



**MEETING MINUTES  
February 13, 2024**

**Joint Open Space & Trails and  
Seabrook City  
Council Meeting**

Mayor Thom Kolupski called the Seabrook Joint 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, Mike Giangrosso, Buddy Hammann, and Joe Machol. Nehemiah Jackson, Sally Antrobus, John Coggeshall, Jesse Jones, Monica Comeaux, Debra Harper, and David Popken from the Open Space and Trails Committee were in attendance. Also in attendance were City Manager Gayle Cook, City Secretary Rachel Lewis, and Deputy City Secretary Amanda Morales. Mayor Thom Kolupski declared a quorum and pledges were conducted.

**1. Public Comments and Announcements**

There were no public comments.

**2. 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.

**2.1 Section 551.071**

**Conduct a closed executive session for consultation with attorney regarding an agreement with a 501(c)(3) for matters protected by the attorney/client privilege.**

Mayor Kolupski adjourned into Executive Session at 6:01 pm.

**3. Open Session**

Mayor Kolupski reconvened the regular meeting into open session at 7:00 pm.

**3.1 Consider and take all appropriate action on a recommendation by Open Space and Trails Committee on the February 1, 2024 meeting recommending that Open Space and Trails Committee supports current Carothers Coastal Gardens redevelopment plan as put forth by the Carothers Coastal Gardens Task Force II and further supports a timely execution of a Memorandum of Understanding with Carothers Coastal Gardens 501(c)(3) to carry on the plan.**

The Mayor explained that after meeting with legal counsel, while the Mayor and Council support the work the group is doing, there were too many legal ramifications associated with the City entering into an agreement with a 501 (c)(3). He encouraged the group to continue their work and asked they bring any grant options to Council for consideration.

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

*Monica Comeaux, Chair of the Open Space and Trails Committee opened the joint workshop session for the Committee at 7:15 pm.*



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**4. Workshop**

**4.1 Discuss a presentation and update on CIP #P20 Carothers Coastal Gardens East Tract.**

**a. Master Plan for the East Tract and agreed elements in the plan including: trails, berms, drainage, irrigation, electrical, and future building sites.**

City Council and the Open Space and Trails Committee discussed the original plan and questioned the necessity of drainage for the trails and plants. While some members of the Committee stated drainage was necessary, some stated it was not. Mayor Kolupski asked that the Committee come to an agreement for a plan. Councilmembers Hefner, Machol, and Giangrosso stated they would like to move forward with the project and were in support of its completion.

**4.2 Discuss a presentation and update from Norex Engineering on a proposed grading and engineering plan including cost estimates.**

Alex Scanlon with Norex Engineering presented a modified plan with three options and reduced costs associated with each. See attachment A. The options did not include the possibility of no drainage with wetland areas. After discussions it was determined that Mr. Scanlon would attend an Open Space and Trails meeting to go over development possibilities and the Committee would come to an agreement about what they would like to recommend to Council from the engineers. Mayor Kolupski stated the committee would need to vote in agreement with the plan before it is presented to Council.

*Chairperson Comeaux closed the joint workshop session for the Open Space and Trails Committee at 8:00 pm.*

**5. Adjourn Workshop Session Into Special Meeting Session**

Mayor Kolupski adjourned the workshop session into the Special Meeting session at 8:01 pm.

**6. New Business**

**6.1 Consider and take all appropriate action to direct the City Manager on a grading and drainage plan for the Carothers Coastal Gardens East Tract project.**

Mayor Kolupski stated after the workshop discussions there was no need to consider at this time.



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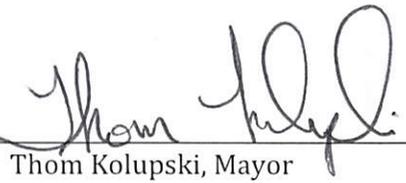
**Joint Open Space & Trails and  
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Motion: To adjourn  
Made By: Councilmember Hammann  
Seconded By: Councilmember Tollett  
Vote: **Motion carried** unanimously by all present.

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The Meeting was adjourned at 8:02 pm.

APPROVED:   
Thom Kolupski, Mayor

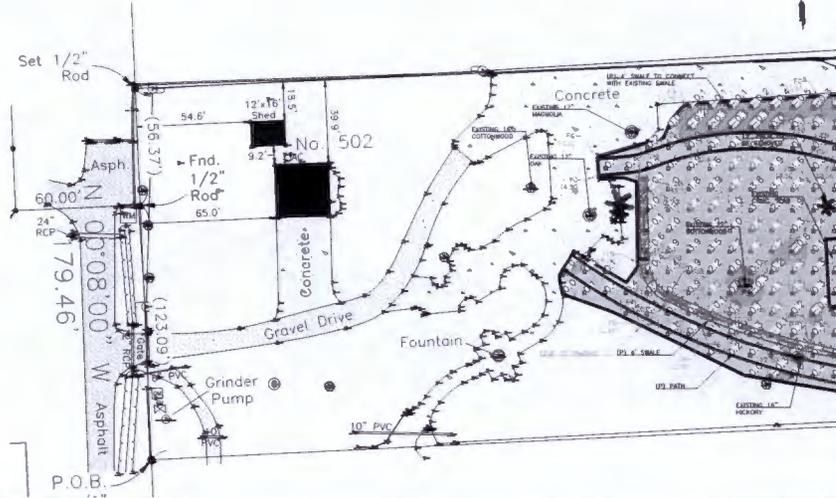
DATE: 2/20/2024

ATTEST:   
Rachel Lewis City Secretary

PROPOSED WEST VIEW

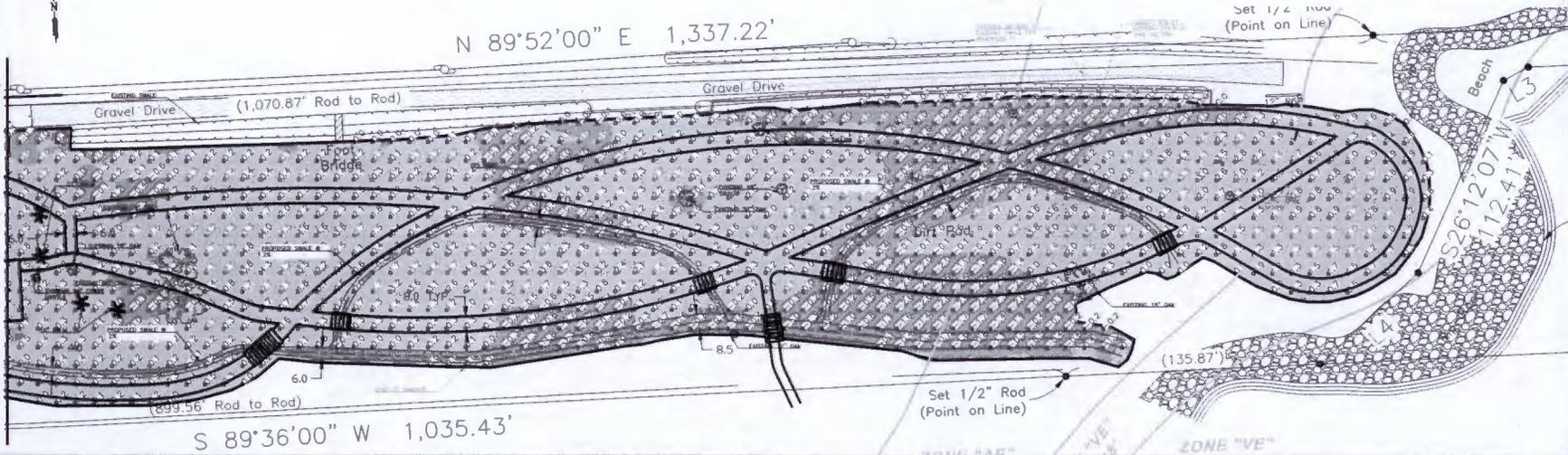
Cut/Fill Summary

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Totals			105105.15 Sq. Ft.	745.81 Cu. Yd.	2725.24 Cu. Yd.	1979.44 Cu. Yd.<Fill>



PROPOSED EAST VIEW

SEE WEST VIEW (THIS SHEET)



SHEET 3  
SCALE: 1"=30'

**NOREX**  
ENGINEERING, INC.

1220 East Main Street  
League City, Texas 77573-4157  
TEL: (281) 474-2840  
Norex@NorexINC.com

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CLIENT  
City of Seabrook  
PROJECT NAME  
Proposed Park and Trails  
PROJECT ADDRESS  
Carothers Property (Pine Gully Rd)  
Seabrook, TX 77586  
DESIGN BY  
AJM  
REVIEWED BY  
WAS  
DATE  
04/24/23

REVISION LIST

- 1) 05/31/23
- 2) 07/05/23
- 3) 07/14/23
- 4) ##
- 5) ##

ENGINEER'S SEAL



SHEET NAME  
PROPOSED CUT/FILL

SHEET NUMBER

DR-1.3

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 STREET ADDRESS: Carothers Property (Pine Gully Rd)  
 CITY, STATE, ZIP: Seabrook, TX 77586  
 DESIGN BY: AJM  
 REVIEWED BY: WAS  
 DATE: 04/24/23

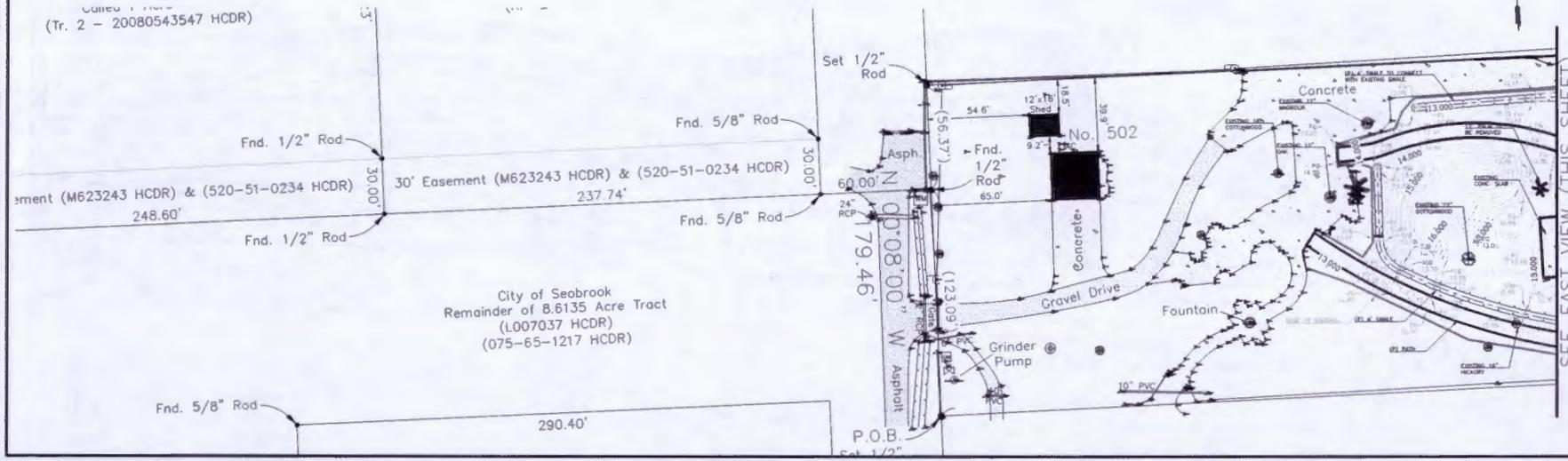
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4)	##
5)	##

ENGINEER'S SEAL

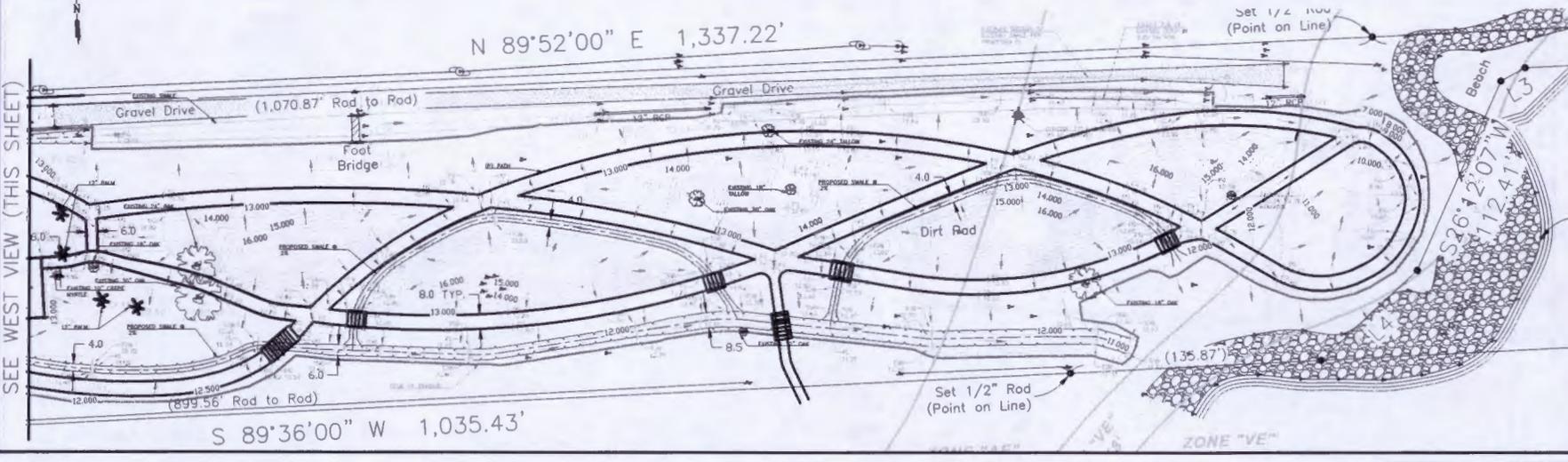


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 SHEET NUMBER: DR-1.2

## PROPOSED WEST VIEW

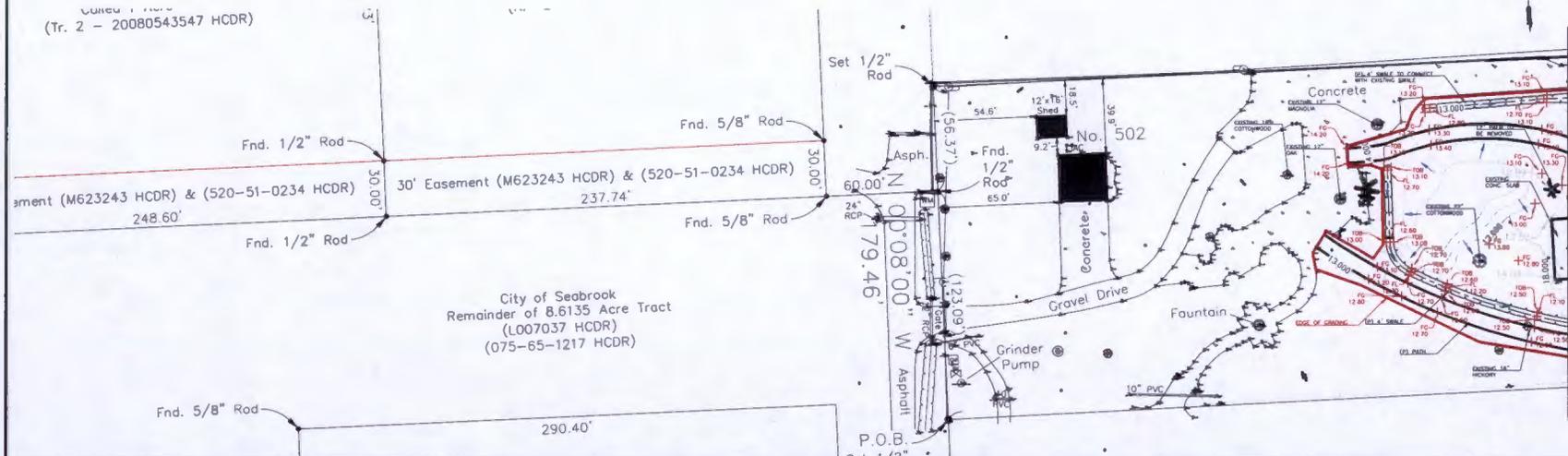


## PROPOSED EAST VIEW

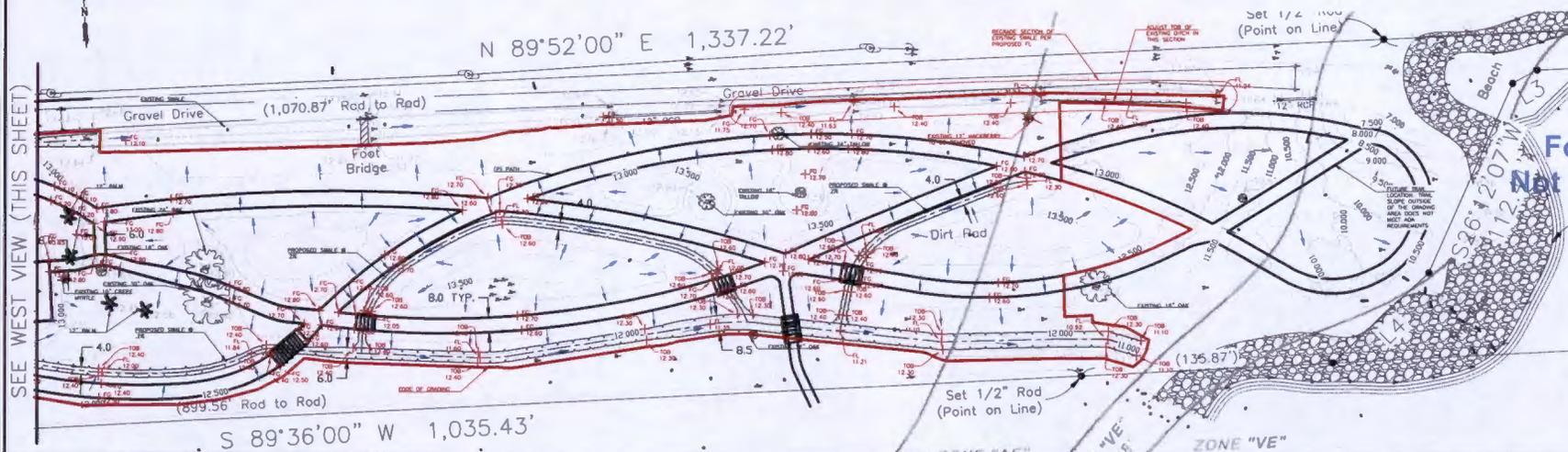


SHEET 2  
 SCALE: 1"=30'

PROPOSED WEST VIEW



PROPOSED EAST VIEW



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CLIENT: City of Seabrook  
PROJECT NAME: Proposed Park and Trails  
SHEET ADDRESS: Carothers Property (Sea Gully Rd)  
SEABROOK, TX 77586  
DESIGN BY: AJM  
REVIEWED BY: WAS  
DATE: 04/24/23

REVISION LIST

- 1) 05/31/23
- 2) 07/05/23
- 3) 07/14/23
- 4) 02/09/24
- 5) ##

ENGINEER'S SEAL

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SHEET NUMBER: DR-1.2

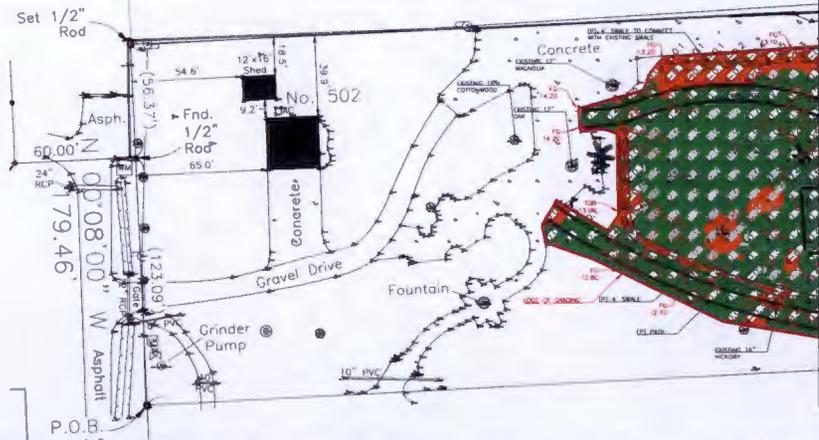
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SCALE: 1"=30'

PROPOSED WEST VIEW

Cut/Fill Summary

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Totals			8727.81 Sq. Ft.	36.30 Cu. Yd.	1301.43 Cu. Yd.	1265.13 Cu. Yd. FILL

 = CUT  
 = FILL



SEE EAST VIEW (THIS SHEET)

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 PROJECT NAME: Proposed Park and Trails  
 SHEET ADDRESS: Carothers Property (Pine Gully Rd)  
 CITY, STATE, ZIP: Seabrook, TX 77586  
 DESIGN BY: AJM REVIEWED BY: WAS  
 DATE: 04/24/23

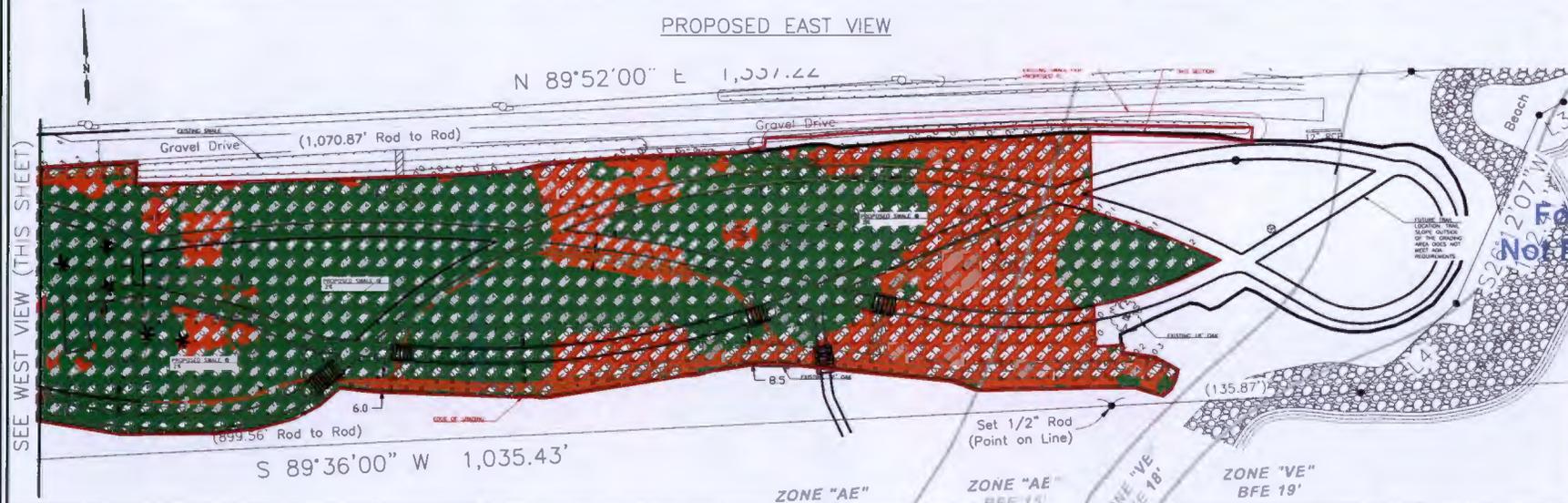
REVISION LIST

- 1) 05/31/23
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- 3) 07/14/23
- 4) 02/06/24
- 5) ##

ENGINEER'S SEAL

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PROPOSED EAST VIEW



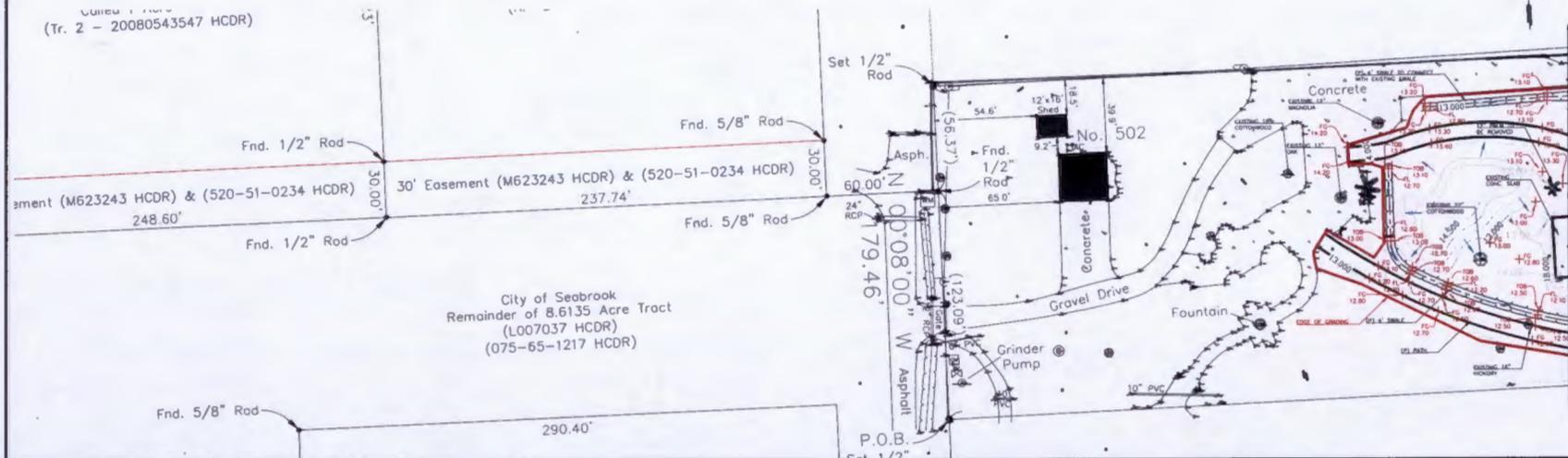
SEE WEST VIEW (THIS SHEET)

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 SCALE: 1"=30'

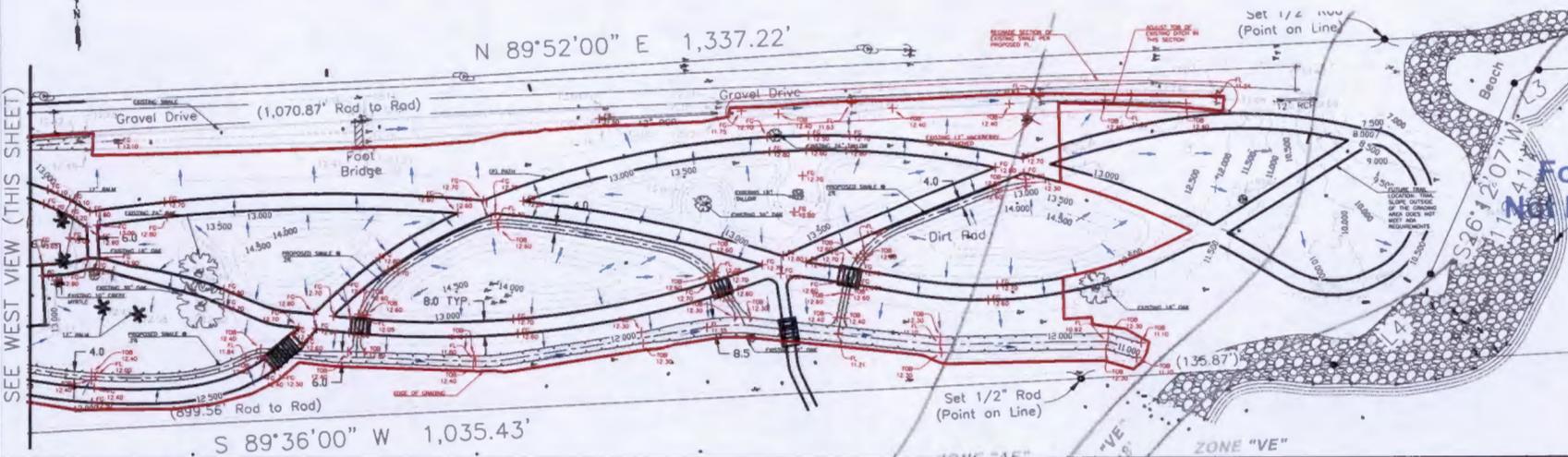
SHEET NAME  
 PROPOSED CUT/FILL

SHEET NUMBER  
 DR-1.3

PROPOSED WEST VIEW



PROPOSED EAST VIEW



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ENGINEER'S SEAL

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**PROPOSED PARK**

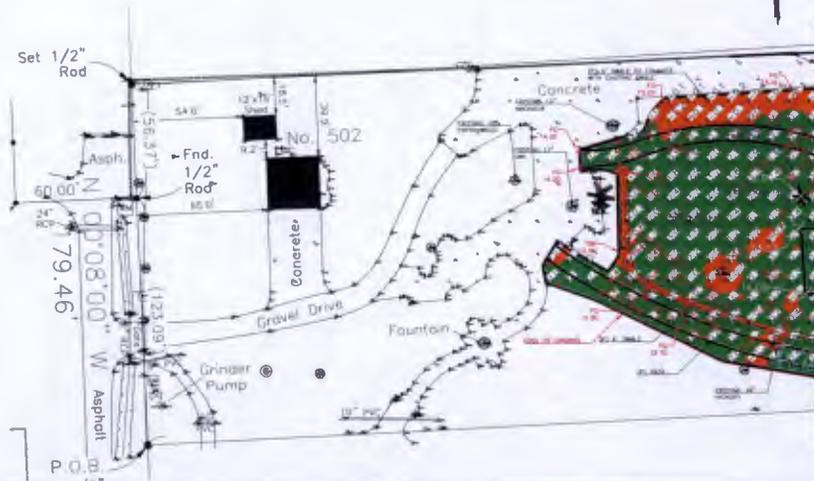
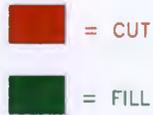
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SHEET 2  
SCALE: 1"=30'

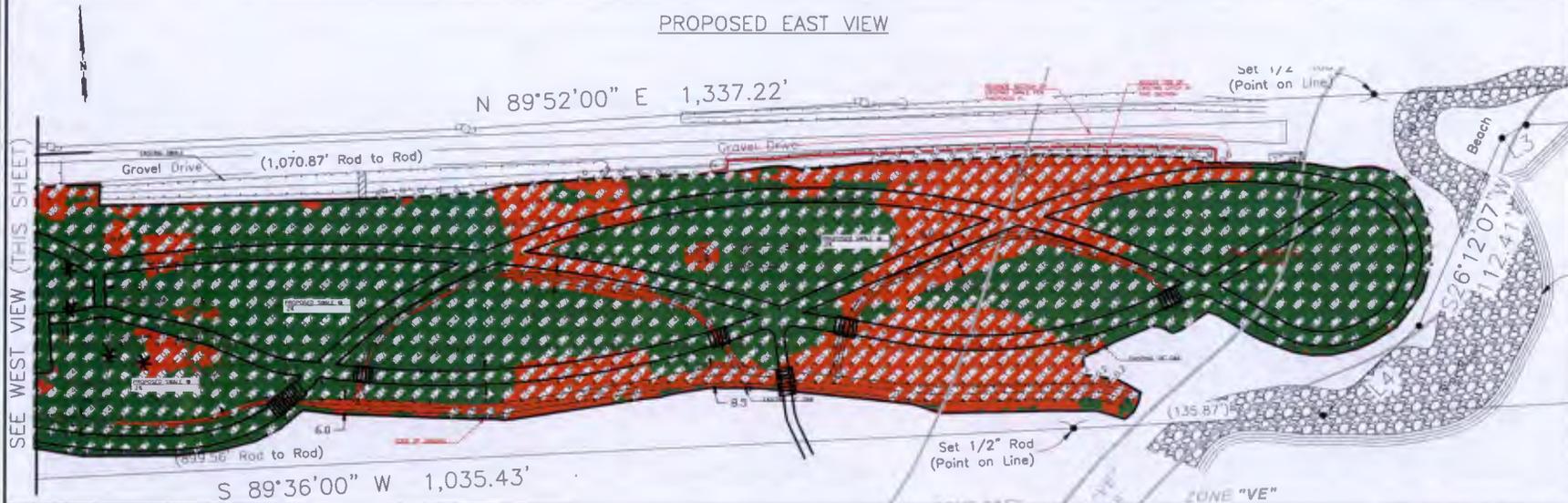
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PROPOSED EAST VIEW



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