

1 The Open Space and Trails Committee met in teleconference session on Thursday, June 4, 2020  
2 to discuss and if appropriate, take action on the agenda items listed below.

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4 **THOSE PRESENT WERE:**

5 Helen Burton	Chair
6 Sally Antrobus	Vice-Chair
7 John Coggeshall	Member
8 Monica Comeaux	Member
9 Debra Harper	Member
10 David Popken	Member
11 Heather Cable - Ex. Absence	Member
12 Sean Landis	Deputy City Manager
13 Kevin Padgett	Public Works Director
14 Stephanie Guerrero	Executive Administrative Assistant

15  
16 Chair Helen Burton called the meeting to order at 5:00 p.m.

17 **1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

18  
19 There were none.

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21 **2. COMMITTEE BUSINESS**

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23 **2.1 Update and discussion on the Open Space and Parks Master Plan Draft Report.**  
24 **(Committee)**

25 Sean Landis, Deputy City Manager, presented the Open Space Committee Drafts Park Plan  
26 Review in Attachment A.

27 The additional comments were made by Committee Members and Staff:

- 28
- 29 • Soft trail lighting to view the way of the path of trails is desirable.
  - 30 • There must be a safe crossing from East to West on SH146.
  - 31 • There needs to be a priority in finding a kayak launch.
  - 32 • The City should “keep the door open” for any outside funding or sponsorship.
  - 33 • An indoor sports facility would be an economic development project.
  - 34 • An outdoors educational facility for kids/students since there are schools nearby.
  - 35 • The Committee would like to see a cost estimate of the recommendations presented.

36 **2.2 Discussion on the Butterfly Way Station at Carothers Coastal Gardens. (Committee)**

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38 Chair Burton stated that Committee members are unable to do anything to the Butterfly Way  
39 Station until the Committee gets approval from City Council.

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*Motion made by Committee Member Popken and seconded by Committee Member  
Coggeshall*

*To ask Council to approve the Butterfly Way Station*

*MOTION CARRIED BY UNANIMOUS CONSENT*

**2.3 Approve the minutes of the March 5, 2020 Open Space and Trails Committee meeting.  
(Guerrero)**

*Motion made by Vice Chair Antrobus and seconded by Committee Member Popken*

*To approve the minutes of the March 5, 2020 Open Space and Trails Committee meeting.*

*MOTION CARRIED BY UNANIMOUS CONSENT*

**2.4 Establish future meeting dates and agenda items.**

The next meeting will be held on July 2, 2020.

Upon motion duly made, the meeting was adjourned at 6:34 p.m.

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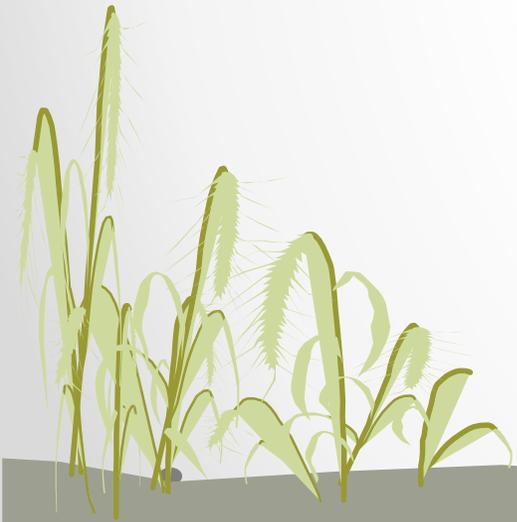
Helen Burton,  
Chair

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Stephanie Guerrero,  
Executive Administrative Assistant

ATTACHMENT A

# Open Space Committee Draft Parks Plan Review June 4, 2020



# SECTION 1: INTRODUCTION

## Staff's Comment:

ACKNOWLEDGEMENTS: Remove reference under “City Staff” to one reference of Sean Landis

- TO BE CORRECTED

## Staff's Comment:

PAGE 4. SUMMARY OF THE PROCESS: Modify the Seabrook Open Space and Parks Master Plan from 2019 to 2020

- TO BE CORRECTED



# SECTION 2: INVENTORY

## Ed Klein's Comment:

PAGE 11 INDIVIDUAL PARKS IN SEABROOK, Need to add recently purchased city property across from Brummerhop Park.

- The property in question was not purchased as Park Property; the property was purchase for a future EMS Facility.

## Helen's Comment:

PAGE 13 BRUMMERHOP PARK, ADD UNDER AMENITIES (RESTROOM)

- TO BE CORRECTED



# SECTION 2: INVENTORY

## Ed Klein's Comment:

PAGE 21 CAROTHER'S COASTAL GARDEN, All property lines are incorrect.

- TO BE CORRECTED **New survey given to consultants**

PAGE 22 WILDLIFE REFUGE, Need to show interior trails. Also show Public Works facilities.

- INTERIOR TRAILS ARE SHOWN CORRECTLY
- WILL ADD PUBLIC WORKS FACILITY

PAGE 25 BAYSIDEPARK/BAY AREA VETERAN'S MEMORIAL, Does the city really own the large parcel at the west end of the property line?

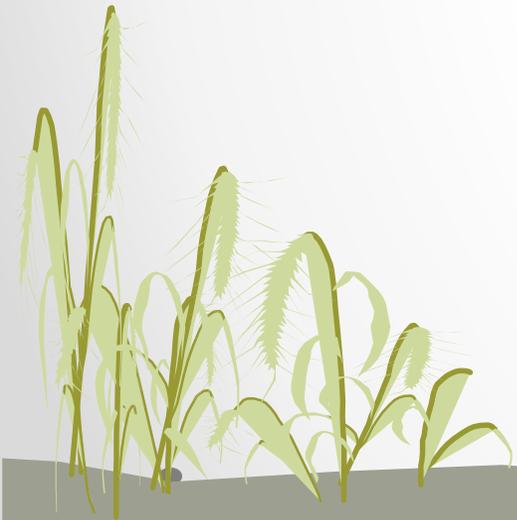
- THE MAP IS INCORRECT AND WILL BE CORRECTED



# SECTION 2: INVENTORY

## Staff's Comment- Page 25:

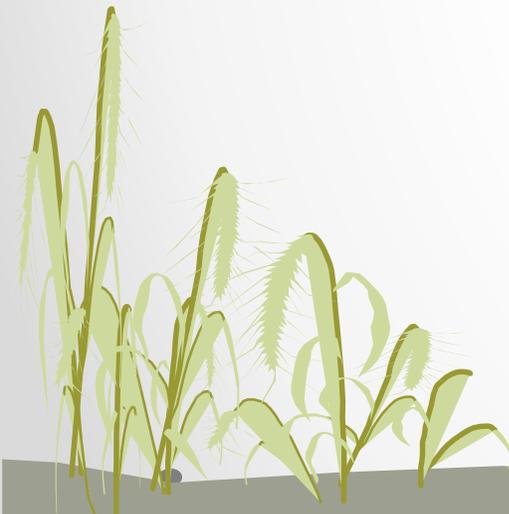
- Two pictures of the Gazebo.
  - To be corrected



# SECTION 3: COMMUNITY PROFILE AND STATISTICALLY VALID SURVEY

## Staff's Comment:

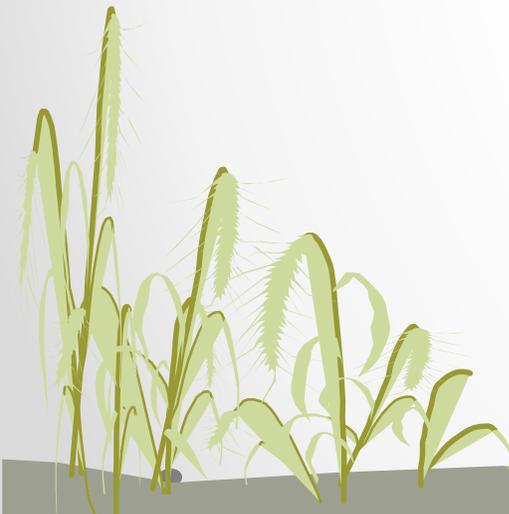
- PRIORITIES AND INVESTMENT RATINGS ANALYSIS, Adjust the statement relating to improving the boat ramps and kayak launch areas.
  - Currently the city does not have either facilities.



# SECTION 4: COMMUNITY NEEDS ASSESSMENT

## Staff's Comment:

- Page 31. Typo under PARKS AND TRAILS NEEDS.
  - The National Recreation and Park **Associated** should be Association.
  - To be corrected



# SECTION 5: PRIRITIZING FACILITY NEEDS

Ed Klein's and Sally's Comment, Page 35, Recommendation #5:

Ed:

Options seem viable for a kayak launch. No options support a boat launch since parking vehicles/trailers will be required.

Sally:

Kayak launch: Of course I agree that replacement of lost kayak launch is desirable. Locations suggested in the draft master plan text are McHale Park, Wildwood, or land to be purchased at the end of Sea Channel Drive (Taylor Lake). McHale and Wildwood offer very limited parking. In my opinion the Slough provides better options on both sides of Main Street: calm water for launching, plenty of parking on Main Street, and easy access to both Clear Lake and Galveston Bay, with no land purchase needed. And yet a kayak launch is not suggested for "Bayside Park" (p. 25), where Main Street crosses the Slough. I recommend adding a kayak launch to "Opportunities" for Bayside Park and dropping it from McHale.

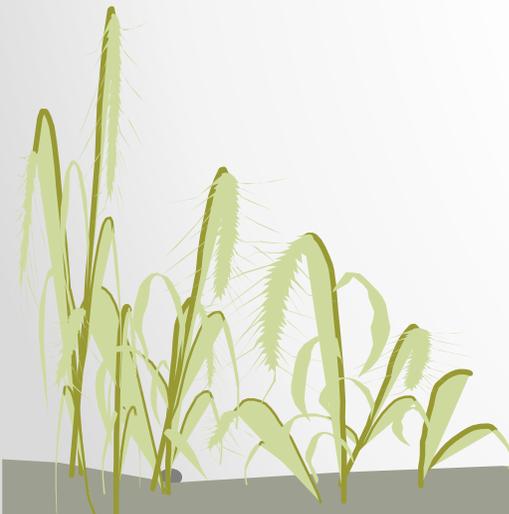
- Discuss **Bayside Park has limited dedicated parking space**



# SECTION 5: PRIRITIZING FACILITY NEEDS

David's, Ed Klein's, and Sally's Comment: Page 35, remove Recommendation #8:  
*Do a feasibility study to determine the viability of a new indoor recreation facility that could include a running/walking track, indoor aquatics, and fitness.*

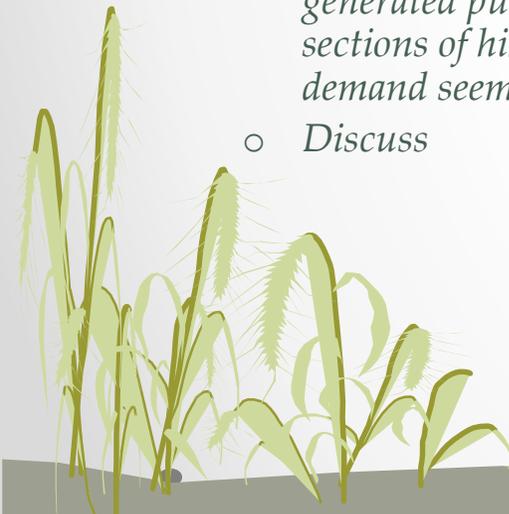
- *Staff concurs, Recommendation #8 will be removed from the plan.*



# SECTION 5: PRIRITIZING FACILITY NEEDS

David's Comment: Page 37, Recommendation # 18, Regarding recommendation No 18, the need to upgrade and add additional lighting, using security as an excuse. I am not in favor of more lighting, in fact I favor reducing the amount of ambient light in our city and its parks. We as a society have become obsessed with lights everywhere to the point where it is nearly impossible to see the stars anymore. That to me is more important.

- 2012 SEABROOK OPEN SPACE & PARKS MASTER PLAN REFERENCES SECTION 3.7.2 OPERATIONAL ISSUES REFERENCES: *“Lighting: Requests arise from time to time for less or more park lighting. Club-sponsored soccer field lighting has generated public complaints. How lights can be shielded so as not to inconvenience neighbors needs exploring. Lighting some sections of hiking trails for evening use in hot weather is a request arising from time to time. Investigating options, costs, and demand seems advisable.”*
- *Discuss*



# SECTION 5: PRIRITIZING FACILITY NEEDS

Staff's Comment: Page 38, discuss the finding under FUTURE SITE SELECTION, do we agree with the findings and with Figure D Potential Park Site Selection Map, Page 39?

Staff's Comment: Page 41, Figure E, Potential Trail Connections Map,

- Add Trail 12, the trail to be located within the Centerpoint High-Line Corridor along the west side of SH146 (north to south).
- Add Trail 13, the trail to be located within the old Repsdorph R.O.W. (east to west).



# SECTION 5: PRIRITIZING FACILITY NEEDS

Sally's Comment: Pickleball: My understanding of pickleball is that players often carry their own small net and tape for converting a tennis court into up to three pickleball courts. It would thus seem that the existing tennis courts at Baybrook Park and Carothers Gardens likely answer the need with no construction required—especially considering that almost 80% of survey respondents said pickleball is not an unmet need for them. No action required—in effect the courts already exist.

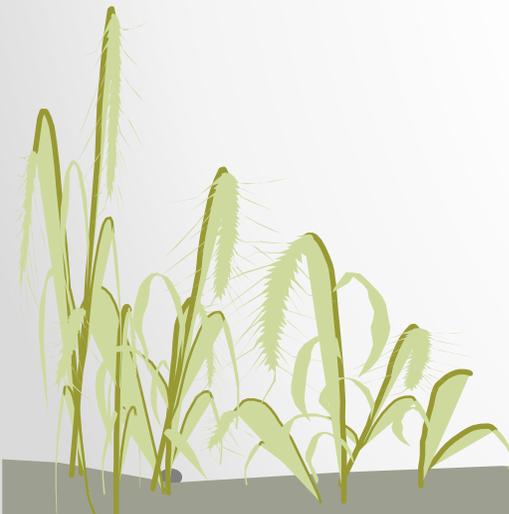
- Staff recommends to clarify that City has already provided Pickleball courts at Baybrook Park.



# DISCUSSION ITEMS

Helen's Comment: When I took them on the park tour I didn't think of taking them to HOA parks. They don't know about the parks in Seabrook Island, Lakepointe Forest and Lake Cove. I think there might be one in Seascape too. So there are parks on the west side of 146, just not supported by the city.

- Do you want us to add private parks to the inventory map?
- Staff does not recommend the addition of private parks to the Plan.



# DISCUSSION ITEMS

John's Comment: In conclusion, I think this plan lacks a lot of focus. My recommendation is have them cut it down to 25 pages , give specific recommendations and prioritize them better. Don't tell us to go develop plans.

Sally's Comment: I feel bound to question the ETC Institute findings given as follows in the "Executive Summary" of the community survey results (p. 95), namely that in terms of facilities, the priorities are a kayak launch, pickleball courts, and indoor sports facilities. Refer to pdf for full comment.



# DISCUSSION ITEMS

- Sally's Comment:
- In view of the high ranking residents assign to natural areas and wildlife, in my opinion this draft plan should be recommending efforts to develop wildlife crossings of major barriers like Highway 146. Effective wildlife under-crossings or over-pass ramps would likely be excellent safe crossings for hikers and cyclists as well, so that all trail users would benefit, right along with the wildlife that people so enjoy. As it is, however, the only mention of wildlife crossings that I saw in the draft parks master plan is in the "Staff Meeting Notes," under "Desired connections" (p. 88). I am very glad to see that staff raised the matter of such crossings to the consultants preparing the plan.
  - *Recommendation 9: Acquire open space areas to allow for preservation, future development, and possible partnering of resources.*
  - *Recommendation 10: Maximize and promote the value of trails and natural resources in the City and surrounding area to increase access and connection to citizens.*



# DISCUSSION ITEMS

## Sally's Comment:

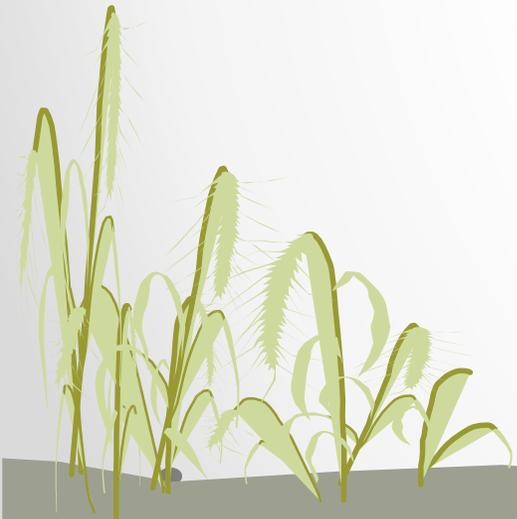
- **Recommendations 1–4:** I regard the first four recommendations in the new draft as bureaucratic in nature, possibly inappropriate in a public document, probably unnecessary, and quite insulting to City staff. Suggest they be dropped.
  - *Recommendation 1: Utilize existing resources, prepare the City for plan strategies, and change what is needed to respond to recommendations*
  - *Recommendation 2: The Department of Public Works (DPW) shall initiate written goals and objectives into all facets of management, operations, programming, and maintenance.*
  - *Recommendation 3: The parks maintenance division needs to establish written maintenance standards to better handle plan goals and objectives, and to ensure consistency in the way parks and trails look.*
  - *Recommendation 4: The City should budget to create a wayfinding plan, not only for parks and trail facilities, but for all City buildings and offices.*



# DISCUSSION ITEMS

## Sally's Comment:

- **Recommendation 5:** In my opinion Main Street on the Slough is a better option for a kayak launch than the four locations on figure C. Suggest adjusting accordingly.
  - *Recommendation 5: Develop a new boat ramp/kayak launch area within the City.*
  - *Dedicated parking limitations at Bayside park.*



# DISCUSSION ITEMS

## Sally's Comment:

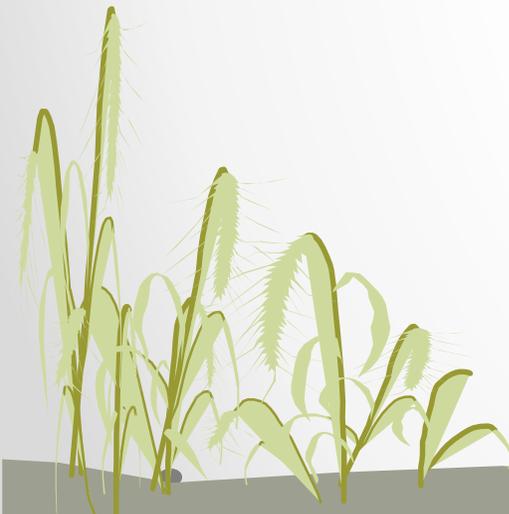
- **Recommendation 6:** I question the need for a new Carothers task force focused almost entirely on money — fundraising, sponsorship, and grants. Emphasis on money led us up the wrong path once (events, unsustainable). Let's not take another unsustainable path that depends on ongoing fundraising! Suggest this be dropped and we conduct much more thorough review of ideas already on the table.
- *Recommendation 6: Perform a phased implementation of the Carothers Coastal Gardens Proposal based upon the Task Force findings*



# DISCUSSION ITEMS

## Sally's Comment:

- **Recommendation 7:** I question the need for a new “sponsorship philosophy” as inappropriate in a parks master plan. Suggest this be dropped.
  - *Recommendation 7: Embrace a partnership and sponsorship philosophy to leverage monies and services*



# DISCUSSION ITEMS

## Sally's Comment:

- **Recommendation 8:** As already outlined earlier in these comments, indoor sports facilities typify communities much larger than Seabrook. I regard paying for a feasibility study on indoor sports facilities as throwing good money after a bad idea. Suggest this be dropped.
  - *Recommendation 8: Do a feasibility study to determine the viability of a new indoor recreation facility that could include a running/walking track, indoor aquatics, and fitness.*



# DISCUSSION ITEMS

## Sally's Comment:

- **Recommendation 9: OK.**
  - *Recommendation 9: Acquire open space areas to allow for preservation, future development, and possible partnering of resources.*
- **Recommendations 10 and 11:** In my view these are unnecessary. City staff already do a seriously fine job both on maximizing benefits of trails and on social media promotion of them. Suggest these be dropped.
  - *Recommendation 10: Maximize and promote the value of trails and natural resources in the City and surrounding area to increase access and connection to citizens.*
  - *Recommendation 11: Create an active social media presence to keep residents up-to date on all parks and trails programming and projects.*



# DISCUSSION ITEMS

## Sally's Comment:

- **Recommendation 12:** OK, but makes me a bit nervous: sounds good but also sounds like a lot more work for a small staff and small set of volunteers, though there's no harm in being ambitious.
  - *Recommendation 12: Create an Educational Initiative for future Capital Improvement Plan(CIP) projects.*
  - *Intended to incorporate miscellaneous smaller projects*
- **Recommendation 13: OK.**
  - *Recommendation 13: Add parks staffing to a ratio of 12:1 acre per full-time personnel by the year 2025.*
  - *80 maintained acres / 12 = 7 employees. This is manageable.*



# DISCUSSION ITEMS

## Sally's Comment:

- **Recommendation 14 and 15:** Are these needed? I note little public or survey input on updating playgrounds or adding classes at the pool. Suggest combining into a single recommendation.
  - *Recommendation 14: Update all playgrounds within ten years of implementation.*
  - *Recommendation 15: Provide physical updates and improvements as well as new programming opportunities for Miramar Park and the City Pool.*
  - *Recommendation 14 will be costly and unnecessary at a 10 year interval. Playground structures typically have a 20 year lifespan.*



# DISCUSSION ITEMS

## Sally's Comment:

- **Recommendation 16:** OK. We have seen citizen advocacy and support for a pumptrack.
  - *Recommendation 16: Create a feasibility study for a public-private partnership with a BMX company to incorporate a pumptrack.*
- **Recommendations 17, 18 and 19:** OK. Suggest combining ideas for new trends, trail lighting, and ADA objectives into a single recommendation.
  - *Recommendation 17: Provide new amenities to existing parks to expand on diverse activities.*
  - *Recommendation 18: Update existing lighting and propose additional lighting to increase security.*
  - *Recommendation 19: Update all parks to included ADA accessible amenities by the year 2025.*



# DISCUSSION ITEMS

## Sally's Comment:

- **Recommendation 20:** For our grand old lady of a Community House, do we really need a master plan recommendation to go out and beat the bushes for appropriate events and classes to be held there? The Community House has served us well for many years and for many purposes, at very low cost. It's fine. Suggest this be dropped.
  - *Recommendation 20: Determine alternate uses and programming for the Community House.*



# DISCUSSION ITEMS

## Sally's Comment:

- **Recommendation 21:** Do we really need formal standards for trails? I regard this as much like the first four recommendations in this new draft master plan: bureaucratic, probably unnecessary, and actually insulting to the City staff who do *such a wonderful job on trail construction and maintenance*. Suggest this be dropped.

- *Recommendation 21: Create a standard to maintain unpaved trails at \$2,500 per mile and paved trails at \$3,000 per mile.*

*Carothers land reaches significantly farther west than is shown.* It includes all the mature woodland and marsh reaching back to the small side creek that runs under Pine Gully Road (items 4, 5 and 6 on aerial, next page). The boundary in the draft plan should be extended westward.

*Carothers land does not include residential development on Pine Gully Road.* The park goes around the residence to the north and west. The boundary in the plan should be adjusted accordingly (see black boundary line on the aerial below).

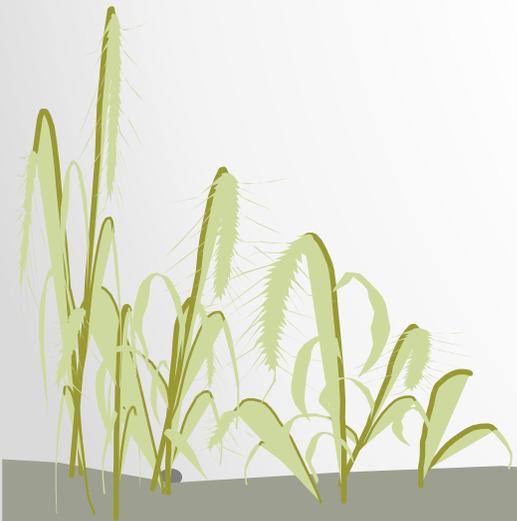
**Recommendation 21 is a good gesture for future staff to uphold the trail construction and maintenance standards, but the cost portion should be left out as means and methods can change.**



# DISCUSSION ITEMS

## Sally's Comment:

As a general observation, trying to follow up on 21 recommendations in the five-year span covered by this plan is a pretty tall order. I would favor pruning recommendations to a more feasible ten or fewer. (For comparison, our prior parks master plan spanned ten years and had seven recommendations.)



# Future Meeting Topics

## REVIEW ALL ACTION PLAN WORKSHEETS:

- QUESTION: SHOULD WE ADD ANY ADDITIONAL SHEETS?
- QUESTION: SHOULD WE HAVE PROJECT SPECIFIC WORKSHEETS?

## DO WE WISH TO:

- LOOK AT EACH PARK DESCRIPTION INDIVIDUALLY IN SECTION 2, DO WE AGREE WITH THE CONSULTANTS ASSESSMENT OF **OPPORTUNITIES AND CONSTRAINTS?**

