



MEETING MINUTES
JULY 7, 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, Jared Sessum, Angela Cervantes, Summer Sanford, Melanie Deemer, Guy Rodgers, Byron Hanssen. Also in attendance were: City Manager Gayle Cook, City Secretary Rachel Lewis, and City Attorney David Olson. Pledges were conducted.

1. BOARDS AND COMMISSIONS

1.1 Consider and take all appropriate action on the selection of five (5) members to serve on the Capital Improvements Advisory Committee.

Councilmembers Sessum and Cervantes reported on the interviews conducted for the committee appointments. Councilmember Sessum presented a recommendation to appoint Cheri Smith, Rob Hefner, Josh Parella, and Walter Hammann.

Councilmember Cervantes advised that Walter Rutledge had also been recommended but had since withdrawn his application. As a result, she and Councilmember Sessum recommended reopening the application process to fill the remaining vacancy. She further stated that they did not recommend Gary Johnson or J.P. Byers due to concerns regarding potential conflicts of interest.

Mayor Sweeney commented that the statutory requirement for the committee to include a specified percentage of developers and real estate professionals could result in all individuals from those professions being perceived as having conflicts of interest.

Deputy City Manager Sean Landis explained that state law requires representation from those professions on the recommending body in order to provide industry input regarding impact fees.

Motion:	To appoint those recommended
Made By:	At-Large Position 2 Sessum
Seconded By:	At-Large Position 4 Cervantes
Vote:	Passed with all present voting unanimously.

Motion:	To amend to also appoint Gary Johnson
Made By:	At-Large Position 2 Sessum
Seconded By:	At-Large Position 4 Cervantes
Vote:	Passed with Councilmembers Sweeney, Deemer, Sanford, Rodgers, and Hanssen voting in favor, and Councilmembers Cervantes and Sessum voting opposed.

2. PRESENTATIONS

2.1 Presentation by Bay Area Houston Ballet & Theatre (BAHBT) Post-Event Report for Hotel Occupancy Tax Agreement.

Jill Reason, Executive Director of Bay Area Houston Ballet and Theatre (BAHBT), presented the organization's report. She reviewed BAHBT's mission and commitment to the community and highlighted productions during its 50th season, including 37 stage productions, 32 community appearances, and attendance exceeding 14,000. She also provided an overview of the organization's funding sources, marketing and advertising efforts used to promote performances, social media engagement statistics, and data tracking the economic impact of hotel stays associated with BAHBT events.

3. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

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

Councilmember Deemer announced the following events:

PD Snack Drive through August 14, 2026;

Movie Night at Meador Park on July 11, 2026;

Scoops and Sirens on July 16, 2026.

Councilmember Sessum announced an upcoming kickball game on July 24, 2026, between the fire department and police department.

Councilmember Sanford announced updates from Harris County Mayor & Councils Association, the Economic Alliance, and the Gulf Coast Protection District.

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.

City Manager Gayle Cook updated Council on the following:

City website photo gallery

EDC, P&T and P&Z updates and a reminder of the joint meeting with EDC and P&Z on July 8th.

South Hwy 146

Red Bluff Rail Removal

Sound Study at the Rail Spur

Pine Gully Pier demolition and construction

East Meyer Avenue project

EMS and EOC building construction

Bayside Park expansion and plant demolition

Wildlife park

Pelican Bay Pool construction

Rural street preventative maintenance

North Meyer reconstruction

Boat ramp on Hwy 146

4. SPECIFIC PUBLIC HEARING

4.1 Conduct a public hearing to consider Ordinance No. 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.

Mayor Sweeney opened the Public Hearing at 6:45 pm.

Deputy City Manager Sean Landis presented the proposed amendments and stated the Planning and Zoning Commission recommended the approval of the amendments.

There were no public comments.

Mayor Sweeney closed the Public Hearing at 6:48 pm

5. BID AWARDS

- 5.1 Consider and take all appropriate action regarding the award of Request for Qualifications (RFQ) 2026-09 for a Financial Audit of the 2021 Impact Fees to Baker Tilly US, LLC for an amount not to exceed \$25,000.00 and authorize the City Manager to execute the associated contract.**

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

6. CONSENT AGENDA

- 6.1 Approve the minutes of the June 16, 2026 and June 24, 2026 City Council meetings.**
- 6.2 Correction to the numbering of Ordinance 2026-09 passed by City Council on June 16, 2026, to Ordinance 2026-16.**

Motion:	To Approve the Consent Agenda
Made By:	At-Large Position 6 Sanford
Seconded By:	At-Large Position 1 Rodgers
Vote:	Passed unanimously by all present

7. NEW BUSINESS

- 7.1 Consider and take all appropriate action on the first 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.**

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

7.2 Consider and take all appropriate action on the approval of 2026-02 Task Order with Cobb Fendley under the Professional Services Agreement (PSA) in an amount of \$60,650.00 for Engineering Proposal for Main St. Lift Station Dri-Prime Backup System and authorize the City Manager to execute the proposal and associated documents.

Public Works Director Brian Craig presented the agreement.

Motion: To Approve
Made By: At-Large Position 2 Sessum
Seconded By: At-Large Position 3 Hanssen

Vote: **Passed** with Councilmembers Sweeney, Cervantes, Hanssen, Sessum, and Rodgers voting in favor, and Councilmembers Sanford and Deemer voting opposed.

7.3 Consider and take all appropriate action on a one-year contract extension agreement between the City of Seabrook and DRC Emergency Services for primary post-disaster debris removal and disposal services, and authorize the City Manager to execute the contract.

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

7.4 Consider and take all appropriate action on a one-year contract extension agreement between the City of Seabrook and Ceres Environmental Services, Inc. for secondary debris removal and disposal services, and authorize the City Manager to execute the contract.

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

7.5 Consider and take all appropriate action on a one-year contract extension agreement between the City of Seabrook and True North Emergency Management for debris monitoring services, and authorize the City Manager to execute the contract.

Motion: To Approve
Made By: At-Large Position 5 Deemer
Seconded By: At-Large Position 3 Hanssen
Vote: **Passed** unanimously by all present

- 7.6 Consider and take all appropriate action on a one-year contract extension agreement between the City of Seabrook and Hydradry Inc. for post-disaster restoration and recovery services, and authorize the City Manager to execute the contract.**
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Motion: To Approve
Made By: At-Large Position 3 Hanssen
Seconded By: At-Large Position 5 Deemer
Vote: **Passed** unanimously by all present

- 7.7 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.**
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Motion: To Approve
Made By: At-Large Position 6 Sanford
Seconded By: At-Large Position 5 Deemer
Vote: No Vote

Economic Development Corporation Director Rick Guerrero presented the agreement and reviewed its background and history. He stated that the agreement had been approved by the Economic Development Corporation (EDC). Councilmember Cervantes expressed concern that the proposed funding amount was excessive. Mayor Sweeney stated that the EDC had given the agreement thorough consideration, engaged in extensive discussion, and incorporated additional conditions, performance objectives, and penalties into the agreement before approving it.

Motion: To amend to send back to EDC for reconsideration
Made By: At-Large Position 4 Cervantes
Seconded By: Motion died due to lack of a second
Vote: No Vote

Motion: To postpone for additional review by members of Council
Made By: At-Large Position 1 Rodgers
Seconded By: At-Large Position 2 Sessum
Vote: **Passed** with Councilmembers Rodgers, Sessum, Cervantes, Deemer, and Hanssen voting in favor, and Councilmembers Sweeney and Sanford voting opposed.

7.8 Consider and take appropriate action on approval of Resolution 2026-11 Authorizing a Texas Parks and Wildlife Application for Bayside Park Expansion

Councilmember Sanford made the motion but was not present in the room for the vote.

Motion:	To Approve
Made By:	At-Large Position 6 Sanford
Seconded By:	At-Large Position 3 Hanssen
Vote:	Passed unanimously by all present

7.9 Consider and take all appropriate action on the selection of Council Liaisons for area organizations.

Mayor Sweeney presented the 2025 liaison list. The following Councilmembers volunteered for positions:

Galveston Bay Foundation - Guy Rodgers and Jared Sessum
BAHEP - Angela Cervantes and Melanie Deemer
Bay Area Transportation Partnership- Summer Sanford and Jim Sweeney
Clear Lake Area Chamber of Commerce - Byron Hanssen and Angela Cervantes
Economic Alliance Port Region - Summer Sanford and Guy Rodgers
Houston-Galveston Area Council - Melanie Deemer and Jared Sessum
Seabrook Economic Development Corporation - Summer Sanford

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

7.10 Consider and take all appropriate action on the selection of members of City Council to conduct board interviews for various City boards, commissions, and committees.

The following Councilmembers volunteered to conduct interviews:

Board of Adjustment/Building Standards - Summer Sanford & Jared Sessum
Economic Development Corporation - Melanie Deemer & Summer Sanford
Ethics Review Commission - Byron Hanssen & Jared Sessum
Parks & Trails Committee - Angela Cervantes & Byron Hanssen
Planning & Zoning Commission - Angela Cervantes & Guy Rodgers

Motion:	To Approve all volunteers
Made By:	At-Large Position 6 Sanford
Seconded By:	At-Large Position 5 Deemer
Vote:	Passed unanimously by all present

8. OLD BUSINESS

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

The following nominations were made for the position of Mayor Pro Tem:
Councilmember Melanie Deemer nominated Councilmember Summer Sanford.
Councilmember Guy Rodgers nominated Councilmember Jared Sessum.
Voting results were as follows:
Councilmember Summer Sanford received votes from Mayor Sweeney and Councilmembers Deemer, Sanford, and Hanssen.
Councilmember Jared Sessum received votes from Councilmembers Cervantes, Sessum, and Rodgers.

Motion:	To Approve Summer Sanford as Mayor Pro Tem
Made By:	At-Large Position 5 Deemer
Seconded By:	At-Large Position 2 Sessum
Vote:	Passed unanimously by all present

9. EXECUTIVE SESSION

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

9.1 Conduct a Closed Session pursuant to Texas Government Code Sections:

551.072 Deliberate and consider the purchase, exchange, lease or value of real property located in the City of Seabrook, Texas;

10. OPEN SESSION

Mayor Sweeney reconvened the meeting into Open Session at 7:54 pm.

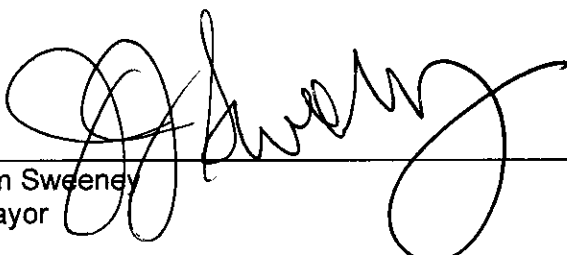
11. ROUTINE BUSINESS

11.1 Establish future meeting dates and agenda items.

City Secretary Rachel Lewis informed Council that a Special Joint Meeting was scheduled for July 8, 2026, at 6:00 p.m., and that the next Regular City Council Meeting was scheduled for July 21, 2026, at 6:00 p.m. Mayor Sweeney asked whether Council would be available to begin the July 21, 2026, meeting at 5:00 p.m. A quorum of Councilmembers indicated they would be available to begin the meeting at that time.

There being no further business, Mayor Sweeney adjourned the meeting at 7:56 pm.

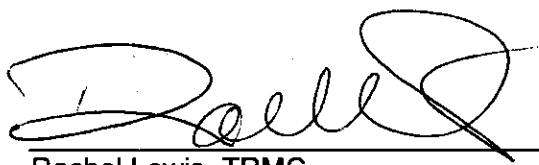
APPROVED:


Jim Sweeney
Mayor

DATE:

7/21/2026

ATTEST:



Rachel Lewis, TRMC
City Secretary