

1 The City Council of the City of Seabrook and the Seabrook Open Space and Trails Committee met  
2 in special joint session on Tuesday, February 4, 2020 at 6:00 p.m. in Seabrook City Hall, 1700  
3 First Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed  
4 below.

5  
6 Those Present Were:

7  
8 CITY COUNCIL

- |    |                    |                                       |
|----|--------------------|---------------------------------------|
| 9  | Thomas G. Kolupski | Mayor                                 |
| 10 | Ed Klein           | Council Place No. 1                   |
| 11 | Laura Davis        | Council Place No. 2                   |
| 12 | Jeff Larson        | Council Place No. 3                   |
| 13 | Natalie Picha      | Mayor Pro Tem and Council Place No. 4 |
| 14 | Buddy Hammann      | Council Place No. 5                   |
| 15 | Joe Machol         | Council Place No. 6                   |

16  
17 OPEN SPACE AND TRAILS COMMITTEE

- |    |                 |            |
|----|-----------------|------------|
| 18 | Helen Burton    | Chair      |
| 19 | Sally Antrobus  | Vice Chair |
| 20 | Heather Cable   | Member     |
| 21 | John Coggeshall | Member     |
| 22 | Monica Comeaux  | Member     |
| 23 | Debra Harper    | Member     |
| 24 | David Popken    | Member     |

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26 CITY STAFF

- |    |                 |  |
|----|-----------------|--|
| 27 | Gayle Cook      | City Manager                               |
| 28 | Sean Landis     | Deputy City Manager                        |
| 29 | Steve Weathered | City Attorney                              |
| 30 | Kevin Padgett   | Director of Public Works                   |
| 31 | Brian Craig     | City Engineer & Asst. Dir. of Public Works |
| 32 | Robin Lenio     | City Secretary                             |

33  
34 Mayor Kolupski and Chair Burton called the meeting to order at 6:00 p.m.

35  
36 **1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

37  
38 Luke Nelson, 2201 Acadiana Court, explained that he has been before Council in the past  
39 to discuss a pump track in Seabrook. Mr. Nelson stated those interested in a pump track are  
40 looking for another space in Seabrook that is not another ball field where kids and adults can  
41 get away from video games and get outdoors and have fun. Mr. Nelson explained that he has  
42 spoken with Mayor Kolupski and the members of the Open Space committee and the pump  
43 track advocates have gotten a bid from one of the renowned track builders for \$50,000, and  
44 that he wants to do whatever he cans to reach out to the community and help the City to bring  
45 a pump track to Seabrook. The City of Houston has built something similar. Most people

46 recognize Seabrook for the trails and people are drawn to this area to come out and see nature.  
47 The advocates really hope that the City Council and City staff hear this message and reach out  
48 because there are folks in the area that would like to help with this endeavor.  
49

50 Sally Antrobus, 526 Surf Oaks, explained that she is a member of the Open Space and  
51 Trails Committee, but that she is not speaking on behalf of the Committee. Ms. Antrobus  
52 stated that she would like to recommend that the recent report from the Carothers Task Force  
53 be incorporated into the City's Master Plan for Parks and Trails because the new Carothers  
54 Task Force, which has not yet been appointed, probably won't complete their task until after  
55 Kimley-Horn has completed their work on the Master Plan. The Master Plan will not be  
56 comprehensive because the Carothers information will be missing. In addition, when looking  
57 for grant funds, it is beneficial to have a recent comprehensive plan for parks and trails to show  
58 community buy in of the project. It will be a mistake to approve a Comprehensive Parks and  
59 Trails Master Plan that does not account for Carothers. A 10-year delay in federal  
60 opportunities for grant funding would be a shame, just because of the timing of the update to  
61 the master plan.  
62

63 Lorian Tollett, 601 Bradley, stated that she and her husband recently attended an Open  
64 Space and Trails Committee meeting because they are interested in wildlife and nature in the  
65 area. Ms. Tollett suggested re-wilding of spaces in Seabrook and a wildlife corridor that would  
66 allow wildlife to travel back and forth. Ms. Tollett stated that she is interested in being involved  
67 in sourcing funding and working on ideas.  
68

## 69 2. **WORKSHOP**

70  
71 2.1 Receive presentation from consultant, Kimley-Horn, on findings and proposed  
72 recommendations for the updated Parks and Trails Master Plan and consider and take action, as  
73 appropriate.

74 John Overstreet, and Shannon Mundy, both with Kimley-Horn presented the findings and  
75 proposed recommendations, as seen in Attachment A.

76 Questions and comments from City Council and the Open Space and Trails Committee  
77 included:

- 78 • Do you have the numbers that go with the priorities? Ms. Mundy replied yes and that she  
79 could review and supply those numbers to Council and the Open Space Committee.
- 80 • The rating for the trail system was "good". Is there an "excellent" rating because the trails,  
81 to me, are excellent. What kind of standard do the ratings call for? What is excellent vs.  
82 good? Mr. Overstreet stated that trails get muddy when they get wet because they are a soft  
83 surface. The question is should the trail be closed until it dries out? Are the paved trails  
84 closed out with edges? The survey rating is actually excellent/good, and the criteria is  
85 subjective.
- 86 • I disagree with the phrase "lack of maintenance standards". The City of Seabrook has very  
87 high standards and the Public Works Department works very hard. What is meant by that  
88 phrase? Mr. Overstreet explained that the City doesn't have written standards.

- 89 • I would re-write to say “lack of written maintenance standards”. Mr. Overstreet stated that  
90 the importance of written standards is if a person with history leaves the city, then there is  
91 nothing to show. Standards need to be written so a seasonal staff person will know what  
92 to do.
- 93 • Is \$2500 per mile, per year? Mr. Overstreet explained it is \$2500 per year per mile to  
94 maintain, not to build. Seabrook has 13.5 miles of trails.
- 95 • Will the cost estimates provided by in consideration of the financial situation of Seabrook  
96 at this time? Mr. Overstreet stated that Kimley-Horn wants to provide a real estimate to  
97 the City and City Council, so that cost estimates will be detailed with an action plan such  
98 as, for example, “build this trail system over SH 146, which will cost \$ \_\_\_\_\_ per foot with  
99 operations and maintenance cost of \$ \_\_\_\_\_ per year plus the cost of additional needed  
100 items such as trucks, staff, and equipment”.
- 101 • Will the O&M costs be divided into staff resources and materials cost, etc? Mr. Overstreet  
102 stated yes, and Kimley-Horn will run the recommended costs by Parks staff to make sure  
103 the City is not set up for failure.
- 104 • The City seems to have a singular focus on SH 146 and weathering that storm. Will the  
105 timeline recommendations take the highway project into account? Mr. Overstreet explained  
106 that because the SH 146 project has a five (5) year timeline, there is no need to take action  
107 now on any of the Master Plan recommendations. The City can plan in advance and be  
108 ready to go when the highway is completed.
- 109 • Did Kimley-Horn look at what the City has now and compare it to the cost of maintenance  
110 annually? Is the City currently overburdened? Mr. Overstreet explained that the City of  
111 Seabrook has many parks for its size and they are well maintained, but some additional  
112 resources may be needed.
- 113 • What is the ratio of population to parks? Kevin Padgett, Director of Public Works, stated  
114 that there are 200 acres of park land and 80 acres are routinely maintained with 13.5 miles  
115 of trails.
- 116 • It is also helpful to look at the ratio of the City’s land area that is occupied by parks for  
117 comparative purposes. What is the percentage of City’s land that is in parks compared to  
118 say Houston or Dallas or El Paso or San Antonio? There are cities that have a higher  
119 percentage than Seabrook. It’s my understanding that about 5% is average and that’s about  
120 where Seabrook is. The surrounding people use our parks.
- 121 • When a City has a lot of small parks and the crews have to drive stop and go to the parks  
122 to maintain them, it taxes the system.
- 123 • Are the individual subdivision recreation areas taken into account? Mr. Overstreet state  
124 that the individual subdivision recreation areas add to the total number of parks in  
125 Seabrook, but are not included in the recommendations.
- 126 • Is there a way to capture the volunteer activities Seabrook has? Would volunteer time add  
127 to the prioritization of the recommendations?
- 128 • A pump track and outdoor classroom is not mentioned in this report. Mr. Overstreet  
129 explained that an outdoor classroom was not discussed before the survey was sent, but out  
130 of 302 survey results, only 3 submissions mentioned a pump track.
- 131 • I don’t remember the pump track being in the survey. Mr. Overstreet stated that it could  
132 have been listed as an “other” in the survey.

- 133 • What is the actual number of people that said they would like an indoor sports facility?  
134 Mr. Overstreet stated that 59 people answered that they would like an indoor pool and 53  
135 people answered that they would like an indoor track.
- 136 • We should not feel bad about not having an indoor running track and an indoor pool  
137 because I suspect other cities of Seabrook's size do not have those types of facilities. There  
138 are reasons people want to do things indoors, but some things are exacting for a city to  
139 supply, and may be senseless for a city this size.
- 140 • Years ago Seabrook had an indoor pool and it didn't work out too well, and it is no longer  
141 in existence. I like the outdoor spaces and it sounds like a majority of the people who  
142 responded to the survey want outdoor spaces as well.
- 143 • I agree with the burden of maintenance of indoor facilities. Seabrook is a boating  
144 community and there are times when the heat is expected. The focus needs to remain on  
145 the outdoors.
- 146 • Was there anything surprising or off-the-wall in the survey answers? Mr. Overstreet stated  
147 that he was surprised by the lack of awareness of the Parks system. People don't seem to  
148 know where the parks are located and that's why there might be a recommendation for a  
149 wayfinding plan.
- 150 • Seabrook Parks are on the GIS system, and there is a map on the City's website. Why  
151 would people need an additional way to find the parks? Mr. Overstreet explained that  
152 wayfinding is not just for parks, but for all City facilities, and wayfinding is also a way to  
153 make sure the City's brand is out there and recognizable.
- 154 • Seabrook has wanted low profile signs, and does that need to change? Mr. Overstreet  
155 stated that Seabrook has many tiny parks.
- 156 • It would be nice to recognize when a person is near one of the smaller parks. Mr. Overstreet  
157 stated that the signs are there, but they have gotten old.
- 158 • I think the City is moving in the direction of branding with the new highway project.

159  
160 Mr. Overstreet explained that these are not the final recommendations and the next steps  
161 shown in the report will have to take place and then Kimley-Horn will come back to make final  
162 recommendations. City staff and City Council will then need to prioritize the recommended  
163 actions. Tonight is a review of draft recommendations.

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165 Upon motion duly made and seconded, Mayor Kolupski and Chair Burton adjourned the meeting  
166 at 6:49 p.m.

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**SIGNATURE PAGE TO FOLLOW**

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CITY COUNCIL

OPEN SPACE AND TRAILS COMMITTEE

DocuSigned by:  
*Thomas G. Kolupski*  
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Thomas G. Kolupski  
Mayor

3/18/2020

Date

DocuSigned by:  
*Robin Lenio*  
0B230E8A4B274CD...

Robin Lenio, TRMC  
City Secretary



Helen Burton  
Chair

3-5-2020

Date

DocuSigned by:  
  
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