



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, JULY 21, 2026 - 5:00 PM**

For city information visit www.seabrooktx.gov
For agendas visit www.seabrooktx.gov/agendas

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY, JULY 21, 2026 AT 5:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 1ST STREET, SEABROOK, TEXAS, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

PLEDGE OF ALLEGIANCE

1. BOARDS AND COMMISSIONS

1.1 Approve and ratify the City Manager's reappointment of Steven Dean to the Civil Service Commission for a three (3) year term to expire May 31, 2029. *Gayle Cook, City Manager*

2. PRESENTATIONS

2.1 Presentation of the Fiscal Year 2024-2025 Annual Comprehensive Financial Report (ACFR) conducted by Whitley Penn, LLP. *Whitley Penn Representative*

3. PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to City business or City-related business or matters of general public interest, and shall not include any personal attacks or abusive language. Any disruptive or abusive behavior will result in the removal of the speaker from the Council chamber.

All public remarks shall be addressed to the Chair. Comments shall not be directed toward individual Councilmembers, City staff, or other members of the public.

In accordance with the Texas Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.

REGISTER ONLINE TO SPEAK IN PERSON DURING PUBLIC COMMENTS:
www.seabrooktx.gov/publiccomment

3.1 Mayor, City Council and/or members of the City staff may make announcements

about City/Community events. *City Council*

3.2 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.

4. CONSENT AGENDA

4.1 Approve the minutes of the June 30, 2026 and July 7, 2026 City Council meetings and the July 8, 2026 Joint meeting.

4.2 Consider and take all appropriate action on the second reading of Ordinance 2026-07 amending the Code of Ordinances of the City of Seabrook, Texas, by revising Chapter 18, "Buildings and Building Regulations," Division 6, "Plumbing," through the creation of Section 18-339, titled "Temporary Portable Restroom Units." The proposed amendment establishes regulations governing the permitting, placement, maintenance, and enforcement of temporary portable restroom units for construction sites, public events, residential uses, and certain permanent installations.

AN ORDINANCE OF THE CITY OF SEABROOK, TEXAS, AMENDING THE SEABROOK CITY CODE OF ORDINANCES BY REVISING CHAPTER 18, "BUILDINGS AND BUILDING REGULATIONS," DIVISION 6, "PLUMBING," OF THE CODE OF ORDINANCES OF THE CITY OF SEABROOK BY CREATING SECTION 18-339 TITLED "TEMPORARY PORTABLE RESTROOM UNITS"; PROVIDING REGULATIONS FOR PERMITTING, PLACEMENT, MAINTENANCE, AND ENFORCEMENT FOR CONSTRUCTION SITES, PUBLIC EVENTS, RESIDENTIAL USES, AND CERTAIN PERMANENT INSTALLATIONS; PROVIDING FOR A PENALTY NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

4.3 Consider and take all appropriate action on approval of Resolution 2026-12, Changing Authorized Representatives for the TexPool Investment account.

4.4 Consider and take all appropriate action on the approval of Resolution 2016-13, Designating the Harris County Tax Assessor-Collector's Office to Calculate "Truth in Taxation" for tax year 2026.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, DESIGNATING THE HARRIS COUNTY TAX ASSESSOR-COLLECTOR'S OFFICE TO CALCULATE, SIGN, AND SUBMIT ALL NECESSARY INFORMATION FOR TAX YEAR 2026 IN CONNECTION WITH THE TEXAS "TRUTH-IN-TAXATION" LEGISLATION AS REQUIRED BY THE TEXAS TAX CODE.

5. OLD BUSINESS

5.1 Consider and take all appropriate action on the ratification of an incentive agreement for a New Construction & Development Grant between Pomodoro's

Cucina Italiana, LLC and Seabrook Economic Development Corporation for a maximum amount of \$850,000.00. *Rick Guerrero, Director of Economic Development, David Olson, City Attorney*

6. SPECIFIC PUBLIC HEARING

6.1 Conduct a Public Hearing on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create a Local Support Multi-Tenant Distribution Center, consisting of an approximately 464,400 square foot warehouse and an approximately 205,200 square foot warehouse. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

7. NEW BUSINESS

7.1 Consider and take all appropriate action on the acceptance and approval of the Annual Comprehensive Financial Report and Single Audit for Fiscal Year 2024-2025, conducted by Whitley Penn, LLP.

7.2 Consider and take all appropriate action on Change Order No. 1 with JTR Construction for the Main Street Wastewater Treatment Plant Demolition Project related to TCEQ-required soil removal, in an amount not to exceed \$152,027. *Brian Craig, Director of Public Works | City Engineer*

7.3 Consider and take all appropriate action on adding 17 Cobra streetlights to East Meyer. *Brian Craig, Director of Public Works | City Engineer*

7.4 Consider and take all appropriate action for the approval of a Street Light Agreement Letter between the City of Seabrook and CenterPoint Energy for the installation of 32 decorative streetlights along the west side of Repsdorph Road, from the roundabout south to NASA Parkway, in an amount of \$48,632.00 and authorize the City Manager to execute the letter and any associated documents. This is an unbudgeted item and would require a budget amendment. *Brian Craig, Director of Public Works | City Engineer*

7.5 Consider and take all appropriate action on the approval of the 2026-04 Task Order with Cobb Fendley under the Professional Services Agreement (PSA) in an amount of \$244,020 for Smoke Testing of the City's Sanitary Sewer System and authorize the City Manager to execute. *Brian Craig, Director of Public Works | City Engineer*

7.6 Consider and take all appropriate action to review applications, interview Applicants and approve allocations for Hotel Occupancy Tax (HOT) Funding for FY 2026-2027, fiscal year starting October 1, 2026 through September 30, 2027.

1. Bay Area Houston Ballet & Theater
2. Barge295 Fall Fest
3. Keels & Wheels
4. Safety at Sea
5. Seabrook Lucky Trails
6. Seabrook Saltwater Derby
7. Seabrook Seafood Festival

8. South Coast Sailing School
9. Spectrum Sailing
10. Texas Outlaw Challenge
11. USCG Captains License Training
12. Yachty Gras

Sahib Rao, Director of Finance

7.7 Consider and take all appropriate action on the reestablishment of the City's annual festival and provide direction to City staff regarding the festival's theme, scope, location and development. *Gayle Cook, City Manager*

7.8 Consider and take all appropriate action on first and final reading of Ordinance 2026-19, Budget Amendment No. 4, Amending the Budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 for Special Fund - Animal Shelter Donations. *Gayle Cook, City Manager*

AN ORDINANCE AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 BY AUTHORIZING CERTAIN ADDITIONS IN THE AMOUNT OF \$ 7,600.00 FOR SPECIAL ANIMAL SHELTER DONATIONS; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO FACILITATE THE CHANGES IDENTIFIED; AND FINDING AVAILABLE UNENCUMBERED FUNDS FOR THE SUPPLEMENTAL APPROPRIATION AND/OR RESERVE REDUCTION.

7.9 Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create a Local Support Multi-Tenant Distribution Center, consisting of an approximately 464,400 square foot warehouse and an approximately 205,200 square foot warehouse. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

8. ROUTINE BUSINESS

8.1 Establish future meeting dates and agenda items.

City of Seabrook Taxpayer Impact Statement

For Fiscal Year Ending, September 30, 2026

(Required under Texas Government Code Sec. 551.043 as amended by House Bill 1522, effective September 1, 2025.)

This notice informs taxpayers of the potential impact of the proposed budget and tax rate for Fiscal Year 2025-2026, comparing what would be paid under the no-new-revenue tax rate versus the proposed tax rate.

1. Average Taxable Homestead Value:

Prior Year (FY 2023-2024)	\$303,322
Current Year (FY 2025-2026)	\$317,817

2. Tax Rates:

Prior Year Tax Rate (FY24-25)	0.455156 per \$100 valuation
No-New-Revenue (FY25-26)	0.426616 per \$100 valuation
Proposed Tax Rate (FY25-26)	0.464152 per \$100 valuation

3. Estimated Annual Tax Bill Calculation:

Scenario	Tax Rate	Estimated Tax Bill	Difference from No-New-Revenue
Prior Year (FY24-25)	0.455156	\$1446.56	\$85.57
No-New-Revenue (FY25-26)	0.428233	\$1,360.99	-----
Proposed Budget (FY25-26)	0.464152	\$1,475.15	\$114.16

Calculations:

- Prior Year Tax Bill = $(317,817 \div 100) \times .455156 = \$1,446.56$
- No-New-Revenue = $(317,817 \div 100) \times .4228233 = \$1,360.99$
- Proposed Tax Bill = $(317,817 \div 100) \times .464152 = \$1,475.16$

Summary:

If the City of Seabrook adopts the proposed tax rate of 0.464152 per \$100 valuation, the average homestead owner would pay approximately \$114.16 more annually compared to the no-new-revenue tax rate.

THE CITY COUNCIL RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT, (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE, 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5663 OR CITYSEC@SEABROOKTX.GOV FOR FURTHER INFORMATION.

I certify that this notice was posted on the bulletin board on or before Wednesday, July 15, 2026, no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC

