



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, Tom Tollett, Angela Cervantes, Summer Sanford, Melanie Deemer, and Guy Rodgers. Also in attendance were: City Manager Gayle Cook, City Secretary Rachel Lewis, and City Attorney David Olson. Pledges were conducted.

1. PRESENTATIONS

- 1.1 Presentation to canvass the results of the 2026 Kids' Election declaring Biscuit as Seabrook's Favorite Pet.**
Mayor Sweeney recognized Biscuit as the winner of the 2026 Kids' Election and presented the certificate of election declaring her as Seabrook's Favorite Pet.
- 1.2 Mayor Sweeney to issue a proclamation declaring the week of May 17th as Public Works Week in the City of Seabrook.**
Mayor Sweeney presented the proclamation and declared the week of May 17, 2026 as Public Works Week.
- 1.3 Mayor Sweeney to issue a proclamation declaring the week of May 17th as Emergency Medical Services Week in the City of Seabrook.**
Mayor Sweeney presented the proclamation and declared the week of May 17, 2026 as Emergency Medical Services Week.
- 1.4 Presentation of the Bi-Annual Report from Seabrook Economic Development Corporation.**
Paul Dunphey, Chair of the Economic Development Corporation, presented the update. The update included capital improvement projects, new and coming businesses, web and social media analytics, EDC sales tax, budget updates, and business incentives. He also went over the 2024-2026 EDC Strategic Plan.
- 1.5 Presentation by VisitSeabrook on the Seabrook Fleet Week Drone Show and Event.**
Events & Tourism Coordinator Ami Blackwell presented the Fleet Week Drone Show report, including a post-event recap and the event objectives. She reviewed sponsorships, market and food vendors, and event activities. Ms. Blackwell reported that 250 drones featuring 12 designs were utilized during the show. She also outlined the event's advertising and promotional strategy, noting that related expenses came in 56% under budget. Media coverage of the event was reviewed as well. The total event budget was \$114,763, which was 7% under budget.

2. PUBLIC COMMENTS AND ANNOUNCEMENTS

Joe Machol Seabrook, Tx TOMA, contracts, farmer's market and audit

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

Councilmember Melanie Deemer presented the following events:

City Office Closure on May 25, 2026

Remembering Our Fallen on May 25, 2026

Hurricane season begins on June 1, 2026

Early Voting for Runoff Election Begins on June 1, 2026

Election Day for Runoff Election is on June 13, 2026

HOT Application

Councilmember Cervantes announced a ceremony for veterans at the cemetery on May 25, 2026

Councilmember Sanford announced information from her meeting attendance at BAHEP, Port Houston Economic Alliance and BAYTRAN.

2.2 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 presented updates on the following:

Boards and Commissions updates from the Parks & Trails Committee and Seabrook Economic Development Corporation

Transportation project at SH 146 and Red Bluff

Harris County rail removal project

Capital improvement project updates including Pine Gully Pier, East Meyer, Lyman Street, and Old Wastewater Plant demolition,

Ribbon Cutting at the Fire Training Tower

North Meyer reconstruction and rural street preventative maintenance.

3. BID AWARDS

3.1 Consider and take all appropriate action on awarding RFP # 2026-04 City of Seabrook Urban Planning Services to Update the Zoning Ordinance Project to Freese and Nichols, Inc. with a base bid of \$248,600.00, making them the best value bidder for the project and authorizing the City Manager to execute the Professional Service Agreement.

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

4. CONSENT AGENDA

4.1 Approve the minutes of the May 5, 2026 Regular City Council Meeting.

4.2 Approve the minutes of the May 13, 2026 Special City Council Meeting.

4.3 Consider and take all appropriate action on an Agreement between the City of Seabrook EMS and SETRAC (Southeast Texas Regional Advisory Council) to

ensure Seabrook EMS can fully participate in SETRAC supported programs and benefit from expanded regional capabilities.

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

5. NEW BUSINESS

- 5.1 Consider and take appropriate action on Resolution No. 2026-08, a policy to publish public information requests on the City's website, including open records requests from the preceding two years, with monthly updates.**

Councilmember Sessum left the meeting prior to consideration of this item.

Councilmember Sanford presented the resolution and outlined her rationale for the proposed policy, stating that it would improve the efficiency of handling future requests. She explained that taxpayer-funded costs associated with such requests include more than 50% of the request costs and 100% of related legal expenses. Councilmember Sanford further stated that the process would provide greater transparency to the public regarding the expenditure of their tax dollars.

Motion:	To Approve
Made By:	At-Large Position 6 Sanford
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed with Councilmembers Sanford, Deemer, Sweeney, and Tollett voting in favor, and Councilmembers Rodgers and Cervantes voting opposed.

- 5.2 Consider and take all appropriate action on selecting a Mayor Pro Tem for 2026-2027.**

Motion:	To Postpone Until After Runoff Election
Made By:	At-Large Position 6 Sanford
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

- 5.3 Consideration and take all appropriate action regarding Resolution 2026-09 appointing a Capital Improvements Advisory Committee in accordance with Chapter 395 of the Texas Local Government Code to facilitate the evaluation and potential implementation of impact fees.**

Deputy City Manager Sean Landis presented the Resolution.

Motion:	To Approve
Made By:	At-Large Position 6 Sanford

Seconded By: At-Large Position 4 Cervantes
Vote: **Passed** unanimously by all present

Council agreed to appoint Councilmembers Cervantes and Sessum to conduct board interviews.

- 5.4 Consider and take all appropriate action on a first reading of Ordinance 2026-15, Revision to Personnel Policies, Chapter 8, Electronic Communications, and adding Section 7, "Generative Artificial Intelligence".**
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Motion: To Approve
Made By: At-Large Position 3 Tollett
Seconded By: At-Large Position 4 Cervantes
Vote: **Passed** unanimously by all present

- 5.5 Consider and take all appropriate action on the approval of an Agreement with WaterSmart Software Inc. ("VertexOne ") for a five-year agreement in an amount not to exceed \$53,115.22 and authorize the City Manager to execute the agreement and associated documents.**
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Motion: To Approve
Made By: At-Large Position 3 Tollett
Seconded By: At-Large Position 1 Rodgers
Vote: **Passed** unanimously by all present

- 5.6 Consider and take all appropriate action on the approval of Task Order No. 4 for Professional Landscape Architecture Design Services under the Master Professional Services Agreement (PSA) between the City of Seabrook and Duplantis Design Group (DDG) for the Carothers Coastal Gardens East Tract at an amount not to exceed \$ 50,000.00 and authorize the City Manager to sign all associated documents.**
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Motion: To Approve
Made By: At-Large Position 6 Sanford
Seconded By: At-Large Position 3 Tollett
Vote: **Passed** unanimously by all present

- 5.7 Consider and take all appropriate action on a Job Order Contract (JOC) with Corestone Construction in an amount of \$184,676.36 for CIP S-34, Rural Street Preventive Maintenance Project, through Choice Partners purchasing cooperative Contract # 25/03MR-16 and authorize the City Manager to execute the contract and associated documents.**

Mayor Sweeney announced that this item was pulled for consideration at a future meeting.

6. EXECUTIVE SESSION

6.1 Adjourn into a closed Executive Session per Texas Government Code Section:

551.071 Consultation with attorney regarding legal matters.

Mayor Sweeney adjourned into Executive Session at 7:29 pm.

Councilmember Sessum returned to the meeting during the Executive Session.

7. OPEN SESSION

Mayor Sweeney reconvened into Open Session at 7:33 pm stating no action was taken.

8. ROUTINE BUSINESS

8.1 Establish future meeting dates and agenda items.

City Secretary Rachel Lewis informed Council the next Regular Meeting was scheduled for June 2, 2026 and would take place at the Public Works Building on Red Bluff Road.

There being no further business, Mayor Sweeney adjourned the meeting at 7:34 pm.

APPROVED:

Jim Sweeney
Mayor

DATE:

6/2/2026

ATTEST:

Rachel Lewis, TRMG
City Secretary