



MEETING MINUTES
October 17, 2023
Regular Seabrook City
Council Meeting

Mayor Thom Kolupski called the Seabrook Council Meeting to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Jackie Rasco, Rob Hefner, Tom Tollett, Buddy Hammann, and Joe Machol. Mayor Thom Kolupski declared a quorum and pledges were conducted.

1. Invitation to Address Council

The following citizens gave public comments:

NAME	ADDRESS	TOPIC
Terry Woodson	5959 S. Sam Houston Pkwy	Frontier Waste representative Savings per home on bid
Greg Businelle	3921 Breezeway Ct	Waste Management contract and bids
Bonnie Frade	2521 Oak Dale Way	Zoning changes near her neighborhood

Item 5.1 was moved up for consideration on the agenda

5. Discussion

5.1 Hear an update presentation and take any appropriate action on the architectural progress report and renderings of the Seabrook Police and Municipal Court Complex for the 2023 Bond Election.

Architect Randall Scott presented rendering of the proposed Police and Municipal court building. See attachment A

1.1 Mayor, City Council and/or City Staff Announcements

Councilmember Rob Hefner reported the following:

- Town Hall on October 24, 2023
- Early voting from October 23, 2023 through November 3, 2023
- Election Day on November 7, 2023
- Veteran’s Day event on November 11, 2023

2. Consent Agenda

2.1 Approve on second reading of Resolution 2023-15, "Project and Incentive Agreement for Seabrook Plaza One, LLC".

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, APPROVING A PROJECT OF THE SEABROOK ECONOMIC DEVELOPMENT



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CORPORATION UNDER TEXAS LOCAL GOVERNMENT CODE SECTION 505.158

2.2 Approve on second reading of Ordinance 2023-30, "Master Fee Schedule Update".

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, TO UPDATE "APPENDIX B", ENTITLED "MASTER FEE SCHEDULE" BY UPDATING AND AMENDING PARKS AND RECREATION FEES, WATER RATES AND SANITATION/GARBAGE COLLECTION FEES; AND PARKS IMPACT FEES; MAKING FINDINGS OF FACT; REPEALING AND REPLACING ALL REFERENCES TO SUCH FEES AND CHARGES IN ALL ORDINANCES OR RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR NOTICE AND EFFECTIVE DATE

Motion: To Approve the Consent Agenda
Made By: Councilmember Hammann
Seconded By: Councilmember Rasco
Vote: **Motion carried** unanimously by all present.

3. Specific Public Hearing

Hold a Public Hearing for amendments to the Edge at Seabrook Town Center Planned Unit Development (PUD).

There were no public comments

4. New Business

4.1 Consider and take all appropriate action on first reading of Ordinance 2023-31, "Amendments to Edge at Seabrook Town Centre Planned Unit Development District Plan "PUD".

AN ORDINANCE AMENDING ORDINANCE 2022-08 FOR UPDATE REVISIONS TO "EDGE AT SEABROOK TOWN CENTRE PLANNED UNIT DEVELOPMENT VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY AND NOTICE DISTRICT PLAN" "PUD" (PLANNED UNIT DEVELOPMENT), CONSISTING OF THREE TRACTS OF LAND, 19.5355 ACRES SITUATED IN ABSTRACT 52, OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, GENERALLY LOCATED EAST OF LAKESIDE DRIVE, WEST OF STATE HIGHWAY 146, NORTH OF REPSDORPH ROAD, AND SOUTH OF OAK DALE WAY, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO, BY REVISING THE EXISTING PLANNED UNIT DEVELOPMENT ("PUD") PLAN REGULATIONS, RESTRICTIONS, TERMS AND CONDITIONS, ("PLAN"), MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"; ATTACHED HERETO; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF Deputy City Manager, Sean Landis, presented and the developers were available for



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questions. Council expressed concerns with the previously approved one story building now presented as two stories.

Motion: To Table for further planning
Made By: Councilmember Hefner
Seconded By: Councilmember Tollett
Vote: **Motion carried** with Councilmembers Rasco, Hefner, Hammann, Tollett, Giangrosso, and Machol voting “Yes” and Mayor Kolupski voting “No.”

4.2 Hear presentation and consider and take all appropriate action on an Update of the Carothers Coastal Gardens Community Garden project. Presenter was not able to attend. Councilmember Hammann stated there were 38 release forms obtained with no new applicants since March of 2022. He questioned applicant interest and participation. He also questioned whether release forms were being signed.

4.3 Consider and take all appropriate action on the creation of an Operations Agreement for the Carothers Coastal Gardens Community Garden for ongoing use of the city property. Councilmember Hammann presented liability issues with storage on the property as well as activities.

Motion: To approve directing staff to develop an operations agreement for the Carothers Coastal Gardens 501 (c)(3) and the City of Seabrook that would include activity within community gardens. **(original motion)**
Made By: Councilmember Hammann
Seconded By: Councilmember Tollett
Vote: **Motion carried** unanimously by all present

Motion: To amend the motion to include projected activity on other city property. **(1st amended)**
Made By: Councilmember Hammann
Seconded By: Councilmember Tollett
Vote: Councilmember Hamman withdrew the 1st amended motion

Motion: Amendment of the motion to include only Corothers Community Gardens **(2nd amended)**
Made By: Councilmember Rasco
Seconded By: Councilmember Hefner
Vote: **Motion carried** unanimously by all present

4.4 Consider and take all appropriate action on awarding Request for Proposals (RFP) #2023-21, Solid Waste and Recycling Services for residential and commercial services. Mayor Kolupski corrected the numbering of this item on the agenda to 4.4.
City Manager Gayle Cook presented. (See attachment B)



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Motion:	To Discuss
Made By:	Councilmember Tollett
Seconded By:	Councilmember Rasco
Vote:	Motion carried unanimously by all present

Motion:	To approve "Alternate 7" with Waste Management
Made By:	Councilmember Tollett
Seconded By:	Councilmember Giangrosso
Vote:	Motion carried with Mayor Kolupski and Councilmembers Rasco, Hefner, Hammann, Tollett, and Giangrosso voting "Yes" and Councilmember Machol voting "No."

6 Routine Business

- 6.1 City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, SH 146 Expansion Projects, Port of Houston Rail Spur, Gulf Coast Protection District, City of Seabrook CIP Projects, Legislative Update, and any City of Seabrook Grant Administration projects.**

City Manager Cook gave a report. See attachment C.

Mayor Kolupski reported concerns regarding sunken boats and plans for removal were in development

- 6.2 Establish future meeting dates and agenda items**

City Secretary Rachel Lewis stated the next meeting was scheduled for November 20, 2023 at 6:00 pm. She also reported there would be no regular meeting on November 7, 2023 due to Election Day.

7. Closed Executive Session

The Council held a closed executive meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with authority contained in:

- 7.1 Section 551.074**

Conduct a closed executive session to deliberate the evaluation and duties of the City Manager.

- 7.2 Section 551.071**

Conduct a closed executive session to consult with City Attorney to discuss certain attorney-client privileged redacted communications from a Public Information Act (PIA) request and options concerning same.



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Mayor Kolupski adjourned the regular meeting into closed session at 8:30 pm.

8. Open Session

Mayor Kolupski reconvened the regular meeting into open session at 9:18 pm. No action was taken following Executive Session

Adjourn

Motion: To adjourn
Made By: Councilmember Hammann
Seconded By: Councilmember Tollett
Vote: **Motion carried** unanimously by all present.

Council was adjourned at 9:18 pm.

APPROVED: _____
Thom Kolupski, Mayor

DATE: _____

ATTEST: _____
Rachel Lewis City Secretary