



**MEETING MINUTES
OCTOBER 7, 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, City Secretary Rachel Lewis, and City Attorney David Olson. Pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

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:

National Night Out on October 7, 2025

Costume Paw Parade on October 25, 2025

National Drug Take Back Day on October 25, 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 update. **See Attachement A.**

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.

Councilmember Jared Sessum presented the award to the Seabrook Volunteer Fire Department, Assistant Fire Chief Andy Castiglione.

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.

Mayor Sweeney presented the proclamation to Fire Marshal Kevin Rodgers and the Seabrook Volunteer Fire Department.

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

Mayor Sweeney presented the proclamation to Emanuel Walker of Bay Area Turning Point.

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.

Patrick and Michael Robinson with Barge 295 presented the updates needed for an extension of the agreement. **See Attachment B.**

Mayor Sweeney adjourned the meeting into an Executive Session under Texas Government Code Section 551.071 at 6:30 pm.

Mayor Sweeney reconvened into Open Session at 6:53 pm.

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.**

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

There were no public comments. Mayor Sweeney closed the Public Hearing.

- 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.**

Assistant City Manager Landis presented the request. **See Attachment D.**

There were no public comments. Mayor Sweeney closed the Public Hearing.

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

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

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.**

Councilmember Kubena recommended Helen Hanks, Galvin Moore, and Brandi Tallady be appointed as members, and George Harris be appointed as the alternate member.

Motion:	To Approve as recommended
Made By:	At-Large Position 1 Kubena
Seconded By:	Mayor Pro Tem, At-Large Position 5 Hammann
Vote:	Passed unanimously by all present

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).**

Motion:	To extend the agreement with the understanding that at the end of the 1st quarter of 2026 the tent be removed.
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 2 Sessum
Vote:	Passed unanimously by all present

- 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.**

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 1 Kubena
Vote:	Passed with Councilmembers Kubena, Hammann, Sweeney, Cervantes, and Sessum voting in favor and Councilmember Sanford voting opposed.

- 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.**

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 1 Kubena
Vote:	Passed unanimously by all present

- 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.**

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

- 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).**

Motion:	To Approve Bill Frazier and Melissa Noriega
Made By:	At-Large Position 4 Cervantes
Seconded By:	Mayor Pro Tem, At-Large Position 5 Hammann
Vote:	Passed unanimously by all present

- 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.**

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

- 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.**

Councilmember Cervantes expressed concerns about Around the Bay News being an insert into Hometown Press. She also asked that Bay Area Observer be considered as well. City Secretary Rachel Lewis stated Hometown Press had been in circulation for more than one year and City Attorney David Olson stated this satisfied the state requirement.

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

- 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.**

Councilmember Cervantes presented the need to reduce the fee to a flat fee of \$100. Councilmember Sanford expressed concerns about setting a precedent for non-profit

organizations requesting future fee waivers if this request was granted.

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

Motion:	To Amend the motion for a \$100 fee for a 3-day period
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 4 Cervantes
Vote:	Passed unanimously by all present

- 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.**

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

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.**

Assistant City Manager Sean Landis presented the item. He explained any amendment would need to be considered by Planning and Zoning, and he recommended a workshop session be scheduled with the Planning and Zoning Commission and Council. Council gave direction to staff to investigate options, specifications, and schedule a joint workshop with the Planning & Zoning Commission.

8. ROUTINE BUSINESS

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

City Secretary Rachel Lewis informed Council the next Regular Council Meeting was scheduled for October 21, 2025 at 6:00 pm.

There being no further business Mayor Sweeney adjourned at 7:36 pm.

Signature Page:

APPROVED:



Jim Sweeney
Mayor

DATE: 10/21/2025

ATTEST:



Rachel Lewis, TRMC
City Secretary

CITY MANAGER CITY COUNCIL REPORT

Date: October 7, 2025

Boards and Commissions Updates

Planning and Zoning Commission – September 18, 2025 – Held

- Conditional Use Permit to establish an “Open Air Market” at 1208 North Meyer Road (Seabrook Cheese Co) held a Public Hearing and approved the request and the Specific Public Hearing is set for November 4, 2025 with City Council
- Code involving “Hazardous Materials” as a construction method of a fence was discussed and will be scheduled for further discussion by the board to make a recommendation back to City Council

Parks and Trails Committee – October 2, 2025 – **No Quorum -Moving to October 16, 2025 at 4:00pm**

- Presentation from group on a New Skate Park
- Discuss a recommendation to City Council on a new Skate Park
- Discuss various maintenance items throughout park system
- Discuss the Parks and Trail Appreciation Luncheon
- Discuss the TxDOT \$160k Keep Texas Beautiful Grant and the TxDOT bid process per the TxDOT representative

Economic Development Corporation (EDC) – October 9, 2025 -Upcoming

- Pomodoro’s tabled item / application
- Crown Trophy application
- Discuss Public Application Period for the Business of the Year
- Discuss Incentive Policy and Possible Amendments
- Discuss additional special Counsel for Training Sessions

Public Notice

- Specific Public Hearing by City Council – **November 4, 2025**
Conditional Use Permit (CUP) for Seabrook Cheese Co for Open Air Market

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: Currently, the NB entrance to the Main Lanes is closed and traffic has been on the new Frontage Road detoured to Port Road to next entrance ramp. 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 indicated that they are in design with engineering firm on the ‘Southern Access Road’ (extension of Red Bluff) into the complex. Due to size of new roadway, 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: City is the Quiet Zone applicant and the final approval by FRA is pending to begin rail car activity

S26 – East Meyer Project

- **Purpose:** Reconstruct roadway (SH 146 to Todville) from asphalt to concrete and complete sidewalk connectivity.
- **Status:** Design in Progress and approaching 50% design set

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.
- **Construction:** City targeting 2026 grant cycle.

- Status: City received information the Design Consultant Team contract from County and it will come in around \$725k. This is just now going to Commissioners Court putting the estimated construction if working with the county not to start until Summer 2027.

Capital Improvement Projects (CIP)

Water Projects

- **W21 - Geon to Red Bluff Interconnect**
 - Purpose: Increase system redundancy in case of main line failure
- **W16 – Old SH 146 Waterline Interconnect**
 - **Purpose:** Increase system redundancy in case of main line failure
 - **Status:** Both W16 and W21 are on hold pending the City of Pasadena's approval of connections
- **W31 – Seascape Waterlines**
 - **Purpose:** Replace aging lines.
 - **Estimated Completion:** November 2025*
 - **Status:** Boring is taking place under Red Bluff.

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:** Bid Opening on October 30, 2025
- **WW21 & WW22 – Pine Gully Force Main Bore & Force Main Bore near 10th**
 - **Purpose:** Replace exposed wastewater line on Todville Bridges with underground bores
 - **Status:** ROW Issues have emerged and the engineering firm and staff are working through solutions where the modified bore entrance and exit points

Facilities Projects

- **P24 – Pelican Bay Municipal Pool Facility (Bond Project 2025)**
 - **Purpose:** Demolish and rebuild pool facility.
 - **Status:** Design is underway and a Design Build Bid Contract has been created for the full scope of project simultaneously
- **FAC22 – City Hall Generator** - Installed but will need the additional plumbing and electrical work to finalize
- **FAC33 – Fire Station Generator (HMGP)**

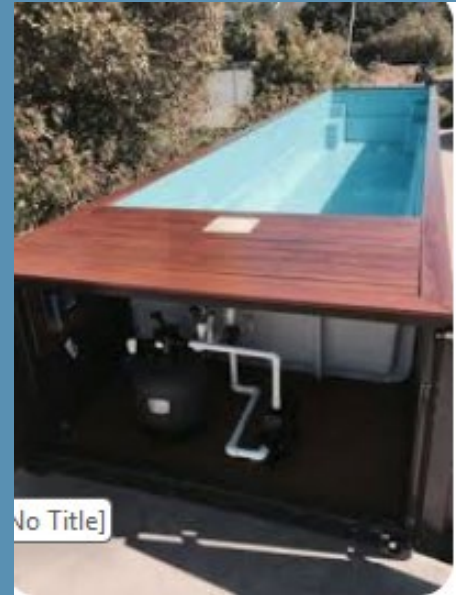
- **Purpose:** Replace aging generator at Fire Station to improve resiliency. Interim solutions provided with mobile generator.
 - **Status:** New generator delivery and installation expected in early October
- **FAC25 – EMS Expansion (Bond Project 2023)**
 - **Purpose:** Expand Seabrook Fire Station to add EMS and Emergency Management capacity, including an Emergency Operations/Training Room, offices, secure supply space, report stations, and bunk rooms.
 - **Status:** Contractor is fully mobilized and broke up all concrete for new pad site in the back. This week the utility and drainage work began.
- **P20 – Carothers Garden East Tract Trail System**
 - **Council Approval:** July 15, 2025
 - **Status:** Contractor is substantially complete and waiting on surveyor to get cross sections. Once approved, the city will begin the installation of granite trails. Further recommendations from the Park and Open Space Committee will continue for planting of the berms
- **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 this agenda for consideration
- **FAC27 – Community House Remodel**
 - **Purpose:** Upgrade and renovate the Seabrook Community House
 - **Status:** This project has started with the kickoff of the painting and repairs of the exterior. Crews will be working on all the wood repairs for the next 1-2 weeks before painting begins.

Item 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 ½ 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.

Presenters: Driver & Rescue, LLC – Patrick & Michael Robinson

- The presenters gave a brief overview of the history of the property located at 2613 ½ NASA Parkway
- They discussed that, because Barge295 is uniquely positioned in the mixed-use Lakefront district, it should be treated differently than other zoning designations as they continue repairs and work towards a more permanent solution.
- The presenters mentioned that Barge205 checks all the boxes regarding waterfront development including:
 - Economic Development
 - Community Events
 - Community Character
 - Small Town Feel
 - Waterfront Location
- They discussed that residents identified restaurants, entertainment venues and high-end retail as the top three most desired businesses to be developed in Seabrook.
- They discussed Barge295’s involvement within the community and that they have partnered with multiple organizations and charities to promote the city.
- The presenters discussed the details of their request for an extension on the current agreement with the city and outlined their schedule through the first quarter of 2026.
- They discussed the economic impact that Barge295 has had on the City of Seabrook to include:
 - Tourism
 - Job creation
 - Tax revenue
 - Attracting non-resident locals into Seabrook
- They displayed images of the site location as well as concept drawings of potential permanent solutions.
- Finally, they expressed their appreciation for the City’s support during their rebuild and asked that the City continue to work with Barge295.

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.



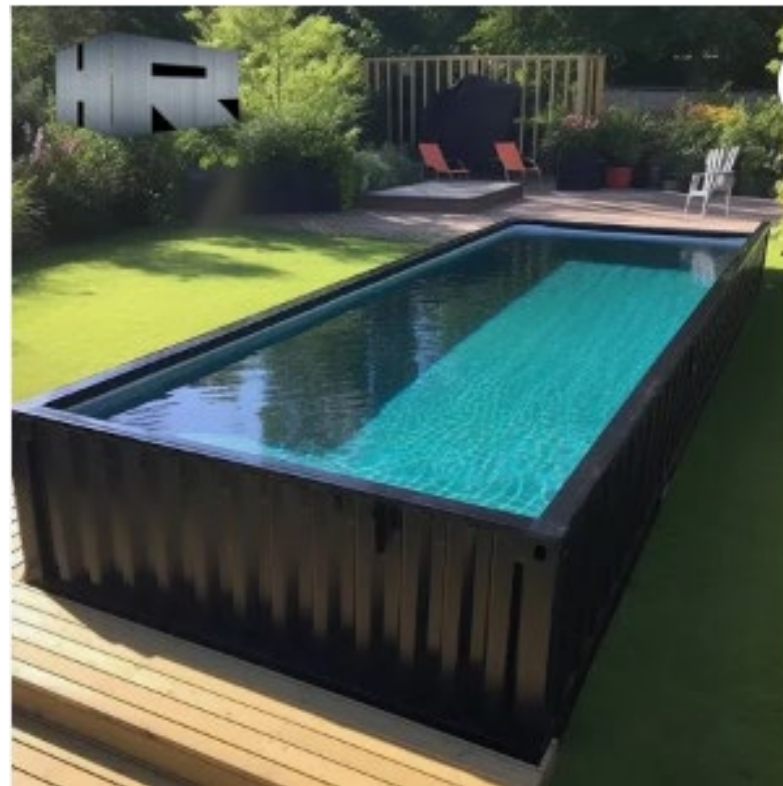


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Questions?