



**MEETING MINUTES
JANUARY 6, 2026**

**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. Pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

Rob Lamy	1830 Lakeside	Short Term Rentals, squatters
Kelly Stewart	2510 Hollybrook	Warehouse property
Captain Josh Mittleman	2322 Lakewood Yacht Club Dr.	Abandoned boats
AE Morphis	2554 Loganberry Cir	Signed up but decided not to speak
Joe Machol	Seabrook	Warehouse, gun target on front door
Mark Sanford	1928 Bayview Dr.	Warehouse and noise

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

Councilmember Kubena announced the following events:

Christmas Tree Recycling until January 9, 2026

Community Shred Day on January 14, 2026

Coffee With A Cop on January 14, 2026

Applications Open for a Place on the Ballot beginning January 14, 2026

City Office Closure on January 19, 2026

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 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.

Mayor Sweeney presented a Certificate of Appreciation to the Clear Falls Troubadours and the Troubadours presented a performance of the National Anthem.

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.

Mayor Sweeney presented a Certificate of Appreciation to the Leadership Development Corporation.

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

Mayor Sweeney presented the 2025 Business of the Year Award to the Seabrook Cheese Company.

2.4 Presentation of the 2025 Annual Report from Seabrook Economic Development Corporation (SEDC).

Seabrook Economic Development Corporation Chair Paul Dunphey presented the report. **See Attachment B.**

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).

Assistant City Manager presented the recommendation from the Planning & Zoning Commission recommending approval. **See Attachment C.** Councilmember Cervantes asked that the setback area be increased between the warehouse and the homeowners. Councilmember Hammann stated the distance in question was between the warehouse and the RV Park, which was owned by the same owners as the warehouse.

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, Sanford, Hammann, Sweeney, Tollett, and Sessum voting in favor, and Councilmember Cervantes voting opposed.

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.

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

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.

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

- 4.4 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.**

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

- 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.**

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

- 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.**

Motion: To Approve
Made By: At-Large Position 2 Sessum
Seconded By: At-Large Position 3 Tollett
Vote: **Passed** unanimously by all present

- 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.**

Councilmember Cervantes stated this was an unnecessary expense. Councilmember Kubena asked how old the chairs were. City Manager Cook informed him that the

chairs were about 20 years old, and she also stated if the purchase we approved, the old chairs would be sent to auction.

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.

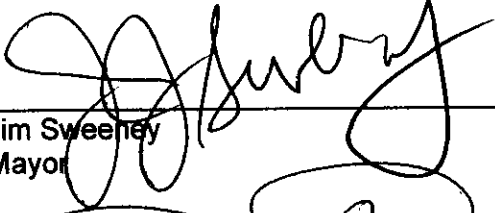
5. ROUTINE BUSINESS

5.1 Establish future meeting dates and agenda items.

City Secretary Rachel Lewis informed Council the next Regular City Council meeting was scheduled for January 20, 2026 at 6:00 pm.

Hearing no further business, Mayor Sweeney adjourned the meeting at 6:55 pm.

APPROVED:

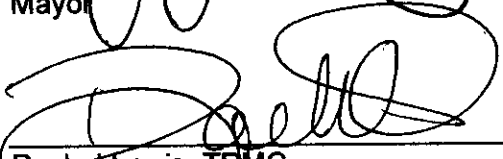


Jim Sweeney
Mayor

DATE:

1/20/2026

ATTEST:



Rachel Lewis, TRMC
City Secretary

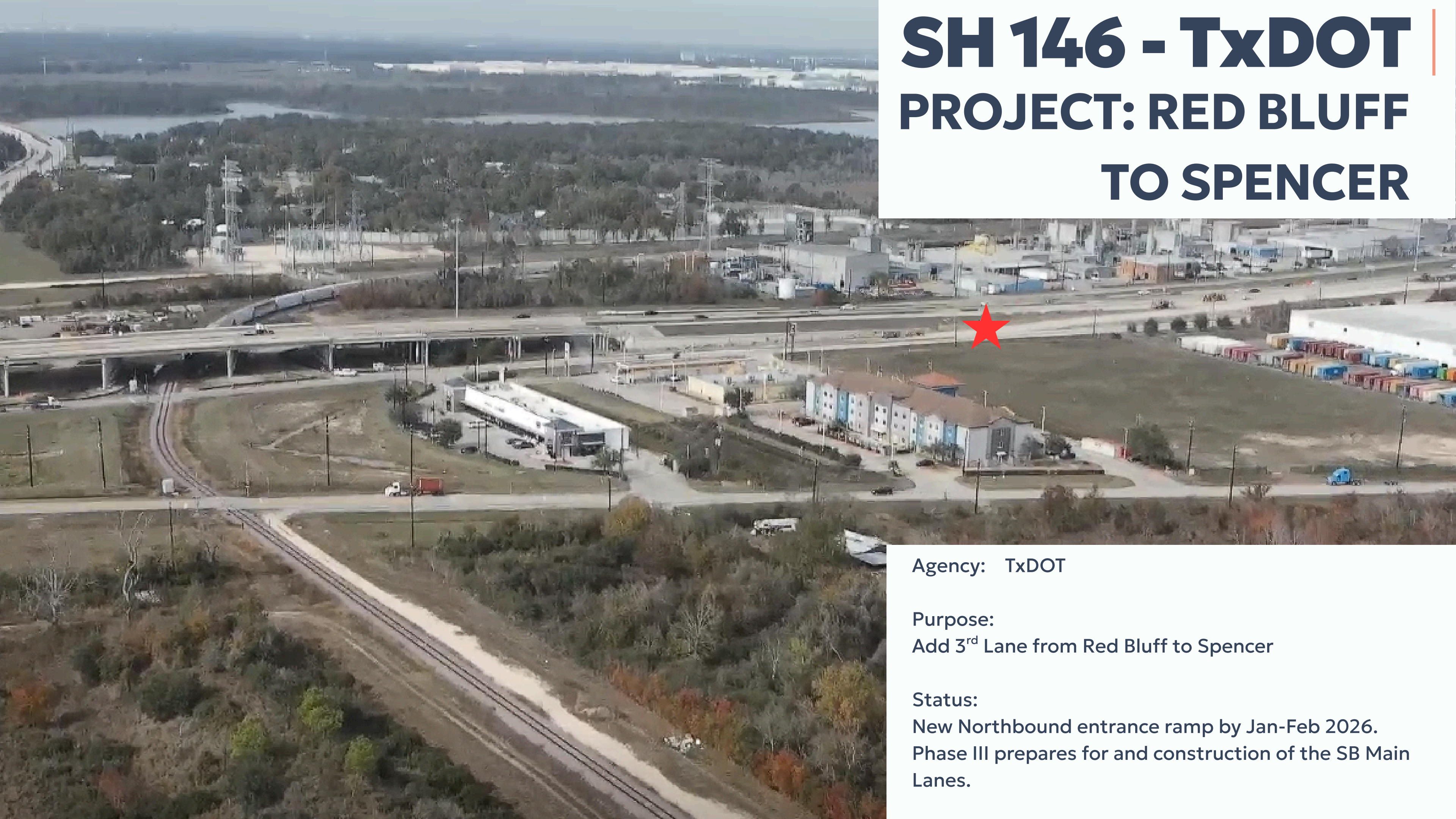
JANUARY 6, 2026
**CITY COUNCIL
UPDATE**

Boards and Commissions

- **CIVIL SERVICE COMMISSION - DEC 8TH**
 - **POLICE OFFICER ELIGIBILITY LIST APPROVED**
 - **25 PASSING CANDIDATES**
- **ECONOMIC DEVELOPMENT CORP**
 - **UPCOMING MEETING JANUARY 8TH**
 - **WORKSHOP ON INCENTIVE POLICY**
 - **ADDITIONAL BOLLARDS AND CHAIN AMENITIES ON CORRIDOR**
- **PARKS AND TRAILS COMMITTEE**
 - **UPCOMING MEETING JANUARY 8TH**
 - **PARK AND PROJECT UPDATES**
 - **OLD BUSINESS DISCUSSION ON THE KEEP TEXAS BEAUTIFUL GRANT WITH TXDOT**

SH 146 - TxDOT

PROJECT: RED BLUFF TO SPENCER



Agency: TxDOT

Purpose:

Add 3rd Lane from Red Bluff to Spencer

Status:

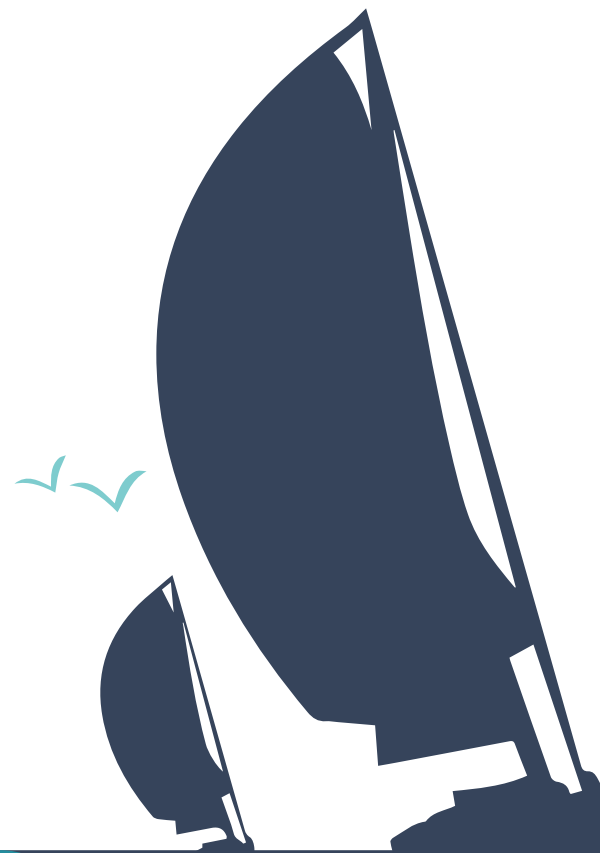
New Northbound entrance ramp by Jan-Feb 2026.
Phase III prepares for and construction of the SB Main
Lanes.

SOUTHERN ACCESS ROAD

Agency: Port Houston and Harris County

Purpose: Second ingress and egress to Bayport complex

Status: Port of Houston is targeting Q1 2026 for design to be complete and move to bidding phase

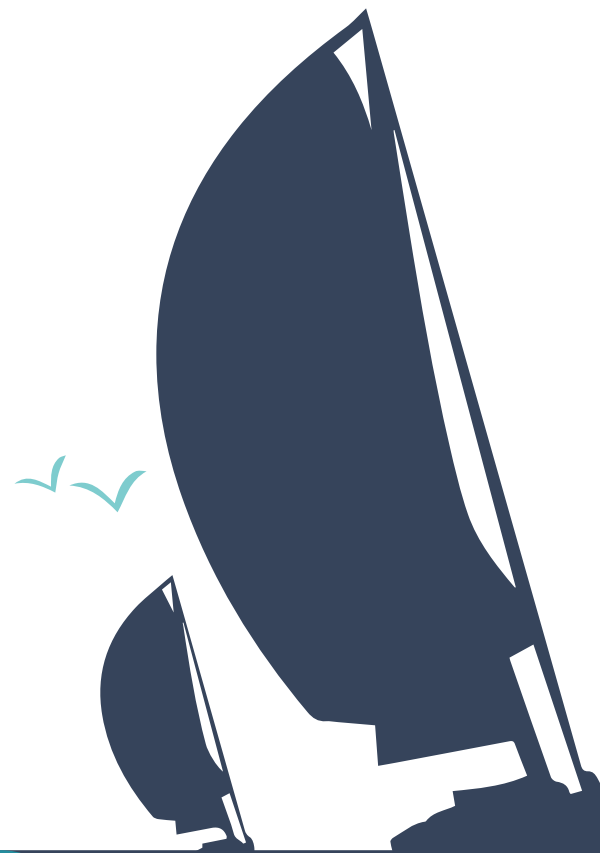


PORT RAIL SPUR

Agency: Port Houston and Federal Railroad Administration (FRA)

Purpose: Port Project to new phases of complex and warehouses

Status: City Quiet Zone application status still pending





EMS FIRE STATION ADDITION AND RENOVATION - BOND PROJECT

- Building Shell
- Steel Structure
- Roof Construction
- Wall Panel Construction

Target Completion:
Late May 2026



MUNICIPAL POOL - BOND PROJECT

- Underground plumbing complete
- Forming of walls of each pool
- Rebar installation this month
- Exterior General Contractor



Fire Training Grounds

FIRE TRAINING TOWER
JULY 2026



Thank You



Visit Us Online

WWW.SEABROOKTX.GOV



ANNUAL REPORT TO CITY COUNCIL

DECEMBER 2025



BOARD OF DIRECTORS

Paul Dunphey
Chairman/President

Terry Chapman
Vice-Chair

Jim Sweeney
Mayor

Summer Sanford
Council Representative

Michelle Brown
Member

Ann Wacker
Secretary

Tracy Powell
Member

PURPOSE

The purpose of the Corporation is to use economic development resources to encourage and promote the general economic welfare of the City, its residents and businesses as authorized by the Act, as it may be amended.



EDC GOALS 2024 - 2026

1

Promote Seabrook branding, image enhancement, communication, and key marketing initiatives

4

Review potential expansion of incentives for overall business development incentives for local relocation and new redevelopment - including district specific incentives

2

Focus on development and promotion of Old Seabrook

5

Recommend to the City's Capital Improvement Program (CIP) for capital projects, such as streets, drainage and other infrastructure improvements that benefit business development

3

Provide guidance to the Seabrook City Council on Economic Development decisions and future land use

6

Support initiatives that promote the redevelopment of the business corridor along SH 146 and Red Bluff

GOAL #1

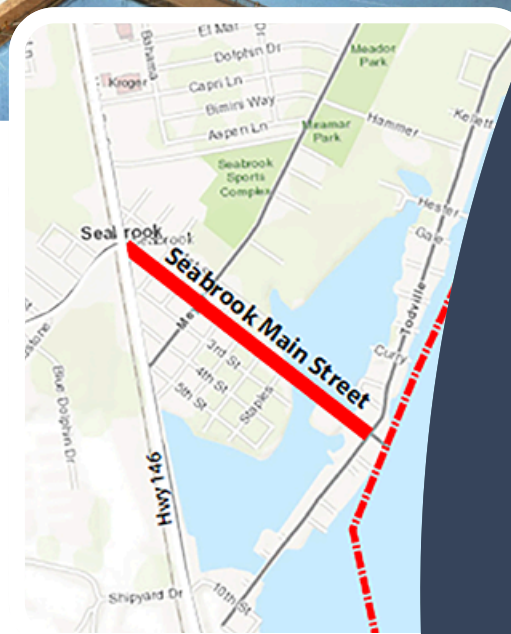
Promote Seabrook branding, image enhancement, communication, and key marketing initiatives

GOAL #2

Focus on development and promotion of Old Seabrook.

THE OLD SEABROOK DISTRICT LIVABLE CENTER STUDY WILL:

- Leverage City's prospect for growth and emerging political will for urban transformation
- Create a plan for the Downtown district that is green, lively, and a thriving social center for the City's residents and visitors alike
- Direct efforts to preserve and enhance the family-centric small-town appeal of Seabrook
- Focus on enhancing the quality of life with more mobility choices, measures for safety and comfort, a unique landscape character, and thoughtful development patterns.



GOALS # 3 & 4

NEW INCENTIVE POLICY

EDC Board to revise incentive policy per staff recommendations based on neighboring EDC incentive policies.

3

Provide guidance to the Seabrook City Council on Economic Development decisions and future land use

4

Review potential expansion of incentives for overall business development incentives for local relocation and new redevelopment - including district specific incentives

SEABROOK ECONOMIC DEVELOPMENT CORPORATION RESOLUTION 2023-01/EDC

SEDC INCENTIVES POLICY

* * * * *

WHEREAS, on January 18, 1992, the voters of the City of Seabrook authorized the City of Seabrook to adopt a one-half cent sales and use tax to pay for the costs of projects authorized by Chapters 501, 502, and 505 of the Texas Local Government Code, and to pay for the principal and interest of bonds or other obligations issued to pay the costs of such projects; and

WHEREAS, the Seabrook Economic Development Corporation ("EDC"), a type B corporation, was established to oversee the expenditures of these tax monies and bylaws were established for the operation of the EDC; and

WHEREAS, EDC has analyzed potential incentive programs available under state law to assist it in attracting businesses, creating jobs, and assisting in other statutorily authorized economic development programs; and

WHEREAS, EDC has evaluated incentive program funding for its current Fiscal Year budget; and

WHEREAS, EDC has allocated funding and memorialized incentive program funding options by resolution since Fiscal Year 2008-09, the first year it adopted such measures;

NOW THEREFORE, BE IT RESOLVED BY THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS:

GOAL #5

Recommend to the City's Capital Improvement Program (CIP) for capital projects, such as streets, drainage, and other infrastructure improvements that benefit business development.

CIP FY 2024 - 2025

- Gateway and Directional Signage Project
- Old Seabrook Livable Center Study and Projects
 - Enhance Main Street
 - Enhance Pedestrian Connectivity
 - Hardesty & Meyer Reconstruction



GOAL #6 Support initiatives that promote the redevelopment of the business corridor along SH 146 and Red Bluff

SEABROOK TOWN
CENTER DEVELOPMENT

\$170 Million
Investment



AWARDED INCENTIVES UPDATE

MIDNIGHT SLICE	SEABROOK PLAZA	BARGE 295	SOULFREAK HOLDINGS, LLC	SEABROOK PROFESSIONAL PLAZA	MARGARITA JONES	MIRAMAR BELTLINE GP, LLC
2025	2025	2025	2025	2025	2023	2024
Business Development	Commercial Façade	Small Business Development	New Business Development	Retail Development	Business Reconstruction & Renovation	Parking lot, Façade, & Lighting Improvements
\$26,482	\$30,000	\$50,000 + \$30,000	\$41,400	\$50,000	\$200,000	\$300,000
Reimbursement of development costs.	Reimbursement of company costs associated with improvement.	Reimbursement of EDC sales tax rebate	Reimbursement of company costs associated with improvement.	Reimbursement of company costs associated with improvement.	Reimbursement of company costs associated with improvement.	Reimbursement of company costs associated with improvements.
COMPLETED	ACTIVE	ACTIVE	ACTIVE	ACTIVE	ACTIVE	COMPLETED

PROJECTS PAID IN FY 2025

\$82,873.79



MERLION

\$6,391.29

Sales Tax Rebate



MIDNITE SLICE

\$26,482.50



BARGE 295

\$50,000

PROJECTS APPROVED

REIMBURSEMENT PENDING: \$3,877,867

2026

\$629,920

Fay & Fay

Miramar

Margarita Jones

Seabrook Professional Plaza

Soulfreak

Seabrook Plaza

2027+

\$3,247,947

The Edge

Seabrook Plaza One

Pomodoro's - Pending

FREEZER WAREHOUSE BROKE GROUND - FALL 2025

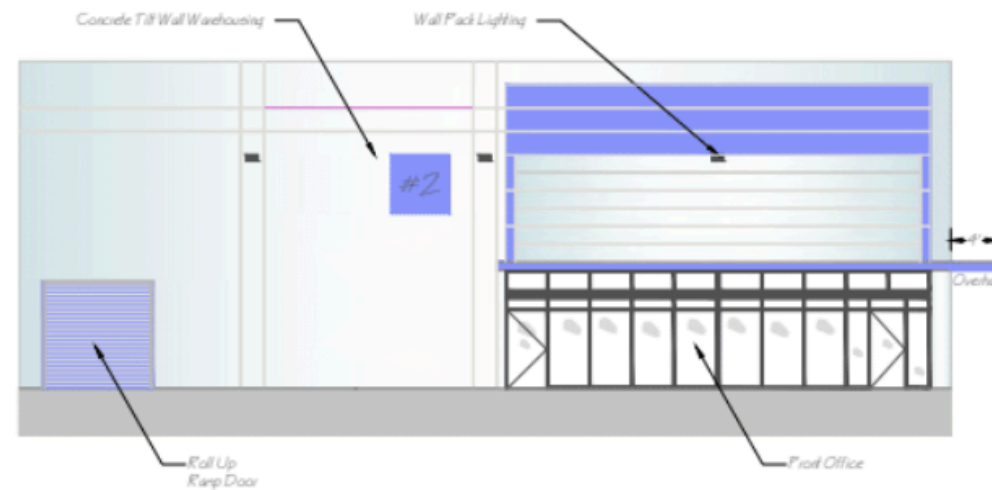
\$15 Million Investment



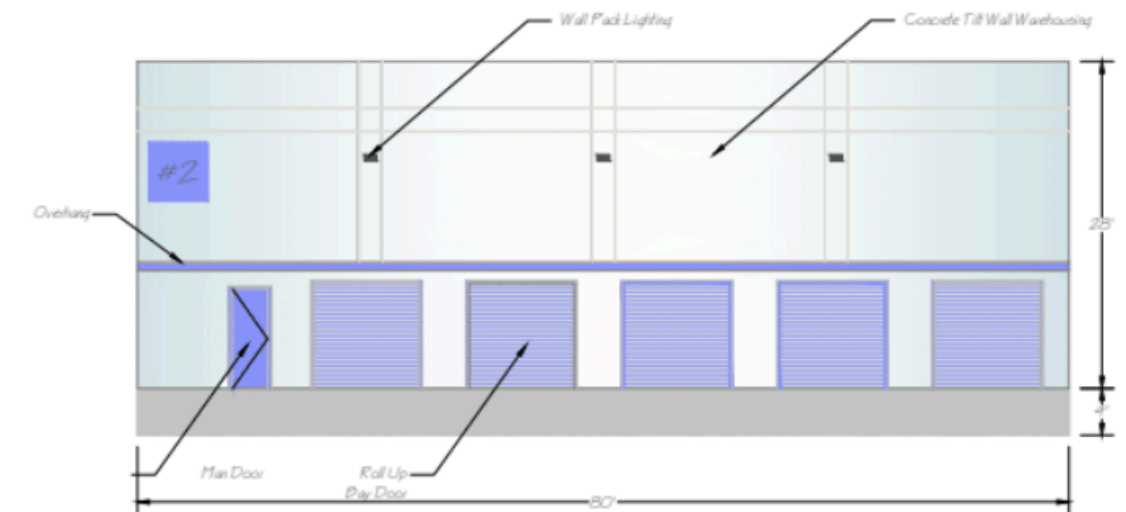
\$7 Million Investment



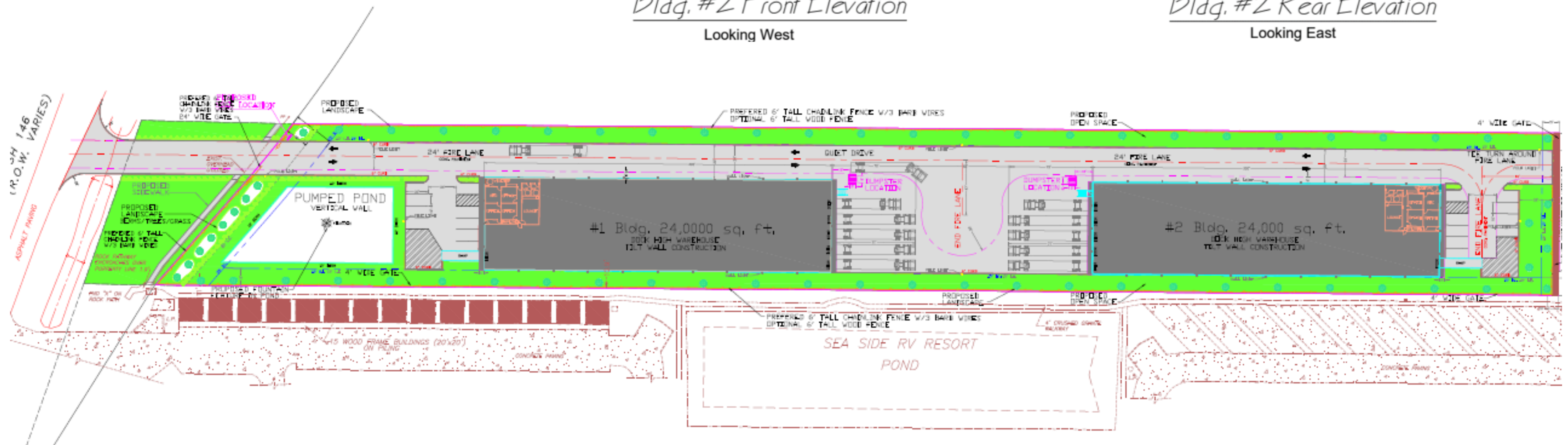
KEY MAP
N.T.S.



Bldg. #2 Front Elevation
Looking West



Bldg. #2 Rear Elevation
Looking East



EDC WEBSITE ANALYTICS

SEDC User behavior

Active users
2.7K

New users
2.4K

Average engagement time per active user
40s

Event count
17K

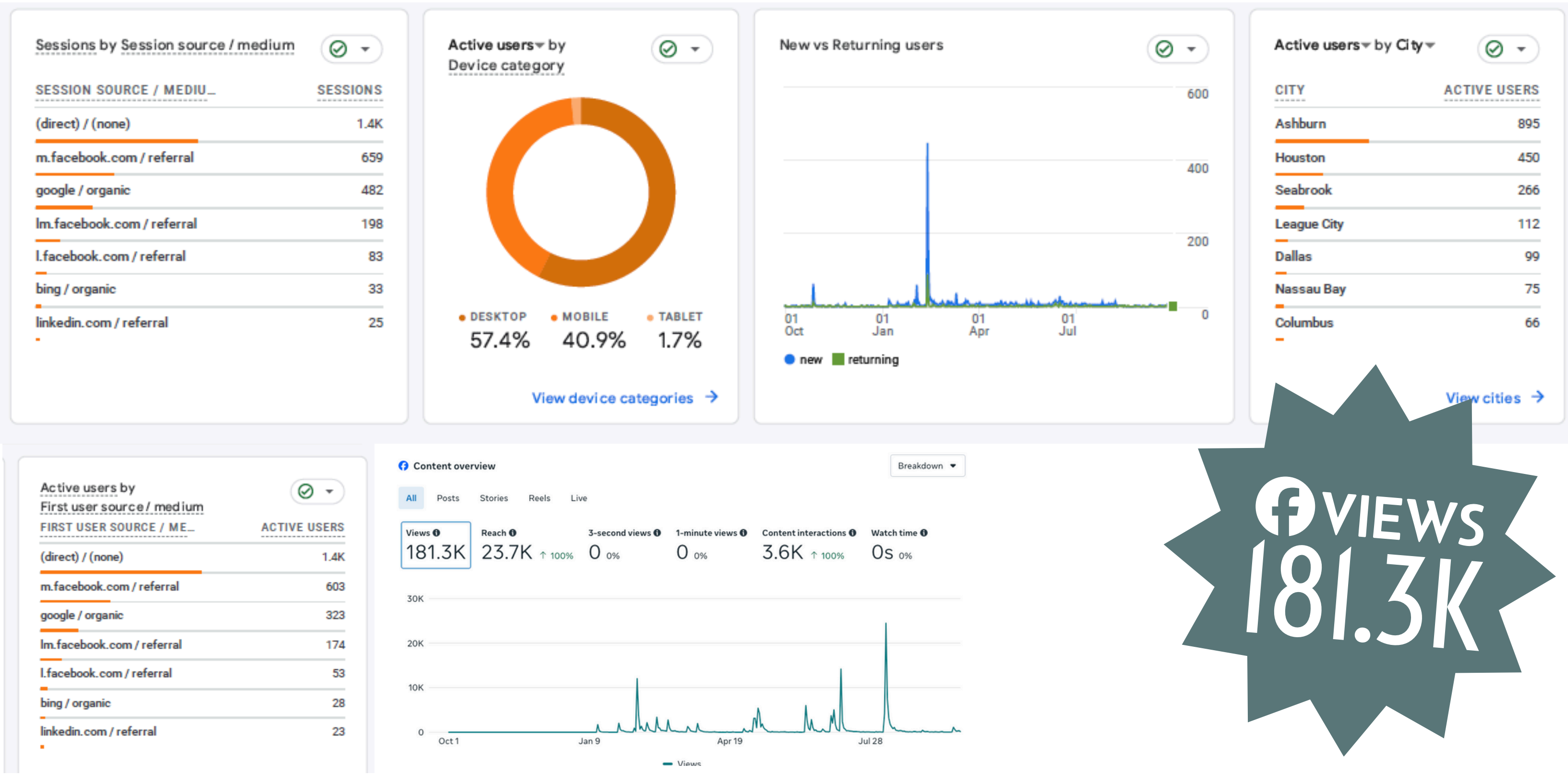
NEW USERS
2.4K

Top pages/screens



PAGE TITLE AND SCREEN CLASS	VIEWS	ACTIVE USERS	EVENT COUNT	BOUNCE RATE
EDC Seabrook, TX - Official Website	3.5K	2.7K	11K	0.6%
City News & Happenings • Economic Develop...	283	218	594	0.0%
City News & Happenings • City Update on Co...	278	252	443	0.0%
Incentives Seabrook, TX - Official Website	158	114	309	0.8%
SEDC Seabrook, TX - Official Website	120	86	235	0.0%
On the Scene Seabrook, TX - Official Website	110	75	317	1.3%
Seabrook, TX - Official Website Official Web...	107	80	244	3.3%

EDC WEBSITE/SOCIAL MEDIA ANALYTICS



f VIEWS
181.3K

EDC WEBSITE/SOCIAL MEDIA ANALYTICS

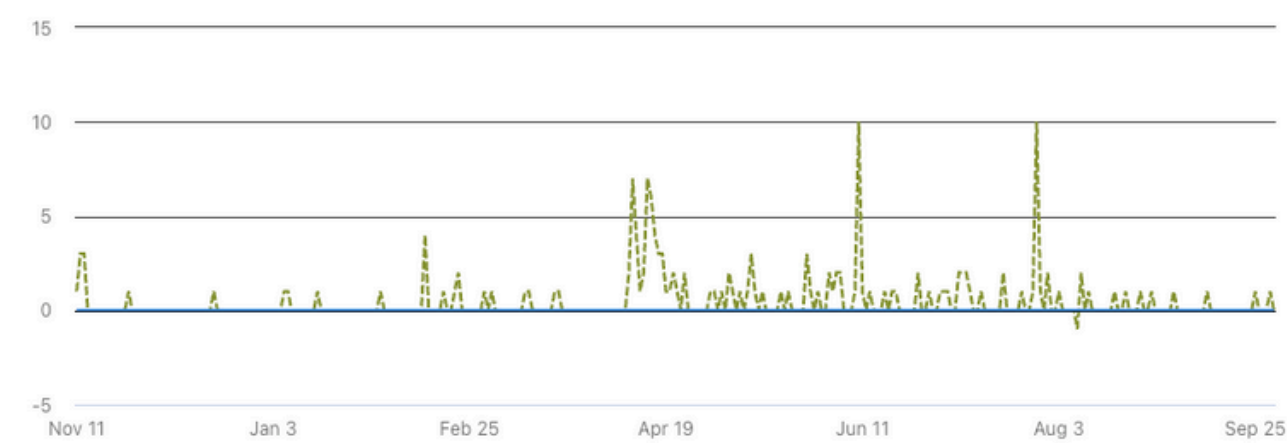
NEW FOLLOWERS
158

Follower highlights

259
Total followers

158
New followers in the last 324 days

Follower metrics



☒ Sponsored 0
☒ Organic 158

Visitor highlights

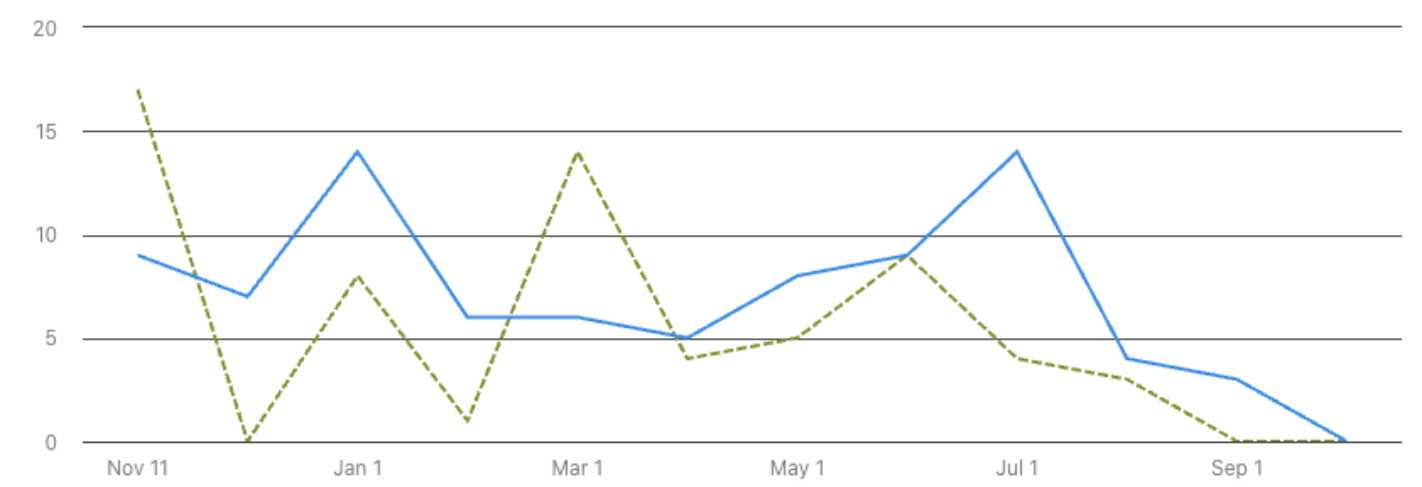
150
Page views

83
Unique visitors

0
Custom button clicks

Visitor metrics

Page views ▾ All pages ▾ All visitors ▾ All filters



☒ Desktop 85
☒ Mobile 65

Highlights

Data for 11/11/2024 - 9/30/2025

5,080
Impressions

90
Reactions

6
Comments

4
Reposts

MEET OUR TEAM



Rick Guerrero

Economic Development Director

SEDC appoints Richard ‘Rick’ Guerrero as its new Director. Rick brings an extensive background in economic development, strategic planning, and business engagement, positioning him to lead Seabrook into an exciting new era of growth and opportunity.



Ranya Botros

Community & Economic
Development Coordinator

Ranya Botros joins SEDC as its new Community & Economic Development Coordinator. Ranya has over 18 years experience in the public sector and is eager to get involved in Seabrook’s growth.



Ami Blackwell

Tourism & Special Events
Coordinator

Ami Blackwell joins SEDC as its new Tourism & Special Events Coordinator. She has a wealth of experience in tourism and organizing special events and is looking forward to reenvisioning and expanding tourism for Seabrook.

NEW OR COMING SOON

Soulfreak Cafe
New Coffee Shop

Your Printing Now
Relocated Within Shopping Center

Fay & Fay
New Restaurant

Quiet Warehouse
New Warehouse Facility

Freezer Warehouse
New Warehouse Facility

Snoopy's Corner
Dog Grooming
Relocation-Miramar
Shopping Center

Di Amici Upscale Event
New Ownership

Car Wash
New Car Wash Facility

Spec's
Currently Expanding

Furniture Outlet
New Furniture Store



COMMUNITY PARTNERSHIPS



CLEAR LAKE AREA CHAMBER OF COMMERCE

- Educates on issues for local businesses
- Spotlighting Businesses
- Advocating for Pro-business climate and public policy
- Chamber Membership and Luncheons
- Business Directory Online
- Email Blasts Online



BAY AREA HOUSTON ECONOMIC PARTNERSHIP (BAHEP)

- Engages in on-going efforts to attract new business to the City and encourages retention and expansion of existing businesses that create or retain jobs within the region.
- Advisory Services
- NASA/Retention and Recruitment of Selected Industries
- Healthcare Industry Recruitment
- Annual Reports to Seabrook EDC
- Trade Show representation



ECONOMIC ALLIANCE HOUSTON PORT REGION

- Markets the Houston Port Region
- Identifies and advocates on issues of Houston Port region significance
- Connects economic opportunities to impact equity
- Hosts events relevant to industry along the Gulf Coast
- Builds consensus on transportation/infrastructure project lists for TxDOT
- Supports community enhancement and impact projects

NEW CAMPAIGN

“Seabrook is Open”



EDC makes appearance on KPRC’s Houston Life T.V. segment, which aired on Thursday, March 20, 2025. The segment titled “Set sail on a New Business Venture in Seabrook” showcased Seabrook’s unique assets, including its picturesque waterfront districts, growing business corridors, and the opportunities now available along the newly completed SH 146 expansion.



ANNUAL KEELS & WHEELS

BROKER & PARTNER EVENT

The Seabrook Economic Development Corporation (SEDC) hosts an annual "Keels and Wheels" broker event in conjunction with the well-known Keels & Wheels Concours d'Elegance, a vintage boat and car show. This event is aimed at showcasing Seabrook and the surrounding areas to brokers, developers, and potential business partners. The SEDC uses the occasion to highlight investment opportunities, infrastructure developments, and the city's business-friendly environment.





2024 BUSINESS OF THE YEAR

SNAP FITNESS

The City of Seabrook is thrilled to announce Snap Fitness Seabrook as the recipient of the 2024 Seabrook Business of the Year award, presented by the Seabrook Economic Development Corporation. Snap Fitness received this prestigious recognition at the Seabrook City Council meeting on Tuesday, January 7, 2025, to celebrate its outstanding contributions to the Seabrook community.

“

“Winning Business of the Year is a reflection of our relentless commitment to our members and the community. Every day, we strive to offer the best service and experience possible, empowering individuals to reach their full potential. This award is a testament to our team, our members, and the Seabrook community that has supported us for 16 years.”

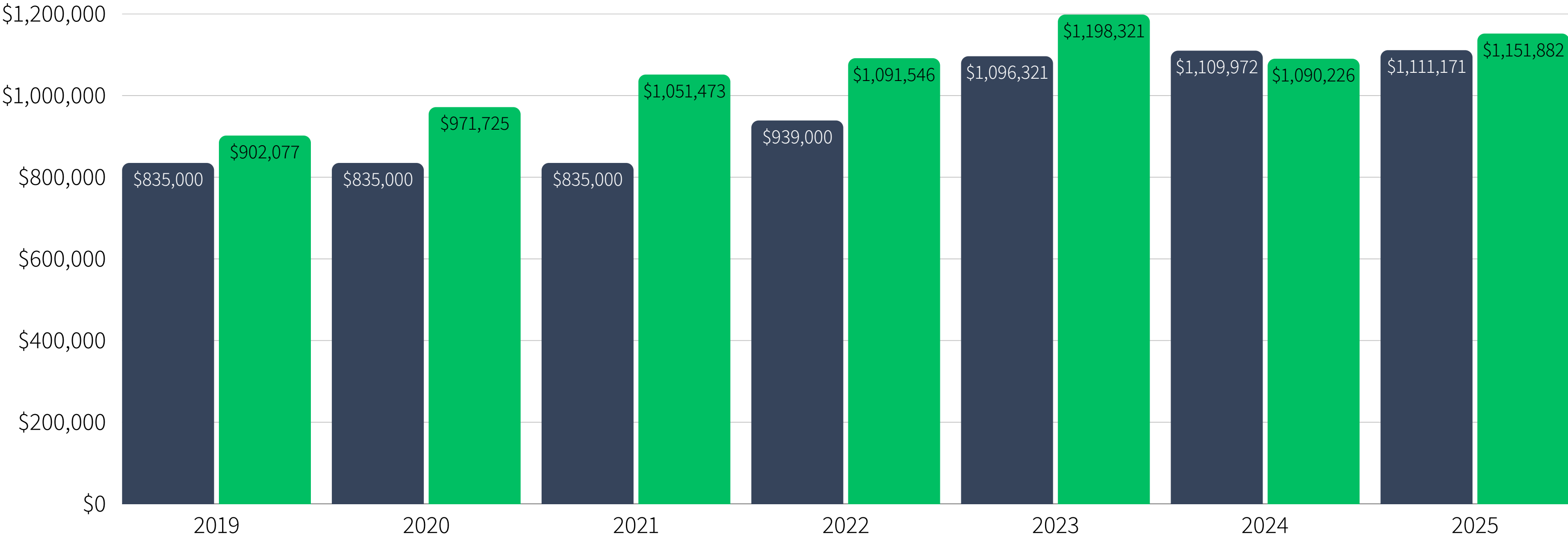
-Chris Garcia, Snap Fitness

snap 24/7
fitness

”

EDC SALES TAX

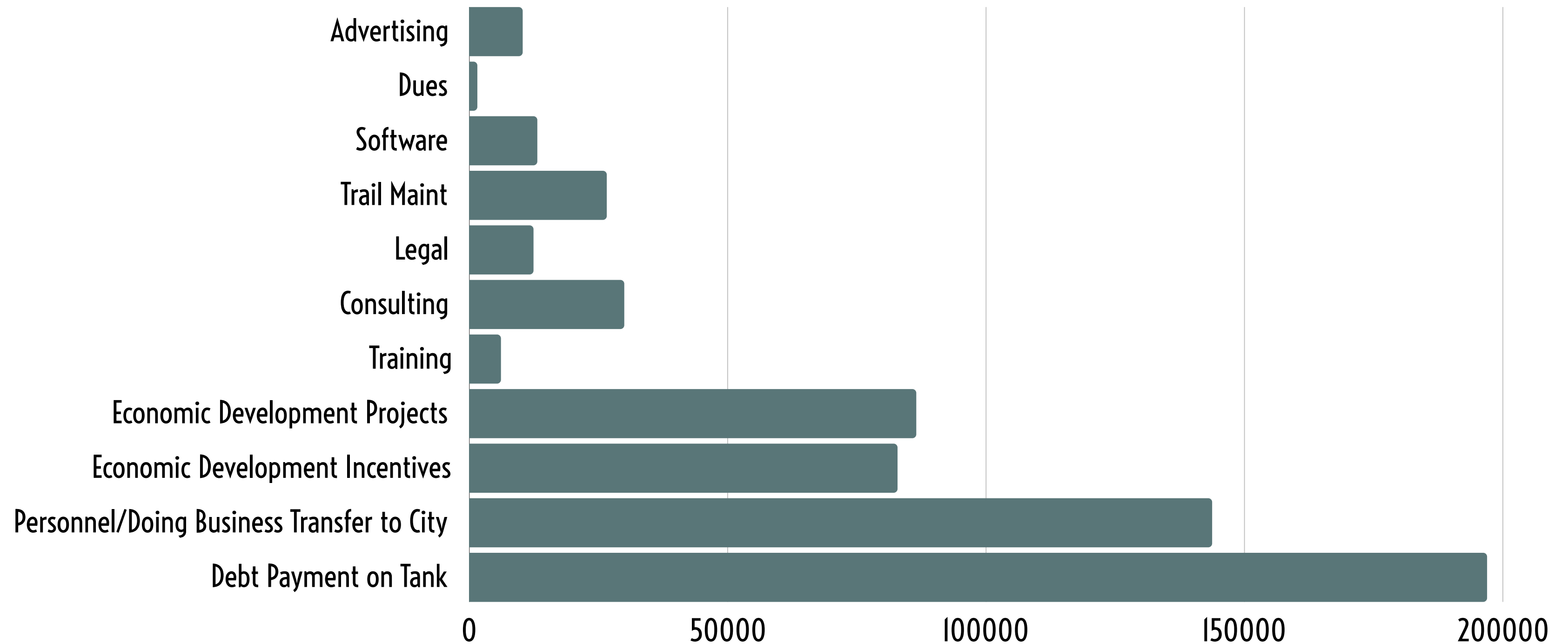
2025 Actuals projected
until final audit



ORIGINAL BUDGET

ACTUAL RECEIPTS

EDC FY 2025 EXPENDITURES



MOVING FORWARD

2024 - 2026 STRATEGIC PLAN

VISION STATEMENT

Seabrook is a sustainable, energetic, and beautiful coastal community that embraces environmental stewardship, fosters safe neighborhoods, and promotes tourism and economic diversity.

MISSION STATEMENT

The City of Seabrook is responsive, innovative, and fiscally sound in delivering services that preserve, protect, and enhance quality of life.

GOALS

1

SUPPORT EXISTING LOCAL
BUSINESSES & INDUSTRIES

2

BUSINESS MARKETING &
RECRUITMENT

3

QUALITY OF LIFE
INFRASTRUCTURE

4

COMMUNICATIONS

5

OLD SEABROOK



THANK YOU

WWW.SEABROOKEDC.COM

Planning & Zoning Commission OFFICIAL REPORT

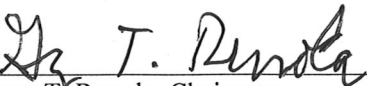
The Planning and Zoning Commission of the City of Seabrook met on January 6, 2026 to hold a meeting to consider:

A recommendation for approval of amendments to Ordinance NO.2024-11 Quiet Warehouse (PUD) Planned Unit Development.

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 _____, 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	✓				GR
Byron Hanssen	✓				BH
Scott Reynolds	✓				SR
Ed Klein	✓				EK
Guy Rodgers	✓				GR
Russ Rhodes	✓				RR
Jared Justus	✓				JJ



Gary T. Renola, Chairman
Planning & Zoning Commission

ATTEST:


Ranya Botros
Community & Economic Development
Coordinator