MEETING MINUTES
JULY 21, 2026

SEABROOK CITY COUNCIL
REGULAR CITY COUNCIL MEETING

Mayor Jim Sweeney called the Seabrook Council Meeting to order at 5:00 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 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.

Motion:	To Approve
Made By:	At-Large Position 3 Hanssen
Seconded By:	At-Large Position 1 Rodgers
Vote:	**Passed** unanimously by all present

2. PRESENTATIONS

Councilmember Cervantes arrived at the meeting during consideration of this item and was not present for item 1.1.

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

Patrick Simmons of Whitley Penn, LLP presented the Annual Comprehensive Financial Report and Single Audit Report. He reviewed the audit process, internal controls, the purpose of the audit, and the auditor's opinion. Mr. Simmons reported that the City had received an unmodified ("clean") audit opinion, the highest level of assurance that could be issued.

Mr. Simmons also noted one instance of noncompliance related to procurement procedures. He stated that the City had implemented a corrective action plan to address the issue and strengthen compliance with procurement requirements going forward.

3. PUBLIC COMMENTS AND ANNOUNCEMENTS

Jennifer Pitts	902 Hardesty, Seabrook	Small business support
Kelly Stewart	2510 Hollybrook, Seabrook	City future plans
Joshua Bothouse	1849 El Mar Lane, Seabrook	City future priorities

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

Councilmember Deemer announced the following events:
Movie Night at Meador Park on August 8, 2026
Community Open House on August 12, 2026
Pelican Bay Pool Ribbon Cutting on August 22, 2026

Councilmember Sessum announced that a kickball game between the Fire Department and the Police Department would be held on July 24, 2026.

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:
Economic Development Corp, P&T, BOA, P&Z meeting updates
TxDOT SH 146 and Redbluff
Sound study at the Port of Houston Rail Spur
Pine Gully Pier demolition and construction
East Meyer Avenue construction
EMS and EOC Building construction
Old Wastewater Treatment Plant demolition and Bayside Park Expansion
Pelican Bay Pool construction
Rural street preventative maintenance
North Meyer reconstruction

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.

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.

Mayor Sweeney announced a typographical correction to the resolution number, changing it from Resolution No. 2016-13 to Resolution No. 2026-13.

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

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.

Mayor Sweeney explained the agreement and discussed the Economic Development Corporation's consideration of the project. Economic Development Corporation Director Rick Guerrero reviewed the history of the agreement and the process that led to its recommendation.

Councilmember Cervantes stated that she preferred the project be funded in accordance with the Economic Development Corporation's new funding standards, which limit funding to no more than $200,000, and made a motion to amend the proposed funding amount accordingly. Following Council's approval of the amended motion establishing the funding amount at $850,000, the original motion was modified to reflect approval of the agreement as amended.

Motion:	To Approve the agreement as presented
Made By:	At-Large Position 4 Cervantes
Seconded By:	At-Large Position 1 Rodgers
Vote:	**Passed** with Councilmembers Rodgers, Sessum, Hanssen, Sweeney, Deemer, and Sanford voting in favor, and Councilmember Cervantes voting opposed.

Motion:	To Amend to reflect an amount of $850,000
Made By:	At-Large Position 5 Sanford
Seconded By:	At-Large Position 3 Hanssen
Vote:	**Passed** with Councilmembers Rodgers, Sessum, Hanssen, Sweeney, Deemer, and Sanford voting in favor, and Councilmember Cervantes voting opposed.

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.

Mayor Sweeney opened the Public Hearing at 6:05 p.m.

Deputy City Manager Sean Landis presented the proposed Planned Unit Development (PUD), including its elements, location, and review process. He explained that the PUD approval process consisted of two phases: the preliminary plan and the final plan. He stated that the Planning and Zoning Commission had recommended approval of the preliminary plan with amendments, which would be incorporated into the PUD document.

J.W. Fields with Constellation Real Estate partners presented their request and answered questions from Council.

Kelsey Boudin	4920 Louise	Spoke in opposition
Kevin Lilly	1825 Wallington	Spoke in opposition
Ann Wacker	526 Villa Drive	Spoke in opposition

Josh Bolthouse	1849 El Mar Lane	Spoke in opposition
Kelly Stewart	2510 Hollybrook	Spoke in opposition
Joe Machol	Seabrook	Spoke in opposition
Jeff Gillis	2309 Watch Way	Spoke in opposition
Rhonda Thompson	1601 Carefree Circle	Spoke in support
Angie Williams	1512 Lake Mija Circle	Spoke in opposition
Derek Wilson	1910 Bayview	Spoke in opposition
Frederico Lucas	1430 Killdeer	Spoke in opposition
Max Lucas	1430 Killdeer	Spoke in opposition
Kelsey Fennell	4530 Beachcraft	Spoke in opposition
Ron Ahlhorn	1629 Old Orchard	Spoke in opposition
Charles Householder	1030 Baysky Way	Spoke in opposition
Mark Fennell	4530 Beachcraft	Spoke in opposition
Kevin Anderson	Seabrook	Spoke in opposition
Debra Harper	506 Baywood	Spoke in opposition
Lupe Lesser	4805 Todville	Spoke in opposition
Rick Bentley	1434 College Cove	Spoke in opposition
Jane Leeland	Seabrook	Spoke in opposition
Richard Green	2009 Yorktown	Spoke in opposition

Mayor Sweeney closed the Public Hearing at 7:53 p.m.

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.

Motion:	To Postpone
Made By:	At-Large Position 1 Rodgers
Seconded By:	At-Large Position 6 Sanford
Vote:	**Passed** unanimously by all present

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.

Public Works Director Brian Craig presented the project.

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

7.3 Consider and take all appropriate action on adding 17 Cobra streetlights to East Meyer.

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

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.

Motion:	To Approve
Made By:	At-Large Position 2 Sessum
Seconded By:	At-Large Position 1 Rodgers
Vote:	**Passed** unanimously by all present

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.

Public Works Director Brian Craig presented the agreement and answered questions from Council.

Motion:	To Approve
Made By:	At-Large Position 2 Sessum
Seconded By:	At-Large Position 3 Hanssen
Vote:	**Passed** with Councilmembers Rodgers, Sessum, Hanssen, Sweeney, Cervantes, and Deemer voting in favor, and Councilmember Sanford voting opposed.

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**

Ami Blackwell presented the funding requests, and the applicants addressed Council and responded to questions. Following discussion, Council recommended the following funding allocations:
Bay Area Houston Ballet & Theater - $6,000
Barge 295 Fall Fest - $38,500
Keels & Wheels - $40,000
Safety at Sea - $3,115
Seabrook Lucky Trails - $35,000
Seabrook Saltwater Derby - $10,000
Seabrook Seafood Festival - $10,000
South Coast Sailing School $10,000
Specrum Sailing - $900
Texas Outlaw Challenge - $30,000
USCG Captains License Training $6,000
Yachty Gras - $10,000

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

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.

Ami Blackwell presented the FlashVote survey results regarding the re-establishment of an annual festival. Council expressed support for re-establishing the event and indicated a preference for holding it on Main Street, featuring live music and local seafood. Council also expressed a preference for scheduling the event during the spring or fall when weather conditions are cooler.

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.

Motion:	To Approve
Made By:	At-Large Position 5 Deemer
Seconded By:	At-Large Position 2 Sessum
Vote:	**Passed** unanimously by all present

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.

This item was moved to be considered as the first item of New Business with no opposition from Council.

Motion:	To Approve
Made By:	At-Large Position 6 Sanford
Seconded By:	None
Vote:	The motion died due to lack of a second

8. ROUTINE BUSINESS

8.1 Establish future meeting dates and agenda items.

City Secretary Rachel Lewis informed Council the next Regular City Council Meeting was scheduled for August 4, 2026 at 6:00 p.m., and a Special City Council Meeting was scheduled for August 5, 2026 at 6:00 p.m.

Hearing no further business the meeting was adjourned at 9:20 p.m.

APPROVED: ______________________ DATE: 8/4/2026
Jim Sweeney
Mayor

ATTEST: ______________________
Rachel Lewis, TRMC
City Secretary