



**MEETING MINUTES
FEBRUARY 3, 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, Jared Sessum, Tom Tollett, Angela Cervantes, Summer Sanford. Also in attendance were: City Manager Gayle Cook, Deputy City Secretary Mandy Morales, and City Attorney David Olson. Pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

Alex Villanueva	2800 Seaside Drive	Street lighting near Redbluff
Michael Sample	Seabrook Marina	League City ordinance & derelict/ abandoned boats
Josh Littleman	Lakewood Yacht Club	League City ordinance & derelict/ abandoned boats

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

- Council member Sanford provided an update regarding Trash Bash on Saturday, March 28, 2026.
- Mayor Sweeney provided an update regarding his and other council members' attendance at the Clear Lake Chamber luncheon as well as the BAYHEP banquet.
- Council member Sanford provided an update regarding her attendance at the Public Policy meeting for the Economic Alliance.

1.2 City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, Transportation Projects, Capital Projects, and other city projects.

City Manager Gayle Cook provided the following updates:

- Acknowledgment and appreciation to Public Works and First Responders for their hard work during the recent winter storm.
- FlashVote surveys
- Boards and Commissions upcoming meetings
- SH146 - TxDOT
- Swimming pool project
- EMS project
- FEMA correspondence & potential grants

2. PRESENTATIONS

2.1 Presentation of a Proclamation to Bay Area Turning Point proclaiming the month of February, 2026 as Teen Dating Violence Awareness Month.

The Mayor presented a proclamation to Melissa Prentice with Bay Area Turning Point proclaiming the month of February as Teen Dating Violence Awareness Month.

2.2 Presentation of the Seabrook Police Department Annual Report for 2025

Chief Rolf Nelson presented updates related to:

- The organizational chart
- Calls for Service
- Roadway safety
- Crash overview
- Traffic enforcement
- Commercial vehicle enforcement
- Marine patrol
- The drone program
- Criminal Investigations Division
- Community Outreach and Engagement
- Animal Control
- Illegal camping and unhoused population
- Training
- Staffing, recruiting and promotions
- Property and Evidence Room updated
- Rescue/ High water Vehicle
- Accreditation
- 2026 Goals

2.3 Presentation of the Seabrook Volunteer Fire Department Annual Report for 2025. *Nathan Douglas, Fire Chief*

Fire Chief Nathan Douglas presented updates regarding:

- Calls for service
- EMS Incidents
- Response times
- All district statistics
- Vehicle crashes and extractions
- Water rescues
- Improvements within SVFD

Mayor Jim Sweeney provided the following Statements of Facts prior to Item 3 Consent Agenda:

"I want to briefly clarify a few factual items raised during recent public comments, so the public record remains accurate.

- First, regarding council chamber seating: On January 6, 2026, City Council approved the purchase of new court and council chamber seating in the amount of \$22,235.71. That purchase included 75 guest chairs and related equipment, at an average cost of about \$300 per chair. These chairs were funded entirely through the City's Public Educational and Governmental (PEG Fund), not the General Fund, property taxes, or sales tax. The item was presented publicly and approved by a majority vote of Council.
- Second, questions regarding the TxDOT median installation on NASA Parkway were addressed in a Mayor's factual statement entered into the record at the December 2, 2025 council meeting. That statement accurately reflects the City's limited role and TxDOT's independent engineering decision, and it remains accurate.
- Third, regarding the Seabrook Police Department facility: After voters declined bond proposals for construction of a new police station, Council approved renovations to the

existing police facility. On December 2, 2025, Council unanimously approved a Job Order Contract in the amount of \$464,318.52 to renovate the existing police station, to maintain safety and functionality in a nearly 30-year-old building.

These clarifications are offered to ensure the public record is accurate and complete.”

3. CONSENT AGENDA

3.1 Approve the minutes of the January 20, 2026 City Council meeting.

3.2 Consider and take all appropriate action on the second 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 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. NEW BUSINESS

4.1 Consider and take all appropriate action on a first and final reading of Ordinance 2026-04 ordering the General City Election to be held on May 2, 2026, and a runoff election on June 13, 2026 if required.

Mayor Jim Sweeney provided an update to Council that, due to the election being held in Council Chambers, the April 21, 2026 meeting could not be held in that location. Council agreed to hold the April 21, 2026 meeting at the Public Works building and there were no objections to this meeting being audio recording only.

Motion:	To Approve Ordinance 2026-04
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 6 Sanford
Vote:	Passed unanimously by all present

4.2 Consider and take all appropriate action on the approval of Task Order 4 for geotechnical services on the East Meyer Road Reconstruction Project (CIP S26) under the Professional Services Agreement between the City of Seabrook and Terracon in an amount of \$73,255.00 and authorize the City Manager to execute proposal and associated documents.

Motion:	To Approve Task Order 4
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 the approval of an Interlocal Agreement between the City of Seabrook and the City of Clear Lake Shores, Texas for animal control services and authorizing the City Manager to execute the agreement.

Motion: To Approve an interlocal agreement between Seabrook and Clear Lake Shores for animal control services
Made By: Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By: At-Large Position 3 Tollett
Vote: **Passed** unanimously by all present

5. ROUTINE BUSINESS

Mayor Jim Sweeney adjourned regular session and Council entered into Executive Session at 6:50pm under Texas Government Code Section 551.071 Consultation with Attorney;

Mayor Sweeney reconvened into Regular Session at 7:15pm

5.1 Establish future meeting dates and agenda items.

Deputy City Secretary, Mandy Morales, informed council that the next regularly scheduled City Council meeting would be held on February 17, 2026.

There being no further business, Mayor Sweeney adjourned the meeting at 7:16 pm.

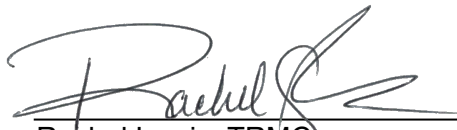
APPROVED:



Jim Sweeney
Mayor

DATE: 2/17/2026

ATTEST:



Rachel Lewis, TRMC
City Secretary