MEETING MINUTES
FEBRUARY 17, 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

The following citizens provided comments:

Ronica Hall	2609 La Teche Lane	BAYCERT birthday and support by Council
Joe Machol	Seabrook	BAYCERT,cost of chairs, Pine Gully Park, Mayor report

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

City Manager Gayle Cook reported on the following:
Mural project
Survey tool for CIP
EDC meeting updates
Parks and Trails meeting updates
Planning & Zoning meeting reschedule
SH 146 Red Bluff to Spencer project update
Old Waste Water Treatment Plant demolition
Pelican Bay Pool Project update
Fire Training Tower progress
Planned CIP projections
Fleet Week drone show

Councilmember Kubena announced the following event:
Trash Bash on March 28, 2026

2. PRESENTATIONS

2.1 Mayor Sweeney to present a proclamation to the City of Seabrook Public Affairs Department declaring February 20, 2026 as Government Communicators Day in the City of Seabrook.

Mayor Sweeney presented the proclamation to Amanda Alvarado and Michelle Barnabo with the City of Seabrook Public Affairs Department, and declared February 20, 2026 as Government Communicators Day.

2.2 Presentation by Barge295 of the Fall Fest 2025 post-event report in compliance with the Hotel Occupancy Tax (HOT) grant funding agreement.

Danielle Robinson and Susan Hickman, representing Barge 295, presented the report. Ms. Robinson stated the event attracted visitors from outside of Seabrook and noted that the event had been expanded, with more entertainment offerings.

Ms. Hickman stated she coordinated the events and marketing efforts. She reported two nights of concert events were specifically designed to attract non-local attendees. She reviewed the advertising and promotion strategies, including radio, digital, and geographically targeted campaigns, which featured a dedicated hotel information page. She reported that the digital campaign generated over 2,000,000 impressions. Ms. Hickman also presented the advertising plans and hotel partnership strategy for the 2026 Fall Fest.

3. CONSENT AGENDA

3.1 Approve the minutes of the February 3, 2026 City Council meeting.

3.2 Consider and take all appropriate action on casting a vote for the Officers of the Houston-Galveston Area Council (H-GAC) 2026 Officers Election.

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

4. BID AWARDS

4.1 Consider and take all appropriate action on a bid award to Lucas Construction Company Inc. with a base bid of $1,713,182.00 for the East Meyer Reconstruction Project CIP S26, and authorize the City Manager to execute the contract.

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. NEW BUSINESS

5.1 Consider and take all appropriate action on Resolution 2026-01, Authorization for Submission to the Better Utilizing Investments to Leverage Development (BUILD) Grant.

City Manager Gayle Cook presented the resolution and stated this grant was for the first phase of the project.

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 an amendment to the Public Safety Fund 2026 Budget to approve the request for $170,546.00, which includes items to be purchased for the Public Safety agencies.**
Emergency Management Services Director Kevin Rodgers presented the list of items which included a rescue boat and stokes basket.

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

5.3 **Consider and take all appropriate action on a proposal with GoVapex of Newman Regency Group on the Robinson Lift Station Odor Control project through TIPS Purchasing Cooperative Contract #25010401 for an amount of $164,588.00, and authorize the City Manager to execute the proposal and all associated documents.**
Mayor Sweeney stated this item was pulled from consideration and would be considered at a future meeting.

5.4 **Consider and take all appropriate action on the City of Seabrook entering into an interlocal agreement with Harris County for the planting of trees within the Red Bluff right of way, and authorize the City Manager to execute the agreement.**
Public Works Director Brian Craig presented the agreement and informed Council the Lakewood Homeowners Association approved the project.

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

5.5 **Consider and take all appropriate action on Resolution 2026-02 Authorizing a Grant Application to the Harris County Precinct 2 Partnership 2026 Program for the North Meyer Reconstruction project.**

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

5.6 **Consider and take all appropriate action on the first reading of Ordinance 2026-05 amending Section 50 of Article II,"Establishing the Municipal Court as a Court of Record" and establishing an effective date.**
Court Administrator Cristina Duran presented the proposed changes and explained that the ordinance was necessary to bring the City's codes into compliance with current state law.

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

5.7 **Consider and take all appropriate action on a proposal with Branch Construction Group in the amount of $157,220.00 through the TIPS Purchasing Cooperative Contract No. 23010401 for CIP Project D19 Outfall Repair, and authorize the City Manager to execute the proposal and any associated documents.**

Public Works Director Craig presented the proposal and explained that it represented the third and final phase of the project.

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

5.8 **Consider and take all appropriate action on Resolution 2026-03 establishing a Code of Conduct for elected officials.**

Mayor Sweeney presented the items and proposed revisions. Councilmember Cervantes requested that the title "Councilmember" be used consistently throughout the documents. She also requested that codes of conduct for appointed members of boards and commissions and staff be included. Mayor Sweeney stated that a separate document addressing appointed officials would be prepared in the near future.

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. DISCUSSION

6.1 **Discuss Senate Bill 785, approved into law on June 22, 2025, and effective September 1, 2026, relating to the regulation of new HUD-code manufactured housing and potential impacts on the City's zoning and development regulations.**

Sean presented an overview of the new regulations and possible affects for the City zoning.

Mayor Sweeney adjourned into Executive Session at 6:56 pm pursuant to Texas Local Government Code 551.071 — Consultation with the City Attorney regarding legal advice.

Mayor Sweeney reconvened Open Session at 7:16 pm.

7. ROUTINE BUSINESS

7.1 Establish future meeting dates and agenda items.

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

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

APPROVED: ______________________ DATE: 3/3/2026

Jim Sweeney
Mayor

ATTEST: ______________________

Rachel Lewis, TRMC
City Secretary