1. Rail tracks, lines, spurs, yards, storage and marshaling areas and all other associated rail uses are prohibited within all zoning districts in the City of Seabrook.
2. Shipping/storage containers whether used for outside storage, as an inhabited structure or for any other purpose.
- 3. Exception: Shipping/storage containers may be permitted exclusively for conversion into above-ground or below-ground swimming pools or spas, provided they comply with all applicable construction codes as prescribed by Division 9 (Swimming Pools), safety regulations, and permitting requirements. Use of containers under this exception shall not include any form of habitation or storage unrelated to the swimming pool or spa function. All such uses shall be reviewed and approved by the city's building official prior to installation or construction. All required permits shall be obtained prior to commencing any work.**

Funding / Fiscal Information:

Supporting Materials Attached:

1. Staff Presentation
2. Ordinance 2025-09

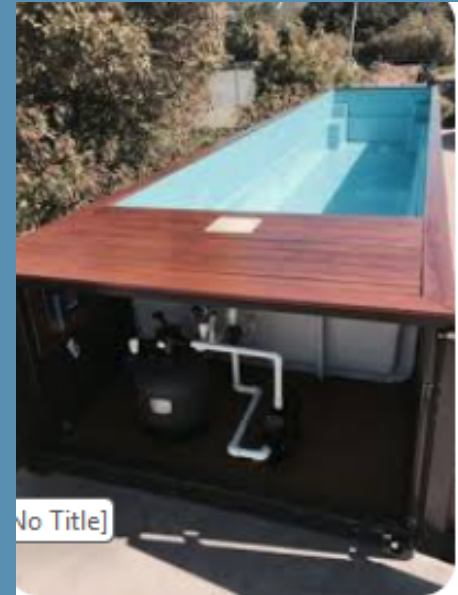
Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

City of Seabrook City Council Meeting October 7, 2025



Sec. 2.03.5. - Prohibited uses.

The comprehensive zoning ordinance has been written to include a list of permitted uses within the city. Uses not listed in the comprehensive land use regulation matrix are not permitted anywhere within the City of Seabrook. Any applicant wishing to add a use shall follow the proper zoning change procedures listed elsewhere in this chapter under "new and unlisted uses," including the passage of an amending ordinance after proper notification to the public and ~~[three]~~ two readings of the amending ordinance.

From time to time, amendments may be made to the comprehensive zoning ordinance to specifically preclude a use from being added as a "new and unlisted use." This may be done when establishment of the use may pose a threat to health, safety and welfare of the community and/or the establishment of that use may be in direct violation of other city ordinances such as the noise ordinance. The addition of a specifically prohibited use may also be included in this section to clarify to the public that such a use was considered and rejected by the community. A listing of specifically prohibited uses will inform potential applicants that the absence of such uses in the matrix was not due to oversight on the part of the planning and zoning commission or the city council.

Uses specifically prohibited within the city limits and which shall not be added according to the procedures listed in section 2.07, "New and unlisted land uses," are as follows:

1. Rail tracks, lines, spurs, yards, storage and marshaling areas and all other associated rail uses are prohibited within all zoning districts in the City of Seabrook.
2. Shipping/storage containers whether used for outside storage, as an inhabited structure or for any other purpose.
3. Exception: Shipping/storage containers may be permitted exclusively for conversion into above-ground or below-ground swimming pools or spas, provided they comply with all applicable construction codes as prescribed by Division 9 (Swimming Pools), safety regulations, and permitting requirements. Use of containers under this exception shall not include any form of habitation or storage unrelated to the swimming pool or spa function. All such uses shall be reviewed and approved by the city's building official prior to installation or construction. All required permits shall be obtained prior to commencing any work.

DIVISION 9. - SWIMMING POOLS

Sec. 18-356. - Swimming pool code—Adopted.

The International ~~[Residential Code]~~ Swimming Pool and Spa Code (ISPSC), 2021 edition, [Appendix G,] is adopted as the swimming pool code of the city. Copies of the code adopted in this section shall be retained on file in the office of the city building official, with the enumerated exceptions and/or deletions.

Sec. 18-357. - Same—Amendments.

The swimming pool code adopted by reference in section 18-356 shall be amended as follows:

- (1) Section 101.1, Insert: City of Seabrook.
- (2) Section 103.1, Insert: Building Department.
- (3) Section 108 Fees: Delete.
- (4) Section 111 Means of Appeals, 112 Board of Appeals, and 113 Violations: Delete.
- (5) Swimming pools and spas shall not occupy a required front or corner side yard or project beyond the front building line of the principal structure on the site. The water's edge of a swimming pool or spa shall be set back a minimum of five feet from side and rear property lines. No swimming pool or spa may be constructed within any utility or drainage easement.

~~[(5)]~~ (6) Any private pool or spa located within the city shall not remain in a condition so as to create a public health or safety hazard or a nuisance to the general public. Anytime a private pool or spa contains any amount of water, the owner or occupant of the premises shall:

- (a)** Maintain water clarity so that all parts of the bottom can be seen.
- (b)** Maintain the pool or spa in such a manner so that the water in the pool does not become unwholesome. Unwholesome water means any condition that exists in water and is characterized by bacterial growth, algae, insect infestation, and the remains of litter, trash, debris, garbage, refuse, rubbish, or any other foreign matter which, because of its nature or location, constitutes an unhealthy, unsafe or unsightly condition.
- (c)** Maintain proper fencing as required under this code.
- (d)** Secure and lock all access gates to any pool located on unoccupied property.

~~[(6)]~~ (7) It shall be unlawful and declared a nuisance for any person owning, claiming, occupying or having supervision or control of any real property, occupied or unoccupied, that contains a private pool or spa on said real property to permit or allow a condition to exist that is not in compliance with the conditions set forth in subsection ~~[(5)]~~ (6).

(8) Shipping and Storage Container Swimming Pools and Spas

(a) General Allowance: Above-ground and below-ground swimming pools and spas constructed from shipping or storage containers are permitted, subject to the following provisions.

(b) Alternative Method of Construction: Shipping and storage container swimming pools and spas shall be considered an alternative method of construction and shall comply with the provisions of the International Swimming Pool and Spa Code (ISPSC), 2021 edition.

(c) Engineering and Design Requirements: All elements of the construction shall be designed and sealed by a professional engineer licensed in the State of Texas. The engineering submittal shall include, but is not limited to, the following components:

1. Structural Design – Reinforcement, supports, and load calculations to ensure safety, durability, and prevention of flotation or shifting in a design flood or hurricane event.
2. Waterproofing Systems – Interior lining or coatings to maintain water containment and prevent leakage.
3. Corrosion Protection – Materials and methods for preventing rust and degradation of metal surfaces.
4. Plumbing Systems – Design and routing of all water supply, drainage, gas and circulation lines, shall comply with the provisions of the International Plumbing Code, 2021 edition, as amended and the International Fuel Gas Code, 2021 edition, as amended.
5. Electrical Systems – All electrical components, including bonding, grounding, and lighting, shall comply with the provisions of the NFPA 70, National Electrical Code, 2020 edition, as amended.
6. Mechanical Systems – Including pumps, heaters, and filtration systems, as required by the provisions of the International Mechanical Code, 2021 edition, as amended.

All construction drawings and documents shall be submitted with the required permit applications and shall bear the seal and signature of the licensed engineer.

(d) Height and Depth Requirements:

1. Above-Ground Shipping/Storage Container Pools

(a) Maximum Height (from finished grade): 54 inches

(e) Additional Compliance: All installations shall comply with the International Building Code, 2021 edition, as amended, and adopted zoning codes.

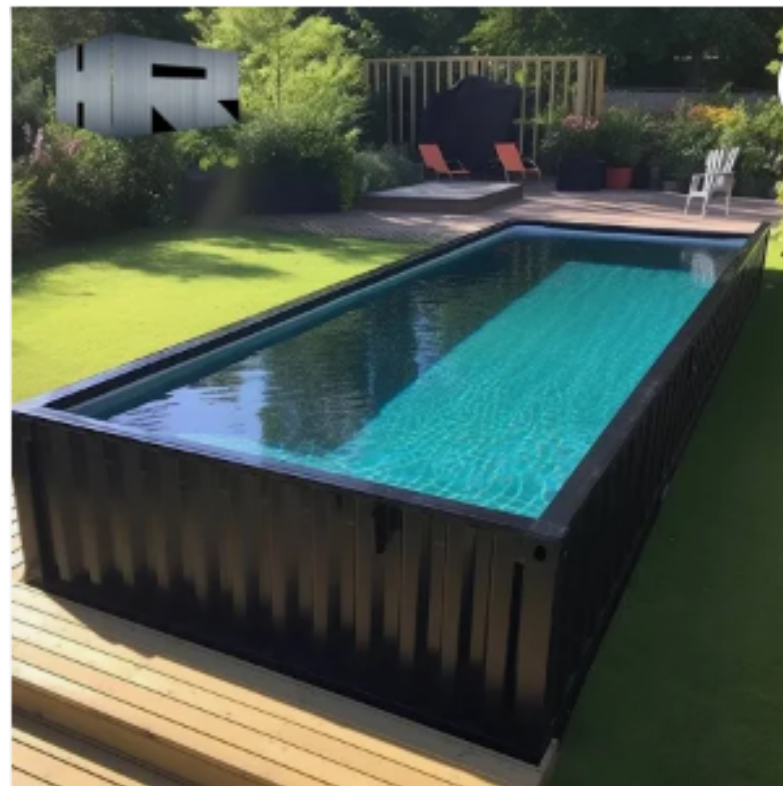


No Title]



M-W









Questions?

ORDINANCE NO. 2025-09
AMENDMENT TO ARTICLE 2, “ADMINISTRATION”, SECTION 2.03.5,
“PROHIBITED USES”

AN ORDINANCE AMENDING THE SEABROOK CITY CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING, "ARTICLE 2, "ADMINISTRATION", SECTION 2.03.5, "PROHIBITED USES", BY REVISING THE ORDINANCE ADOPTION PROCESS BY REDUCING THE REQUIRED NUMBER OF READINGS; AND CREATE A SPECIAL EXCEPTION PERMITTING THE USE OF SHIPPING/STORAGE CONTAINERS IN THE CONSTRUCTION OF ABOVE-GROUND AND BELOW-GROUND SWIMMING POOLS; PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR VIOLATION OF ANY PROVISION HEREOF; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council and Planning and Zoning Commission of the City of Seabrook is continually reviewing the provisions of the Code of Ordinances relating to the elimination of hazards, nuisances and other circumstances which negatively impact the health, safety and well-being of residents, citizens and inhabitants; and

WHEREAS, the Planning and Zoning Commission of the City of Seabrook has conducted a public hearing, received input from staff and is of the opinion and has issued its final report that the amendments hereto are necessary for the public safety, health and welfare and for protection of the residents; and

WHEREAS, the City Council finds that it is of paramount interest to protect public health, safety, property, and the general welfare of the public by updating its building, as referenced hereafter; and

WHEREAS, the Planning and Zoning Commission recommended approval of this amendment at its meeting of August 21, 2025, and has made its final report; and

WHEREAS, all public notices have been posted and published and all required hearings on this matter have been held in accordance with the city's ordinance and law; now, therefore,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEABROOK,
STATE OF TEXAS:**

SECTION 1. FINDING OF FACT.

That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2. AMENDMENT TO THE SEABROOK CITY CODE OF ORDINANCE BY REVISING “ARTICLE 2, “ADMINISTRATION”, SECTION 2.03.5.

“PROHIBITED USES”, BY REVISING THE ORDINANCE ADOPTION PROCESS BY REDUCING THE REQUIRED NUMBER OF READINGS; AND CREATE A SPECIAL EXCEPTION PERMITTING THE USE OF SHIPPING/STORAGE CONTAINERS IN THE CONSTRUCTION OF ABOVE-GROUND AND BELOW-GROUND SWIMMING POOLS:

Sec. 2.03.5. – PROHIBITED USES.

The comprehensive zoning ordinance has been written to include a list of permitted uses within the city. Uses not listed in the comprehensive land use regulation matrix are not permitted anywhere within the City of Seabrook. Any applicant wishing to add a use shall follow the proper zoning change procedures listed elsewhere in this chapter under "new and unlisted uses," including the passage of an amending ordinance after proper notification to the public and ~~three~~ **two** readings of the amending ordinance.

From time to time, amendments may be made to the comprehensive zoning ordinance to specifically preclude a use from being added as a "new and unlisted use." This may be done when establishment of the use may pose a threat to health, safety and welfare of the community and/or the establishment of that use may be in direct violation of other city ordinances such as the noise ordinance. The addition of a specifically prohibited use may also be included in this section to clarify to the public that such a use was considered and rejected by the community. A listing of specifically prohibited uses will inform potential applicants that the absence of such uses in the matrix was not due to oversight on the part of the planning and zoning commission or the city council.

Uses specifically prohibited within the city limits and which shall not be added according to the procedures listed in section 2.07, "New and unlisted land uses," are as follows:

1. Rail tracks, lines, spurs, yards, storage and marshaling areas and all other associated rail uses are prohibited within all zoning districts in the City of Seabrook.
2. Shipping/storage containers whether used for outside storage, as an inhabited structure or for any other purpose.
- 3. Exception: Shipping/storage containers may be permitted exclusively for conversion into above-ground or below-ground swimming pools or spas, provided they comply with all applicable construction codes as prescribed by Division 9 (Swimming Pools), safety regulations, and permitting requirements. Use of containers under this exception shall not include any form of habitation or storage unrelated to the swimming pool or spa function. All such uses shall be reviewed and approved by the city's building official prior to installation or construction. All required permits shall be obtained prior to commencing any work.**

SECTION 4. PENALTY CLAUSE; INCLUSION INTO THE CODE.

This Ordinance is hereby incorporated into and made a part of the Seabrook City Code. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a

misdeemeanor and, upon conviction, shall be fined in an amount not more than Two Thousand Dollars (\$2,000.00) per offense. Each day of violation shall constitute a separate offense.

SECTION 5. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

SECTION 6. SEVERABILITY.

In the event any clause, phrase, provision, sentence, or any part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Seabrook, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 7. NOTICE BY PUBLICATION

The City Secretary shall give notice of the enactment of this Ordinance by promptly publishing it or its descriptive caption and penalty after final passage in the official newspaper of the City; the Ordinance to take effect upon publication.

PASSED AND APPROVED on first reading with a quorum present, by an affirmative vote of a majority of Council Members present, in accordance with Seabrook City Charter Section 2.10 on this 7th day of October 2025.

PASSED AND APPROVED on final reading with a quorum present, by an affirmative vote of a majority of Council Members present, in accordance with Seabrook City Charter Section 2.10 on this 21st day of October 2025.

By: _____
James J Sweeney, Mayor

ATTEST:

By: _____
Rachel Lewis, TRMC
City Secretary

138 APPROVED AS TO FORM:

139

140

141 By: _____

142 David Olson

143 City Attorney



Agenda Briefing

Date of Meeting: October 7, 2025

Responsible Department: Community Development

Presenter: Sean Landis, Deputy City Manager | Planning and Zoning Director

Briefing Prepared By: Sean Landis

Strategic Focus Area:

General Information:

Consider and take all appropriate action on the first reading of Ordinance 2025-14 a request to amend the Seabrook Code of Ordinances, Chapter 18, Division 9, “Swimming Pools,” to adopt the 2021 Edition of the International Swimming Pool and Spa Code and to create an amendment allowing an alternative construction method using shipping/storage containers for above-ground and below-ground swimming pools, including all related regulations and amendments.

Executive Summary / Background:

Alex Grous, the owner of the property located at **3010 Todville Road**, has submitted a request to modify Chapter 18, Division 9 of the City Code of Ordinance to allow a special exception permitting the use of shipping/storage containers in the construction of an above-ground or below-ground swimming pool.

The Planning and Zoning Commission considered this request at its meetings held on **May 22, June 19, July 17, and August 21**.

After extensive deliberation and consideration, the Commission has concluded its review and **recommends the following amendments to the zoning code:**

DIVISION 9. SWIMMING POOLS

Sec. 18-356. Swimming pool code—Adopted.

The International [~~Residential Code~~] **Swimming Pool and Spa Code (ISPSC)**, 2021 edition, [~~Appendix G,~~] is adopted as the swimming pool code of the city. Copies of the code adopted in this section shall be retained on file in the office of the city building official, with the enumerated exceptions and/or deletions.

Sec. 18-357. Same—Amendments.

The swimming pool code adopted by reference in section 18-356 shall be amended as follows:

- (1) Section 101.1, Insert: City of Seabrook.
- (2) Section 103.1, Insert: Building Department.
- (3) Section 108 Fees: Delete.
- (4) Section 111 Means of Appeals, 112 Board of Appeals, and 113 Violations: Delete.

(5) Swimming pools and spas shall not occupy a required front or corner side yard or project beyond the front building line of the principal structure on the site. The water's edge of a swimming pool or spa shall be set back a minimum of five feet from side and rear property lines. No swimming pool or spa may be constructed within any utility or drainage easement.

~~[(5)]~~ **(6)** Any private pool or spa located within the city shall not remain in a condition so as to create a public health or safety hazard or a nuisance to the general public. Anytime a private pool or spa contains any amount of water, the owner or occupant of the premises shall:

(a) Maintain water clarity so that all parts of the bottom can be seen.

(b) Maintain the pool or spa in such a manner so that the water in the pool does not become unwholesome. Unwholesome water means any condition that exists in water and is characterized by bacterial growth, algae, insect infestation, and the remains of litter, trash, debris, garbage, refuse, rubbish, or any other foreign matter which, because of its nature or location, constitutes an unhealthy, unsafe or unsightly condition.

(c) Maintain proper fencing as required under this code.

(d) Secure and lock all access gates to any pool located on unoccupied property.

~~[(6)]~~ **(7)** It shall be unlawful and declared a nuisance for any person owning, claiming, occupying or having supervision or control of any real property, occupied or unoccupied, that contains a private pool or spa on said real property to permit or allow a condition to exist that is not in compliance with the conditions set forth in subsection ~~[(5)]~~ **(6)**.

(8) Shipping and Storage Container Swimming Pools and Spas

(a) General Allowance: Above-ground and below-ground swimming pools and spas constructed from shipping or storage containers are permitted, subject to the following provisions.

(b) Alternative Method of Construction: Shipping and storage container swimming pools and spas shall be considered an alternative method of construction and shall comply with the provisions of the International Swimming Pool and Spa Code (ISPSC), 2021 edition.

(c) Engineering and Design Requirements: All elements of the construction shall be designed and sealed by a professional engineer licensed in the

State of Texas. The engineering submittal shall include, but is not limited to, the following components:

1. Structural Design – Reinforcement, supports, and load calculations to ensure safety, durability, and prevention of flotation or shifting in a design flood or hurricane event.

2. Waterproofing Systems – Interior lining or coatings to maintain water containment and prevent leakage.

3. Corrosion Protection – Materials and methods for preventing rust and degradation of metal surfaces.

4. Plumbing Systems – Design and routing of all water supply, drainage, gas and circulation lines, shall comply with the provisions of the International Plumbing Code, 2021 edition, as amended and the International Fuel Gas Code, 2021 edition, as amended.

5. Electrical Systems – All electrical components, including bonding, grounding, and lighting, shall comply with the provisions of the NFPA 70, National Electrical Code, 2020 edition, as amended.

6. Mechanical Systems – Including pumps, heaters, and filtration systems, as required by the provisions of the International Mechanical Code, 2021 edition, as amended. All construction drawings and documents shall be submitted with the required permit applications and shall bear the seal and signature of the licensed engineer.

(d) Height and Depth Requirements:

1. Above-Ground Shipping/Storage Container Pools

(a) Maximum Height (from finished grade): 54 inches

(e) Additional Compliance: All installations shall comply with the International Building Code, 2021 edition, as amended, and adopted zoning codes.

Funding / Fiscal Information:

Supporting Materials Attached:

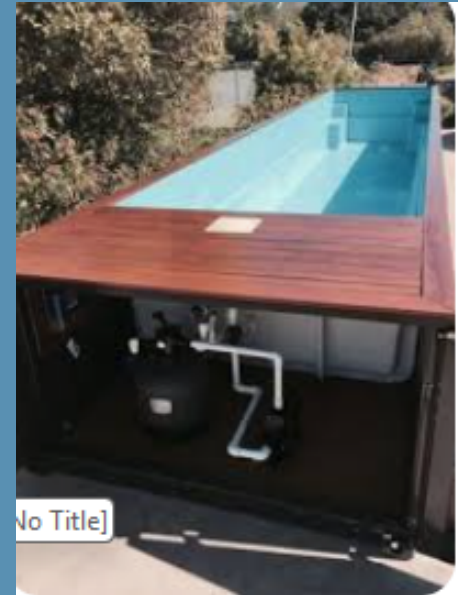
1. Staff Presentation
2. Ordinance 2025-14

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

City of Seabrook City Council Meeting October 7, 2025



Sec. 2.03.5. - Prohibited uses.

The comprehensive zoning ordinance has been written to include a list of permitted uses within the city. Uses not listed in the comprehensive land use regulation matrix are not permitted anywhere within the City of Seabrook. Any applicant wishing to add a use shall follow the proper zoning change procedures listed elsewhere in this chapter under "new and unlisted uses," including the passage of an amending ordinance after proper notification to the public and ~~[three]~~ two readings of the amending ordinance.

From time to time, amendments may be made to the comprehensive zoning ordinance to specifically preclude a use from being added as a "new and unlisted use." This may be done when establishment of the use may pose a threat to health, safety and welfare of the community and/or the establishment of that use may be in direct violation of other city ordinances such as the noise ordinance. The addition of a specifically prohibited use may also be included in this section to clarify to the public that such a use was considered and rejected by the community. A listing of specifically prohibited uses will inform potential applicants that the absence of such uses in the matrix was not due to oversight on the part of the planning and zoning commission or the city council.

Uses specifically prohibited within the city limits and which shall not be added according to the procedures listed in section 2.07, "New and unlisted land uses," are as follows:

1. Rail tracks, lines, spurs, yards, storage and marshaling areas and all other associated rail uses are prohibited within all zoning districts in the City of Seabrook.
2. Shipping/storage containers whether used for outside storage, as an inhabited structure or for any other purpose.
3. Exception: Shipping/storage containers may be permitted exclusively for conversion into above-ground or below-ground swimming pools or spas, provided they comply with all applicable construction codes as prescribed by Division 9 (Swimming Pools), safety regulations, and permitting requirements. Use of containers under this exception shall not include any form of habitation or storage unrelated to the swimming pool or spa function. All such uses shall be reviewed and approved by the city's building official prior to installation or construction. All required permits shall be obtained prior to commencing any work.

DIVISION 9. - SWIMMING POOLS

Sec. 18-356. - Swimming pool code—Adopted.

The International ~~[Residential Code]~~ Swimming Pool and Spa Code (ISPSC), 2021 edition, [Appendix G,] is adopted as the swimming pool code of the city. Copies of the code adopted in this section shall be retained on file in the office of the city building official, with the enumerated exceptions and/or deletions.

Sec. 18-357. - Same—Amendments.

The swimming pool code adopted by reference in section 18-356 shall be amended as follows:

- (1) Section 101.1, Insert: City of Seabrook.**
- (2) Section 103.1, Insert: Building Department.**
- (3) Section 108 Fees: Delete.**
- (4) Section 111 Means of Appeals, 112 Board of Appeals, and 113 Violations: Delete.**
- (5) Swimming pools and spas shall not occupy a required front or corner side yard or project beyond the front building line of the principal structure on the site. The water's edge of a swimming pool or spa shall be set back a minimum of five feet from side and rear property lines. No swimming pool or spa may be constructed within any utility or drainage easement.**

~~[(5)]~~ (6) Any private pool or spa located within the city shall not remain in a condition so as to create a public health or safety hazard or a nuisance to the general public. Anytime a private pool or spa contains any amount of water, the owner or occupant of the premises shall:

- (a)** Maintain water clarity so that all parts of the bottom can be seen.
- (b)** Maintain the pool or spa in such a manner so that the water in the pool does not become unwholesome. Unwholesome water means any condition that exists in water and is characterized by bacterial growth, algae, insect infestation, and the remains of litter, trash, debris, garbage, refuse, rubbish, or any other foreign matter which, because of its nature or location, constitutes an unhealthy, unsafe or unsightly condition.
- (c)** Maintain proper fencing as required under this code.
- (d)** Secure and lock all access gates to any pool located on unoccupied property.

~~[(6)]~~ (7) It shall be unlawful and declared a nuisance for any person owning, claiming, occupying or having supervision or control of any real property, occupied or unoccupied, that contains a private pool or spa on said real property to permit or allow a condition to exist that is not in compliance with the conditions set forth in subsection ~~[(5)]~~ (6).

(8) Shipping and Storage Container Swimming Pools and Spas

(a) General Allowance: Above-ground and below-ground swimming pools and spas constructed from shipping or storage containers are permitted, subject to the following provisions.

(b) Alternative Method of Construction: Shipping and storage container swimming pools and spas shall be considered an alternative method of construction and shall comply with the provisions of the International Swimming Pool and Spa Code (ISPSC), 2021 edition.

(c) Engineering and Design Requirements: All elements of the construction shall be designed and sealed by a professional engineer licensed in the State of Texas. The engineering submittal shall include, but is not limited to, the following components:

1. Structural Design – Reinforcement, supports, and load calculations to ensure safety, durability, and prevention of flotation or shifting in a design flood or hurricane event.
2. Waterproofing Systems – Interior lining or coatings to maintain water containment and prevent leakage.
3. Corrosion Protection – Materials and methods for preventing rust and degradation of metal surfaces.
4. Plumbing Systems – Design and routing of all water supply, drainage, gas and circulation lines, shall comply with the provisions of the International Plumbing Code, 2021 edition, as amended and the International Fuel Gas Code, 2021 edition, as amended.
5. Electrical Systems – All electrical components, including bonding, grounding, and lighting, shall comply with the provisions of the NFPA 70, National Electrical Code, 2020 edition, as amended.
6. Mechanical Systems – Including pumps, heaters, and filtration systems, as required by the provisions of the International Mechanical Code, 2021 edition, as amended.

All construction drawings and documents shall be submitted with the required permit applications and shall bear the seal and signature of the licensed engineer.

(d) Height and Depth Requirements:

1. Above-Ground Shipping/Storage Container Pools

(a) Maximum Height (from finished grade): 54 inches

(e) Additional Compliance: All installations shall comply with the International Building Code, 2021 edition, as amended, and adopted zoning codes.

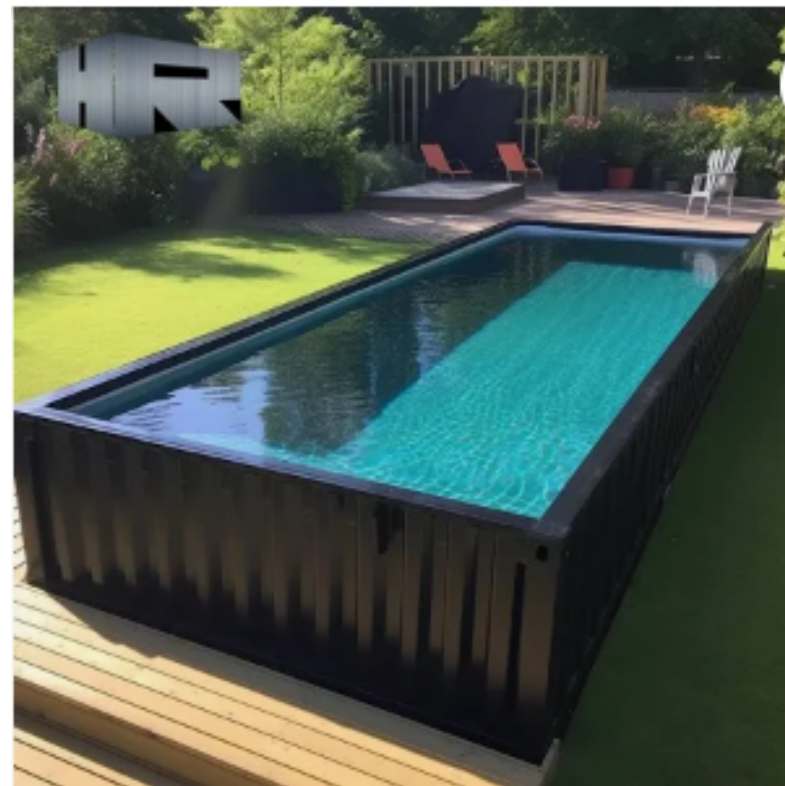


No Title]



M-W









Questions?

ORDINANCE NO. 2025-14
AMENDMENT TO CHAPTER 18, “BUILDING AND BUILDING REGULATIONS”,
DIVISION 9, “SWIMMING POOLS”

AN ORDINANCE AMENDING THE SEABROOK CITY CODE OF ORDINANCES, CHAPTER 18, “BUILDINGS AND BUILDING REGULATIONS”, DIVISION 9, “SWIMMING POOLS”, BY REVISING SECTION 18-356, “SWIMMING POOL CODE – ADOPTED”, TO ADOPT THE 2021 EDITION OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE; AND BY AMENDING SECTION 18-357, “AMENDMENTS”, TO CREATE AN ALTERNATIVE CONSTRUCTION METHOD ALLOWING THE USE OF SHIPPING OR STORAGE CONTAINERS FOR ABOVE-GROUND AND BELOW-GROUND SWIMMING POOLS; PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR VIOLATION OF ANY PROVISION HEREOF; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council and Planning and Zoning Commission of the City of Seabrook is continually reviewing the provisions of the Code of Ordinances relating to the elimination of hazards, nuisances and other circumstances which negatively impact the health, safety and well-being of residents, citizens and inhabitants; and

WHEREAS, the Planning and Zoning Commission of the City of Seabrook has conducted a public hearing, received input from staff and is of the opinion and has issued its final report that the amendments hereto are necessary for the public safety, health and welfare and for protection of the residents; and

WHEREAS, the City Council finds that it is of paramount interest to protect public health, safety, property, and the general welfare of the public by updating its building, as referenced hereafter; and

WHEREAS, the Planning and Zoning Commission recommended approval of this amendment at its meeting of August 21, 2025, and has made its final report; and

WHEREAS, all public notices have been posted and published and all required hearings on this matter have been held in accordance with the city's ordinance and law; now, therefore,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEABROOK,
STATE OF TEXAS:**

SECTION 1. FINDING OF FACT.

That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2. AMENDMENT TO THE SEABROOK CITY CODE OF ORDINANCE BY REVISING CHAPTER 18 “BUILDINGS AND BUILDING REGULATIONS”, MORE SPECIFICALLY, DIVISION 9, “SWIMMING POOLS”, SECTION 18-356, “SWIMMING POOL CODE – ADOPTED”, TO ADOPT THE 2021 EDITION OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE; AND BY AMENDING SECTION 18-357, “AMENDMENTS”, TO CREATE AN ALTERNATIVE CONSTRUCTION METHOD ALLOWING THE USE OF SHIPPING OR STORAGE CONTAINERS FOR ABOVE-GROUND AND BELOW-GROUND SWIMMING POOLS:

DIVISION 9. - SWIMMING POOLS

Sec. 18-356. - Swimming pool code—Adopted.

The International ~~[Residential Code]~~ Swimming Pool and Spa Code (ISPSC), 2021 edition, [Appendix G], is adopted as the swimming pool code of the city. Copies of the code adopted in this section shall be retained on file in the office of the city building official, with the enumerated exceptions and/or deletions.

Sec. 18-357. - Same—Amendments.

The swimming pool code adopted by reference in section 18-356 shall be amended as follows:

(1) Section 101.1, Insert: City of Seabrook.

(2) Section 103.1, Insert: Building Department.

(3) Section 108 Fees: Delete.

(4) Section 111 Means of Appeals, 112 Board of Appeals, and 113 Violations: Delete.

(5) Swimming pools and spas shall not occupy a required front or corner side yard or project beyond the front building line of the principal structure on the site. The water’s edge of a swimming pool or spa shall be set back a minimum of five feet from side and rear property lines. No swimming pool or spa may be constructed within any utility or drainage easement.

~~[(5)]~~ **(6)** Any private pool or spa located within the city shall not remain in a condition so as to create a public health or safety hazard or a nuisance to the general public. Anytime a private pool or spa contains any amount of water, the owner or occupant of the premises shall:

(a) Maintain water clarity so that all parts of the bottom can be seen.

(b) Maintain the pool or spa in such a manner so that the water in the pool does not become unwholesome. Unwholesome water means any condition that exists in water and is characterized by bacterial growth, algae, insect infestation, and the remains of litter, trash, debris, garbage, refuse, rubbish, or any other foreign matter which, because of its nature or location, constitutes an unhealthy, unsafe or unsightly condition.

(c) Maintain proper fencing as required under this code.

(d) Secure and lock all access gates to any pool located on unoccupied property.

~~[(6)]~~ **(7)** It shall be unlawful and declared a nuisance for any person owning, claiming, occupying or having supervision or control of any real property, occupied or unoccupied, that contains a private pool or spa on said real property to permit or allow a condition to exist that is not in compliance with the conditions set forth in subsection ~~[(5)]~~ **(6)**.

(8) Shipping and Storage Container Swimming Pools and Spas

(a) General Allowance: Above-ground and below-ground swimming pools and spas constructed from shipping or storage containers are permitted, subject to the following provisions.

(b) Alternative Method of Construction: Shipping and storage container swimming pools and spas shall be considered an alternative method of construction and shall comply with the provisions of the International Swimming Pool and Spa Code (ISPSC), 2021 edition.

(c) Engineering and Design Requirements: All elements of the construction shall be designed and sealed by a professional engineer licensed in the State of Texas. The engineering submittal shall include, but is not limited to, the following components:

1. Structural Design – Reinforcement, supports, and load calculations to ensure safety, durability, and prevention of flotation or shifting in a design flood or hurricane event.

2. Waterproofing Systems – Interior lining or coatings to maintain water containment and prevent leakage.

3. Corrosion Protection – Materials and methods for preventing rust and degradation of metal surfaces.

4. Plumbing Systems – Design and routing of all water supply, drainage, gas and circulation lines, shall comply with the provisions of the International Plumbing Code, 2021 edition, as amended and the International Fuel Gas Code, 2021 edition, as amended.

5. Electrical Systems – All electrical components, including bonding, grounding, and lighting, shall comply with the provisions of the NFPA 70, National Electrical Code, 2020 edition, as amended.

6. Mechanical Systems – Including pumps, heaters, and filtration systems, as required by the provisions of the International Mechanical Code, 2021 edition, as amended.

All construction drawings and documents shall be submitted with the required permit applications and shall bear the seal and signature of the licensed engineer.

(d) Height and Depth Requirements:

1. Above-Ground Shipping/Storage Container Pools

o Maximum Height (from finished grade): 54 inches

(e) Additional Compliance: All installations shall comply with the International Building Code, 2021 edition, as amended, and adopted zoning codes.

SECTION 4. PENALTY CLAUSE; INCLUSION INTO THE CODE.

This Ordinance is hereby incorporated into and made a part of the Seabrook City Code. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not more than Two Thousand Dollars (\$2,000.00) per offense. Each day of violation shall constitute a separate offense.

SECTION 5. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

SECTION 6. SEVERABILITY.

In the event any clause, phrase, provision, sentence, or any part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Seabrook, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 7. NOTICE BY PUBLICATION

The City Secretary shall give notice of the enactment of this Ordinance by promptly publishing it or its descriptive caption and penalty after final passage in the official newspaper of the City; the Ordinance to take effect upon publication.

PASSED AND APPROVED on first reading with a quorum present, by an affirmative vote of a majority of Council Members present, in accordance with Seabrook City Charter Section 2.10 on this 7th day of October 2025.

PASSED AND APPROVED on final reading with a quorum present, by an affirmative vote of a majority of Council Members present, in accordance with Seabrook City Charter Section 2.10 on this 21st day of October 2025.

By: _____
James J Sweeney, Mayor

ATTEST:

By: _____
Rachel Lewis, TRMC
City Secretary

APPROVED AS TO FORM:

178 By: _____
179 David Olson
180 City Attorney



Agenda Briefing

Date of Meeting: October 7, 2025

Responsible Department: City Secretary's Office

Presenter: Rachel Lewis, City Secretary

Briefing Prepared By: Rachel Lewis

Strategic Focus Area:

General Information:

Consider and take all appropriate action on approval on the first reading of Ordinance 2025-21 updating Section 2-47 "Agenda; establishing" to reflect changes enacted by voters in the 2025 Special Charter Election, as well as new requirements by the State of Texas.

Executive Summary / Background:

The State Law has been amended to require agendas to be posted at least three business days prior to the scheduled meetings, replacing the previous 72-hour requirement. Additionally, the results of the 2025 Special Charter Election introduced a provision mandating that two members of the City Council must jointly place an item on the agenda. Although Part 1 has been updated within the City's codes to incorporate changes to the Charter, this specific section also requires revision to ensure consistency and compliance with all updated requirements.

Funding / Fiscal Information:

NA

Supporting Materials Attached:

1. Ordinance 2025-21

Prior Action / Review by Council, Boards, Commissions:

NA

Staff Recommendation:

Staff recommends approval of Ordinance 2025-22 which updates these new provisions in the City's codes.

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

**CITY OF SEABROOK
ORDINANCE NO. 2025-21**

AGENDA ORDINANCE

AN ORDINANCE AMENDING SECTION 2-47 OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, TEXAS, ENTITLED “AGENDA; ESTABLISHING,” BY REVISING SUCH SECTION TO REQUIRE THE PLACING OF ITEMS ON THE AGENDA TO COMPLY WITH NEW TEXAS LAW AND APPLICABLE CITY CHARTER PROVISIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR NOTICE; AND PROVIDING FOR OPEN MEETINGS ACT COMPLIANCE.

WHEREAS, the City Council of the City of Seabrook recognizes the need for City regulations to be consistent with new State law and the recently approved City Charter provisions;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, AS FOLLOWS:

SECTION 1. FINDING OF FACT.

The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2. AMENDMENT TO THE CODE.

That Section 2-47 entitled, “Agenda; establishing,” be amended to now read as follows:

“Sec. 2-47. Agenda; establishing.

Placing items on the agenda. Placing items on the agenda shall be accomplished as follows:

- (1) All agenda items, including proposed ordinances, and all accompanying backup material must be provided to the city secretary by 12:00 noon on the Thursday Monday ~~seven (7) business days prior to of the week before~~ the regular Tuesday council meeting. All agenda items for special meetings must be provided to the city secretary by noon of the Monday ~~Wednesday~~ of the week before the special meeting. Agenda deadlines may be adjusted by the city secretary or city manager due to holiday or special scheduling issues provided that notice by e-mail is given to the mayor and council, department heads and the city attorney at least 72 hours in advance of the revised deadline. Agenda items and backup material submitted by city staff are to be submitted in the approved electronic format.
- (2) An item may be placed on the agenda in any of the following ways:

- a. At the request of two~~one~~ councilmembers. Agenda items submitted by ~~a~~ councilmembers do not require approval by any other person.
 - b. Where council approval is required as a result of a charter requirement, code requirement or council action, such as approval of minutes, bid awards, parade permits, street closing applications, zoning change requests.
 - c. At the request of the city manager, city secretary, city attorney or municipal court judge within the scope of their duties.
 - d. At the request of a department head with the approval of the city manager.
 - e. At the request of a city board or commission with the approval of the city manager or mayor or sponsorship of a council member.
- (3) After the agenda deadline for regular meetings, the city manager or designee will hold an agenda meeting with the city secretary and department heads to review the draft agenda to ensure that all agenda items have been placed on the agenda and to review agenda attachments. Following this meeting, the city secretary shall send an electronic copy of the draft agenda to the city manager, city attorney, city manager and mayor. Agenda meetings are not customarily held before special meetings.
 - (4) Following the staff agenda meeting, the city manager, mayor, city attorney and city secretary will hold an agenda meeting to review and finalize the agenda for the regular meeting. The mayor may change the order of items within each agenda category at this time. The city attorney may suggest alternate wording of an agenda item to assure compliance with law. The city secretary shall send the draft agenda to the city attorney to review any new language for special council meetings.
 - (5) The electronic agenda packets for all council meetings will be available on the Thursday ~~Friday~~ afternoon preceding the meetings. This will afford ample time for all councilmembers to inquire into the nature of each matter to be discussed or to personally investigate the matter so as to be better informed before a council meeting.
 - (6) Emergency items may be added if it is posted for at least two hours before the meeting is convened. Emergency items are defined as those items which constitute an emergency or an urgent public necessity for which immediate action is required because of an imminent threat to public health or safety or a reasonably unforeseen situation, as provided by law. Conditions for adding emergency ordinances are specifically defined in the Charter, section 2.12 and V.T.C.A., Government Code §§ 551.045 and 551.047.
 - (7) Limited effect. Failure to comply with this division shall not affect the validity of any action subsequently taken.”

SECTION 4. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

SECTION 5. SEVERABILITY.

In the event any clause, phrase, provision, sentence, or any part of the Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Seabrook, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 6. NOTICE BY PUBLICATION.

The City Secretary shall give notice of the enactment of the Ordinance by promptly publishing it or its descriptive caption and penalty after final passage in the official newspaper of the City, the Ordinance to take effect upon publication.

SECTION 7. OPEN MEETING COMPLIANCE

That it is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law and that public notice of the time, place and purpose of said meeting was given as required by the Texas Open Meeting Act, Texas Government Code, Chapter 551.

PASSED AND APPROVED on first reading with quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10 on this 7th day of October, 2025.

PASSED, APPROVED, AND ADOPTED on final reading with quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10 on this 21st day of October, 2025.

By: _____
Jim Sweeney, Mayor

ATTEST:

By: _____
Rachel Lewis, TRMC
City Secretary

APPROVED AS TO FORM:

By: _____
David W. Olson, City Attorney



Agenda Briefing

Date of Meeting: October 7, 2025

Responsible Department: City Manager's Office

Presenter:

Briefing Prepared By: Gayle Cook

Strategic Focus Area: CITY SERVICES

General Information:

Consider and take all appropriate action on Resolution 2025-23, Nominating a Candidate or Candidates to the Board of Directors for Harris Central Appraisal District (HCAD).

Executive Summary / Background:

The Chief Appraiser of the Harris Central Appraisal District has notified the City for nominations on the Harris Central Appraisal District board of directors due to two of the current appointed directors expiring on December 31, 2025.

The resolution must be sent to the chief appraiser for up to 2 candidates

(see attachment)

Should the City want to submit a nominee, the City Council will need to complete this process of nominating a director(s) to fill upcoming expiring terms by submitting a resolution to the chief appraiser by 5 p.m. on October 14, 2025.

Funding / Fiscal Information:

Supporting Materials Attached:

1. Resolution 2025-23 HCAD Nomination(s)
2. 2025 Nominations of Appraisal District Board Members (HCAD) Memo and Procedures

Prior Action / Review by Council, Boards, Commissions:

November 7, 2024, approved Resolution 2024-23 Casting its Ballot for Mike Sullivan to the HCAD Board of Director

Staff Recommendation:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

RESOLUTION NO. 2025-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, NOMINATING A CANDIDATE OR CANDIDATES TO BE PLACED ON THE BALLOT FOR A POSITION ON THE BOARD OF DIRECTORS OF THE HARRIS CENTRAL APPRAISAL DISTRICT

WHEREAS, those cities and towns other than the City of Houston within the Harris Central Appraisal District have the right to nominate up to two candidates to be listed on a final ballot that will be voted upon by all eligible taxing units who are entitled to vote to appoint two (2) positions on the Board of Directors of the Harris Central Appraisal District for a four-year term of office commencing on January 1, 2026, and

WHEREAS, this governing body desires to exercise its right to nominate a candidate or candidates for such a position on the said Board of Directors;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, THAT:

Section 1. That the facts and recitations set forth in the preamble of this resolution be, and hereby are, adopted, ratified and confirmed.

Section 2. That _____ (name), of _____
_____ (address, zip code), (phone number) be, and he or she is hereby, nominated as a candidate for an appointed position on the Board of Directors of the Harris Central Appraisal District to be decided by a vote of all eligible taxing units who are entitled to vote to fill two (2) positions on the Board of Directors of the Harris Central Appraisal District for a four-year term of office commencing on January 1, 2026.

If you choose to nominate more than one candidate (up to two in total), please complete the following:

That _____ (name), of _____
_____ (address, zip code), (phone number) be, and he or she is hereby, nominated as a candidate for an appointed position on the Board of Directors of the Harris Central Appraisal District to be decided by a vote of all eligible taxing units who are entitled to vote to fill two (2) positions on the Board of Directors of the Harris Central Appraisal District for a four-year term of office commencing on January 1, 2026.

Section 3. That the presiding officer of the governing body of this taxing unit be, and he or she is hereby, authorized and directed to deliver, or cause to be delivered, as certified copy of this resolution to the Chief Appraiser of the Harris Central Appraisal District prior to October 15, 2025.

PASSED AND APPROVED, this ____ day of _____, 2025.

CITY OF SEABROOK, TEXAS

Jim Sweeney
Mayor

ATTEST:

Rachel Lewis, TRMC
City Secretary

APPROVED AS TO FORM:

David Olson
City Attorney

Exhibit K

Subdivision Participation and Release Form

(Consisting of following four pages.)



**Harris Central Appraisal District
OFFICE OF CHIEF APPRAISER**

TO: Presiding Officers and/or Governing Bodies of Taxing Units Other Than
Conservation and Reclamation Districts Served by the Harris Central Appraisal
District

FROM: Roland Altinger, Chief Appraiser

DATE: July 1, 2025

SUBJECT: Nominations of Appraisal District Board Members

In 2025, your taxing unit has the right to participate in the nominating and voting process to appoint two members to the Board of Directors of the Harris Central Appraisal District ("HCAD"). Eligible conservation and reclamation districts in Harris County will also participate in the election. These directors will serve four-year terms beginning January 1, 2026. This letter serves as formal notice of:

- Your right to nominate a candidate or candidates for a position on the Board, and the process for doing so; and
- Your voting entitlement, as determined by Section 6.03(d) of the Texas Property Tax Code.

We have described the process for nominating a candidate or candidates in **Exhibit "A,"** which is attached. You'll also find a description of the voting process to elect two new board members in that Exhibit. Completing these steps will require your board to meet two times before the end of the year.

Your board will need to meet and complete this first step for nominating a candidate or candidates so that you can deliver your nomination(s) and resolution to the chief appraiser no later than 5 PM, October 14, 2025.

Nominations and resolutions may be submitted:

- **By Regular Mail:**
Roland Altinger, Chief Appraiser
P.O. Box 920975
Houston, Texas 77292-0975

Mark the envelope: "Nomination for Board of Directors."

- **By Hand:**

Roland Altinger, Chief Appraiser
13013 Northwest Freeway
Houston, Texas 77040

Mark the envelope: "Nomination for Board of Directors."

- **By Email:**

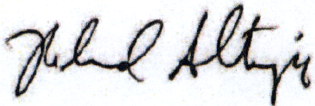
cguerra@hcad.org

The Tax Code gives each jurisdiction a certain number of votes for the final election. **Exhibit "B,"** which is attached, shows the calculation and sets out your number of votes.

Participating in the election process gives you the best chance of having a voice in HCAD's operations. To assist you in this nominating process, a sample resolution for your nomination(s) - up to two - to the Board of Directors of the Harris Central Appraisal District is also attached.

Please do not hesitate to call me at (713) 957-5299 with any questions you may have.

Sincerely,



Roland Altinger, CAE, RPA, CTA
Chief Appraiser

Attachments

CC: HCAD Board Members
Attorneys

EXHIBIT "B"

	JUR NO.	TAXING UNIT	2024 ADJ. LEVY	2025 ALLOCATION RATIO	X 1,000	Round to nearest whole #	Number of Votes	County	HISD	Other School Distircts	COH	Other Cities	Conservation and Reclamation Districts	Comm Coll
		Total	\$13,224,201,589				1,888	384	296	658	252	62	136	100
51	063	CITY OF KATY	\$6,162,501	0.00046600174	0.46600	0	0					0		
52	064	MISSOURI CITY	\$3,884,831	0.00029376677	0.29377	0	0					0		
53	065	HUNTERS CREEK VILLAGE	\$7,558,562	0.00057157039	0.57157	1	2					2		
54	066	CITY OF JACINTO CITY	\$4,277,788	0.00032348176	0.32348	0	0					0		
55	067	CITY OF LEAGUE CITY	\$818,172	0.00006186929	0.06187	0	0					0		
56	070	JERSEY VILLAGE	\$10,598,104	0.00080141731	0.80142	1	2					2		
57	071	CITY OF LAPORTE	\$39,949,971	0.00302097414	3.02097	3	6					6		
58	072	CITY OF MORGANS POINT	\$5,083,386	0.00038440022	0.38440	0	0					0		
59	073	CITY OF NASSAU BAY	\$5,670,243	0.00042877772	0.42878	0	0					0		
60	074	CITY OF PASADENA	\$73,451,816	0.00555434788	5.55435	6	12					12		
61	075	PINEY POINT VILLAGE	\$8,002,898	0.00060517060	0.60517	1	2					2		
62	076	CITY OF SEABROOK	\$8,823,987	0.00066726047	0.66726	1	2					2		
63	077	CITY OF SHOREACRES	\$1,393,287	0.00010535887	0.10536	0	0					0		
64	078	CITY OF SOUTH HOUSTON	\$7,092,202	0.00053630474	0.53630	1	2					2		
65	079	CITY OF SOUTHSIDE PL	\$3,825,861	0.00028930752	0.28931	0	0					0		
66	080	CITY OF SPRING VALLEY	\$6,843,706	0.00051751374	0.51751	1	2					2		
67	082	TAYLOR LAKE VILLAGE	\$1,595,733	0.00012066763	0.12067	0	0					0		
68	083	CITY OF TOMBALL	\$12,281,544	0.00092871724	0.92872	1	2					2		
69	084	CITY OF WEBSTER	\$11,618,408	0.00087857160	0.87857	1	2					2		
70	085	WEST UNIVERSITY PLACE	\$20,439,852	0.00154563978	1.54564	2	4					4		
71	086	CITY OF WALLER	\$1,323,709	0.00010009746	0.10010	0	0					0		
72	087	HC MUD 560	\$76,812	0.00000580844	0.00581	0	0						0	
73	090	HC MUD 575	\$1,401,055	0.00010594628	0.10595	0	0						0	
74	091	HC MUD 477	\$315,358	0.00002384704	0.02385	0	0						0	
75	096	HC MUD 82 (DEFINED AREA 1)	\$1,023,720	0.00007741261	0.07741	0	0						0	
76	100	HC MUD 421	\$4,461,827	0.00033739859	0.33740	0	0						0	
77	101	ADDICKS UD	\$3,057,106	0.00023117509	0.23118	0	0						0	
78	105	HC MUD 264	\$1,378,642	0.00010425144	0.10425	0	0						0	
79	106	HC MUD 502	\$8,741,487	0.00066102191	0.66102	1	2						2	
80	108	HC MUD 255	\$581,395	0.00004396447	0.04396	0	0						0	
81	110	BAKER ROAD MUD	\$967,035	0.00007312615	0.07313	0	0						0	
82	111	BAMMEL UD	\$1,433,312	0.00010838552	0.10839	0	0						0	
83	112	BARKER-CYPRESS MUD	\$3,913,880	0.00029596343	0.29596	0	0						0	
84	115	HC MUD 499	\$1,611,862	0.00012188728	0.12189	0	0						0	
85	116	BEECHNUT MUD	\$553,103	0.00004182506	0.04183	0	0						0	
86	117	BILMA PUD	\$3,028,708	0.00022902766	0.22903	0	0						0	
87	118	BISSENET MUD	\$3,008,300	0.00022748443	0.22748	0	0						0	
88	121	BRIDGESTONE MUD	\$11,654,826	0.00088132549	0.88133	1	2						2	
89	124	BAYBROOK MUD 1	\$7,046,608	0.00053285697	0.53286	1	2						2	
90	125	THE WOODLANDS TOWNSHIP	\$7,688,759	0.00058141574	0.58142	1	2					2		
91	128	HC MUD 250	\$929,748	0.00007030655	0.07031	0	0						0	
92	129	HC MUD 276	\$2,220,201	0.00016788923	0.16789	0	0						0	
93	131	CNP UD	\$2,760,370	0.00020873623	0.20874	0	0						0	
94	134	CASTLEWOOD MUD	\$1,495,144	0.00011306119	0.11306	0	0						0	
95	135	CEDAR BAYOU PARK UD	\$36,490	0.00000275933	0.00276	0	0						0	
96	136	CHARTERWOOD MUD	\$1,844,179	0.00013945485	0.13945	0	0						0	
97	137	CHELFORD CITY MUD	\$881,417	0.00006665181	0.06665	0	0						0	
98	138	CHELFORD ONE MUD	\$1,611,418	0.00012185371	0.12185	0	0						0	
99	139	CHIMNEY HILL MUD	\$3,426,556	0.00025911250	0.25911	0	0						0	
100	140	CIMARRON MUD	\$4,295,338	0.00032480887	0.32481	0	0						0	

EXHIBIT "A"

The respective terms of two of the current appointed directors on the HCAD Board expire on December 31, 2025.

The current HCAD board members are listed below:

Appointed board members whose terms expire December 31, 2025, are:

- Martina Lemond Dixon and
- Melissa Noriega.

Appointed board members whose terms expire December 31, 2027, are:

- Jim Robinson, Chairperson.
- Cassandra Auzenne Bandy; and
- Mike Sullivan.

Elected board members whose terms expire December 31, 2026, are:

- Kathy Blueford-Daniels,
- Kyle Scott, and
- Ericka McCutcheon.

The above directors are joined on the Board by Annette Ramirez who serves as an ex-officio voting member as Harris County Tax Assessor-Collector.

NOMINATING AND VOTING PROCESS FOR ALL TAXING UNITS OTHER THAN CONSERVATION AND RECLAMATION DISTRICTS

Entitlement to Vote

In general, the voting entitlement of the eligible taxing units is determined by dividing the total dollar amount of property taxes imposed by the taxing unit in the preceding tax year by the sum of the total dollar amount of property taxes imposed in the appraisal district for that year by each taxing unit entitled to vote, multiplying the quotient by 1,000, and by rounding the product to the nearest whole number. Tex. Tax Code Section 6.03(d).

That number is then multiplied by the number of directorships to be filled. Taxing units whose final levy ratio calculates to .49 or under were rounded to the nearest whole number, which is zero. Accordingly, some taxing units have zero votes. To view your taxing unit's entitlement to vote in the appointment process, please see Exhibit "B" attached.

Nomination Procedures

All taxing units, other than conservation and reclamation districts, may nominate up to two candidates to be placed on the ballot that will be sent to, and voted upon by eligible taxing units that are entitled to vote.

The presiding officer of a taxing unit's governing body must submit the name(s) and the corresponding nominating resolution to the chief appraiser **before October 15, 2025**.

Voting Procedures

Before October 30, 2025, the chief appraiser will prepare a final voting ballot alphabetically listing by surname all nominees that were submitted timely and send that ballot to the presiding officer of the governing body of each taxing unit that is entitled to vote.

Prior to **December 15, 2025**, the governing body of each taxing unit entitled to vote shall determine its vote by resolution and submit it to the chief appraiser. Pursuant to Tax Code Section 6.03(c), a governing body of a taxing unit may cast its votes for one candidate or distribute them among the candidates.

The two candidates receiving the most votes will be appointed to the board of directors for a four-year term beginning January 1, 2026.

The chief appraiser will count the votes and will then notify the winners, the nominees, and the presiding officers of each taxing unit before December 31, 2025.

Additional and specific information pertaining to this voting process and the final voting ballot will be sent to you with the list of nominees on the final ballot before **October 30, 2025**.

Eligibility Requirements

The appraisal district appraises all property in the county for ad valorem tax purposes. The board of directors is the governing body for the district. The board employs the chief appraiser, sets general policies for the district, and adopts the budget for the district. By law, board members cannot communicate with the chief appraiser regarding appraisals, except in: (1) an open meeting of the appraisal district board of directors or another public forum; or (2) a closed meeting of the board of directors held to consult with the board's attorney about pending litigation, in accordance with Tax Code Section 6.15.

There is no compensation for service on the appraisal district's board of directors; however, directors are reimbursed for actual and necessary expenses incurred in the performance of their duties as provided by the budget adopted by the board. HCAD's Board of Directors typically meets once a month.

An individual must satisfy certain residency, employment, and conflict-of-interest requirements to be eligible to serve on the appraisal district's board of directors.

Residency. *The individual must be a resident of the district and must have resided in the district for at least two years immediately preceding the date he or she takes office. The appraisal district's boundaries are the same as those for Harris County.*

Employment. An employee of a taxing unit served by the appraisal district may not serve on the board of directors, with one exception: an employee of a taxing unit may serve if the employee is also a member of the governing body or an elected official of a taxing unit that participates in the district. For example, a member of the governing body of a school district who is also a city employee may be *eligible* to serve on the board.

An individual is *ineligible* to serve on an appraisal district's board of directors if the individual has engaged in the business of appraising property for compensation for use in proceedings under the Texas Property Tax Code or of representing property owners for compensation in proceedings under the Tax Code in the appraisal district at any time during the preceding three years.

Conflict of Interest. An individual may not serve on an appraisal district's board of directors if the individual is related, within the second degree by consanguinity (blood) or affinity (marriage), to a person who is in the business of appraising property or representing property owners for a fee in proceedings in the appraisal district; those relatives barred include: the individual's spouse, children, brothers, sisters, parents, grandparents, and grandchildren. The relatives of the individual's spouse in the same degree are also included.

An individual is not eligible to be a candidate for, to be appointed to, or to serve on the board of directors of, an appraisal district if the individual contracts with the appraisal district for any purpose or contracts with a taxing unit served by the district for a property tax-related purpose. The same rule applies to individuals who have a substantial interest in businesses contracting with the appraisal district (for any purpose) or with the taxing unit (for property tax purposes). An individual has a substantial interest if the individual or the individual's spouse has combined ownership of at least ten percent (10%) of the voting stock or shares of the business. An individual also has a substantial interest if the individual or the individual's spouse is a partner, limited partner, or an officer of the business. These prohibitions on contracting continue for the duration of the affected director's term of office.

Additionally, the appraisal district may not employ any person who is related to a member of the board of directors within the second degree by affinity or the third degree of consanguinity. This provision applies to existing employees at the time the director takes office and to employees hired during the director's term.

Delinquent taxes. With limited exceptions, Texas law makes a person ineligible to serve as a member of the board of directors if he or she has delinquent property taxes owed to any taxing unit for more than 60 days after the person knew or should have known of the delinquency.



OFFICIAL BALLOT

Texas Municipal League (TML) Region 14 Director Election

This is the official ballot for the election of the Region 14 director of the TML Board of Directors. You received this ballot because you are the city's primary contact person with TML. Each TML member city is entitled to one vote, which vote must be cast by a majority vote of the city's governing body. Please record your city's choice by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You can only vote for one candidate.

The officials listed on this ballot have been nominated to serve a one-year term on the TML Board of Directors. A brief biography for each candidate is included after the ballot.

Ballots must reach the TML office by 5:00 p.m. Central Time on October 23, 2025. Ballots received after this date cannot be counted. **The ballot must be properly signed and mailed to: Rachael Pitts, Texas Municipal League, 1821 Rutherford Lane, Suite 400, Austin, TX 78754, or scanned and emailed to rpitts@tml.org. If the ballot is not signed, it will not be counted.**

Region 14 Director (select one)

☐

Sally Branson, Councilmember, Friendswood (Incumbent)

☐

Robin Collins, Mayor, Kemah

☐

Tom Crews, Councilmember, League City

☐

Emmanuel Guerrero, Councilmember, Pasadena

☐

Josh Pratt, Councilmember, Bunker Hill Village

☐

Frank W. Robinson, Councilmember, Shenandoah

Certificate

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the city named below.

Witness my hand, this _____ day of _____, 2025.

Signature of Authorized Official

Title

Printed Name of Authorized Official

Printed Name of City

Region 14 Director Candidate Biographies



Sally Branson, Councilmember, Friendswood (Incumbent)

Sally Branson is a lifelong Friendswoodian. After graduating from Friendswood High School in 1976, she briefly moved away to attend The University of Texas at Austin receiving her BBA. She returned to Friendswood where she met and married her husband of 35 years, Jon. They raised three children, all of whom graduated from Friendswood High School. She is now the proud grandmother of three grandchildren currently making their way through the Friendswood school system as Sally and her children did. She began her career at NASA Johnson Space Center in the Chief Financial Officers Directorate in 1989, prior to joining the financial services industry in 2000. Unsurprisingly, she chose downtown Friendswood as the location for her business that she manages with her oldest son. Councilmember Branson believes in giving back to her community and is currently serving as chair of the

Galveston County Historical Commission and is on the board of the Friendswood Historical Society. She is also an active member of the Friendswood Rotary Club. She also served on the board for the Friendswood Education Foundation for over 18 years and participated in the establishment of the Friends of Downtown Friendswood Association. Branson currently serves as liaison to the Houston-Galveston Area Council and the Community Economic Development Committee. She is also serving as the current president of Texas Municipal League Region 14. Prior to being elected to Friendswood City Council in 2017, she served on the Planning and Zoning Commission for three years.



Robin Collins, Mayor, Kemah

Robin Collins proudly serves the City of Kemah with a deep commitment to preserving the charm, character, and coastal heritage that define her hometown. Elected as mayor in 2023 and now serving her second term, she brings experienced, steady leadership rooted in tradition, accountability, and a strong belief in the power of local government to improve everyday life. Collins has prioritized community engagement, economic development, and public safety. Under her leadership, Kemah continues to thrive as both a welcoming community for residents and a sought-after destination for visitors. Her focus on infrastructure, transparency, and regional partnerships has helped Kemah grow responsibly while preserving its unique identity. Her service in public office began in 2009 when she was elected to the

Kemah City Council. She served through 2023, including time as mayor pro tem and Kemah's representative to the Houston-Galveston Area Council (HGAC). She currently serves as president of the Galveston County Mayor and Councilmember Association, where she continues to build consensus and foster collaboration across city lines. With years of experience in municipal government and regional leadership, Collins understands the challenges of cities in Region 14, particularly smaller and coastal communities. She is committed to making sure those voices are heard at the state level. She is a firm believer in servant leadership and strives to lead with humility, consistency, and a commitment to listening. Collins is passionate about fostering collaboration among municipal leaders and ensuring that every community—regardless of size—has a seat at the table.



Tom Crews, Councilmember, League City

Tom Crews is a Certified Public Accountant and the owner of a family-run CPA firm based in League City. He and his wife, Chrissy, founded the practice in 2015, and it has since become a trusted business in the community. Their children are also involved in the firm, making it a true family operation. Crews currently serves on the League City Council in Position 3. First elected in 2022 and re-elected in 2024, he brings over a decade of financial experience to his role in local government. Before joining the council, he served as chair of both the League City Finance Committee and the Charter Review Committee, gaining a strong foundation in municipal budgeting and policy. To further strengthen his public service skills, Crews is currently enrolled in the Texas Municipal League's Certified Municipal Official (CMO)

program. His dual roles as a business owner and public servant allow him to effectively represent both residents and local entrepreneurs. He is committed to fiscal responsibility, efficient city services, and sustainable growth for League City. In addition to his professional and civic work, Crews and his family are active volunteers in the community. They support several local nonprofits and regularly participate in service projects, reflecting their strong belief in giving back to the city they call home.



Emmanuel Guerrero, Councilmember, Pasadena

Emmanuel Guerrero grew up in a blue-collar family, raised by a single mother. He is the eldest brother of five siblings. He is a first-generation college graduate from the University of Houston's Bauer Business School obtaining a double Bachelor of Business Administration (BBA) in finance and marketing in three years. He worked many sales jobs and services jobs while obtaining his bachelor's degree at the University of Houston from 2015-2018, maintaining two jobs and attending school full time. His professional career and experience have been in two Fortune 100 food companies, a Fortune 100 oil and gas company, and a Fortune 100 food company. Currently, he works for a consulting firm specializing in disaster relief, emergency response, economic development, grant management, and compliance and review. At 24,

he was promoted to be the youngest manager in the firm's history, helping to oversee \$400 million through CARES, ARPA, and ERA federal funds. Guerrero was elected as Pasadena City councilman of District C at age 26, making history as the youngest councilman in the City's history. Since being in office, he has led initiatives resulting in \$5.9 million in waterline improvements, \$9.9 million in sewer rehabilitations, \$7.3 million in reconstruction projects, \$150,000 in water well improvements, and has created various scholarships opportunities for the lowest income school in Pasadena. His commitment to his community is unparalleled.



Josh Pratt, Councilmember, Bunker Hill Village

Councilmember Josh Pratt grew up in Houston and relocated his family to the Memorial Villages in 2014. With a focus on secure families, financials, and small-town community feel, he was elected to the Bunker Hill Village City Council in 2025. Pratt served on the City's Zoning Board of Adjustment as well as various boards and committees in local government, business, and church. He is a certified public accountant working in the private sector. He and his wife have one child.

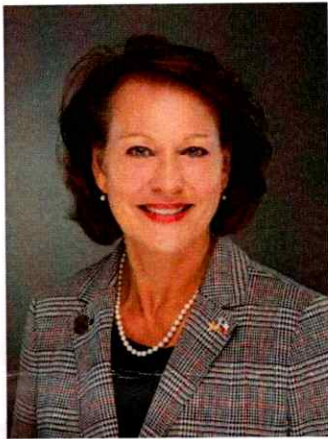


Frank W. Robinson, Councilmember, Shenandoah

Frank W. Robinson, BA, MPA, ICMA-CM (Retired) is an elected member of the City of Shenandoah City Council and an accomplished public administrator. He holds a bachelor's degree from the University of North Texas and a Master of Public Administration from Sam Houston State University. After 38 years of public service, 29 of those years as a chief administrative officer and city manager in Texas and California, Robinson retired in 2017. He began his public service career as a police officer in Denton, eventually receiving an appointment as chief of police in the City of West University Place before transitioning to city management. He is best known for his role in the development of the downtown of The Woodlands. Robinson served 14 years as president and township manager for The

Woodlands Township (formerly known as the Town Center Improvement District of Montgomery County). He led the organization through visioning and goal setting to define the Township's vision and mission as a local government focused on creating public benefit. In 2020, he came out of retirement to assist the City of Conroe in the position of downtown manager and implemented the newly adopted Downtown Conroe Development Plan and promote the historical preservation and economic development of downtown Conroe. Robinson successfully attracted new entertainment and dining venues to the downtown's Central Business District, brought in an estimated \$54 million in new development investment, and facilitated the recertification of Conroe as a Texas Main Street Community and receiving the coveted Cultural District designation by the Texas Commission on the Arts. In January 2023, Robinson retired once again and was elected to the City of Shenandoah's City Council in May 2024. He remains an active member of the Texas City Management Association.

Region 14 Director Candidate Biographies



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Her service in public office began in 2009 when she was elected to the Kemah City Council. She served through 2023, including time as mayor pro tem and Kemah's representative to the Houston-Galveston Area Council (HGAC). She currently serves as president of the Galveston County Mayor and Councilmember Association, where she continues to build consensus and foster collaboration across city lines. With years of experience in municipal government and regional leadership, Collins understands the challenges of cities in Region 14, particularly smaller and coastal communities. She is committed to making sure those voices are heard at the state level. She is a firm believer in servant leadership and strives to lead with humility, consistency, and a commitment to listening. Collins is passionate about fostering collaboration among municipal leaders and ensuring that every community—regardless of size—has a seat at the table.



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Agenda Briefing

Date of Meeting: October 7, 2025

Responsible Department: City Secretary's Office

Presenter: Rachel Lewis, City Secretary

Briefing Prepared By: Rachel Lewis

Strategic Focus Area:

General Information:

Consider and take all appropriate action on Resolution 2025-17 designating Around the Bay News as the official newspaper of the City of Seabrook.

Executive Summary / Background:

The Bay Area Observer was the designated newspaper in early 2025, with Bay Area Citizen/Houston Chronicle being the secondary paper, since the Bay Area Observer had gone out of print late in 2024. Since the Bay Area Observer did not go back into regular print until June of 2025, the City is not able to utilize them since they were out of print for more than two issues, and have not yet been back in print for 12 straight months.

Therefore, the City has been utilizing the Bay Area Citizen printed by the Houston Chronicle, as that was the only other known paper circulated in our area at the time.

Around the Bay News is a newer section of Hometown Press and is circulated in our area. Hometown Press was available in our area with a more limited circulation and is now circulated more readily as Around the Bay News. They have been in circulation for at least the past 12 months, and are a weekly publication. Further, at \$6 per column inch, publications in Around the Bay News are more inexpensive than those published in Bay Area Citizen.

Funding / Fiscal Information:

Supporting Materials Attached:

1. Resolution 2025-17
2. September 24, 2025 Classifieds

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

Staff recommends that Resolution 2025-17 be approved to change the designated paper to Around the Bay News/Hometown Press with the secondary paper designation being Bay Area Citizen/Houston Chronicle.

RESOLUTION 2025-17

DESIGNATION OF OFFICIAL NEWSPAPER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS DESIGNATING THE CITY'S OFFICIAL NEWSPAPER, PURSUANT TO SECTION 11.12 OF THE CHARTER OF THE CITY OF SEABROOK, FOR PUBLICATION OF ALL ORDINANCES, NOTICES, AND OTHER MATTERS.

WHEREAS, the Texas Local Government Code anticipates that a home rule city will designate an official newspaper; therefore, requiring publication of the full text of an ordinance or the ordinance caption in the municipality's official newspaper; and

WHEREAS, the Charter of the City of Seabrook requires designation of an official newspaper for publication of all ordinances, notices and other matter required by the Charter, the ordinances of the City, or by the Constitution and/or laws of the State of Texas; and

WHEREAS, the City currently utilizes Bay Area Citizen/Houston Chronicle for official newspaper designation and services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEABROOK, STATE OF TEXAS:

Section 1. That the facts and matters set forth in the preamble of this Resolution are hereby found to be true and correct.

Section 2. That the City Council of the City of Seabrook hereby determines that Around the Bay News/Hometown Press is a newspaper of general circulation within the City and designates said Around the Bay News/Hometown Press, Texas Media Corp. DBA, as the official newspaper of the City of Seabrook for a designated period ending on December 31, 2027.

Section 3. The City Manager is hereby designated as a person to act under the direction of, and on behalf of the City of Seabrook, in all matters related to the official newspaper.

Section 4. The City may utilize Bay Area Citizen and Houston Chronicle, which are generally circulated within the City limits for legally required notices should the designated newspaper be unavailable at the time any legal notice is mandated

PASSED AND APPROVED this 7th day of October, 2025

CITY OF SEABROOK, TEXAS

Jim Sweeney, Mayor

ATTEST:

Rachel Lewis TRMC
City Secretary

Free for individuals
selling personal items



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htpress99@gmail.com

Let our readers know about your
garage sales, help wanted, services...

Deadline: Monday before publication at 12 noon

FOR SALE	HELP WANTED	FOR SALE	SERVICES	FOR SALE	FOR SALE
Get your fall garden ready with a Cub Cadet Tiller. Like new. Call David 409-651-9081	Part time maintenance man needed. Apply at Winnie Square Apartments 218 W Magnolia Ave #33 Winnie TX 409-296-2100	Admiral Room Air Conditioner, 5,400 BTUs, 10.0 EER \$50. Frigidaire Room Air Conditioner, 10,000 BTUs, 10.8 EER \$100. Both older, but hardly used at all. Cash only 409 267-4291 Ruger AR, 556 \$750.. Anderson AR 556/223 \$650 SigP229,40,nightsights,\$650 4 0 9 - 2 9 6 - 2 9 9 9 Soft roll up bed cover for short bed trucks in the box for \$100.00, call 409-553-6831	Garry Bratten- Experienced Handyman. No job too small or large. 4 0 9 - 3 5 4 - 8 2 8 0 .	Upscale furniture - sofas, 5 piece bedroom suite, table w/6 chairs, wall system (library), island, 6 ladder chairs, swivel bar stool, recliners, hi-leg recliner, pull back recliner, accent tables, tv stands, and misc. equipment 409-659-2115. By appointment only	Multi-FamilyGarageSale at the fisher building in Winnie Park on the 20,21,22. Lots of clothes, craft and art supplies, tools, dishes, knickknacks. A lot of some stuff, a little bit of everything. Sun. Will be fill a grocery bag for \$5.
FREE FOR INDIVIDUALS	JLC pools, LLC is searching for new team members. Pool maintenance, pool construction, service repair employees. If interested, contact Jay Chesson. 409-791-1839	General Labor crew needed. Duties include: shoveling, weed-eating/mowing, pouring concrete, laying pipes and clearing land. Background check and drug screen required. Tempo-hire - \$12.00 per hour. Call us at 835-5566.	FOR RENT 2 bedroom 1 bath Fema trailer at the Redneck Riviera RV park. \$650 monthly with \$350 deposit required. Call the office for more details at 409-296-6980	2014 Volkswagen Touareg with 3.0 TDI engine. 409-659-2115. By appointment only	Donate Your Vehicle Call (855) 808-4152 to donate your car, truck, boat, RV, and more today! - Support Veteran Nonprofits. - Free Pickup & Towing. - Top Tax Deduction. Donate Your Vehicle Today 855-808-4152 www.donateyourvehicle.org
Winnie Square 1 & 2 Bedrooms Winnie Square Independent Living Facility for 62 Years or Older, Handicapped/Disabled Regardless of Age. Please apply at the Office, 218 W. Magnolia Ave #33 Winnie, Texas 77665 409-296-2100		Pat McGown President McGown Oil Co incorporated in small town office 409 296-2312 fax 409 296-2328 cell 409 880 0003		Be prepared before the next power outage. It's not just a generator. It's a power move. Receive a free 5-year warranty with qualifying purchase* - valued at \$235. Call 855-704-8579 to schedule your free quote!	
The Hometown Press PO Box 801 • Winnie, TX 77665 (409) 296-9988	Wade A. Thibodeaux Publisher wade@hometownpress.com 409.656.5677	Bobtail truck driver needed for local deliveries. Must have CDL with hazmat endorsement. Send resume with references to McGown Oil Co. PO Box 388 Winnie, TX 77665. 409-296-2312		Extremes Dirt Work ~ Residential & Commercial ~ Top Soil • Clay 60/40 Mix • Sand • Limestone Crushed Concrete • Base Rock • YARD LEVELING • SITE PREP • LAND CLEARING • PONDS (LG & SM) • BRUSH HOGGING • GRADE & DRAINAGE • EROSION CONTROL • DEMO & CLEAN UP • DRIVEWAYS ~ Call for Pricing in Your Area • Free Quote ~ • Bryan Leger • (409) 937-6729 • Rodney Jones • (409) 782-4618 20075 Englin Rd • Winnie, TX 77665	
FREE WANT ADS POLICIES TWO KINDS OF WANT ADS	PAID/BUSINESS WANT ADS All business wantads, including small & home businesses (babysitting, yard services, house cleaning etc.) 1 time - \$10; 4 times - \$32; 12 times - \$72 • Include payment w/ ad • Online: thehometownpress.com • Cash, check, money order or credit cards accepted.	Name: _____ Address: _____ City, State, Zip: _____ \$25.00 Mail Check or Money Order to: The Hometown Press PO Box 801, Winnie, TX 77665 409-296-9988 Subscribe Today! We Accept Most Major Credit Cards			
FREE WANT ADS for NON-BUSINESS PURPOSES: (furniture, clothes, garage sales, etc) Ads are inserted on a space-available basis with no guarantee of insertion.	TO PLACE WANT ADS: DEADLINE is Noon Monday for the current week's issue. Free ads run space permitting. Must submit to rev-run. Limit of 25 words per ad. Ads will be run on a space available basis. www.thehometownpress.com Drop Box: Market Basket, Winnie Mail: P.O. Box 801 Winnie, TX 77665 Include phone number(s) and limit your ad to 25 words or less. MAIL TO: The Hometown Press				

Due to increased volume at Thompson Outpatient Clinic, Danny Thompson will be available for telemedicine visits. Please call 409-296-2910 for appointments!

We are pleased to advise the community that TOC is now contracted with Molina marketplace insurance . We look forward to taking care of your healthcare needs. Please stop by and let us get your paperwork together.

Having been back in practice for a year now, we realize that a lot of folks in our community either have no health care insurance or have a policy that is either too expensive or very inconvenient to use. We don't want you to put off needed health care, so we have developed a plan that may help out. Please call 409.296.2910 and ask for Jessica and she will explain our plan. We look forward to seeing you at TOC.

TEXAS STATEWIDE CLASSIFIED ADVERTISING NETWORK

TexSCAN Week of Sept. 21-27, 2025

AUCTION

Bankruptcy Sale—six-story, 111,860+ SF landmark office on 8-924 AC, Victoria, TX. Bid deadline Oct. 30. Prime location at a prominent intersection in Victoria's main business district. 1908 N. Laurent St., 855-755-2300, HiloRealEstateSales.com.

CELLULAR PHONE SERVICE

Consumer Cellular - the same reliable, nationwide coverage as the largest carriers. No long-term contract, no hidden fees and activation is free. All plans feature unlimited talk and text, starting at just \$20/month. For more information, call 1-855-493-3803.

ENERGY

Prepare for power outages today with a Generac Home Standby Generator. Act now to receive a FREE 5-Year warranty with qualifying purchase. Call 1-855-704-8579 today to schedule a free quote. It's not just a generator. It's a power move.

HOME IMPROVEMENT

No more cleaning out gutters. Guaranteed! LeafFilter is backed by a no-clog guarantee and lifetime transferrable warranty. Call today 1-833-460-3020 to schedule a FREE inspection and no obligation estimate. Plus get 75% off installation and a bonus \$250 discount! Limited time only. Restrictions apply, see representative for warranty and offer details.

OIL & GAS

We buy oil, gas & mineral rights. Both non-producing and producing including Non-Participating Royalty Interest (NPRI). Provide us your desired price for an offer evaluation. Call today: 806-620-1422. Lobo Minerals, LLC, PO Box 1800, Lubbock, TX 79408-1800, LoboMineralsLLC@gmail.com.

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Need Extra Cash — I Buy RVs & Mobile Homes —Travel Trailers, 5th Wheels, Goosenecks, Bumper Pulls. In Any Area, Any Condition — Old/New, Dirty or Clean! I PAY CASH. No Title — No Problem, we can apply for one. We go anywhere in Texas. ANR Enterprises, 956-466-7001!

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Agenda Briefing

Date of Meeting: October 7, 2025

Responsible Department: City Secretary's Office

Presenter: Angela Cervantes, At-Large Position 4, Jared Sessum, At-Large Position 2

Briefing Prepared By:

Strategic Focus Area:

General Information:

Consider and take all appropriate action on waiving or modifying the City fees for the electronic message board for use by Ed White Elementary PTA and Bay Elementary PTA for their school fall festivals.

Executive Summary / Background:

Funding / Fiscal Information:

Supporting Materials Attached: None

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:



Agenda Briefing

Date of Meeting: October 7, 2025

Responsible Department: City Manager's Office

Presenter: Gayle Cook, City Manager

Briefing Prepared By:

Strategic Focus Area: INFRASTRUCTURE

General Information:

Consider and take all appropriate action on the approval of a proposal to construct and install a fire training tower with burn room at the Fire Training Grounds on 1200 Red Bluff in an amount of \$499,892.70 with WHP Training Towers through a cooperative purchasing contract with Sourcewell, and authorizing the City Manager to execute any and all necessary documents.

Executive Summary / Background:

As part of the ongoing 2023 Bond Program, this project item will initiate the modular build of the fire training tower to be constructed on the dedicated Fire Training Grounds at 1200 Red Bluff. The new training tower was part of the Fire Department's CIP request several years ago that was approved and progressed to the Bond Election. Once approved the Training Tower will be purchased under the Sourcewell contract through WhP Trainingtowers. Material delivery and installation is at 8-10 months

Funding / Fiscal Information:

Bond Funding \$500,000 available

Supporting Materials Attached:

1. Seabrook Vol Fire Dept - Custom MODx Sourcewell Q-SVFD25a1 - 9-16-25

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

Staff recommends the purchase of the training tower in the attached proposal as presented.

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

WHP Trainingtowers™
 519 Duck Road
 Grandview, MO 64030
 Phone: (800) 351-2525
 Prepared by: Jason Krautter
jasonk@trainingtowers.com



QUOTE

DATE:	9/16/2025
QUOTE #	Q-SVFD25a1
Project Name:	Seabrook
Valid Until:	10/16/2025

Customer

Gayle Cook - City Manager
 City of Seabrook Vol Fire Department
 1850 E. Meyer Ave
 Seabrook, TX. 77856
gcook@seabrooktx.gov
 281-638-2384

Pricing includes prevailing wages Harris County
 TX20250253 07/04/2025

Custom MODx X	Units
8'x20' Modules	9
8'x24' Cantilever System	3
Sloped Roof w/ Chop Out	1
Plate Steel Doors with Continuous Hinges and Hardware	3
Plate Steel Burn Room Doors with Continuous Hinges and Hardware	4
Plate Steel Shutters with Continuous Hinges and Hardware	7
Plate Steel Burn Room Shutters with Continuous Hinges and Hardware	2
14'x12' Padgenite Interlock™ Lined Burn Room w/Firebrick Floor	1
12'x12' Padgenite Interlock™ Lined Burn Room w/Firebrick Floor	1
Temperature Monitoring System	1
Interior 3-Story Intermediate OSHA Stair	1
Exterior 2-Story OSHA Stair	1
Flat 3-Line Railing	116LF
Pitched 3-Line Railing	29LF
2630 Roof Hatch w/ 8ft Straight Ladder	1
36" Simulated Manhole in Tower	1
10' Caged Ladder from Parapet to Tower Roof	1
3-Line Chain Gates	2
Rappelling Anchors	2
Over Window Anchor w/ Bailout Prop	1
3-Story Galvanized Standpipe with 2-Head Sprinkler Run	1
Foundation Design	1
Engineer's Stamp from a Texas Licensed Engineer	



TERMS AND CONDITIONS		Item	MSRP	Sourcwell
1. Please review "Attachment A - Terms and Conditions" 2. A 25% deposit is due upon order 3. Please email the signed price quote to the address below <i>Customer Acceptance (sign below):</i> x _____ Print Name:		Module Materials	\$428,738.00	\$385,864.20
		Freight	\$36,847.00	\$35,004.65
		Set-up Fee	\$83,183.00	\$79,023.85
		Total:		\$499,892.70
		WHP Foundation Subcontract - add \$41,226.00		
		*WHP Trainingtowers - #011822-JHK Sourcwell contract number gives a 10% discount on materials and a 5% discount on freight and labor through the City of Seabrook's #79200. The discounts have been applied to the above costs.		

If you have any questions about this price quote, please contact
info@trainingtowers.com

Thank You For Your Business!



ATTACHMENT A - TERMS AND CONDITIONS

Design Criteria

1. Live Loads (a) Roof: 50 psf (b) Floor: 50 psf
2. Wind Loads**- (a) Speed: 90 mph (b) Exposure: C
3. Seismic Loads**- (a) Coefficient S_s [max]: 55 (b) Coefficient S_1 [max]: 13
4. Importance Factor - I

**Based on IBC 2012 for a central USA location (pricing does not include site specific design criteria)

SCHEDULE

Delivery approximately 8-10 months after receipt of order. Installation time varies depending on final design/options and is currently estimated at 4-5 weeks.

EXCLUSIONS

We exclude from our proposal: bonds, taxes, permits, geotech survey, concrete foundation, special insurance requirements if any, field painting of exterior handrails and stairs, mechanical, electrical, fire protection systems, gas fire simulators, initial burn-in procedure, site work, excavation, engineering layout, general condition items and any other miscellaneous fees. Prevailing wage rates or rate increases, if any, will be applied to the labor cost to erect.

Terms & Conditions

The parties (WHP Training Towers and Customer as indicated on this Proposal) agree that supply chain issues, beyond our control, may impact both the timing of performance of the Work and costs of the Work. Performance will be excused, and the parties will not be liable for any failure to perform under this Agreement, when we are unable, despite reasonable and diligent efforts to do so, to obtain raw materials or equipment or supplies on commercially reasonable terms. The price for the Work in this Proposal is based on current materials or supply prices, but the market for the materials and equipment is currently considered to be volatile, and sudden price increases could occur which arise from tariffs or otherwise. As such, should there be an increase in the prices of specified materials that are purchased *after execution of contract* for use in this Project, the Customer agrees to pay that cost increase to WHP Training Towers.



Agenda Briefing

Date of Meeting: October 7, 2025

Responsible Department: Community Development

Presenter: Summer Sanford, At-Large Position 6, Tom Tollett, At-Large Position 3

Briefing Prepared By: Sean Landis

Strategic Focus Area:

General Information:

Discuss potential amendments to the Seabrook Code of Ordinances regarding trailered restrooms, portable toilets, and portalets, and provide direction to staff on drafting ordinance language for future Council consideration.

Executive Summary / Background:

The City has seen increased requests for portable sanitary facilities at special events, construction sites, and certain commercial operations. While these units provide short-term solutions, they raise concerns regarding aesthetics, prolonged unscreened placement, sanitation risks from improper servicing, and inconsistent permitting and enforcement. The current Code of Ordinances lacks detailed provisions for such facilities and only permits trailered restrooms, portable restrooms, or porta lets for special events, active construction projects, or through special agreements.

Funding / Fiscal Information:

Supporting Materials Attached: None

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

October 2025

October 2025							November 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
5	6	7	1	2	3	4	2	3	4	5	6	7	1
12	13	14	8	9	10	11	9	10	11	12	13	14	8
19	20	21	15	16	17	18	16	17	18	19	20	21	15
26	27	28	22	23	24	25	23	24	25	26	27	28	22
			29	30	31		30						29

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Sep 28	29	30	Oct 1 10:00am Coffee with a Cop 3:00pm Ribbon Cutting (Barge 295)	2 6:00pm Open Space and Trails Committee Meeting (Public Works Facility)	3	4
5	6	7 5:30pm National Night Out 6:00pm Regular City Council Meeting (City Hall)	8	9 6:00pm Seabrook Economic Development Board of Directors Meeting (Council Chamber)	10	11 8:00am Celebration Seabrook
12	13	14	15	16 6:00pm Seabrook Planning & Zoning Commission Meeting 6:30pm HCMCA Meeting (Lone Star Flight Museum 11551)	17	18
19	20	21 6:00pm Regular City Council Meeting (City Council Chamber)	22	23	24	25 8:00am DEA Drug Take Back 10:00am Paw Parade (Meador Park)
26	27	28	29	30	31	Nov 1

November 2025

November 2025							December 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
2	3	4	5	6	7	1	7	1	2	3	4	5	6
9	10	11	12	13	14	8	8	9	10	11	12	13	
16	17	18	19	20	21	15	14	15	16	17	18	19	20
23	24	25	26	27	28	22	21	22	23	24	25	26	27
30						29	28	29	30	31			

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Oct 26	27	28	29	30	31	Nov 1 8:00am Fall Sweep
2	3	4 6:00pm Regular City Council Meeting (City Hall)	5	6 6:00pm Open Space and Trails Committee Meeting (Public Works Facility)	7	8
9	10	11 10:00am Honoring Our Veterans	12 3:00pm Groundbreaking - Seabrook Town Center (Seabrook Town Center)	13 6:00pm Seabrook Economic Development Board of Directors Meeting	14	15
16	17	18 6:00pm Regular City Council Meeting (City Council Chamber)	19	20 6:00pm Seabrook Planning & Zoning Commission Meeting (Council Chamber)	21	22
23	24	25	26	27	28	29
30	Dec 1	2	3	4	5	6