



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, JANUARY 6, 2026 - 6:00 PM**

For city information visit www.seabrooktx.gov
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NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY, JANUARY 6, 2026 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. *Gayle Cook, City Manager*

2. PRESENTATIONS

2.1 Mayor Sweeney to present a Certificate of Appreciation to the Clear Falls Troubadours for their participation at the Seabrook Veteran's Day event, along with a brief performance by the Troubadours.

2.2 Mayor Sweeney to present a Certificate of Appreciation to the Leadership Development Corporation for their participation at the Seabrook Veteran's Day event.

2.3 Presentation to recognize Seabrook Cheese Company as the Seabrook Economic Development Corporation's Business of the Year Award for 2025.

2.4 Presentation of the 2025 Annual Report from Seabrook Economic Development Corporation (SEDC). *Paul Dunphey, EDC President*

3. **CONSENT AGENDA**

3.1 Approve the minutes of the December 2, 2025 City Council Meeting.

4. **NEW BUSINESS**

4.1 Consider and take all appropriate action on the first reading of Ordinance 2026-01 a request for approval of amendments to Ordinance NO. 2024-11 Quiet Warehouse Planned Unit Development (PUD). *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN ORDINANCE AMENDING ORDINANCE 2024-11 FOR UPDATE REVISIONS TO "QUIET WAREHOUSING (PUD) "PLANNED UNIT DEVELOPMENT", CONSISTING OF 3.695 ACRES SITUATED IN ABSTRACT 52, OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, GENERALLY LOCATED EAST OF OLD STATE HIGHWAY 146, NORTH OF RED BLUFF ROAD, AND SOUTH OF PORT ROAD; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO, BY REVISING THE EXISTING PLANNED UNIT DEVELOPMENT ("PUD") PLAN REGULATIONS, RESTRICTIONS, TERMS AND CONDITIONS, ("PLAN"), MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"; ATTACHED HERETO; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY AND NOTICE.

4.2 Consider and take all appropriate action on the first reading of Ordinance 2026-02, an ordinance authorizing the sale to Bay Vista Property Owner's Association all the right-of-way generally located within the Gay Vista Subdivision, known as Bay Vista Drive, originally platted as Palm Drive and Flamingo Lane; providing for the determination and payment of fair market value; authorizing conveyance by limited warranty deed; providing conditions precedent; and containing other related provisions. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN ORDINANCE AUTHORIZING THE SALE TO BAY VISTA PROPERTY OWNER'S ASSOCIATION ALL OF THE RIGHT-OF-WAY GENERALLY LOCATED WITHIN THE GAY VISTA SUBDIVISION, KNOWN AS BAY VISTA DRIVE, ORIGINALLY PLATTED AS PALM DRIVE AND FLAMINGO LANE; PROVIDING FOR THE DETERMINATION AND PAYMENT OF FAIR MARKET VALUE; AUTHORIZING CONVEYANCE BY LIMITED WARRANTY DEED; PROVIDING

CONDITIONS PRECEDENT; AND CONTAINING OTHER RELATED PROVISIONS.

4.3 Consider and take all appropriate action on approval of a proposal from Duplantis Design Group, PC (DDG) for professional design services on the North Meyer Paving project, Seabrook CIP S27, in the amount of \$330,450.00 plus reimbursable expenses and authorize the City Manager to execute the agreement and any associated documents. *Brian Craig, Director of Public Works | City Engineer*

4.4 Consider and take all appropriate action on a proposal with Branch Construction Group for CIP D19 for four (4) outfall locations for repair in an amount of \$158,060.00 and authorize the City Manager to execute the proposal and any associated documents. *Brian Craig, Director of Public Works | City Engineer*

4.5 Consider and take all appropriate action on Task Order 3, Witt O'Briens Professional Services Agreement (PSA) for grant writing services in an amount not to exceed \$40,500.00 for a City application to the U.S. Department of Transportation's (USDOT) Better Utilizing Investments to Leverage Development (BUILD) Grant. *Gayle Cook, City Manager*

4.6 Consider and take all appropriate action on approval of a proposal from Honeywell in an amount of \$24,511.81 for a heater unit at the Seabrook Fire Station. This is an unbudgeted item and will require a budget amendment. *Gayle Cook, City Manager*

4.7 Consider and take all appropriate action on the approval of the purchase of new Court and Council Chambers seating from National Business Furniture through the purchasing cooperative Buyboard for an amount of \$22,235.71 from the Public Educational and Governmental (PEG) Fund. *Gayle Cook, City Manager*

5. ROUTINE BUSINESS

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

Rachel Lewis, TRMC

