



**MEETING MINUTES
JANUARY 20, 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 City Attorney David Olson. Pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

Gary Johnson Seabrook, Tx Invitations to Groundbreaking Ceremony

Joe Machol Seabrook, Tx City Manager Evaluation, Fire Station, City improvements,
signs, street lights, communications, chairs, and police station

1.1 Receive announcements from the Mayor, City Council Members, and/or City staff concerning City and community events and City Council liaison updates.

Councilmember Kubena announced the following events:

Candidate applications close on February 13, 2026

Trash Bash on March 28, 2026

Mayor Sweeney announced a new Elections FAQ's page on the city's website designed to dispel misinformation regarding Seabrook elections as well as to provide updates and process information for said elections.

Councilmember Sanford gave an update on Economic Development Corporation, Economic Alliance Business Task Force, BayTRAN and Bay Area Houston Economic Partnership activities.

Mayor Sweeney gave updates from the Harris County Mayor & Councils Association and Galveston County Mayor and Councils Association meetings.

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 Attachment A.**

2. PRESENTATIONS

2.1 Presentation of the financial report for November and December, 2025.

Finance Director Mike Gibbs provided the report. There were no questions from Council.

3. CONSENT AGENDA

3.1 Approve the minutes of the January 6, 2026 Joint meeting with the Planning and Zoning Commission and the January 6, 2026 Regular City Council meeting.

Councilmember Cervantes requested that this item be pulled from the Consent Agenda for discussion. She stated that she wished to review "Attachment C" in the Regular Council Meeting minutes prior to approving the item. The City Secretary explained that attachments were typically included with the minutes after approval, as they were initially presented during the meetings for which minutes were prepared. She further noted, however, that if the Council wished to begin including attachments with the minutes prior to approval, that practice could be implemented.

City Attorney David Olson explained that attachments were not legally required for minutes and only actions taken by Council were legally required.

Motion:	To Approve as presented
Made By:	At-Large Position 6 Sanford
Seconded By:	None
Vote:	The motion died due to lack of a second

Motion:	To Approve with referenced Attachment C
Made By:	At-Large Position 4 Cervantes
Seconded By:	Mayor Pro Tem, At-Large Position 5 Hammann
Vote:	Passed with Councilmembers Kubena, Sanford, Hammann, Sweeney, and Cervantes voting in favor, and Councilmember Tollett voting opposed.

- 3.2 Approval of the Seabrook Police Department analysis of incident-based data related to motor vehicle stops.**

- 3.3 Consider and take all appropriate action on the second 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 Items 3.2 and 3.3 on 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. SPECIFIC PUBLIC HEARING

Mayor Sweeney opened the Public Hearing at 6:32 pm.

- 4.1 Conduct a Public Hearing on a request to amend Appendix A, "Comprehensive Zoning," Article III, "Establishment of Zoning Districts and Associated Regulations," by adding supplementary provisions for fencing within Sections 3.02.13 (R-LD), 3.03.13 (R-1), 3.04.11 (R-2), 3.05.11 (R-3), 3.06.13 (C-1), 3.07.13 (C-2), 3.08.13 (C-3), 3.09.12 (146-S), 3.10.13 (WAD), 3.11.10 (MMU), 3.12.03(H) (OS), 3.13.13 (MH), 3.14.14 (LI), and 3.16.12 (146-M), all under the subtitle "Supplementary Regulations."**

Assistant City Manager Sean Landis presented the amendment. He stated this amendment was recommended by the Planning and Zoning Commission.

Mayor Sweeney asked for public comments. There were no public comments.

Mayor Sweeney closed the public hearing at 6:43 pm.

5. NEW BUSINESS

- 5.1 Consider and take all appropriate action on the first reading of Ordinance No. 2026-03 an amendment to Appendix A, "Comprehensive Zoning," Article III, "Establishment of Zoning Districts and Associated Regulations," by adding supplementary provisions for fencing within Sections 3.02.13 (R-LD), 3.03.13 (R-1), 3.04.11 (R-2), 3.05.11 (R-3), 3.06.13 (C-1), 3.07.13 (C-2),**

3.08.13 (C-3), 3.09.12 (146-S), 3.10.13 (WAD), 3.11.10 (MMU), 3.12.03(H) (OS), 3.13.13 (MH), 3.14.14 (LI), and 3.16.12 (146-M), all under the subtitle "Supplementary Regulations."

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

5.2 Consider and take all appropriate action on Amendment No. 1 to the Capital Improvement Program FY2026.

City Manager Gayle Cook presented the following amendments:

- 1.P12 – Wildlife Park Trailhead Improvements
- 2.Add: Skatepark Project
- 3.Add: Pumptrack Project
- 4.Add: Carothers Shoreline Enhancement
- 5.P27 – Pine Gully Pier
- 6.WW19 – Wastewater Treatment Plant (WWTP) Demo
- 7.W33 – NASA Waterline Bore at Mud Bayou
- 8.Delete: P44 – Hester Parking
- 9.WW22 – Pine Gully Lift Station
- 10.Add: SCADA Fiber Project Extension
- 11.FAC39 – City Hall Renovations
- 12.FAC38 – Police Department Renovations

Motion:	To Approve as presented
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 6 Sanford
Vote:	Passed unanimously by all present

5.3 Consider and take all appropriate action on a Job Order Contract (JOC) with Red Oak Construction in an amount of \$182,179.27 for the renovations of the Seabrook Community House main area through OMNIA Partners Purchasing Cooperative Contract #04-29 and authorize the City Manager to execute the contract. This contract amount exceeds the budgeted capital line item and would require a budget amendment.

Councilmember Cervantes asked what work allowed for skipping the bid process. City Manager Cook explained how cooperatives were utilized.

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

6. OLD BUSINESS

6.1 Consider and take all appropriate action on the second reading of Ordinance 2026-01 a request for approval of amendments to Ordinance NO. 2024-11 Quiet Warehouse Planned Unit Development (PUD).

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 and Tollett voting in favor, and Councilmember Cervantes voting opposed.

7. DISCUSSION

7.1 Discussion and update on the Seabrook Fleet Week activities and events for 2026.

City Manager Cook informed Council that Fleet Week was scheduled to take place from April 15 through April 22, 2026. She reported that staff was actively working on planning for the event, which would include the previously approved drone show. City Manager Cook stated that she would continue to keep Council informed as additional details became available.

7.2 Discussion regarding the implementation of a Code of Conduct for elected officials.

Mayor Sweeney introduced the discussion. Councilmember Hammann suggested that the code of conduct be applied to boards and commissions, in addition to City Council. Councilmember Cervantes expressed the opinion that citizens should serve on a committee to provide input on a proposed code of conduct. Council requested that the City Secretary's Office develop a document for presentation at a future meeting stating that City Council is self-governing; however, Mayor Sweeney suggested Councilmembers seek feedback from any citizens they choose.

8. EXECUTIVE SESSION

8.1 Conduct a closed session pursuant to Texas Government Code Section 551.074

Personnel Matters - Discuss City Manager Evaluation and Severance Agreement.

Mayor Sweeney adjourned into Executive Session at 7:06 pm.

Councilmember Jared Sessum arrived during the Executive Session.

9. OPEN SESSION

Mayor Sweeney reconvened into Open Session at 8:37 pm and stated no action was taken.

9.1 Consider and take all appropriate action on a severance agreement in the event of separation of employment between the City of Seabrook, Texas and the City Manager Gayle Cook.

Mayor Sweeney stated the severance time period was reduced from 6 months to 5 months per new state legislation. Additionally he stated the new law also required posting the severance agreement on the City's website.

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

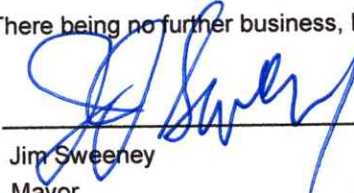
10. ROUTINE BUSINESS

10.1 Establish future meeting dates and agenda items.

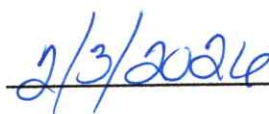
City Secretary Rachel Lewis informed Council the next Regular Council Meeting was scheduled for February 3, 2026 at 6:00 pm.

There being no further business, Mayor Sweeney adjourned the meeting at 8:37 pm.

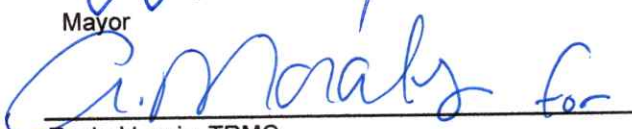
APPROVED: _____


Jim Sweeney
Mayor

DATE: _____



ATTEST: _____


Rachel Lewis, TRMC
City Secretary



SEABROOK

JANUARY ,20, 2026

**CITY COUNCIL
UPDATE**

Boards and Commissions

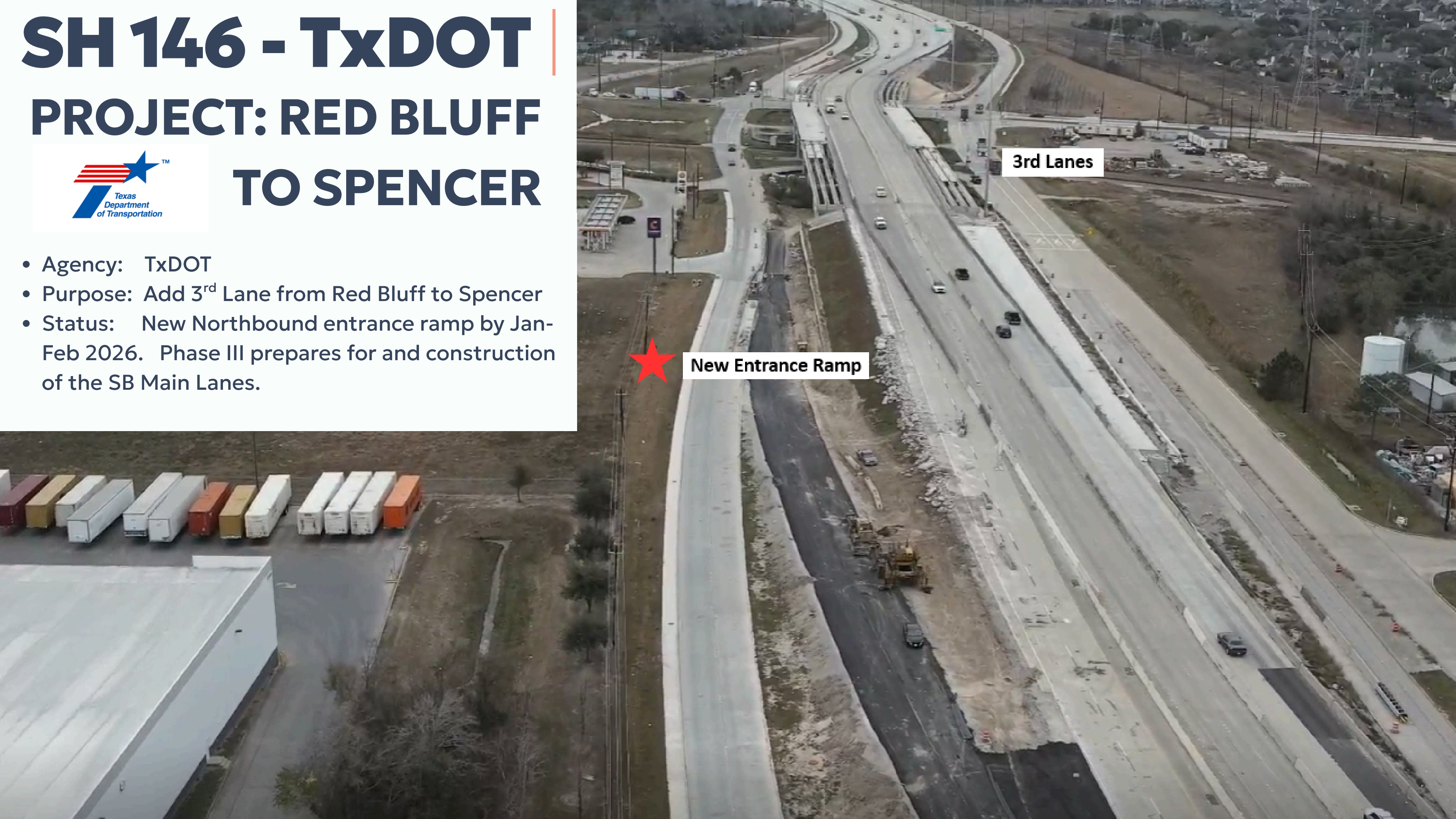
- **ECONOMIC DEVELOPMENT CORP - JAN 8TH**
 - **APPROVED:** INCENTIVE POLICY WITH RECOMMENDATIONS FOR CITY COUNCIL PROJECTED IN MARCH AFTER FINAL APPROVAL
 - **APPROVED:** ADDITIONAL BOLLARDS AND CHAIN AMENITIES ON CORRIDOR
- **PARKS AND TRAILS COMMITTEE - JAN 8TH**
 - **DISCUSSION:** THE KEEP TEXAS BEAUTIFUL GRANT WITH TXDOT AND NEXT STEPS TO GET AN ENGINEER OF RECORD TO PREPARE A SET OF PLANS WITH CODE COMPLIANT BASE
- **UPCOMING MEETINGS IN MARCH**
 - **MARCH 5TH - PARKS AND TRAILS COMMITTEE**
 - **MARCH 12TH - ECONOMIC DEVELOPMENT CORPORATION**
 - **MARCH 19TH - PLANNING AND ZONING COMMISSION**

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

Purpose: Second ingress and egress to Bayport complex

Status: Port of Houston is targeting Q2 2026 for bidding phase



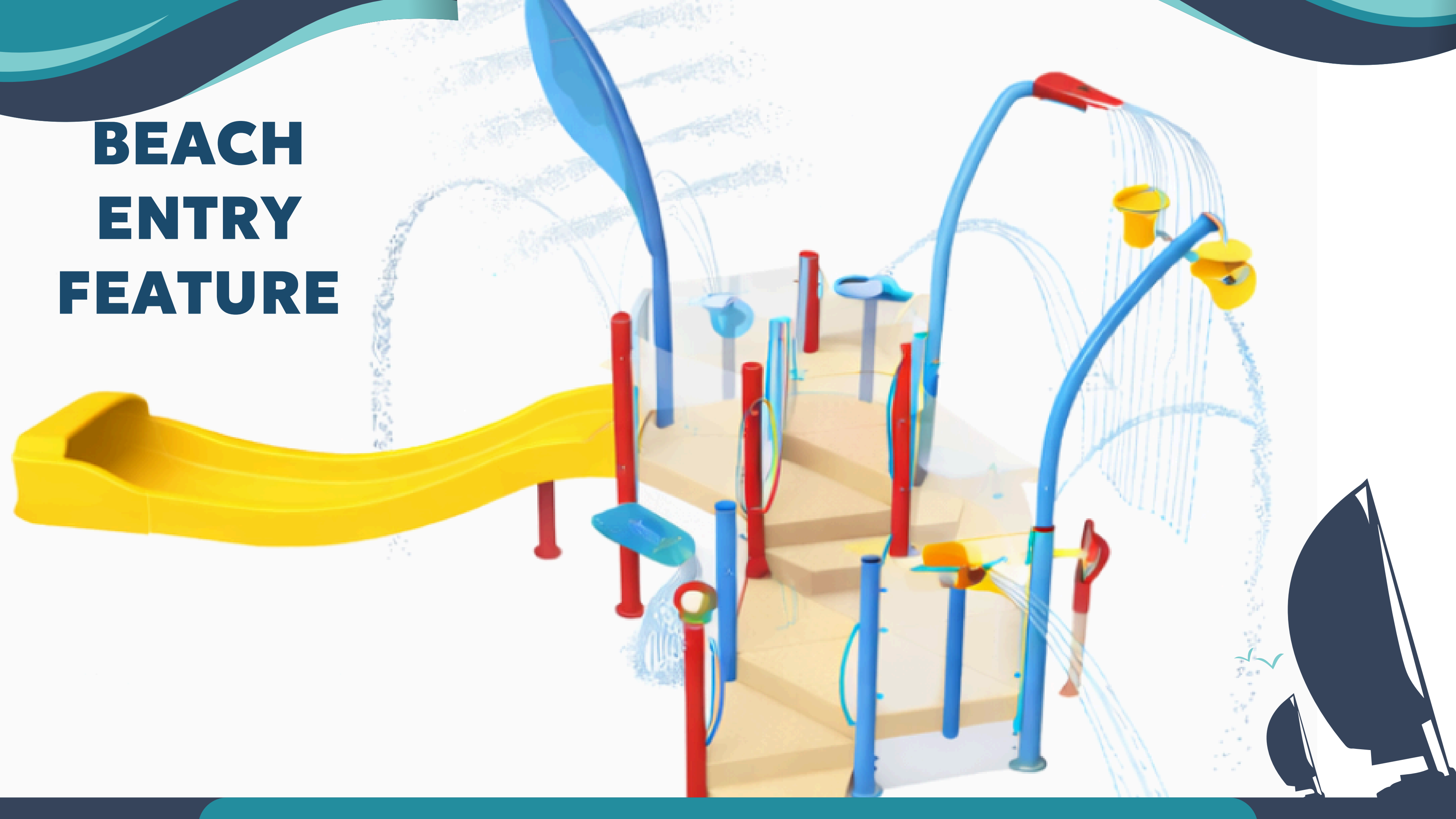
EMS FIRE STATION ADDITION AND RENOVATION - BOND PROJECT

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

Target Completion:
Late May 2026



BEACH ENTRY FEATURE



**OLD WASTEWATER PLANT
DEMOLITION (FOR BAYSIDE PARK)
CIP WW19**

**NOTICE TO PROCEED:
FEBRUARY 2ND**



An aerial photograph of a fire training facility. In the center, a multi-story metal training tower with red and grey panels stands on a green lawn. To the right, a structure with a green roof is on fire, with thick black smoke billowing upwards. Several people are visible near the burning structure. A paved road curves around the training area. In the top left, a large white rectangular area is visible. The bottom of the image features a dark blue decorative graphic with stylized leaves and a teal bar.

Fire Training Grounds

FIRE TRAINING TOWER
JULY 2026



Thank You



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