



**MEETING MINUTES
NOVEMBER 4, 2025**

**SEABROOK CITY COUNCIL
REGULAR CITY COUNCIL MEETING**

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

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

Morgan Nuefeld	2233 Le Beau, Seabrook	Public gravel pathway request
Joe Machol	Seabrook	Trees, city staff, paths, mowing, conference
Veronica Brumbaugh	2229 Le Beau, Seabrook	Opposition to Pomodoros investment
Kelly Stewart	2510 Hollybrook, Seabrook	Public information requests

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

Councilmember Kubena made the following event announcements:

November 11, 2025 - Veteran's Day Event

November 27, 2025 through November 28, 2025 - City offices closed for Thanksgiving

December 4, 2025 - Annual Tree Lighting

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 presented the update. **See Attachment A.**

2. PRESENTATIONS

2.1 Mayor Sweeney to present a proclamation declaring the month of November 2025 as Diabetes Awareness Month in the City of Seabrook.

Mayor Sweeney presented the proclamation to Bethany Smith with Breathrough Type 1 Diabetes.

2.2 Presentation by Amy Skicki with Bay Area Houston Transportation Partnership (BAYTRAN) on its programs and membership as a partner city.

Ms. Skicki made the presentation. **See Attachment B.**

2.3 Presentation of the quarterly report from the Seabrook Volunteer Fire Department. *Fire Chief Nathan Douglas*

Fire Chief Nathan Douglas presented the update. He reported 90 calls for service in October with an average response time of 4 minutes and 32 seconds. He stated he would have the annual report at his next update. He also detailed some specific fire incidents within the city.

3. CONSENT AGENDA

3.1 Approve the minutes of the October 21, 2025 City Council Meeting.

Motion:	To Approve the Consent Agenda
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

4. BOARDS AND COMMISSIONS

4.1 Consider and take all appropriate action on the reappointment of Debra Harper, Nehemiah Jackson, and David Popken to the Parks and Trails Committee, with terms to expire on December 31, 2028.

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 appointment of members to the Planning and Zoning Commission for a term to expire on December 31, 2028.

Motion:	To Appoint Byron Hanssen, Gary Renola, and Russ Rhodes
Made By:	At-Large Position 2 Sessum
Seconded By:	Mayor Pro Tem, At-Large Position 5 Hammann
Vote:	Passed unanimously by all present

5. SPECIFIC PUBLIC HEARING

Mayor Sweeney opened the Public Hearing at 6:51 pm.

5.1 Conduct a Public Hearing on a request for a Conditional Use Permit to establish an "Open Air Market" at 1208 North Meyer Road as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures".

Assistant City Manager Sean Landis presented the request for the permit. **See Attachment C.**

There were no citizen comments.

Mayor Sweeney closed the Public Hearing at 7:02 pm.

6. NEW BUSINESS

6.1 Consider and take all appropriate action on the first reading of Ordinance 2025-22 a request for a Conditional Use Permit to establish an "Open Air Market" at 1208 North Meyer Road as per the Seabrook City Code, Appendix A, Comprehensive

Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures".

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

6.2 Consider and take all appropriate action on the first reading of Ordinance 2025-23 adopting the optional Texas Public Information Act rules enshrined in Section 552.275 of the Texas Local Government Code.

City Secretary Rachel Lewis presented the item. Councilmember Cervantes stated while she understood what a vexatious requestor was, she had concerns about how the ordinance would affect regular requestors.

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

6.3 Consider and take all appropriate action on renewal and amendment of the License Agreement between the City of Seabrook and Texas Markets for the continued use of City property at 1209 Main Street, adding new provisions regarding vendor selection preferences, restroom requirements, and event frequency, including allowance for additional weekends.

City Manager Cook presented the amendment to the agreement.

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

6.4 Consider and take all appropriate action on the acceptance of a donation Special Warranty Deed for a 0.6904 acre tract of land associated with the Estate of Ruth Hanssen.

Motion:	To Approve
Made By:	At-Large Position 3 Tollett
Seconded By:	Mayor Pro Tem, At-Large Position 5 Hammann
Vote:	Passed unanimously by all present

6.5 Consider and take all appropriate action on the first reading of Ordinance 2025-24 updating the City of Seabrook Master Fee Schedule.

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

7. ROUTINE BUSINESS

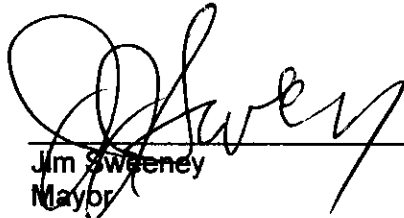
7.1 Establish future meeting dates and agenda items.

City Secretary Lewis informed Council the next meeting was a Special Joint Workshop with the Planning & Zoning Commission on November 13, 2025 at 6:00 pm, and the next Regular Meeting was scheduled for November 18, 2025 at 6:00 pm.

Mayor Sweeney stated no second City Council Regular Meeting would be scheduled for December due to the holidays. There were no objections.

Hearing no further business, the meeting was adjourned at 7:24 pm.

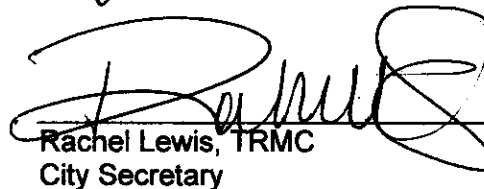
APPROVED:


Jim Sweeney
Mayor

DATE:

11/18/2025

ATTEST:


Rachel Lewis, TRMC
City Secretary

CITY MANAGER CITY COUNCIL REPORT

Date: November 4, 2025

Boards and Commissions Updates

Planning and Zoning Commission – October 16, 2025

Parks and Trails Committee – November 6, 2025

- Progress on the Carothers Coastal East Tract Garden
- Discussion on Carothers Coastal Gardens beach development and future use
-

Economic Development Corporation (EDC) – October 22, 2025 -Upcoming

- Pomodoro's application approved
- Crown Trophy agreement approved and will move to City Council Nov 18th

Transportation Projects

SH 146 Expansion Project 2 to Spencer Highway (Red Bluff Section)

- Agency: TxDOT
- Purpose: Add 3rd Lane from Red Bluff to Spencer
- Status: TxDOT is working on trying to reopen the new entrance ramp by Jan-Feb 2026. On the main lanes above, demo of the old concrete continues and in this Phase II the objective is to complete the NB Main Lanes with permanent pavement, shift traffic and in Phase III start the prep and construction of the SB Main Lanes.

Port Houston – Southern Access Road

- Agency: Port Houston and Harris County
- Purpose: Second ingress and egress to Bayport complex
- Status: Port targeting Q1 2026 for design to be complete and move to bidding phase

*****This project is being monitored by staff as the hiking trail in the area will be impacted and possibly closed during this construction.

Port Houston – Rail Spur

- Agency: Port Houston and Federal Railroad Administration (FRA)
- Purpose: Port Project to new phases of complex and warehouses
- Status: Federal Government Shut Down – impacting City Quiet Zone application status

S26 – East Meyer Project

- **Purpose:** Reconstruct roadway (SH 146 to Todville) from asphalt to concrete and complete sidewalk connectivity.
- **Status:** 50% Design reviewed and moving into 90%

S27 – North Meyer Road Reconstruction

- **Purpose:** Reconstruct roadway (E. Meyer to SH 146) with new and replacement sidewalks.
- **Funding:** 50% design funding secured through 2024 Precinct 2 Partnership Grant.
- **Status:** Staff is working on officially backing out from the County partnership due to a very long delay in their process.

Grants (Federal Share)

STORM RELATED AWARDED:

• 4798DR -STORM BERYL – Wastewater Plant Repairs	\$ 17,146.38
• 4798DR -STORM BERYL – Wastewater Lift Station Damages	\$ 5,668.36
• 4798DR -STORM BERYL – Generator Damage	\$ 9,712.50
• FY24 COMMUNITY POLICING - Texas Accreditation	\$ 101,527.00

STORM RELATED – PENDING:

• 4781DR -APRIL/MAY 2024 STORMS (HMGP) -Warning Sirens	\$ 241,008.00
• 4781DR -APRIL/MAY 2024 STORMS (HMGP) -NASA Water Line	\$1,354,106.25

OTHER AWARDED GRANTS:

• GLO CDBG-MIT -Zoning Rewrite Update Project	\$ 250,000.00
• UASI – 33 Ballistic Helmets with Eye Protection	\$ 18,975.00
• HMGP Generators	

OTHER GRANT APPLICATIONS - PENDING:

• SS4A DOT – Safety Action Plan (SAP)	\$ 257,500.00
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HARRIS COUNTY PARTNERSHIP

• Partnership Grant – Pine Gully Pier	\$ 500,000.00
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*Federal Government Shutdown is slowing federal grant status

Capital Improvement Projects (CIP)

Wastewater Projects

- **WW19 – Wastewater Treatment Plant (WWTP) Demolition**
 - **Purpose:** Demolish old WWTP site as part of relocation project.
 - **Status:** RFP Notice went out and will do publication #1 this Wednesday in the Citizen
 - **Next Step:** Next Council Meeting \$1.1

Facilities Projects

- **P24 – Pelican Bay Municipal Pool Facility (Bond Project 2025)**
 - **Purpose:** Demolish and rebuild pool facility.
 - **Status:** 50% Design Review Completed
 - **TIMELINE:**
- **FAC25 – EMS Expansion (Bond Project 2023)**
 - **Purpose:** Expand Seabrook Fire Station to add EMS and Emergency Management capacity, including an Emergency Operations/Training Room, offices, secure supply space, report stations, and bunk rooms.
 - **Status:** Pouring of piers on the schedule
- **P20 – Carothers Garden East Tract Trail System**
 - **Council Approval:** July 15, 2025
 - **Status:** Completed
- **FAC35 – Fire Training Tower (Bond Project 2023)**
 - **Purpose:** Construct a Fire Training Tower on the Fire Training Grounds in front of City Hall to help improve the department's ISO Public Protection Classification score
 - **Status:** On order
- **FAC27 – Community House Remodel**
 - **Purpose:** Upgrade and renovate the Seabrook Community House
 - **Status:** Exterior painting project underway.



***YOUR REGIONAL
VOICE FOR
TRANSPORTATION,
MOBILITY AND AIR
QUALITY***

Seabrook City Council
November 4, 2025



MISSION

To Enhance Regional Mobility



VISION

To be Texas' Leading Regional Transportation Advocacy Organization

CORE VALUES

- Safety
- Collaboration
- Advocacy
- Adaptability
- Stewardship
- Integrity

Board of Directors 2026-2027



Kevin Cole
Chairman
Mayor, City of Pearland



Nick Bokaie
Chair Elect
GFT



Sivaji Senapathi
Secretary
Harris County
Engineering



Carl Joiner
Treasurer
Joiner Architects



Ken Fickes
Past Chair
Harris County
Transit Services



Amy Skicki
President / CEO



Chris Sallese, Col. (Ret.)
GFT



Chris Casey
Parkhill



Matt Hanks
Brazaria County



Victor Pierson
Moody Bank



Timothy R. Vail, Col. (Ret.)
HDR, Inc.



Hank Dugie
Commissioner
Galveston County



Sally Branson
City of Friendswood



Barbara Koslov
Ardurra



Cam Rahm-Spencer
Port Houston



Hanna Hall
Woolpert



Ted Ross
Gulf Coast Transit District

Ex Officio Board Members

Brian Freedman
Bay Area Houston
Economic Partnership

Chad Burke
Economic Alliance
Houston Port Region

Cindy DeWease
Clear Lake Area
Chamber of Commerce

Gina Spagnola
Galveston Regional
Chamber of Commerce

Tim Culp
Texas City - La Marque
Chamber of Commerce

Bryan Bolton
League City Regional
Chamber of Commerce

Dr. Robin Armstrong
Commissioner
Galveston County

Mission:

To Enhance Regional Mobility

Vision:

Texas' Leading Regional Transportation Advocacy Organization

Core Values

- Safety
- Collaboration
- Advocacy
- Adaptability
- Stewardship
- Integrity



Strategic Plan 2025 – 2029

Approved: January 16, 2025

Board of Directors' Priorities for 2025

- A Board Engagement/Attendance
- B Build a list of metrics for annual report
- C Financial Solvency

Commitment to Regional Mobility

Commitment to Members and Partners

Commitment to Action

Goal 1: To Champion Regional Mobility

- Strat. 1.1 Identify, champion, monitor mobility projects that affect the region's economic development
- Strat. 1.2 Identify, champion, and monitor mobility projects that affect the region's quality of life
- Strat. 1.3 Identify, champion, and monitor projects that affect the region's resilience and risk mitigation to business and the public

Goal 2: To Add Value to Members and Partners

- Strat. 2.1 Offer programming that is educational, informative, timely, and relevant
- Strat. 2.2 Strengthen BayTran's sphere of influence in Chambers and all Bay Area Houston Communities
- Strat. 2.3 Extend BayTran's sphere of awareness to Ft. Bend and rest of Houston MSA
- Strat. 2.4 Provide Metrics to Demonstrate BayTran's Value to Members
- Strat. 2.5 Achieve Status as Transportation Management Organization

Goal 3: To Advocate for Regional Mobility

- Strat. 3.1 Define and Promote BayTran's Advocacy Agenda
- Strat. 3.2 Gain Support of Decision-makers for BayTran's Agenda
- Strat. 3.3 Gain Support of Partners and Communities for BayTran's Agenda
- Strat. 3.4 Maintain up-to-date data on project status and actions
- Strat. 3.5 Provide Information to Stakeholders on BayTran's Advocacy Agenda

Goal 4: To Operate Effectively

- Strat. 4.1 Sustain Accountability (Metrics and Social Impact)
- Strat. 4.2 Sustain Fiscal Solvency and Administrative Integrity
- Strat. 4.3 Expand Marketing and Communications
- Strat. 4.4 Engage the Board Fully

REPRESENTATION

BayTran's Region Serves:

4 Counties: Galveston, Brazoria, Chambers & Harris.

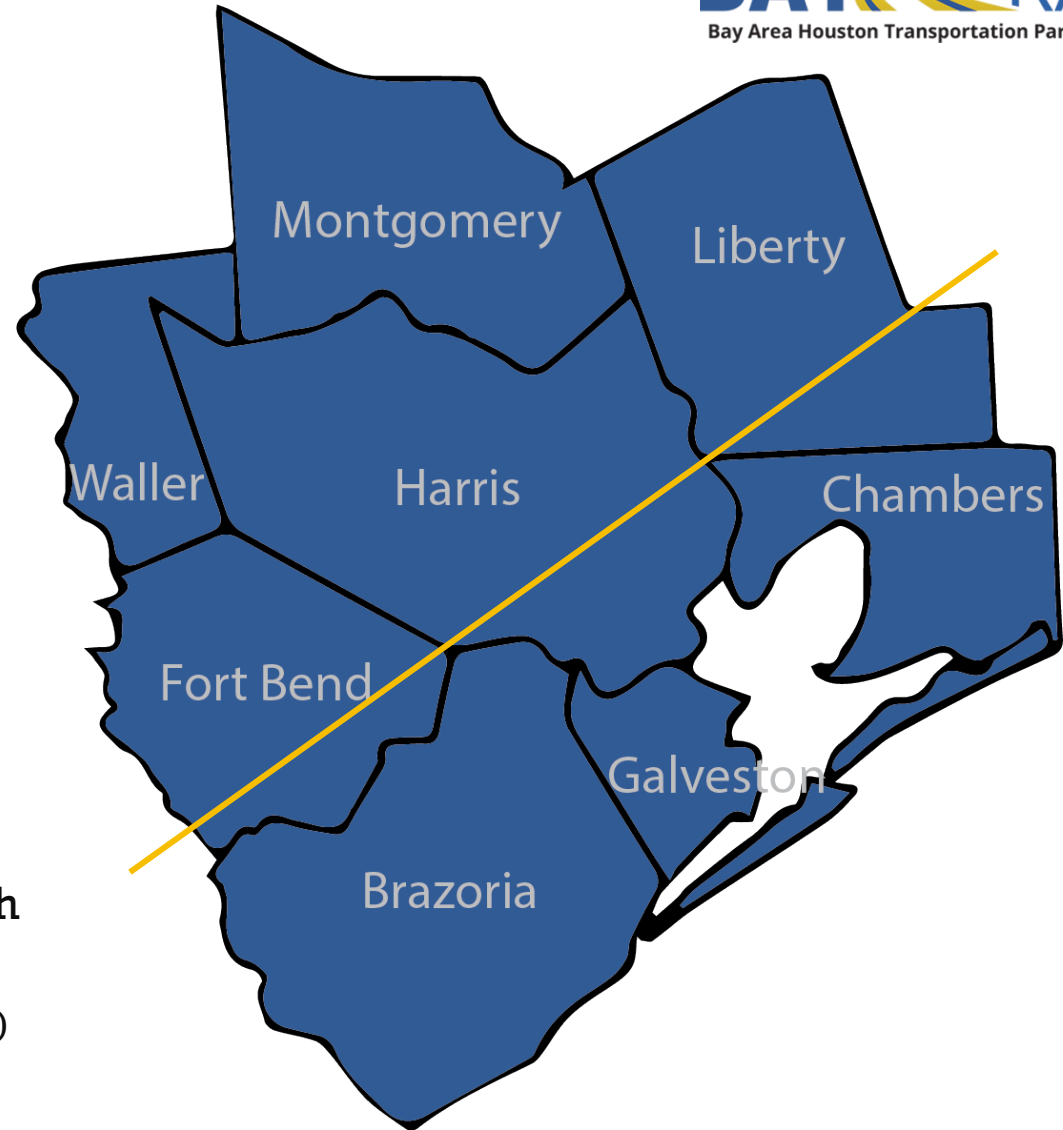
Over 60 Communities

2.5 Million Residents

3700 square miles

50% of the 8-county
regional economy

27% of the GDP of the 8th
largest economy in the world.
(4th largest of any metro area in the US)



MEMBERS

- Cities
- Counties
- Agencies
- Area Businesses
- Engineering Firms
- Concerned Citizens
- Trade Organizations
- Environmental Consultants



EXECUTIVE PARTNERS



SUSTAINING PARTNERS



Funded by membership dues and event revenue.

BENEFITS OF MEMBERSHIP



- Regional Coordination
- Advocacy & Education
- Business Development
- Transportation Management



Mayoral Panel



Topgolf Education Fundraiser – CREW Engineering Challenge

ADVOCACY

- Local
- State
- H-GAC (MPO)
- TxDOT
- Federal



2025 Washington DC Fly-in
Economic Alliance Houston Port Region



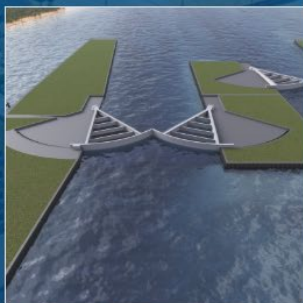
Galveston County Day in Austin

TEXAS COASTAL PROJECT

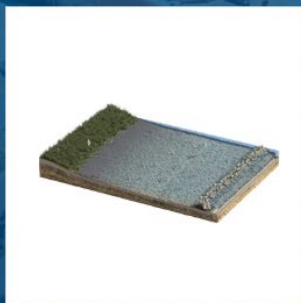
MULTIPLE LINES OF DEFENSE ON THE TEXAS COAST



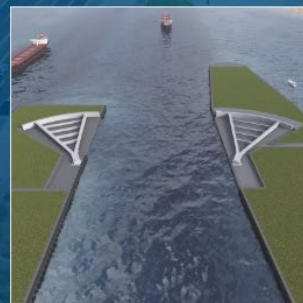
Aerial



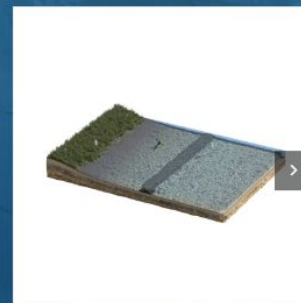
Deep-draft Navigation Gates



Breakwater Creation



Sector Gates



Oyster Reef Creation

VISION ZERO TEXAS



VISION ZERO TEXAS

**WE CAN END
TRAFFIC DEATHS
IN TEXAS**

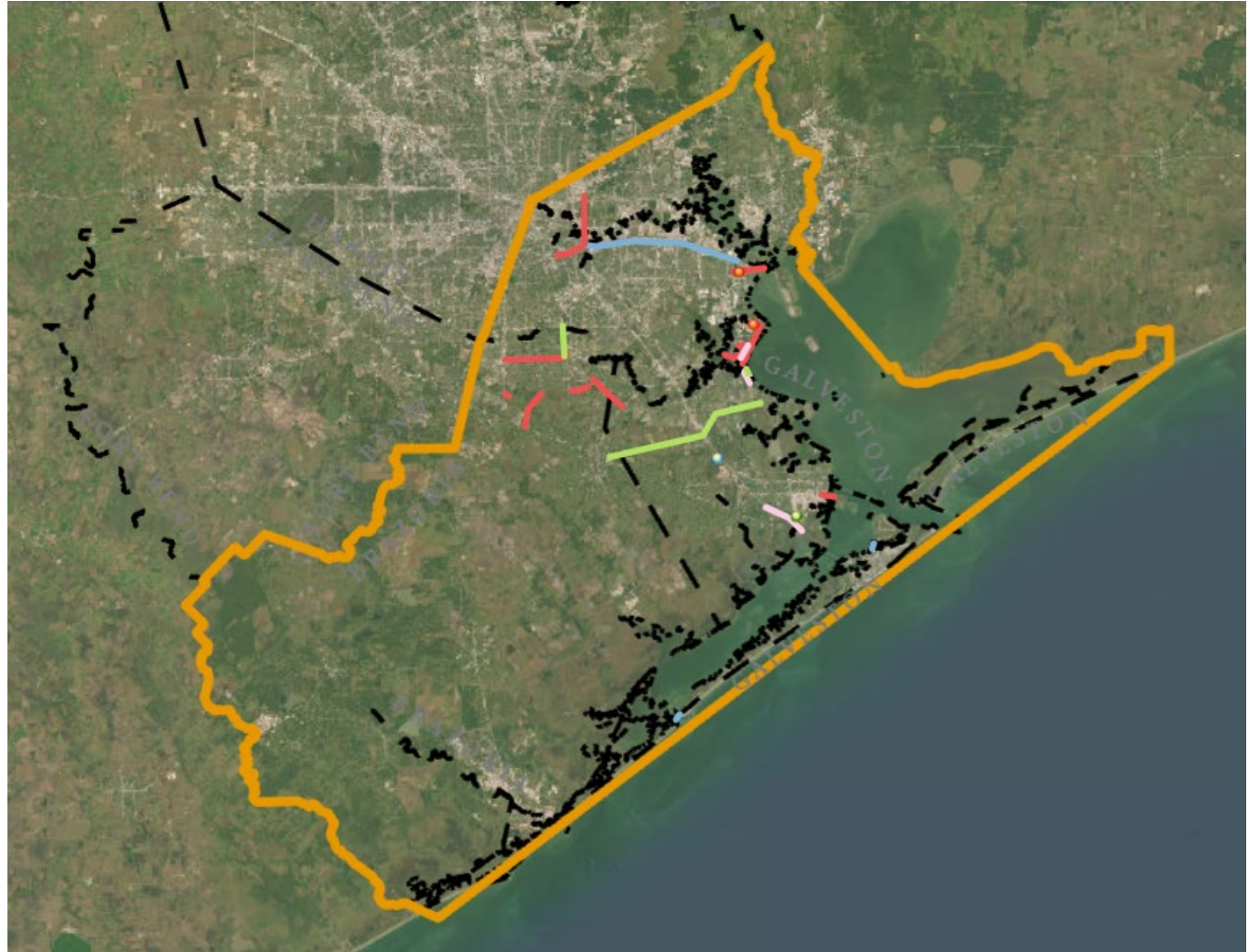


November 7, 2000 last zero death day on Texas Highways

STRATEGIC MOBILITY ADVOCACY MAP



Chairman: Nick Bokaie, GFT
Vice Chairwoman: Hanna Hall, Woolpert



TRANSPORTATION FUNDING

Draft 2026 Statewide Allocations

Summary of Draft 2026 UTP Funding and Comparison with 2025 UTP				
Category and Description		2025 UTP	Draft 2026 UTP	% Diff
1	Preventative Maintenance and Rehabilitation	\$18,668	\$18,407	-1%
2	Metro and Urban Corridor Funding	\$11,488	\$9,827	-14%
4	Statewide Connectivity (Rural & Urban)	\$20,067	\$17,165	-14%
5	Congestion Mitigation and Air Quality	\$2,323	\$1,938	-17%
6	Bridge	\$4,682	\$4,616	-1%
7	Federal Metropolitan Mobility	\$6,041	\$6,003	-1%
8	Safety	\$3,747	\$3,747	0%
9	Transportation Alternative Set-Aside	\$1,770	\$1,763	0%
10	Supplemental Transportation Projects & Carbon Reduction	\$2,612	\$1,809	-31%
11	District Discretionary, Energy Sector, and District Safety	\$6,146	\$6,146	0%
12	Strategic Priority and Texas Clear Lanes	\$20,026	\$20,923	4%
	Sub-Total Distribution (Less Cat 3)	\$97,570	\$92,344	-5%
3	Non-Traditionally Funded Projects	\$6,605	\$8,000	21%
	Total Estimated UTP Funding	\$104,175	\$100,344	-4%
Available funding from categories color coded in light blue are used for Project Selection Process				

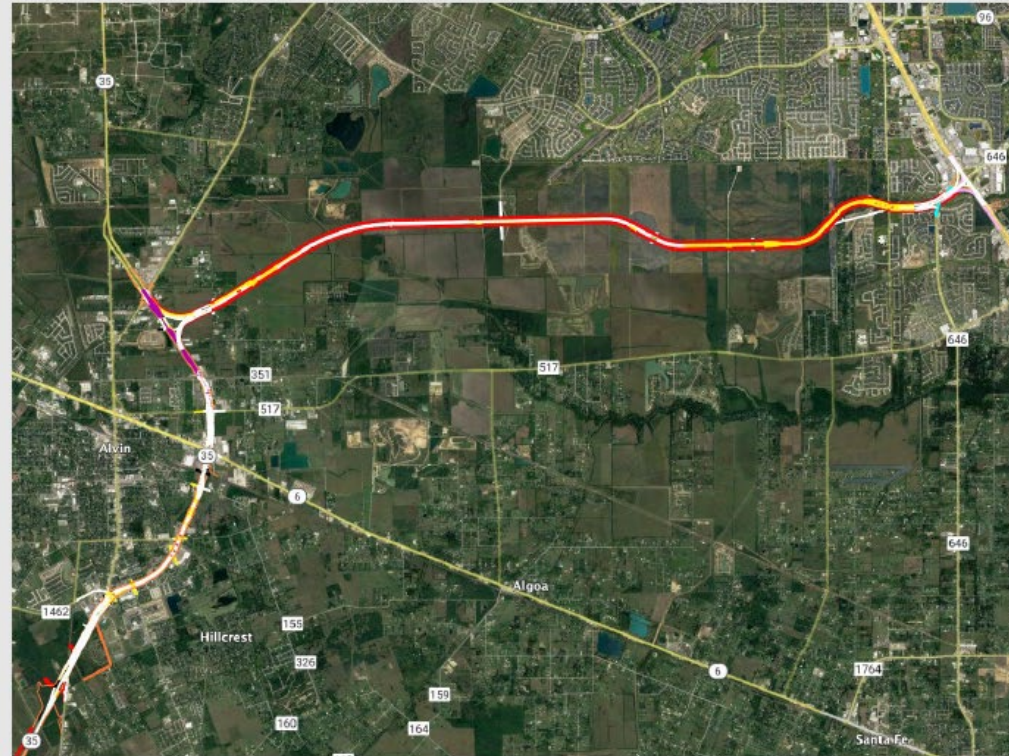
- Draft UTP: <https://ftp.txdot.gov/pub/txdot/get-involved/tpp/utp/062725-draft-2026utp.pdf>

SH 99 GRAND PARKWAY

Project Overview

■ Scope (from EIS) consists of:

- Four-lane, divided toll facility, with discontinuous frontage roads
- Grade separations at:
 - FM 646
 - Calder Road
 - Hobbs Road
 - Landing Street
 - Unnamed Road #1
 - Bay Area Blvd.
 - Maple Leaf Drive
 - McFarland Road
 - Unnamed Road #2
 - West Road
 - Unnamed Road #3
 - Clifford Street
 - FM 517
 - SH 6
 - BSNF
 - House Street
 - Fulton Drive
 - Fairway Drive
 - Mustang Street
 - FM 1462
 - FM 2403
- Direct Connectors at:
 - Four DC's at I-45 South
 - Two DC's at SH 35

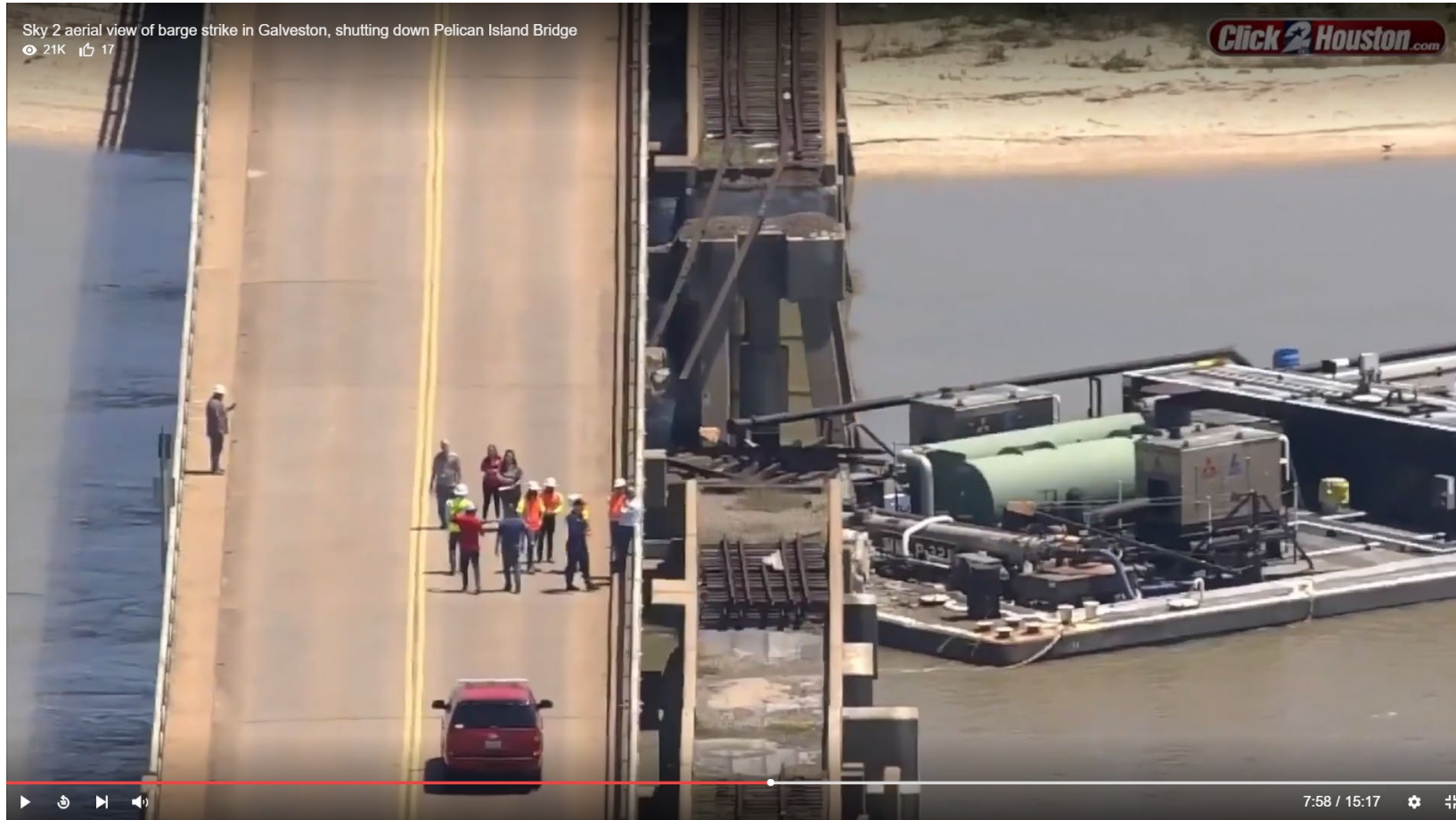


SH 225 AND I-610E

Upcoming Projects in the PEL Study Area

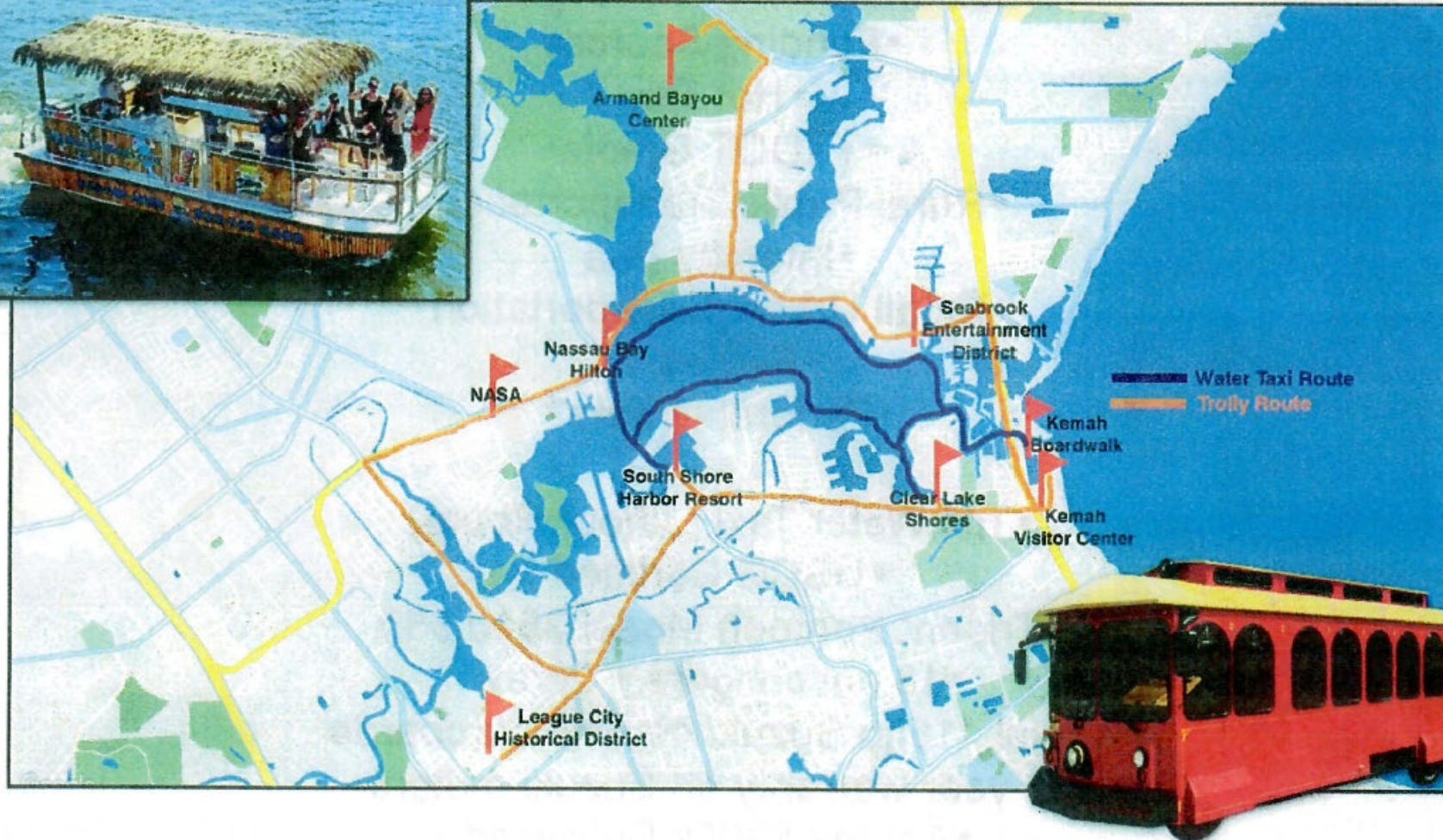
NEPA Process & Preliminary Design	Detailed Design	Detailed Design
		
I-610E Ship Channel Bridge	Beltway 8 and SH 225 (8 Direct Connectors)	SH 225 Overlay Beltway 8 to East Blvd.
Agency: TxDOT Estimated Start of Schematic and Environmental Studies: Fall 2024 Estimated Construction Cost: \$2 Billion	Agency: HCTRA Estimated Letting: Summer 2024 Estimated Construction Cost: \$310 Million	Agency: TxDOT Estimated Letting: Mid 2025 Estimated Construction Cost: \$11 Million

SEAWOLF PARKWAY AT PELICAN ISLAND CHANNEL BRIDGE REPLACEMENT



Representative Terri Leo Wilson:
“This incident emphasizes the desperate need for the new Pelican Island Bridge project to move forward as quickly as we can”

BAY AREA WATER TAXI + TROLLEY



BAYTRAN INTO THE FUTURE



Transportation Projects

Grand Parkway Segments A, B,C

SH-146 Widening

SH-225 + I-610 San Jacinto River Bridge

I-45 Widening

Pelican Island Bridge

Committees

Events

Education

Drainage*

Membership

Public Policy

Transportation

- **Ports & Maritime Subcommittee***

****New in 2025***

Supporting

Coastal Protection

Widening/Deepening of Houston Ship Channel



QUESTIONS



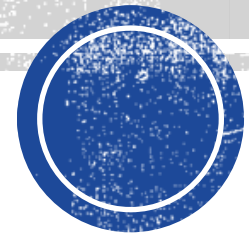
AMY SKICKI

President & CEO

Bay Area Houston Transportation Partnership

a.skicki@baytran.org

832-771-0773



Planning & Zoning Commission OFFICIAL REPORT

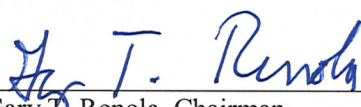
The Planning and Zoning Commission of the City of Seabrook met on September 18, 2025 to hold a meeting to consider:

3.1 Consider and take all appropriate action on a request for a Conditional Use Permit to establish an "Open Air Market" at 1208 North Meyer Road as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures".

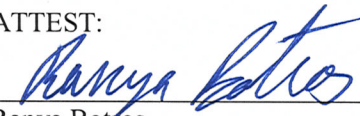
THE PLANNING & ZONING COMMISSION MADE THE FOLLOWING RECOMMENDATION:

APPROVAL ☒ APPROVAL WITH AMENDMENTS/CONDITIONS (SEE BELOW) ☐ DENIAL ☐
by a concurring vote of a majority of members of the Planning and Zoning Commission present at the meeting on September 18, 2025, as designated below and as certified by the signature of the Chairman.
This document is not valid unless signed by the Chairman/Presiding Commissioner.

<u>VOTE:</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>INITIAL</u>
Gary Renola	✓				GJR
Byron Hanssen	✓				BH
Scott Reynolds	✓				SR
Ed Klein	✓				EK
Guy Rodgers	✓				GR
Rhonda Thompson	✓				RT
Jared Justus	✓				JJ



Gary T. Renola, Chairman
Planning & Zoning Commission

ATTEST:


Ranya Borros
Community & Economic Development
Coordinator