



**MEETING MINUTES
AUGUST 19, 2025**

**SEABROOK CITY COUNCIL
SPECIAL JOINT CITY COUNCIL MEETING WITH
SEABROOK ECONOMIC DEVELOPMENT
CORPORATION AND COUNCIL WORKSHOP**

Mayor Jim Sweeney called the Seabrook Council Meeting to order at 5:00 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Jim Sweeney, Buddy Hammann, Tyler Kubena, Jared Sessum, Tom Tollett, Angela Cervantes, Summer Sanford. Also in attendance were: City Manager Gayle Cook and City Secretary Rachel Lewis. Mayor Jim Sweeney declared a quorum and pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

Aaron McGee 1818 Wallington Pine Gully Pier
Jackie Rasco 4002 Lakepointe Livestream of meetings, HOT Committee, EDC Director

2. DECLARATION OF A QUORUM BY EACH CHAIR AND CALL MEETING TO ORDER

Terri Chapman, Chair of the Economic Development Corporation declared a quorum and called the meeting to order at 5:06 pm.

3. WORKSHOP SESSION - SEDC AND CITY COUNCIL

3.1 Presentation and discussion on schematic designs of the former wastewater treatment plant site for the proposed Bayside Park space expansion and Main Street Streetscape Improvements. *Kimley-Horn and Associates and Bayside Park Stakeholder Group*

Kristina Malek with Kimley Horn presented the designs. See attachment A.

4. ADJOURN JOINT MEETING AND ENTER INTO BUDGET WORKSHOP WITH CITY COUNCIL

Economic Development Corporation Chair Chapman adjourned the Joint Meeting for the Corporation, and Mayor Jim Sweeney adjourned into a Special Budget Meeting Session for City Council at 5:45 pm.

5. WORKSHOP SESSION - CITY COUNCIL

5.1 Hear a presentation and report of the Certified Appraisal Roll from Harris County Appraisal District (HCAD) for the calculation of the 2025 No New Revenue rate (NNR) and the Voter Approval Rate (VAR).

City Manager Gayle Cook stated the certified rolls were not yet received, so the planned budget items could not be considered.

5.2 Review and discuss Fiscal Year 2025-2026 Proposed Budget including Special Funds and Capital Improvement Program (CIP).

This item was not discussed.

6. NEW BUSINESS

- 6.1 Consider and take all appropriate action to acknowledge receipt of the Certified Appraisal Roll from the Harris County Appraisal District (HCAD).
This item was not considered.
- 6.2 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.
This item was not considered.
- 6.3 Consider approval for Proposed 2025 Property Tax Rate and call Public Hearing on September 16, 2025. A record vote is required.
This item was not considered.
- 6.4 Consider approval of the Proposed Fiscal Year 2025-2026 Budget and calling Public Hearing on September 16, 2025. A record vote is required.
This item was not considered.

7. ADJOURN WORKSHOP SESSION

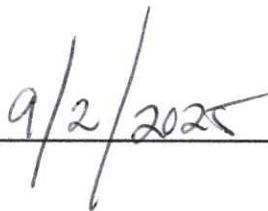
Hearing no further business, Mayor Sweeney adjourned the Special Budget Meeting at 5:47 pm.

APPROVED:



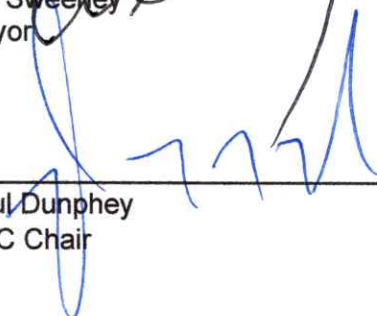
Jim Sweeney
Mayor

DATE:



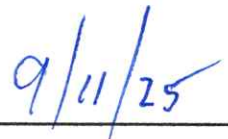
9/2/2025

APPROVED:



Paul Dunphy
EDC Chair

DATE:



9/11/25

ATTEST:

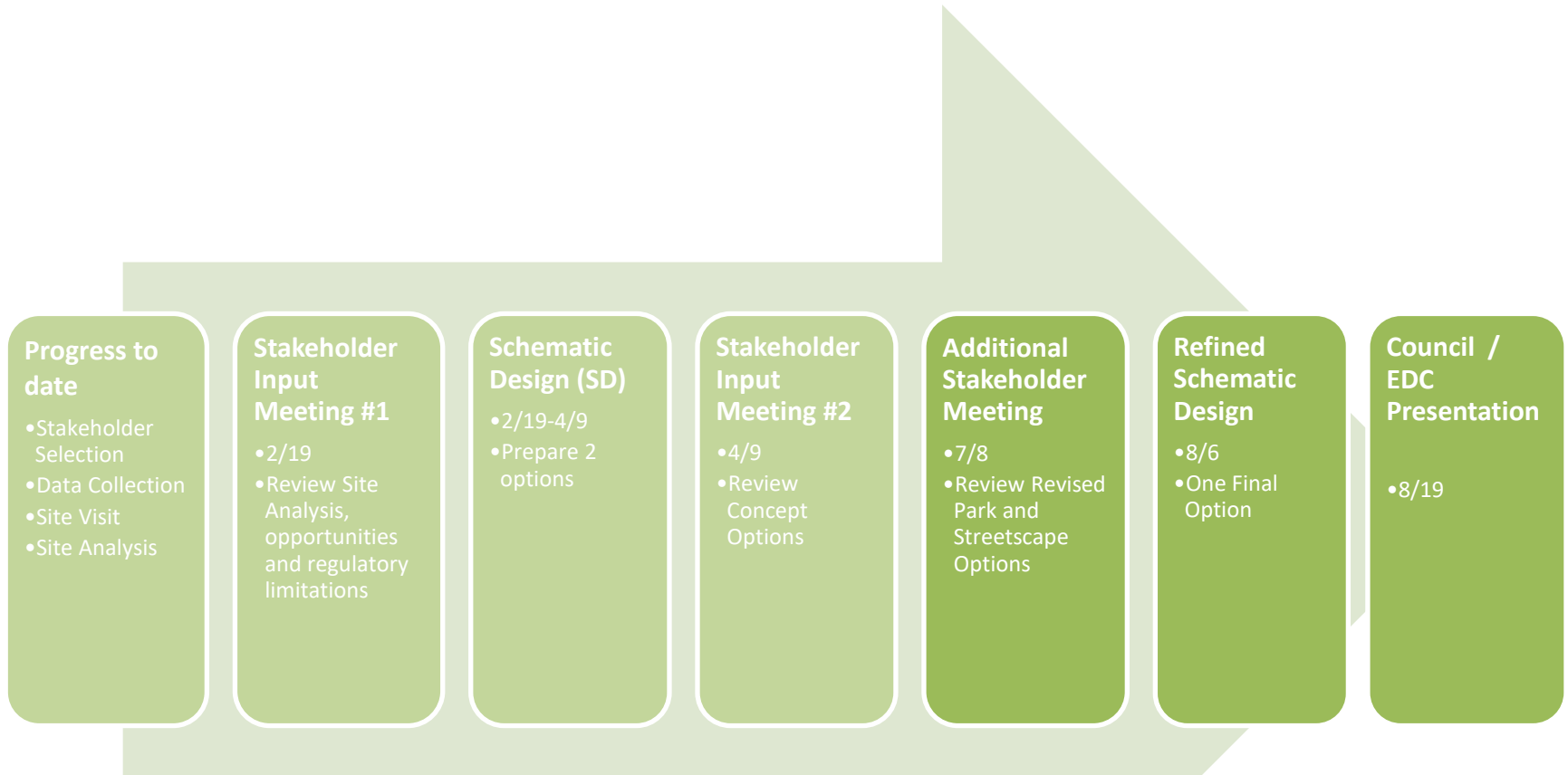


Rachel Lewis, TRMC
City Secretary

Bayside Park & Main Street Enhancements

Stakeholder Meeting - Revised Concept Design Review





1. Recap overall project process and timeline
2. Review Feedback from Previous Presentations
3. Park Concept Options
 - A. Park Option 1:
 - Entire park elevated to the height of the surrounding berm.
 - B. Park Option 2:
 - Main gathering spaces elevated to height of the surrounding berm.
 - Nature Walks slope down gradually to waters edge
 - C. Park Concepts Questions, Discussion and Feedback
4. Main Street Streetscape Options
 - A. Streetscape Concept
 - B. Streetscape Questions, Discussion and Feedback
5. Summarize and Discuss Next Steps



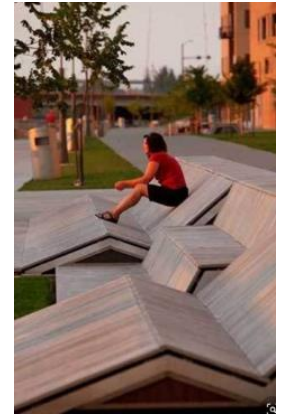


Park Options

Park Concepts

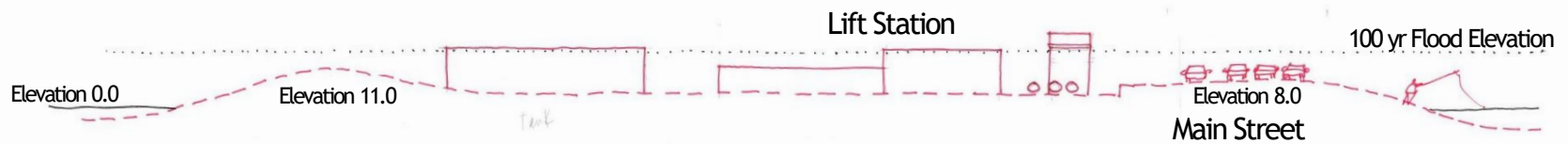
- nature focused - nature edu
- Coastal architecture (opt B)
- smaller, nature play features
- raise up site - even w/ tip of berm
- small event space - acoustic, teaching, theatre classes (50 ppl)
- no parking
- ~~all~~ structures are very resilient - mobile

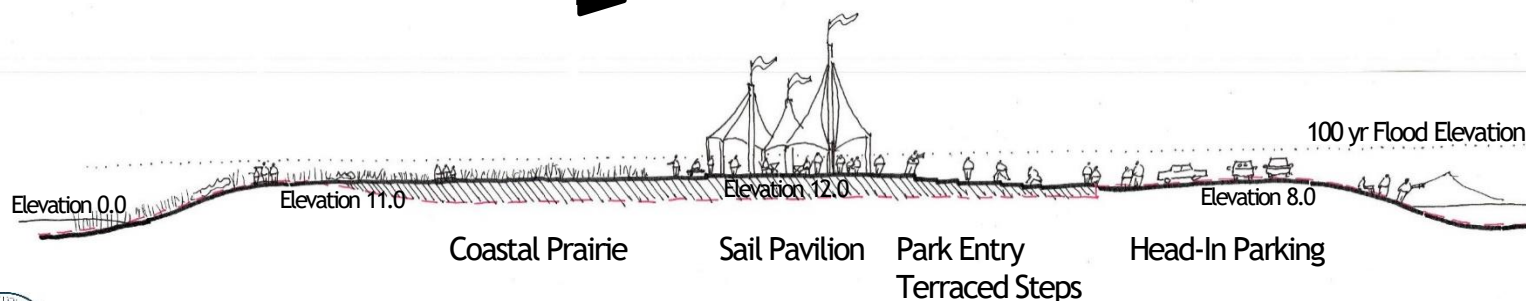
Consensus from Stakeholder Meeting 2



Kimley»Horn

Stakeholder Feedback







Kimley»Horn

Option 2



Park Concept Thoughts?



Kimley»Horn

Screen Lift Station Enhancements



Kimley»Horn

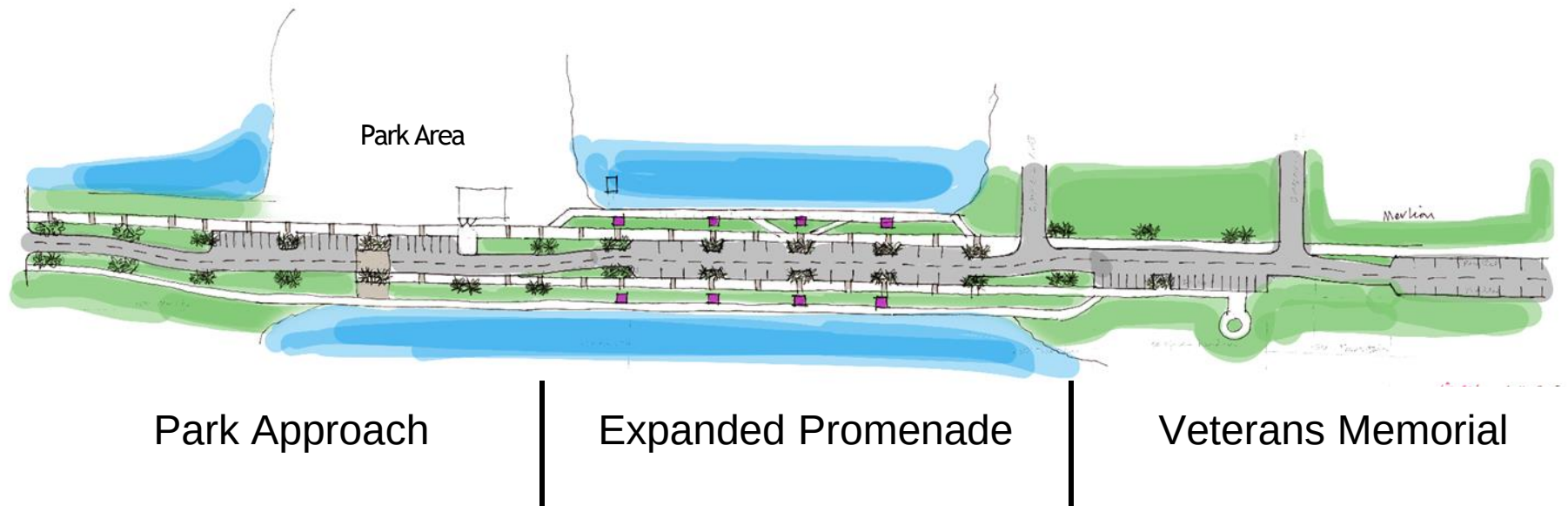
Main Street

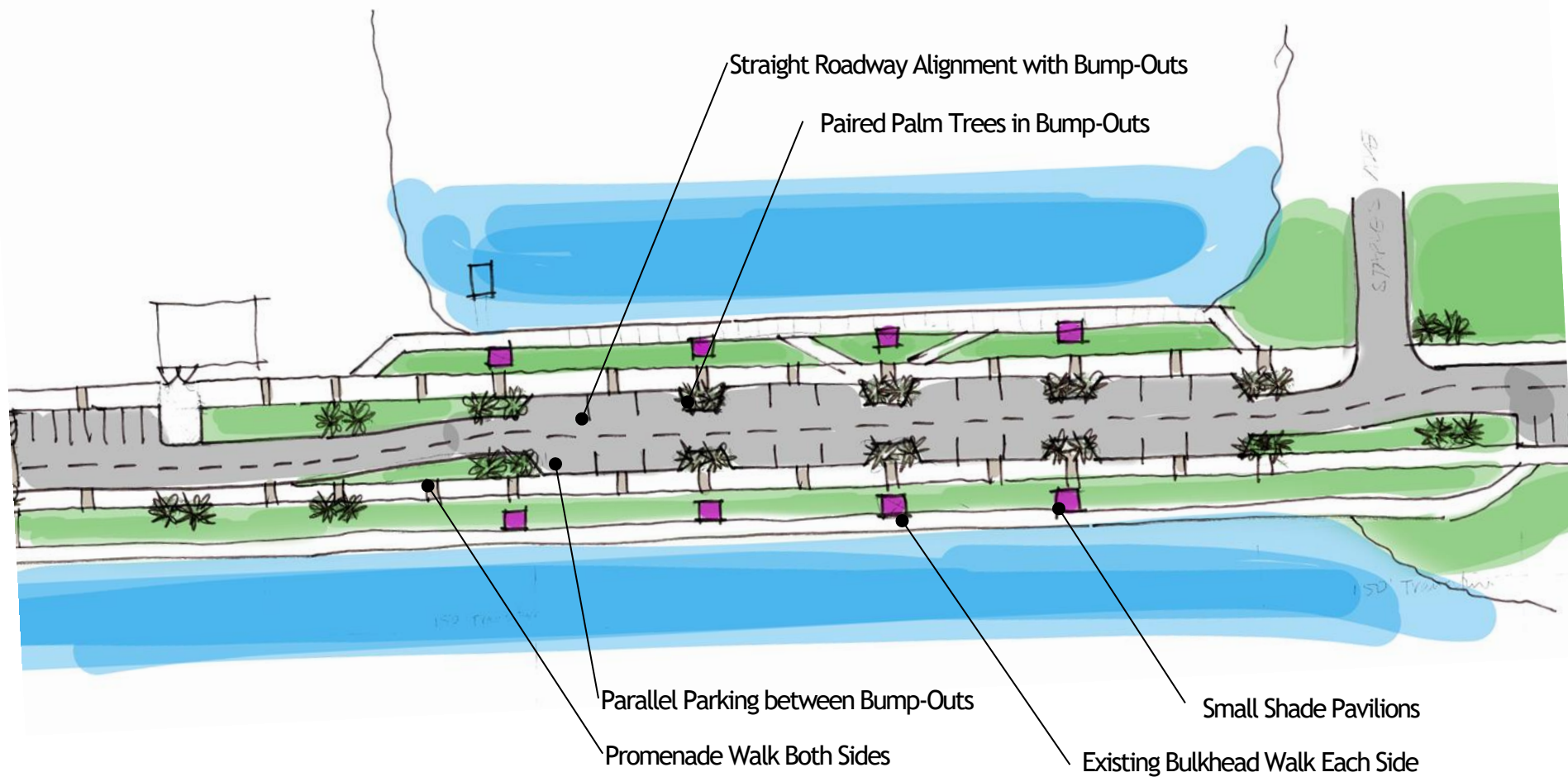
Streetscape Concept

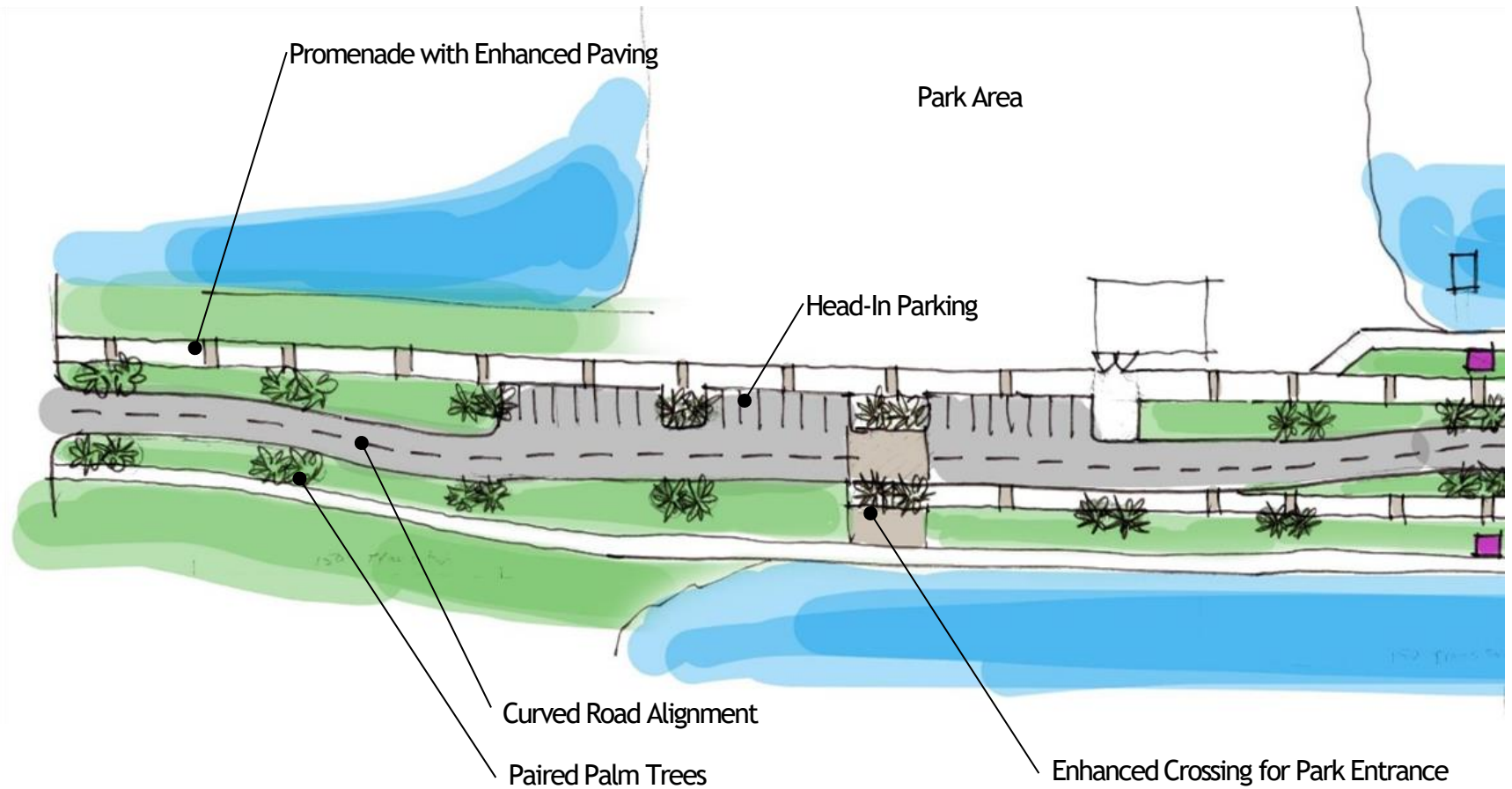
- clumps of trees (like Opt A)
- want addit parking (90° or angled parking)
- new lighting
- crosswalk at park
- alignment ^B in front of park, ^① A elsewhere
↓ at memorial ^②
- Walks on both sides, wider walk at water edge
- structures - small throughout
- keep DHE

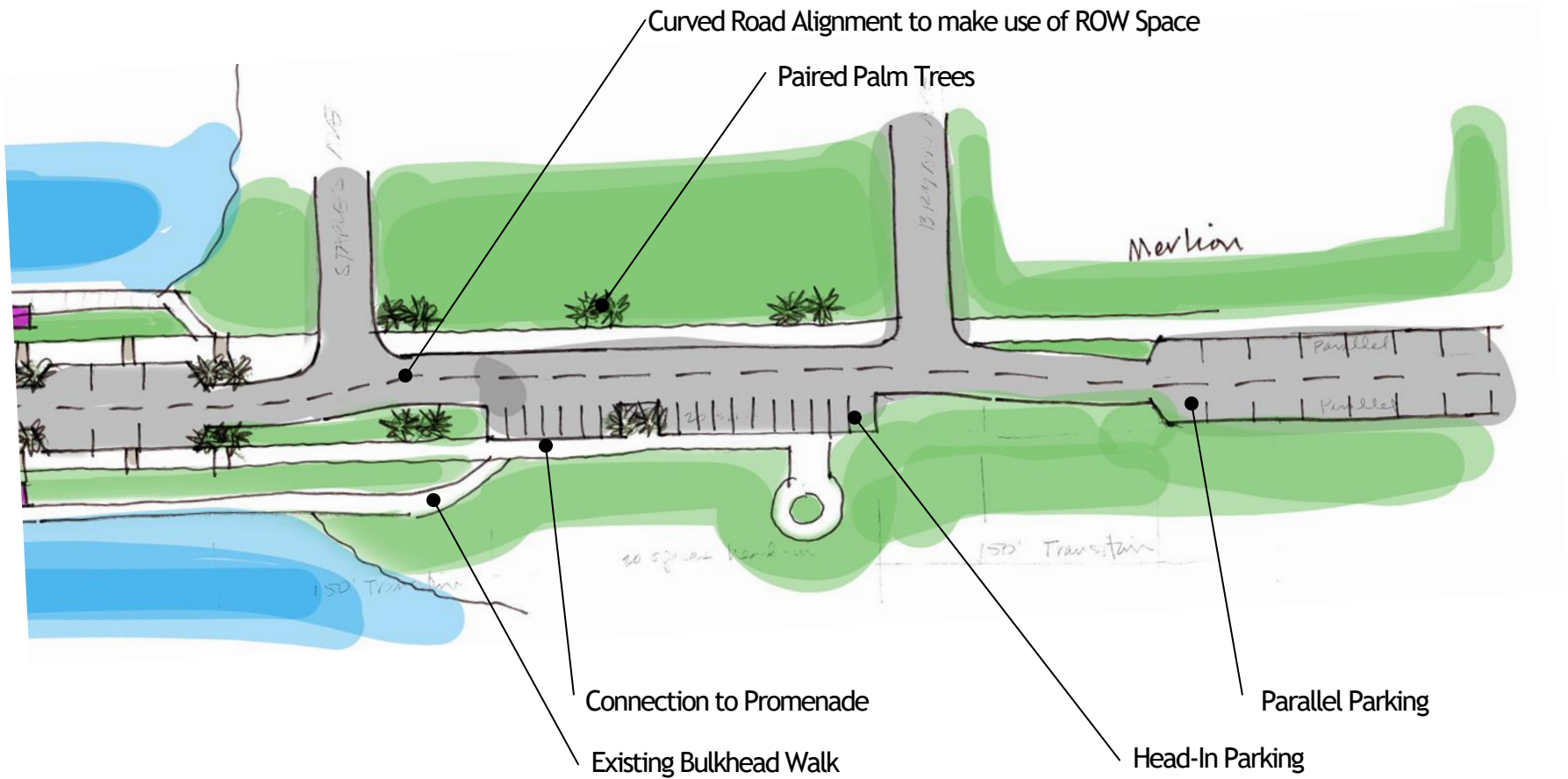
Consensus from Stakeholder Meeting 2













Kimley»Horn

Streetscape Thoughts?