

1 The City Council of the City of Seabrook met in regular session on Tuesday, January 3, 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 THOM KOLUPSKI | MAYOR |
| 7 JACKIE RASCO | COUNCIL PLACE NO. 1 |
| 8 ROB HEFNER | COUNCIL PLACE NO. 2 |
| 9 TOM TOLLETT | COUNCIL PLACE NO. 3 |
| 10 MICHAEL GIANGROSSO | COUNCIL PLACE NO. 4 |
| 11 BUDDY HAMMANN | MAYOR PRO TEM |
| 12 | COUNCIL PLACE NO. 5 |
| 13 JOE MACHOL | COUNCIL PLACE NO. 6 |
| 14 GAYLE COOK | CITY MANAGER |
| 15 STEVE WEATHERED | CITY ATTORNEY |
| 16 ROBIN LENIO | CITY SECRETARY |

17
18 Mayor Kolupski called the meeting to order at 6:00 p.m. and lead the audience in the Pledges of
19 Allegiance.

20
21 **1. PRESENTATIONS**

22
23 **1.1** Presentation and Review of Seabrook City Council SharePoint Site. *Robin Lenio, City*
24 *Secretary*

25
26 Robin Lenio, City Secretary, updated the City Council on a private SharePoint Site for
27 Councilmembers, where they can find information, documents, and resources they use for acting
28 in their elected capacity. The site can be accessed from any laptop, desktop PC, or smart phone.

29
30 **2. PUBLIC COMMENTS AND ANNOUNCEMENTS**

31
32 Terry Moore, 2709 N. Meyer, is speaking as a private citizen and as the president of the
33 Parker Lake HOA. There are houses on N. Meyer worth \$400,000.00 each and we don't have a
34 sidewalk. Our students can't walk to school because they have to walk in a ditch and dodge cars.
35 There's a nice new sidewalk on the west side of the street. A sidewalk on the east side would
36 increase home values, increase the City's walkability score and would enable neighbors to connect
37 and get to know each other. Another topic of concern is the huge increase of traffic on N. Meyer.
38 A person can drive nearly all the way from the Seabrook bridge to McDonald's without stopping
39 and people don't stop. If a person has a driveway that backs into N. Meyer, he or she has to close
40 their eyes and hope they don't get hit by car while backing out of the driveway. Fireworks are
41 also an issue. It's not funny anymore. The City needs to do something about it. Finally, the boat
42 ramp was closed in February, 2019 and then in April, 2021 it was reported that City staff was
43 meeting with TXDOT about a boat ramp. The public has not heard anything else about the boat
44 ramp. What is the status?

45

46
47
48 **2.1** Mayor, City Council and/or members of the City staff may make announcements about
49 City/Community events. *City Council*

50
51 Councilmember Hefner announced several upcoming events, including

- 52
- 53 • **Christmas Tree Recycling** – December 27 – January 9 – all day - Public Works
- 54 • **Tree Planting** – January 7 – all day -- TBD
- 55 • **Community Shred Day** – January 18 – 5:00pm-7:00pm – City Hall Grounds
- 56

57 **3. BOARDS AND COMMISSIONS**

58
59 **3.1** Consider and take all appropriate action on appointment of three members to the Seabrook
60 Open Space and Trails Committee, for terms to expire January 1, 2026. *City Council*

61
62 *Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Machol to*
63 *reappoint Debra Harper, Nehemiah Jackson, and David Popken to the Open Space and Trails*
64 *Committee, for terms to expire January 1, 2026.*

65
66 *MOTION CARRIED BY UNANIMOUS CONSENT*

67
68 **4. CONSENT AGENDA**

69
70 **4.1** Approve minutes of the December 13, 2022 special City Council meeting. *Robin Lenio,*
71 *City Secretary*

72
73 **4.2** Approve minutes of the December 6, 2022 regular City Council meeting. *Robin Lenio, City*
74 *Secretary*

75
76 **4.3** Approve minutes of the November 15, 2022 regular City Council meeting. *Robin Lenio,*
77 *City Secretary*

78
79 **4.4** Approve minutes of the November 1, 2022 special City Council meeting. *Robin Lenio, City*
80 *Secretary*

81
82 *Motion was made by Councilmember Machol and seconded by Councilmember Tollett to approve*
83 *the Consent Agenda, as written.*

84
85 *MOTION CARRIED BY UNANIMOUS CONSENT*

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91 **5. NEW BUSINESS**

92
93 **5.1** Consider and take all appropriate action on the appointment of Mayor Pro Tem, Buddy
94 Hammann, by Mayor Kolupski, to assist in negotiations with the City Manager for the expiring
95 Industrial District Agreement. *Thom Kolupski, Mayor and Gayle Cook, City Manager*

96
97 *Motion was made by Councilmember Giangrosso and seconded by Councilmember Rasco to*
98 *approve the appointment of Mayor Pro Tem, Buddy Hammann, by Mayor Kolupski, to assist in*
99 *negotiations with the City Manager for the expiring Industrial District Agreement.*

100
101 **MOTION CARRIED BY UNANIMOUS CONSENT**

102
103 **5.2** Consider and take all appropriate action on the reappointment of Steve Gillett to the Harris
104 County Subsidence District Board of Directors, for a two year term beginning January 31,
105 2023. *Thom Kolupski, Mayor*

106
107 *Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Giangrosso to*
108 *approve the reappointment of Steve Gillett to the Harris County Subsidence District Board of*
109 *Directors, for a two year term beginning January 31, 2023.*

110
111 **MOTION CARRIED BY UNANIMOUS CONSENT**

112
113 **5.3** Consider and take all appropriate action on the approval of a proposal with Cobb Fendley for
114 Engineering Services associated with improvements to Lakewood Yacht Club Drive, Capital
115 Improvements Project S25, in an amount not to exceed \$29,536.00. *Brian Craig, City Engineer*
116 *& Assistant Director of Public Works*

117
118 *Motion was made by Councilmember Giangrosso and seconded by Councilmember Tollett to*
119 *approve a proposal with Cobb Fendley for Engineering Services associated with improvements to*
120 *Lakewood Yacht Club Drive, Capital Improvements Project S25, in an amount not to exceed*
121 *\$29,536.00.*

122
123 **MOTION CARRIED BY UNANIMOUS CONSENT**

124
125 **6. DISCUSSION**

126
127 **6.1** Discussion on appointing alternate members to all City boards and commissions. *Buddy*
128 *Hammann, Mayor Pro Tem*

129
130 The City Council discussed and gave direction to the City Secretary to reach out to all City
131 Board and Commission Chairs for discussion by each board or commission regarding adding
132 alternate positions to their board or commission membership.

133 **6.2** Discuss, consider, and if appropriate, take action on appointment of a Charter Review
134 Commission to begin its work in early February, 2023 in preparation for a Charter Amendment
135 Election in November, 2023. *Gayle Cook, City Manager and Robin Lenio, City Secretary*

136
137 The City Council discussed and gave direction to the City Secretary and the City Manager
138 to put together a list of potential candidates to be placed on a Charter Review Commission to begin
139 work on March 1, 2023, for a November 2023 Charter Amendment Election. Applications will be
140 due in late January, for appointments on February 21, 2023.

141 **7. ROUTINE BUSINESS**

142
143 **7.1** City Manager update and report to City Council on various items that require no action,
144 including Recap for Seabrook Boards and Commissions, SH 146 Expansion Projects, Red Bluff
145 Expansion Project, Port of Houston Rail Spur, Gulf Coast Protection District, Public Meeting
146 Livestreaming Project, City of Seabrook CIP Projects, and any City of Seabrook Grant
147 Administration. *Gayle Cook, City Manager*

148
149 Gayle Cook, City Manager, reported not significant change to report for the SH146
150 Expansion Project. Staff continues to work on the landscaping (Green Ribbon Grant Program)
151 with designers and are at 100% drawings. Staff is meeting with the Landscaping Division of
152 TXDOT now, and staff will bring more detailed drawings to Council. The City is letting TXDOT
153 guide on the best and most sustainable landscaping for the project. On the boat ramp, TXDOT
154 reported after the last monthly meeting that the boat ramp consultant shared one rendering and one
155 idea and the City submitted ideas for the consultant about a different location for the construction
156 of the boat ramp that would help with parking problems. Staff anticipates that the boat ramp
157 location, design, and construction will be a process involving the public once proper renderings
158 are received, and hopefully the project will get started in the first quarter of 2023. For the project
159 from Red Bluff to Fairmount, along SH 146, the City continues to work with that contractor to
160 continue the aesthetic theme throughout Seabrook. TXDOT asked for additional funds from City
161 of Seabrook for the production of those panels, and staff politely declined to write another check.
162 The wall design is in production now. Weather delays are being called for the ongoing
163 postponement of the Red Bluff Expansion project. The contractor notified the City that some cross
164 sections of concrete will have to be torn out and redone, so the contractor wants to coordinate with
165 City of Seabrook. The bypass waterline that is now visible across Taylor Lake Bridge is being
166 tested this week so that the tie-in to Seabrook's system can occur next week. At this time staff is
167 not anticipating any disruption in service. Nothing has been submitted yet by CenterPoint on the
168 action items from the Electrical Substation Mitigation Improvements Committee Meeting No. 1,
169 but staff will reach out and make sure that CenterPoint has a packet for the Committee at the next
170 Committee meeting. On January 11, the vendors who wish to submit a proposal on the Livestream
171 project will be meeting in Council Chamber to get a look at the space, so that submitted proposals
172 will be accurate for what is needed. Council should have the submitted pricing at one of the
173 meetings in February. On the Meyer sidewalk, the City is in a partnership with Harris County on
174 constructing a sidewalk from McDonald's down to Gail's Feed Store, and Council will be looking
175 at that CIP project in the upcoming CIP review meeting. This project has gone out to bid and has
176 come back a little higher than what the City has already agreed to pay.

177
178
179

180 **7.2** Establish future meeting dates and agenda items, including conflicting meeting dates and
181 special meeting dates. *City Council*

182
183 Council will hold a special City Council meeting on Tuesday, January 10, 2023, at 6:00pm
184 to discuss a Council Procedures Manual.

185
186 The next regular City Council meeting will be held on Tuesday, January 17, 2023, at
187 6:00pm.

188
189 A special City Council meeting will be held on Tuesday, January 24, 2023, at 6:00pm for
190 a CIP Review.

191
192 There will be no meeting on February 7, 2023, and instead a meeting with will be held on
193 Tuesday, January 31, 2023, at 6:00pm.

194
195 **8. CLOSED EXECUTIVE SESSIONS**

196
197 **8.1 Section 551.071**

198 Conduct a closed executive session to consult with attorney on legal issues associated with the
199 renewal of an industrial district agreement. *Robert F. Brown, Brown & Hofmeister, L.L.P.*

200
201 **8.2 Section 551.074**

202 Conduct a closed executive session to deliberate the evaluation and duties of the City
203 Attorney. *Steve Weathered, City Attorney*

204
205 **8.3 Section 551.074**

206 Conduct a closed executive session to deliberate the evaluation and duties of the City
207 Manager. *Thom Kolupski, Mayor*

208
209 At 7:08 p.m. Mayor Kolupski announced that the City Council will now hold closed executive
210 meetings pursuant to the provisions of the Open Meetings Act, Chapter 551 Government Code and
211 Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.071,
212 Consultation with Attorney and Section 551.074, Personnel Matters.

213
214 **9. OPEN SESSION**

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

217
218 At 8:24 p.m. Mayor Kolupski reconvened the meeting in open session and stated that items
219 8.1, 8.2, and 8.3 had been discussed, but that no action had been taken in executive sessions.

220
221 *Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Machol to*
222 *approve an agreement with Olson & Olson law firm to provide interim legal services to the City*
223 *until a new City Attorney can be hired.*

224

225 *MOTION CARRIED BY UNANIMOUS CONSENT*

226
227 Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 8:25pm.

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229 Approved this 17th day of January, 2023.

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234 _____
235 Thomas G. Kolupski
236 Mayor

237 _____
238 Robin Lenio, TRMC
City Secretary