

1 The City Council of the City of Seabrook met in regular session on Tuesday, August 1, 2023 at
2 6:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas, to discuss, consider and if
3 appropriate, take action on the items listed below.

4
5 THOSE PRESENT WERE:

6	
7 THOM KOLUPSKI	MAYOR
8 JACKIE RASCO	COUNCIL PLACE NO. 1
9 ROB HEFNER	COUNCIL PLACE NO. 2
10 TOM TOLLETT – Ex. Abs.	COUNCIL PLACE NO. 3
11 MICHAEL GIANGROSSO – Ex. Abs.	COUNCIL PLACE NO. 4
12 BUDDY HAMMANN	MAYOR PRO TEM/COUNCIL PLACE NO. 5
13 JOE MACHOL	COUNCIL PLACE NO. 6
14 GAYLE COOK	CITY MANAGER
15 SEAN LANDIS	DEPUTY CITY MANAGER
16 DAVID OLSON	CITY ATTORNEY
17 ROBIN LENIO	CITY SECRETARY

18
19 Mayor Kolupski called the meeting to order at 6:00 p.m. and led the audience in the Pledges of
20 Allegiance.

21
22 **1. PRESENTATIONS**

23
24 **1.1** Presentation to recognize recipients of the Seabrook Hero Award, Robert Turner and
25 Emmanuel Garcia. *Thom Kolupski, Mayor*

26
27 Mayor Kolupski recognized Robert Turner and Emmanuel Garcia as the first recipients of
28 the Seabrook Hero Award. The Hero Award is a newly created special award given to employees
29 for exemplifying performance that goes above and beyond, such as performing superior customer
30 service, unique acts of courage or caring, or accomplishing a project that exceeds expectations.

31
32 Mr. Garcia received the award because in his interactions with an elderly Seabrook resident
33 he realized that she needed the batteries replaced in her home smoke alarm. Mr. Garcia spent his
34 own time and money to purchase the batteries and install them for the resident.

35
36 Mr. Turner received the award because he helped repair one of the Seabrook ambulances
37 on his day off in order to get the truck back into service as quickly as possible.

38
39 **2. PUBLIC COMMENTS AND ANNOUNCEMENTS**

40
41 Paul Robinson, Event Organizer for Texas Outlaw Challenge, stated that he puts together
42 a book of summary knowledge of statistics for the Texas Outlaw Challenge every year, so he has
43 the book now available with this year's demographics. For example, the event has typically seen
44 one or two people on each boat in the past, but this year, there were 10-12 people per boat. For
45 the 2023 event, publications advertising the event and Seabrook are coast to coast and into Europe,

46 Canada, and the Middle East, reaching over 1.6 million people. Outlaw Challenge advertising on
47 the radio on FM 740, Sport Talk, reaches 450,000. The event receives impressions/likes/views of
48 547,000 on Click2Houston, I-45Now, and Channel 39. Advertising jointly through the event's
49 sponsors reaches more than 380,000. Face to face promotions reach over 52,000 by participation
50 at events similar to the Outlaw Challenge throughout the United States. The event reaches over
51 140,000 in local magazines, and around 960,000 in circulation through newspapers. Promotional
52 public relations activities through other events reaches more than 65,000. Social media has well
53 over 2,000,000,000 hits/likes, and the Outlaw Challenge website pushes the event and the
54 Seabrook community and amenities out to viewers throughout the year. All advertising is an
55 attempt to reach participants from outside a 30 mile radius so that those persons will come to
56 Seabrook and stay overnight in a Seabrook hotel while enjoying the event and Seabrook
57 restaurants, shopping, trails, etc. The 2023 event was the 16th event and was very successful. Last
58 year there were 26 fishing teams and this year there were 115 fishing teams. Great growth. What
59 makes Texas Outlaw Challenge different from other similar events is that Outlaw Challenge is not
60 put together to sustain vendors for the event company, but instead provides an industry networking
61 opportunity for sales with non-customers, which is a huge draw to this Seabrook sponsored event,
62 and we expect large growth because of this unique characteristic. We appreciate Seabrook's
63 support, and are looking forward to next year's tournament and doing our part to bring visitors to
64 Seabrook.

65
66 **2.1** Mayor, City Council and/or members of the City staff may make announcements about
67 City/Community events. City Council

68
69 Councilmember Hefner announced upcoming events, including

- 70
71 • **Labor Day**- Monday, September 4, 2023- no events planned
72 • **Kids' Fish** – Saturday, September 9, 2023 -Bayside Park- 8:00am- 10:00am
73 • **Toughest 10K**- Sunday, September 17, 2023- special event permit pending - [Course](#)
74 [Map-The Toughest 10K Kemah \(onetough10k.org\)](#)
75

76 **3. SPECIFIC PUBLIC HEARING**

77
78 Conduct a public hearing on a request to amend the code of the City of Seabrook Appendix A,
79 "Comprehensive Zoning", Section 1.10 "Definitions", by creating a definition for "(CBD)
80 Cannabidiol Sales"; and amend Appendix A, "Comprehensive Zoning", Article 3, "Establishment
81 of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use
82 Regulation Matrix" by adding "Cannabidiol (CBD) Sales" as a "Use by Right" within a (C-2)
83 "Medium Commercial District", (C-3) "Heavy Commercial District" and (LI) "Light Industrial
84 District". Sean Landis, Deputy City Manager

85
86 Sean Landis, Deputy City Manager, presented the information shown in Attachment A.

87
88 Mayor Kolupski opened the Public Hearing at 6:14pm.

89
90 Having no speakers come forward, Mayor Kolupski closed the Public Hearing at 6:14pm.

91

92 **4. CONSENT AGENDA**

93

94 **4.1** Approve the minutes of the June 20, 2023 regular City Council meeting. *Robin Lenio, City*
95 *Secretary*

96

97 **4.2** PULLED by Councilmember Machol.

98

99 **4.3** Approve the minutes of the July 25, 2023 special City Council meeting. *Robin Lenio, City*
100 *Secretary*

101

102 *Motion was made by Councilmember Machol and seconded by Councilmember Hefner to approve*
103 *the Consent Agenda, with item 4.2 removed from the Consent Agenda.*

104

105 *MOTION CARRIED BY UNANIMOUS CONSENT*

106

107 **4.2** Approve the minutes of the July 18, 2023 regular City Council meeting. *Robin Lenio, City*
108 *Secretary*

109

110 Councilmember Machol stated that a correction needed to be made to item 4.1 of the July
111 18, 2023 regular City Council minutes. Mr. Machol stated that he voted in opposition to the
112 Decorative Street Sign Request Policy, rather than abstaining.

113

114 *Motion was made by Councilmember Machol and seconded by Councilmember Rasco to approve*
115 *the minutes of the July 18, 2023 regular City Council meeting, with the correction to item 4.1 as*
116 *stated by Councilmember Machol.*

117

118 *MOTION CARRIED BY UNANIMOUS CONSENT*

119

120 **5. NEW BUSINESS**

121

122 **5.1** Consider and take all appropriate action on first reading of Ordinance 2023-16, "Establishing
123 Definition of "(CBD) Cannabidiol Sales" and Permitted Districts of Use. *Sean Landis, Deputy*
124 *City Manager*

125

126 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, APPENDIX "A",
127 "COMPREHENSIVE ZONING", ARTICLE 1, "IN GENERAL" SECTION 1.10
128 "DEFINITIONS", BY CREATING A DEFINITION FOR "(CBD) CANNABIDIOL
129 SALES"; AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX "A",
130 "COMPREHENSIVE ZONING", ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS
131 AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE LAND USE
132 REGULATION MATRIX", BY ADDING "(CBD) CANNABIDIOL SALES" TO TABLE 3-A
133 "USES PERMITTED BY RIGHT AND CONDITIONAL USES", AS A "USE BY RIGHT"
134 WITHIN THE (C-2), (C-3), AND (LI) ZONING DISTRICTS; PROVIDING FOR A PENALTY
135 IN AN AMOUNT NOT TO EXCEED \$2000.00 PER OFFENSE FOR VIOLATION OF ANY
136 PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES

137 OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND
138 PROVIDING FOR SEVERABILITY

139

140 *Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Rasco to*
141 *approve on first reading Ordinance 2023-16, "Establishing Definition of '(CBD) Cannabidiol*
142 *Sales" and Permitted Districts of Use.*

143

144 **MOTION CARRIED BY UNANIMOUS CONSENT**

145

146 **5.2** Consider and take all appropriate action on first reading of Ordinance 2023-18, "Amendment
147 and Update to Personnel Policies for Employee Assistance Program and Holidays" *Yesenia*
148 *Garza, Director of Human Resources*

149

150 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEABROOK UPDATING
151 AND AMENDING CITY OF SEABROOK PERSONNEL POLICIES, CHAPTER 5,
152 "COMPENSATION AND BENEFITS" BY ADDING SECTION 29, "EMPLOYEE
153 ASSISTANCE PROGRAM" POLICY AND SECTION 10, "HOLIDAYS" BY REPLACING
154 THAT SECTION WITH AN UPDATED "HOLIDAYS" POLICY

155

156 *Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Rasco to*
157 *approve on first reading Ordinance 2023-18, "Amendment and Update to Personnel Policies for*
158 *Employee Assistance Program and Holidays".*

159

160 **MOTION CARRIED BY UNANIMOUS CONSENT**

161

162 **5.3** Consider and take all appropriate action on the renewal of a contract between the City of
163 Seabrook and the Bay Area Houston Economic Partnership (BAHEP) for consulting and ancillary
164 economic development services beginning October 1, 2023, and ending September 30, 2026, in a
165 base amount of \$20,000.00 annually. *Paul Chavez, Director of Economic Development*

166

167 *Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Machol to*
168 *approve the renewal of a contract between the City of Seabrook and the Bay Area Houston*
169 *Economic Partnership (BAHEP) for consulting and ancillary economic development services*
170 *beginning October 1, 2023, and ending September 30, 2026, in a base amount of \$20,000.00*
171 *annually.*

172

173 **MOTION CARRIED BY UNANIMOUS CONSENT**

174

175 **5.4** Consider and take all appropriate action on a Cost Share Agreement between the City of
176 Seabrook and Lakewood Yacht Club for the division of costs for the rehabilitation of Lakewood
177 Yacht Club Drive, in an amount not to exceed \$75,000.00 contributed by each party to the
178 agreement and authorize the City Manager to execute agreement. *Gayle Cook, City Manager*

179

180 *Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Hefner to*
181 *approve a Cost Share Agreement between the City of Seabrook and Lakewood Yacht Club for the*

182 *division of costs for the rehabilitation of Lakewood Yacht Club Drive, in an amount not to exceed*
183 *\$75,000.00 contributed by each party to the agreement and authorize the City Manager to execute*
184 *agreement.*

185
186 *MOTION CARRIED BY UNANIMOUS CONSENT*

187
188 **5.5** Consider and take all appropriate action on first reading of Ordinance 2023-19, "Calling a
189 Special Bond Election to be held within the City of Seabrook, Texas; Making Provisions for the
190 Conduct and the Giving of Notice of the Special Election; and Containing Other Provisions
191 Related Thereto". *Gayle Cook, City Manager and Michael Gibbs, Director of Finance*

192
193 *Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Machol to*
194 *approve on first and final reading Ordinance 2023-19, "Calling a Special Bond Election to be*
195 *held within the City of Seabrook, Texas; Making Provisions for the Conduct and the Giving of*
196 *Notice of the Special Election; and Containing Other Provisions Related Thereto".*

197
198 *MOTION CARRIED BY UNANIMOUS CONSENT*

199
200 **6. ROUTINE BUSINESS**

201
202 **6.1** Quarterly Strategic Plan Update. *Gayle Cook, City Manager*

203
204 *Gayle Cook, City Manager, asked that this item be moved to the August 15 City Council*
205 *agenda.*

206
207 **6.2** City Manager update and report to City Council on various items that require no action,
208 including Seabrook Boards and Commissions, SH 146 Expansion Projects, Port of Houston Rail
209 Spur, Gulf Coast Protection District, City of Seabrook CIP Projects, Legislative Update, and any
210 City of Seabrook Grant Administration. *Gayle Cook, City Manager*

211
212 *Ms. Cook presented the update and report to City Council as shown in Attachment B.*

213
214 **6.3** Establish future meeting dates and agenda items. *City Council*

215
216 *The City Council will a regular City Council meeting on Tuesday, August 15, at 6:00pm*
217 *in Council Chamber.*

218
219 *Special budget workshops will be held on Tuesday, August 8, at 6:00pm in Council*
220 *Chamber and on Tuesday, August 22, at 5:00pm at the Public Works Facility.*

221
222 **7. CLOSED EXECUTIVE SESSION**

223
224 **7.1 Section 551.074**

225 Conduct a closed executive session to deliberate the evaluation and duties of the City
226 Secretary. *Robin Lenio, City Secretary*

227 At 6:32 p.m., Mayor Kolupski announced that the City Council will now hold a closed
228 executive meeting pursuant to the provisions of the Open Meetings Act, Chapter 551 Government
229 Code, and Vernon's Texas Codes Annotated, in accordance with the authority contained in
230 Sections 551.074, Personnel Matters.

231

232 **8. OPEN SESSION**

233 *Council will reconvene in Open Session to allow for possible action on any of the agenda items*
234 *listed above under "Closed Executive Session".*

235

236 At 7:15 p.m., Mayor Kolupski reconvened the meeting in open session and stated that Item
237 7.1 had been discussed, but that no action had been taken in Executive Session.

238

239 Mayor Kolupski announced that the City Council has received a resignation from the City
240 Secretary and Council has accepted the City Secretary's resignation.

241

242 Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 6:54pm.

243

244 Approved this 8th day of August, 2023.

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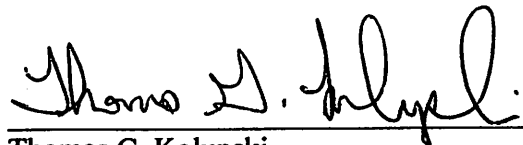
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Thomas G. Kolupski
Mayor



Robin Lenio, TRMC
City Secretary