



**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.

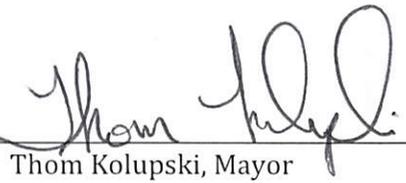


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Motion: To adjourn
Made By: Councilmember Hammann
Seconded By: Councilmember Tollett
Vote: **Motion carried** unanimously by all present.

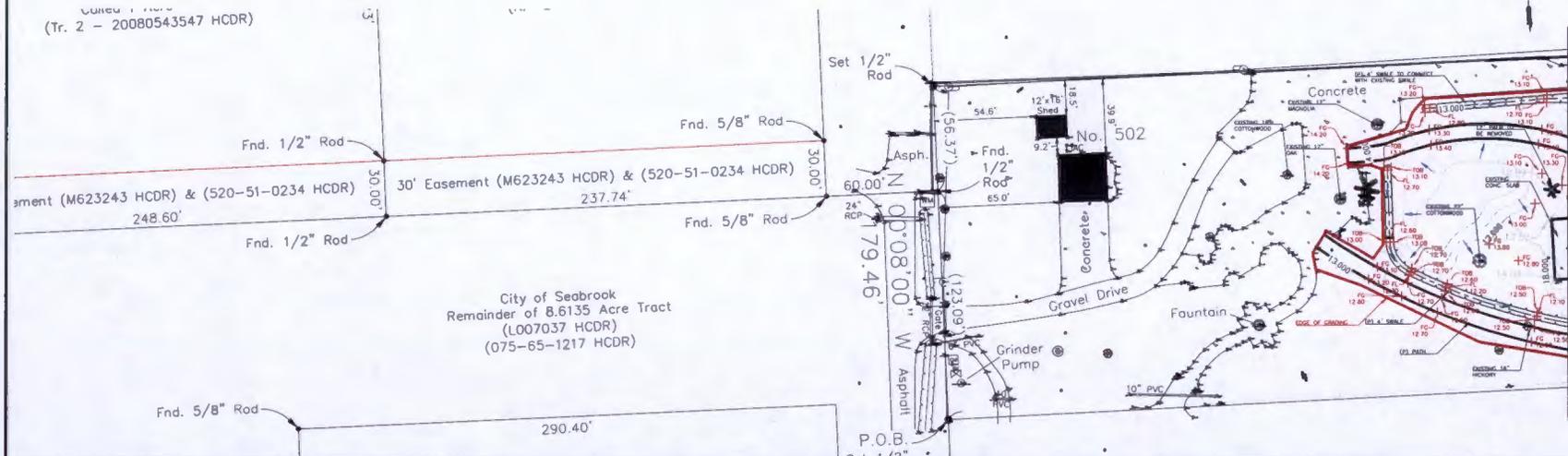
The Meeting was adjourned at 8:02 pm.

APPROVED: 
Thom Kolupski, Mayor

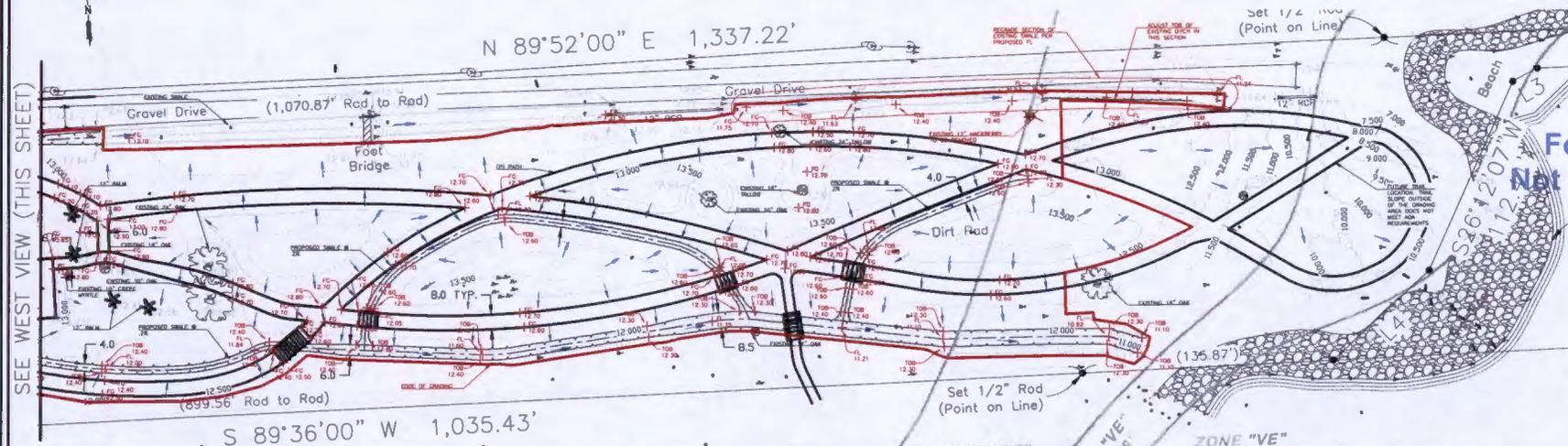
DATE: 2/20/2024

ATTEST: 
Rachel Lewis City Secretary

PROPOSED WEST VIEW



PROPOSED EAST VIEW



NOREX
ENGINEERING, INC.

1220 East Main Street
Lawrence City, Texas 77033-1167
TEL: (281) 474-0880
Norex@NorexNC.com

NOREX ENGINEERING DISCLAIMS ANY RESPONSIBILITY FOR THE ADEQUACY OF THE DESIGN DEPICTED IN THIS DRAWING UNTIL IT HAS SUCCESSFULLY COMPLETED ALL NECESSARY CONSTRUCTION INSPECTIONS AND RECEIVED THE ENGINEER'S CERTIFICATION.

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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

For Review Only
Not For Construction

02/09/2024 8:48:55 AM

SHEET NAME: PROPOSED PARK

SHEET NUMBER: DR-1.2

SHEET 2
SCALE: 1"=30'

SEE WEST VIEW (THIS SHEET)

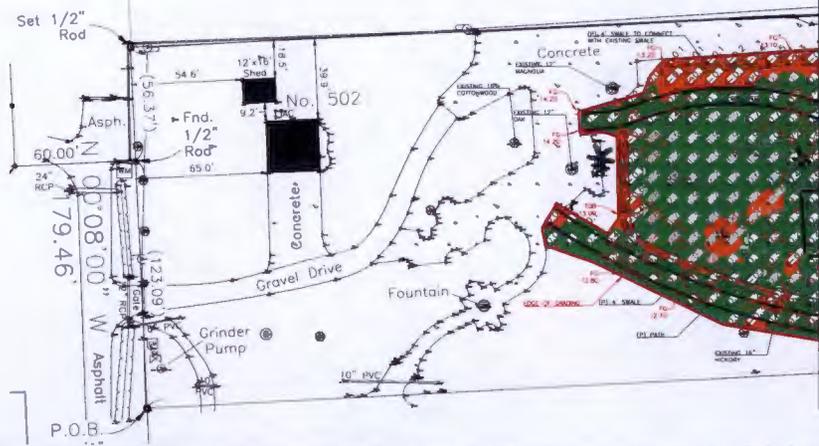
SEE EAST VIEW (THIS SHEET)

PROPOSED WEST VIEW

Cut/Fill Summary

Name	Cut Factor	Fill Factor	4d Area	Cut	Fill	Net
CUT-FILL	1.000	1.000	87727.81 Sq. Ft.	796.30 Cu. Yd.	1301.43 Cu. Yd.	505.13 Cu. Yd. FILL
Totals			87 27.81 Sq. Ft.	796.30 Cu. Yd.	1301.43 Cu. Yd.	505.13 Cu. Yd. FILL

= CUT
 = FILL



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1220 East Mohr Street
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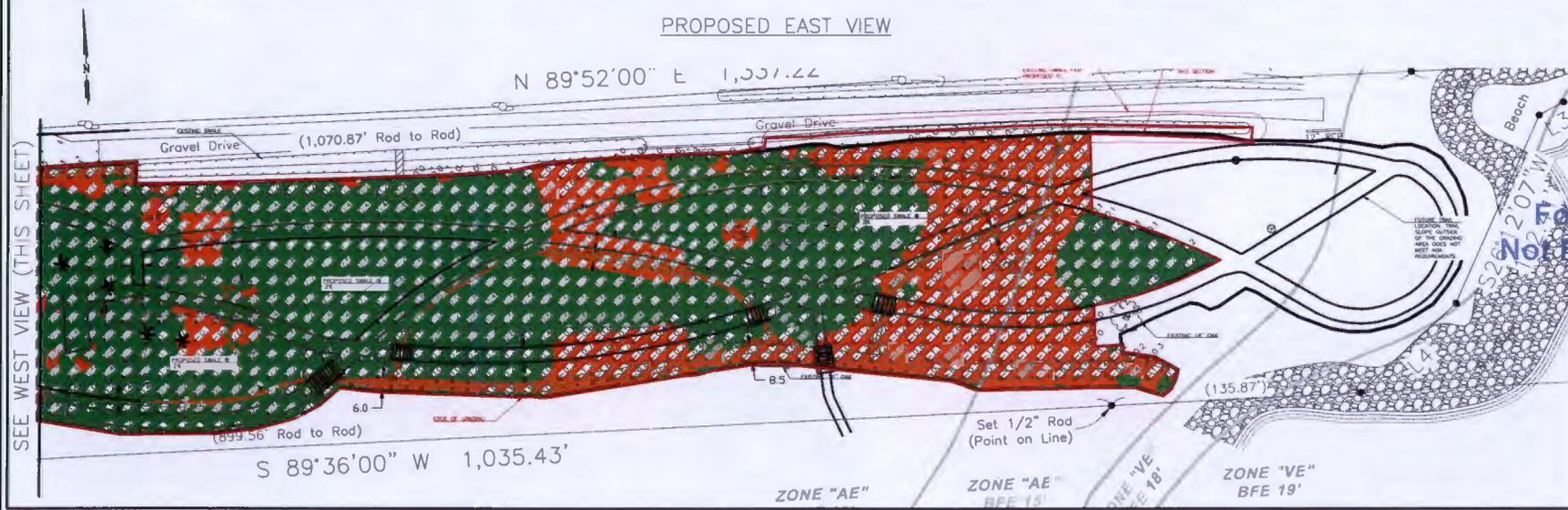
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 SHEET ADDRESS: Carothers Property(Pine Gully Rd)
 CITY, STATE, ZIP: Seabrook, TX 77586
 DESIGN BY: AJM REVIEWED BY: WAS
 DATE: 04/24/23

REVISION LIST
1) 05/31/23
2) 07/05/23
3) 07/14/23
4) 02/08/24
5) ##

ENGINEER'S SEAL
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PROPOSED EAST VIEW



SEE WEST VIEW (THIS SHEET)

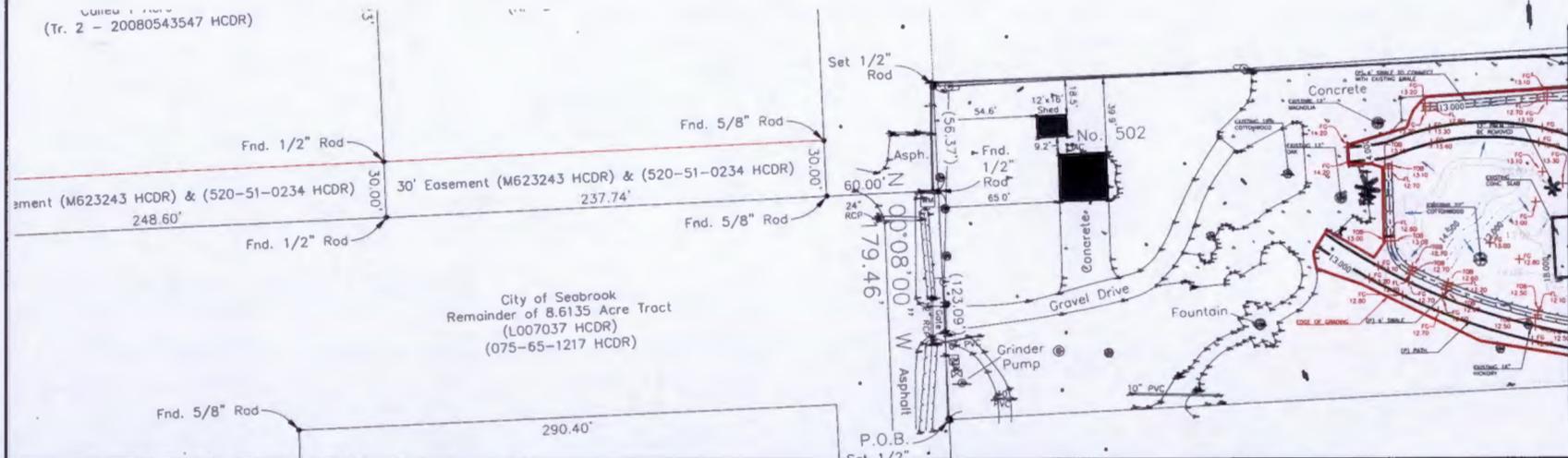
SEE EAST VIEW (THIS SHEET)

SHEET 3
 SCALE: 1"=30'

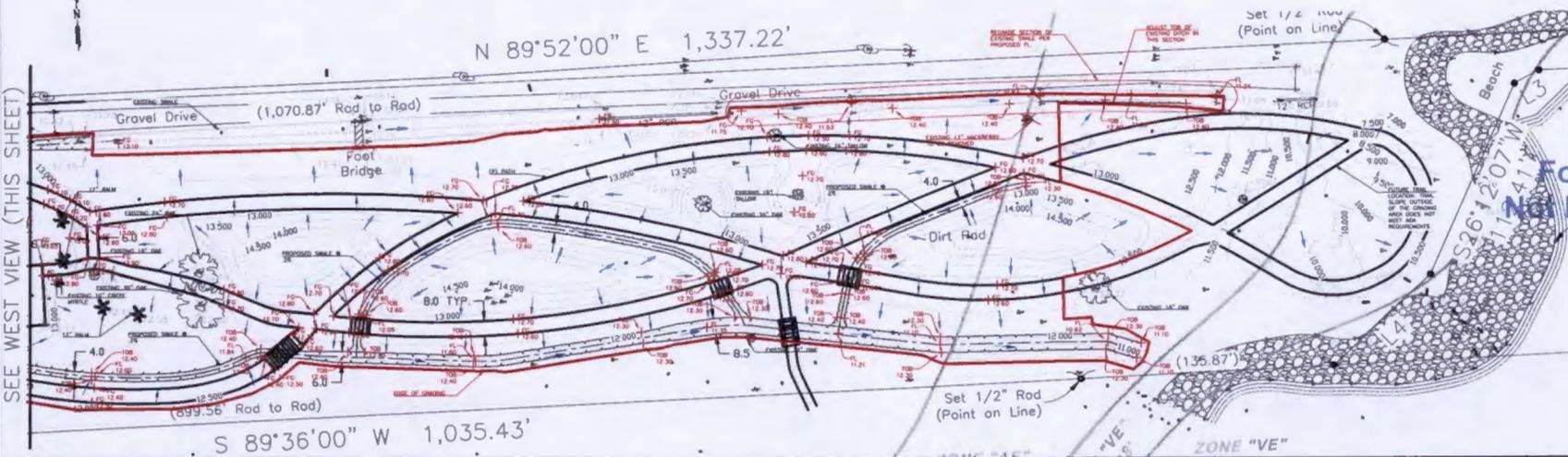
SHEET NAME
 PROPOSED CUT/FILL

SHEET NUMBER
 DR-1.3

PROPOSED WEST VIEW



PROPOSED EAST VIEW



NOREX
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ENGINEER'S SEAL

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2/09/2024 8:49:31 AM

SHEET NAME
PROPOSED PARK

SHEET NUMBER

DR-1.2

SHEET 2
SCALE: 1"=30'