



**MEETING MINUTES
AUGUST 4, 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 Deputy City Manager Sean Landis. Pledges were conducted.

1. BOARDS AND COMMISSIONS

1.1 Consider and take all appropriate action on the appointment of a member to the Planning & Zoning Commission for a term to expire on December 31, 2028.

Councilmembers Cervantes and Rodgers recommended Robert Zeller for appointment.

Motion:	To Approve Robert Zeller for appointment
Made By:	At-Large Position 4 Cervantes
Seconded By:	At-Large Position 1 Rodgers
Vote:	Passed with Councilmembers Rodgers, Sessum, Hanssen, Cervantes, and Deemer voting in favor, and Councilmember Sanford voting opposed.

2. PRESENTATIONS

2.1 Presentation of the 2026 event report by Keels & Wheels.

Patty Eng with Keels & Wheels presented the post-event report. She presented an overview and special features of the event. She stated there were 6000 attendees who came from 50 miles or more from 30 different states. She went over the marketing, HOT Fund expenditures, and sponsors. She also discussed the hotel impact.

2.2 Presentation of the quarterly report by the Seabrook Volunteer Fire Department.

Assistant Chief Andy Castiglione with the Seabrook Volunteer Fire Department presented the report. He reported that the SVFD:

- Responded to 216 calls with an average response time of 5 minutes and 3 seconds
- 60% of calls were emergency medical service calls
- Approximately 80% of membership hold a Texas Department of State Health Services Certification
- Responded to 8 fire calls and 7 water rescues

3. PUBLIC COMMENTS AND ANNOUNCEMENTS

Amy Cerafatti	1511 Palo Duro Canyon Dr., League City, TX	PUD
Celeste Rudd	2537 Wild Oak Forrest, Seabrook, TX	PUD
Ed Klein	2529 Du Lac Trace, Seabrook, TX	PUD
Melanie Bentley	1434 Cottage Cove Ct., Seabrook, TX	PUD
Jeff Gillis	2309 Water Way, Seabrook, TX	PUD
Kevin Lilly	1825 Wallington Ln., Seabrook, TX	PUD
Kelly Stewart	2510 Hollybrook, Seabrook, TX	PUD
Jeremiah Marichalar	2510 Hollybrook, Seabrook, TX	PUD and Economic Development
Joe Machol	Seabrook, TX	Pool Contract
Gary Renola	4530 Tharp, Seabrook, TX	PUD
Billy Henry	4428 Shady Lake Drive, Seabrook, TX	PUD
Scott Reynolds	3918 Breezey, Seabrook, TX	PUD
Veronica Braumbugh	229 Le Beau Ln., Seabrook, TX	PUD

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:
Movie Night at Meador Park on August 8, 2026
Community Open House on August 12, 2026
Pelican Bay Ribbon Cutting on August 22, 2026
Bingo With Badges on August 28, 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:

- Boards and Commissions
- Community Open House on August 12, 2026
- Sound Study — Rail Spur
- Pine Gully Pier
- East Meyer Project CIP S26
- EMS and EOC Building FAC25
- Demolition of Wastewater Plant WW19
- Bayside Park CIP #P26

- Pelican Bay Pool CIP #P24
- Rural Street Preventive Maintenance

4. CONSENT AGENDA

4.1 Approve the minutes of the July 21, 2026 Regular City Council Meeting

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

5. NEW BUSINESS

5.1 Consider and take all appropriate action on the approval of North Meyer Avenue Amendment #1 to Task Order # 3 with Duplantis Design Group (DDG) under the Professional Services Agreement (PSA) in an amount of \$5,000 to add TxDOT permitting to the original engineering contract and authorize the City Manager to execute the amendment and all associated documents.

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

5.2 Consider and take all appropriate action on the ratification of a performance agreement to assist with Commercial Façade Improvements at 2120 NASA Parkway between Omkar Group Seabrook, LP dba SpringHill Suites by Marriott – Seabrook and the Seabrook Economic Development Corporation in the amount not to exceed \$40,000.00.

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

5.3 Consider and take all appropriate action on Task Order #5 for professional design services under the Master Professional Services Agreement (PSA) between the City of Seabrook and Duplantis Design Group (DDG) for the drainage analysis of Baywood Drive and Pine Gully Road and the development of improvement projects in an amount not to exceed \$50,000 and authorize the City Manager to execute all associated documents.

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

6. OLD BUSINESS

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

Motion:	To Amend the motion to Include a requirement for staff to report to Council on a quarterly basis regarding efforts in completing the new procurement standard operating procedures.
Made By:	Mayor of Seabrook Sweeney
Seconded By:	At-Large Position 5 Deemer
Vote:	Passed unanimously by all present

6.2 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.

Members of Council discussed a list of changes to be made to the Preliminary Planned Unit Development (Preliminary PUD) to include:

- City restrictions on hazardous materials handling and storage
- Per City Regulations, Restrict shipping containers to containers on truck only for delivery or pickup with no stacked storage containers
- Consider using the C-1 zone as the development setback- approximately 278 feet.
- Delay groundbreaking until the Port Southern Access Road construction is completed, including the new 146 intersection.
- Once project is completed, ensure no truck traffic onto RedBluff/Todville through proper signage and GPS directions.
- Plant mature trees in the new planting areas.
- Utilize proper fencing and, if possible, move the fencing closer to inside of the property to allow for an animal crossing areas and trail path for residents.
- Add Wing Walls to reduce the southward sound leakage.
- Add all of the Planning & Zoning Commission recommendations.
- Investigate reduction of lighting after dark to avoid light leakage.

- Investigate possible green space on the rooftop to avoid interfering with migratory bird patterns.

Motion: To Approve a Preliminary Planned Unit Development
Made By: At-Large Position 5 Deemer
Seconded By: At-Large Position 1 Rodgers
Vote: **Passed** with Councilmembers Rodgers, Sessum, Hanssen, Deemer, and Sanford voting in favor, and Councilmember Cervantes voting opposed.

Motion: To Amend the motion with changes listed
Made By: At-Large Position 6 Sanford
Seconded By: At-Large Position 2 Sessum
Vote: **Passed** unanimously by all present.

7. EXECUTIVE SESSION

Mayor Sweeney stated No Executive Session would be held.

7.1 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;

8. OPEN SESSION

No Closed Session was held.

9. ROUTINE BUSINESS

9.1 Establish future meeting dates and agenda items.

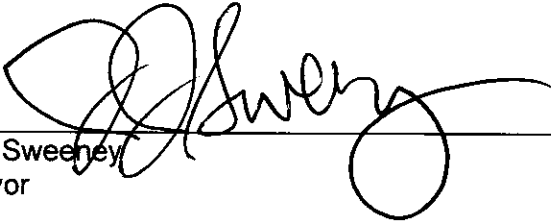
Mayor Sweeney asked Council if they would be available for a 5:00 pm joint meeting with the Parks & Trails Committee on August 18, 2026. A quorum of Council stated they would be in attendance.

Deputy City Secretary Mandy Morales informed Council of the Special City Council Workshop on August 5, 2026, at 6:00 pm, a Regular City Council meeting on August 18, 2026, at 6:00 pm and a Special City Council meeting on August 19, 2026, at 6:00 pm.

There being no further business, Mayor Sweeny adjourned the meeting at 8:43 p.m.

Signature Page:

APPROVED:

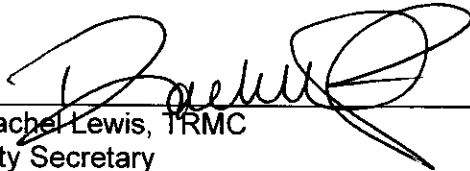


Jim Sweeney
Mayor

DATE:

8/18/2026

ATTEST:



Rachel Lewis, TRMC
City Secretary