

The City Council of the City of Seabrook met in regular session on Tuesday, September 7, 2021 at 6:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas, to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

THOM KOLUPSKI

ED KLEIN

ROB HEFNER

JEFF LARSON

MICHAEL GIANGROSSO

BUDDY HAMMANN

JOE MACHOL

GAYLE COOK

STEVE WEATHERED

ROBIN LENIO

MAYOR

COUNCIL PLACE NO. 1

COUNCIL PLACE NO. 2

COUNCIL PLACE NO. 3

COUNCIL PLACE NO. 4

MAYOR PRO TEM

COUNCIL PLACE NO. 5

COUNCIL PLACE NO. 6

CITY MANAGER

CITY ATTORNEY

CITY SECRETARY

Mayor Kolupski called the meeting to order at 6:00 p.m. and led the audience in the United States and Texas Pledges of Allegiance.

1. CLOSED EXECUTIVE SESSION

1.1 Section 551.071

Conduct a Closed Executive Session to consult with the City's attorneys regarding the lawsuit entitled City of Seabrook v. Barge 295 and the Yard at Barge 295. *Gayle Cook, City Manager*

At 6:01 p.m., Mayor Kolupski announced that the City Council will now hold a closed executive meeting pursuant to the provisions of the Open Meetings Act, Chapter 551 Government Code, and Vernon's Texas Codes Annotated, in accordance with the authority contained in Sections 551.071, Consultation with City Attorney.

At 7:00 p.m., Mayor Kolupski reconvened the meeting in open session and stated that item 1.1 had been discussed, but that no action had been taken in executive session.

2. PRESENTATIONS

2.1 Presentation of a Memorial Tree Planting for Mark McNamara, business owner of KO Sailing, well known in the sailing community, and instrumental in bringing youth sailing sport to the forefront for Seabrook and Lakewood Yacht Club. *Thom Kolupski, Mayor, and Gayle Cook, City Manager*

Mayor Kolupski read the certificate and said that in Mr. McNamara's honor, an oak tree has been planted at Pine Gully Park overlooking the beautiful waters of Galveston Bay. LeaAnn Petersen, Director of Community & Visitor Relations, displayed pictures of the tree.

46 **3. PUBLIC COMMENTS AND ANNOUNCEMENTS**

47
48 Kathleen Graglia, 2605 Hampton Springs Drive, lives in the Lakepointe Forest
49 neighborhood. On Sunday evening, August 15, at about 9:30 p.m., she started to detect smell in
50 her home. By 10:00 p.m., the smell was so strong that she dialed 911, who informed her that they
51 had no information about the smell. She went to bed, hoping horrible odor would not worsen, but
52 even by 5:30 a.m., little had changed. By 7:30 a.m., the air quality seemed to be improving. The
53 whole neighborhood and many others were alarmed at the lack of information and warning to
54 residents. After speaking with Brad Goudie, Seabrook's emergency management coordinator, she
55 learned that the City was officially notified of the leak at 9:50 p.m. He also told her about the
56 Southeast Regional Local Emergency Planning Committee (SRLEPC) and encouraged her to
57 attend their next meeting. The chairman of SRLEPC said that a representative from Lubrizol, the
58 company responsible for the leak, would be in attendance at the September 25th meeting. What
59 did we all breathe that day? Nobody knows at this point.
60

61 Sally Antrobus, 526 Surf Oaks Drive, speaking in her personal capacity, praised Rhonda
62 Thompson. Rhonda has been an enormous asset as the Carothers Garden Task Force facilitator;
63 everyone serving owes her a tremendous thanks for her efficiency and skill in marshaling a wide
64 range of viewpoints to form one coherent one thought. That skill can often cost tens of thousands
65 of dollars, but she graciously donated her time to the City.
66

67 Doug Strebel, 2439 Lakewood Pointe, said that the recently revised noise statute has
68 resulted in some positive and negative experience. He was shocked and disappointed that a Special
69 Use Permit was issued for 3 nights without any consultation with the community, and
70 recommended that no such Special Use Permits going are issued going forward without soliciting
71 input from the community. We also need some kind of a cut-off period, and have suggested 10
72 p.m. (or 9 p.m. on weekdays) after which no commercial endeavor can have amplified or live
73 music. This would make Seabrook a more pleasant community.
74

75 Andy Billip, 2431 Lakewood Pointe, thanked Council for addressing the noise issue, which
76 has been a long standing problem. Mr. Billip and his wife were out of town when the first and
77 second readings of new ordinance were conducted. The new decibel level limits are still too high;
78 55 dB still causes him problems sleeping. Furthermore, 10 p.m. is not daylight; the cutoff time
79 should be no later than 8 p.m. With prior code, under paragraph 55.24, people could not make
80 noise that offended a reasonable person, but that provision has been taken out of the code. Finally,
81 a \$2,000 fine is nothing to these folks on a Saturday night.
82

83 Councilmember Hefner informed those present of several upcoming events in the Seabrook
84 area.
85

86 **4. CAROTHERS COASTAL GARDENS TASK FORCE II**

87
88 **4.1** Presentation of the Carothers Coastal Gardens Task Force II (CCGTFII) Final Report. *Rhonda*
89 *Thompson, Chair*
90

Rhonda Thompson, Chair of the Carothers Coastal Gardens Task Force II, presented the Task Force's report, a summary and consensus of over 700 hours' worth of work over the course of one year, and summarized the key points. Ms. Thompson's presentation is included and made a part of these minutes, as Attachment A. She thanked the City Council and staff for providing direction, assistance, and support to the Task Force.

Mayor Kolupski thanked the Task Force members for doing a wonderful job and doing exactly what Council had asked of them. Council agreed, noting that it will increase tourism and become a showpiece for the city.

4.2 Discuss and take all appropriate action on the acceptance of the Final Report created by the Carothers Coastal Gardens Task Force II (CCGTFII). *Kevin Padgett, Director of Public Works*

Kevin Padgett, Director of Public Works, explained that the Task Force was formed in February 2020 and was charged to evaluate best future use. Several staff along with the members of the Task Force, met monthly, sometimes multiple times a month, to discuss and create this proposal. This item is to allow Council to accept the Task Force's final report.

Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Machol to accept the Final Report created by the Carothers Coastal Gardens Task Force II, as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.3 Consider and take all appropriate action on Resolution 2021-12, "Dissolution of the Carothers Coastal Gardens Task Force II". *Sean Landis, Deputy City Manager*

Motion was made by Councilmember Machol and seconded by Councilmember Larson to approve Resolution 2021-12, "Dissolution of the Carothers Coastal Gardens Task Force II".

MOTION CARRIED BY UNANIMOUS CONSENT

5. SPECIFIC PUBLIC HEARINGS

5.1 Conduct a Public Hearing on a Request for an amendment to Appendix A, "Comprehensive Zoning", Article III, "Establishment of Zoning Districts and Associated Regulations", by adding additional supplementary provisions for fencing by revising sections 3.02.13 ("R-LD"), 3.03.13 ("R-1"), 3.04.11 ("R-2"), 3.05.11 ("R-3"), 3.06.13 ("C-1"), 3.07.13 ("C-2"), 3.08.13 ("C-3"), 3.09.12 ("146-S"), 3.10.13 ("WAD"), 3.11.10 ("MMU"), 3.12.03 (H) ("OS"), 3.13.13 ("MH"), 3.14.14 ("LI"), and 3.16.12 ("146-M"), all under the subtitle "Supplementary Regulations" to such sections, to create prohibition of the use of Hazardous Materials for Fencing Construction, to include, but not be limited to: Barbed Wire, Concertina Wire, Razor Wire, Electrically Charged Wire, and/or any other materials designed or capable of causing unreasonable harm to persons or animals. *Sean Landis, Deputy City Manager*

Sean Landis, Deputy City Manager, presented the item to Council, noting that the Planning and Zoning Commission unanimously recommended (with two members absent) the same restrictions on the use of materials that are hazardous to people and animals. In response to a question from Council, Mr. Landis remarked that there is one property in a residential area in Seabrook that uses these types of material. It is south of Seascape, a large tract of R-1 zoned land. In situations where there already exists such materials, they would become grandfathered and would be allowed to remain.

Council discussed whether residents' conservative use of barbed wire is appropriate. The president of the Planning and Zoning Commission, Gary Renola, said that going all the way back to the deliberation on the original ordinance, the Planning and Zoning Commission is trying to eliminate the use of such hazardous fencing materials everywhere. The Commission would prefer that barbed wire be prohibited in all cases; Seabrook is not a farming community, and its usage is not conducive to raising or maintaining property value. A lot of the Planning and Zoning Commission's discussion concerned districts along State Highway 146 districts, which include C-2 and C-3. The inclusion of C-1 was more in trying to listen to the perceived will of Council. This is a gap in our fencing ordinance for a zoned community; anybody who lives in an area served by a Homeowner's Association is protected, and this will allow the City to protect everyone equally. Mayor Kolupski said that the look of concertina wire is bad. Mayor - I can see industrial area, C-3 and possibly C-2, but C-1 is unreasonable.

Mayor Kolupski opened the public hearing.

Terry Moore, 2709 N. Meyer, stated that concertina wire is needed at the cemetery to help stop people who park at the end and back of the fence or by the fire department and go past the "no trespassing" signs to go fishing.

Mayor Kolupski closed the public hearing.

6. CONSENT AGENDA

6.1 Approve corrected minutes of the May 4, 2021 regular City Council meeting, as seen on page 3 of said minutes. *Robin Lenio, City Secretary*

6.2 Approve minutes of the June 24, 2021 joint City Council/Seabrook Economic Development Corporation/Planning and Zoning Commission meeting. *Robin Lenio, City Secretary*

Motion was made by Councilmember Klein and seconded by Councilmember Hefner to approve the Consent Agenda, as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

180 **7. NEW BUSINESS**

181
182 **7.1** Consider and take all appropriate action on first reading of Ordinance 2021-13, "Prohibition
183 of Use of Hazardous Materials in Fencing Construction". *Sean Landis, Deputy City Manager*

184
185 AN AMENDMENT TO APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE III.
186 "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", BY
187 ADDING ADDITIONAL SUPPLEMENTARY PROVISIONS FOR FENCING BY REVISING
188 SECTIONS 3.02.13 ("R-LD"), 3.03.13 ("R-1"), 3.04.11 ("R-2"), 3.05.11 ("R-3"), 3.06.13 ("C-
189 1"), 3.07.13 ("C-2"), 3.08.13 ("C-3"), 3.09.12 ("146-S"), 3.10.13 ("WAD"), 3.11.10 ("MMU"),
190 3.12.03 (H) ("OS"), 3.13.13 ("MH"), 3.14.14 ("LI"), AND 3.16.12 ("146-M") ALL UNDER THE
191 SUBTITLE "SUPPLEMENTARY REGULATIONS" TO SUCH SECTIONS, TO CREATE
192 PROHIBITION OF THE USE OF HAZARDOUS MATERIALS FOR FENCING
193 CONSTRUCTION AS PROVIDED HEREIN, TO INCLUDE, BUT NOT LIMITED TO,
194 BARBED WIRE, CONCERTINA WIRE, RAZOR WIRE, ELECTRICALLY CHARGED WIRE,
195 AND/OR ANY OTHER MATERIALS DESIGNED OR CAPABLE OF CAUSING
196 UNREASONABLE HARM TO PERSONS OR ANIMALS; PROVIDING A PENALTY IN AN
197 AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY
198 INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF
199 ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR
200 SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

201
202 *Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Hefner to*
203 *approve on first reading Ordinance 2021-13, "Prohibition of Use of Hazardous Materials in*
204 *Fencing Construction".*

205
206 **MOTION CARRIED BY A 4-3 VOTE WITH KOLUPSKI, LARSON, AND MACHOL OPPOSED**

207
208 **7.2** Consider and take all appropriate action on first reading of Ordinance 2021-14, "Revisions
209 to the Alcoholic Beverages Ordinance". *Robin Lenio, City Secretary*

210
211 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK CHAPTER 6,
212 "ALCOHOLIC BEVERAGES", BY AMENDING SECTION 6-3, "RESTRICTION ON SALE
213 OR USE OF ALCOHOL", SECTION 6-4, "MINIMUM DISTANCE FROM CERTAIN USES",
214 SECTION 6-6, "NOTICE OF APPLICATION FOR WAIVER", SECTION 6-7, "EXCEPTIONS
215 TO REQUIRED MINIMUM DISTANCES", AND SECTION 6-10, "PERMIT FEES AND
216 ISSUANCE", TO CONFORM TO CHANGES TO THE TEXAS ALCOHOLIC BEVERAGE
217 CODE AND TO MEET THE CURRENT NEEDS OF THE CITY; REPEALING ALL
218 ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT
219 HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
220 DATE

221
222 City Secretary Robin Lenio explained the changes that Ordinance 2021-14 would make to
223 the City's Code of Ordinances, and addressed questions from Council.

Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Klein to approve on first reading Ordinance 2021-14, "Revisions to the Alcoholic Beverages Ordinance".

MOTION CARRIED BY UNANIMOUS CONSENT

7.3 Consider and take all appropriate action on first reading of Ordinance 2021-15, "Amending the City of Seabrook City Code of Ordinances to Update 'Appendix B' 'Master Fee Schedule'".
Robin Lenio, City Secretary

SEABROOK, TO UPDATE "APPENDIX B", ENTITLED "MASTER FEE SCHEDULE" BY UPDATING AND AMENDING WASTEWATER FEES, PERMIT FEES FOR SEASONAL CHRISTMAS TREES, CAROTHERS COASTAL GARDENS RENTAL FEES, POST SEASON SWIMMING POOL FACILITY RENTAL FEES, DAILY POOL FEES, PARK FEES, UTILITY FEES, INCLUDING WATER METER TAMPERING FEES, WATER TAP FEES, WATER SERVICE "MATERIAL COSTS", AND WATER METER AUDIT 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.

City Secretary Robin Lenio introduced the item, remarking that this is the annual update of all of the City's fees (other than impact fees), and that it incorporates all new and updated fees and fee amounts and deletes any fees that are no longer needed.

Motion was made by Councilmember Klein and seconded by Mayor Pro Tem Hammann to approve on first reading Ordinance 2021-15, "Amending the City of Seabrook City Code of Ordinances to Update 'Appendix B' 'Master Fee Schedule'".

MOTION CARRIED BY UNANIMOUS CONSENT

7.4 Consider and take all appropriate action on recommendation of the Public Safety Task Force for 2022 expenditures from the Public Safety Fund for procurement of architectural services for cost analysis and feasibility of a new Public Safety and Courts facility as well as EMS station with Emergency Operations Center at a cost recommendation of up to \$75,000.00 for each facility.
Brad Goudie, Director of Emergency Services

Brad Goudie, Director of Emergency Services, stated that the Public Safety Task Force would like to recommend the expenditure of up to \$75,000 per facility to plan for two future facilities that would be included on a future Capital Improvement Plan if they are deemed to be feasible. Council asked why the City would want to spend \$150,000 on a feasibility study for facilities that we know that we need and that we have land for.

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Mayor Kolupski noted that this is still the first step of any design process, that it is just money that the City will need to spend up front, and that it is probably underpriced. City Manager Gayle Cook said that the City needs it because if it needs to go out for a bond, it will need that study to reassure the public that the City is not overdoing it. In response to a question from Council, Building Official Nick Kondejewski garret that the Mayor's estimate of \$100,000 is more in line with the market when dealing with facilities for police and courts, which are highly technical to design.

Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Machol to approve expenditures from the Public Safety Fund for procurement of architectural services for a cost analysis and feasibility study for a new Public Safety and Courts facility as well as EMS station with Emergency Operations Center at a cost not to exceed a combined \$150,000.00 for both facilities.

MOTION CARRIED BY UNANIMOUS CONSENT

7.5 Consider and take all appropriate action on an agreement between the City of Seabrook and Hydradry, Inc., for Secondary disaster recovery services. *Brad Goudie, Director of Emergency Services*

Brad Goudie, Director of Emergency Services, explained the need for the agreement, and explained the Request for Proposal process that has been conducted to date. Hydradry is a Texas-based company and has resources that it can deploy. This is a new service for the City that is modeled off debris management

Motion was made by Councilmember Machol and seconded by Councilmember Klein to approve item 7.5 as written.

MOTION CARRIED BY UNANIMOUS CONSENT

7.6 Consider and take all appropriate action on an agreement between the City of Seabrook and First Onsite Property Restoration, for Tertiary disaster recovery services. *Brad Goudie, Director of Emergency Services*

Brad Goudie, Director of Emergency Services, said that First Onsite Property Restoration is a Texas-based company and that it would be used as needed for tertiary disaster recovery services.

Motion was made by Councilmember Klein and seconded by Councilmember Giangrosso to approve item 7.6 as written.

MOTION CARRIED BY UNANIMOUS CONSENT

7.7 Consider and take all appropriate action on an Investment Advisory Agreement between the City of Seabrook and Global Retirement Partners, LLC, doing business as HUB Retirement and Wealth Management, for advisory services associated with the ICMA 457 Deferred Compensation Plan and authorize the City Manager to sign all associated agreements. Fees and costs associated with this Investment Advisory Agreement shall be paid by the City's retirement benefits provider, Mission Square (ICMA-RC). *Gayle Cook, City Manager, and Yesenia Garza, Director of Human Resources*

City Manager Gayle Cook explained that this agreement is for the City's voluntary retirement plan with International City Management Association (ICMA). ICMA has a fee structure that goes with the participants' earnings and there is a double fee structure inherent in the structure. By using this agreement and establishing an internal committee, we can provide additional funds for participants in the program.

Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Klein to approve an Investment Advisory Agreement between the City of Seabrook and Global Retirement Partners, LLC, doing business as HUB Retirement and Wealth Management, for advisory services associated with the ICMA 457 Deferred Compensation Plan and to authorize the City Manager to sign all associated agreements.

MOTION CARRIED BY UNANIMOUS CONSENT

8. DISCUSSION

8.1 Discuss, consider and, if necessary, take all appropriate action on creation of a policy to require that the city procure and use a Third Party Adjuster to review City insurance claims for damage to City property of \$250,000.00 or more, with exclusions for total loss of fire trucks/engines and damages eligible for FEMA reimbursement under a Declaration of Disaster. *Jeff Larson, Councilmember, Position 3*

Councilmember Larson stated that this item is in response to a City Council discussion from August 17 where there was discussion about a third party coming in to look at the City's proposed claim for damage to the Carothers house. This proposal would allow the City to receive some professional guidance to see if the City is getting a fair deal for high-value claims. Mayor Kolupski commented that if the City needed to make immediate repairs, it would not have time to talk to a third party adjuster. Councilmember Machol and Mayor Pro Tem Hammann disagreed, noting that adjusters usually do not have an issue with repairs starting.

City Manager Gayle Cook said that in general with the City's adjusters, as with TML claims in general, they have rarely had any adjustment to their claims. TML also commented that if a third party is engaged by the City, the City would be paying separately for the third party, and would not come from insurance proceeds.

Councilmembers made various comments regarding cost of paying an adjuster versus amount of additional funds that adjuster might be able to obtain for the City, the procurement process, and the City's ability, per the risk pool policy, to challenge the amount of proceeds offered by the risk pool on a claim.

Motion was made by Councilmember Machol and seconded by Councilmember Larson To direct staff to bring in a third party adjuster to have a discussion with Council regarding the topic.

MOTION CARRIED BY A 6-1 VOTE, WITH COUNCILMEMBER KLEIN VOTING IN OPPOSITION

9. ROUTINE BUSINESS

9.1 Update and report on various items that require no action, including SH 146 Expansion Project, City of Seabrook CIP Projects, City of Seabrook Grant Administration, and COVID-19 related issues. *Gayle Cook, City Manager*

City Manager, Gayle Cook, gave a report to City Council on SH 146 Expansion Project, City of Seabrook CIP Projects, and City of Seabrook Grant Administration, and COVID-19 related issues as shown in Attachment B.

9.2 Establish future meeting dates and agenda items. *City Council*

The next regular City Council meeting will be held September 21, 2021 at 6:00pm.

The October 5 regular Council meeting will start at 5:00pm and will be a short meeting to accommodate National Night Out.

Councilmember Klein asked that a discussion item be placed on the next Council agenda regarding short term rentals.

10. CLOSED EXECUTIVE SESSION

10.1 Section 551.071

Conduct a Closed Executive Session to consult with the City Attorney regarding legal issues on an addendum to the Bay Area Houston Convention and Visitors Bureau (BAHCVB) Contract pursuant to Texas Government Code, Section 551.071. *Gayle Cook, City Manager*

At 9:02 p.m., Mayor Kolupski announced that the City Council will now hold a closed executive meeting pursuant to the provisions of the Open Meetings Act, Chapter 551 Government Code, and Vernon's Texas Codes Annotated, in accordance with the authority contained in Sections 551.074, Personnel Matters.

At 9:22 p.m., Mayor Kolupski reconvened the meeting in open session and stated that Item 10.1 had been discussed, but that no action had been taken in Executive Session.

11. OPEN SESSION

Council will reconvene in Open Session to allow for possible action on any of the agenda items listed above under "Closed Executive Session".

11.1 Consider and take all appropriate action on an Addendum and any general provisions to the Tourism Agreement between the City of Seabrook and the Bay Area Houston Convention and Visitors Bureau (BAHCVB) for FY2021-2022, to include an amendment to the partnership fees. *LeaAnn Petersen, Director of Community & Visitor Relations*

Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Machol to approve service of default on the Bay Area Houston CVB for failure to provide the reports required under the current Tourism Agreement between the City and BAHCVB.

Mayor Kolupski stated that the motion needs to include the action on the addendum to the agreement as well. LeaAnn Petersen, Director of Community & Visitor Relations, stated that Council could make a combination motion to serve notice of default and at the same approve the addendum because the addendum is for a reduced rate under the current contract. Ms. Petersen added that under the current agreement, the City will still be billed for the final quarterly payment (for July, August, and September), which is forecasted to be \$22,000.00. If Council approves the addendum for a partnership fee of \$45,000.00, the City will be billed in March for that entire payment.

Councilmember Klein asked if the City will still owe the \$22,000 for the final quarterly payment if BAHCVB is in breach of contract. Ms. Petersen stated that the CVB will have 30 days to correct the default, once they are notified.

City Attorney, Steve Weathered, advised that Council may not want to consider the addendum at this time. The CVB is also in default under the current contract for not providing the CVB Budget to the City by September 15.

Mayor Kolupski asked if the next fiscal year's tourism agreement needs to be approved now and wouldn't that be accomplished by approving the addendum. Ms. Petersen stated that Seabrook is the first city to present the addendum, and Mr. Weathered explained that the current agreement does not expire until September 30, 2022.

Ms. Cook stated that staff is asking City Council to correct the items that are in default under the current agreement and that would be the only action needed at this meeting.

Mr. Weathered stated that Council would want to first determine performance under the current contract before considering the amendment to future partnership fees.

MOTION CARRIED BY UNANIMOUS CONSENT

Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 9:27 p.m.
Approved this 5th day of October, 2021.

Robin Lenio

Robin Lenio, TRMC
City Secretary

Thomas G. Kolupski

Thomas G. Kolupski
Mayor



August 30,
2021

Carothers Coastal Gardens Task Force II Report: Findings and Recommendations

The Carothers Coastal Gardens Task Force II was established in August 2020 to evaluate and propose best future use, budget, funding sources and impact of the Carothers Coastal Gardens property. This report summarizes the task force's findings and recommendations.

CAROTHERS COASTAL GARDENS TASK FORCE II REPORT: FINDINGS AND RECOMMENDATIONS

EXECUTIVE SUMMARY

Carothers Coastal Gardens is a serene, bayfront garden retreat where families, nature enthusiasts, hikers and cyclists, artists and photographers can all find calm and connection. This distinctive park provides a unified experience where visitors encounter and enjoy six natural habitats: bay, beach, salt marsh, coastal prairie, woodland and creek with brackish marsh—a rich showcase on a single property.

Starting at the bay shore, visitors are provided many avenues to connect with nature and one another. East Tract features include: a waterfront trail loop with observation points; strolling gardens comprised of plants, shrubs and flowering trees and a learning center facility. The West Tract is home to a community garden and a woodland trail loop. These features are described on pages 5-6.

To create the most value for residents as soon as possible, the task force recommends three priority grounds improvement projects begin in fall 2021: 1) launch community gardens; 2) install East Tract infrastructure and trails; and 3) plant East Tract gardens. These three projects are targeted for completion during Phases 1 and 2 with available funding in hand. Future Phase 3 improvements, which require additional funding, are: a learning center, waterfront observation deck and woodland trail loop. These priorities and budget are detailed on pages 7 and 8.

There are many public and private grant and gift opportunities available that are well suited for the task force's vision for the property. Strategies and prospects to develop more robust external funding support are summarized on pages 9, 10 and 14.

Calm and **connection** are key visitor outcomes for Carothers Coastal Gardens. Intentionally designing Carothers as a quiet, mainly daytime-use park benefits everyone—both neighbors and visitors. Soon, with these proposed investments, the visitor experience will be greatly enhanced with working community gardens and a system of accessible trails passing through colorful landscapes. For examples of successful local parks and gardens with a similar focus, see page 15.

TASK FORCE CHARGE

The Seabrook City Council, with Resolution 2020-12, provided the following charge to the Carothers Coastal Gardens Task Force II (CCGTFI):

- 1. To evaluate and propose the best future use and/or disposition of property (i.e., possible utilization or sale of property either in its entirety, or as a portion); and
- 2. To formulate a budget for proposed uses; and
- 3. To identify viable grant opportunities; and
- 4. To identify viable sustainable corporate sponsorships; and
- 5. To identify any other viable sustainable funding sources; and
- 6. To consider how the proposed uses may impact the neighboring residential properties; and
- 7. To provide any other information specifically requested by City Council; and
- 8. Take into consideration that recommendations will be evaluated by the City Council and administration for accountability to the voters and taxpayers of the City, the City resources and funds shall first and foremost serve the welfare of the citizens of the City of Seabrook.

This report answers this charge through the following sections: Best Future Use, Budget Priorities (item 2), Funding Sources (items 3-5) and Impact (items 6 and 8). The report concludes with a summary of recommendations for moving forward.

ACKNOWLEDGEMENTS

The City Council appointed the seven-member Open Space and Trails Committee and four additional Seabrook citizens to serve on the CCGTFII for a one-year term starting in August 2020. These Seabrook citizens served on the task force, contributing approximately 700 volunteer hours to the project:

Sally Antrobus	Heather Cable	Debra Harper	David Popken
Helen Burton	John Coggeshall	Nehemiah Jackson	Rhonda Thompson, chair
Greg Businelle	Monica Comeaux	Jesse Jones, Jr.	

CCGTFI is grateful to Mayor Thom Kolupski and the Seabrook City Council for their clear direction, trust and thoughtful feedback throughout the process. Their input was instrumental to develop these recommendations to develop Carothers Coastal Gardens in ways that will serve the city well for years to come.

The task force was given a safe space to dream and develop consensus for a new vision for Carothers Coastal Gardens through the positive support, partnership and technical assistance provided by city staff: Gayle Cook, Brian Craig, Stephanie Guerrero, Sean Landis, Kevin Padgett and Natalie Stephens.

Thank you to all for promoting and supporting civic engagement to make Seabrook a better place to live for all citizens—with full access to the city’s amazing open space and trail system.

BEST FUTURE USE

VISION

CCGTFII developed this shared vision of the “best future use” to inform future improvements and programming at the 7.35 acre bayfront park:

Carothers Coastal Gardens is a serene garden retreat where Seabrook residents and visitors enjoy the bay view and stroll through prairie gardens from shore to woodland creek and marsh. These varied natural settings make up a conservancy emphasizing native plants and supporting many species of birds and other wildlife. Here, visitors—families, nature and garden enthusiasts, hikers and cyclists, artists and photographers alike—find calm and connection.

Calm and **connection** are key visitor outcomes for Carothers Coastal Gardens. Complementing the adjacent Pine Gully Park which provides ample provision for family picnics and playgrounds, visitors to this quiet park will experience a sense of calm. For many, this departure from the busyness and noise of modern times, will provide the backdrop to form meaningful connections with nature and one another.

Connecting with Nature

- Green boundaries and long sight lines give visitors a peaceful sense of seclusion and enticing views.
- Strolling gardens, accessible for all, create the perfect setting to observe coastal flora, fauna and wildlife.
- Restored prairie plantings and native flowering trees support resident and migrant birds and pollinators—a colorful palette for visitors to enjoy.

Connecting with Others

- A dedicated area for community gardens is maintained by Seabrook residents—from beginners to master gardeners.
- Beautiful outdoor spaces designed with a hacienda flair provide an inspiring venue for conversation and reflection.
- A learning center will provide a comfortable indoor space for learning and connection through workshops, community meetings and special cultural and nature exhibits.

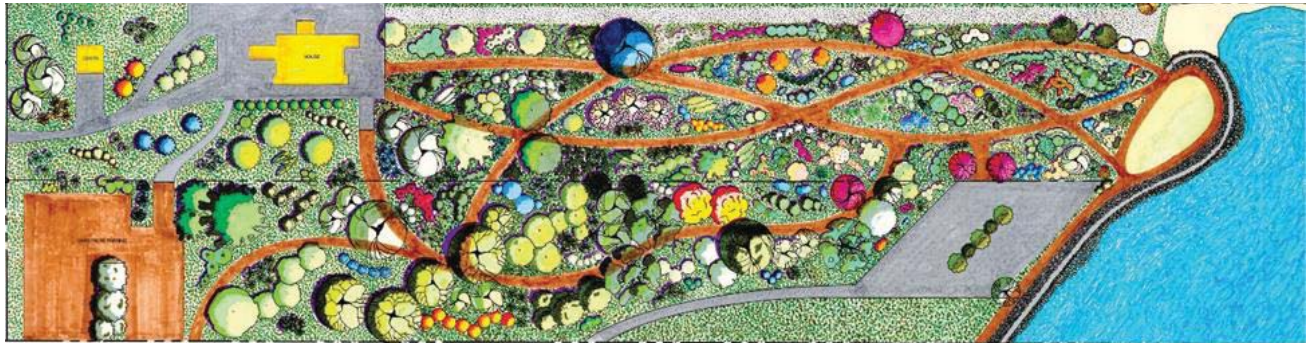
KEY FEATURES

Carothers Coastal Gardens is distinctive in providing a unified experience where visitors encounter and enjoy six natural habitats: bay, beach, salt marsh, coastal prairie, woodland and creek with brackish marsh—a rich showcase on a single property. The full visitor experience starting at the bay end of the East Tract, makes for a wonderfully varied walk or ride. The waterfront trail offers a prime view of the bay and beach. Park visitors then proceed through colorful plantings in the full-sun zone, restored coastal prairie habitat and beautiful flowering trees. These outdoor experiences will be complemented by indoor learning activities in the Carothers Learning Center. A west end boardwalk through coastal woodlands to

creek and brackish marsh will eventually complete the introduction to local habitats. Seven key features are described below, from east to west.

East Tract

The main section of Carothers Coastal Gardens, the East Tract has trail entrances from parking lots at the Pine Gully Park gate and at the waterfront next to the Pine Gully Park playground.



1. Waterfront Loop with Observation Points

Visitors enjoy a serene waterfront viewing experience at Carothers. The first point of interest along this loop is a Monarch Waystation, located at the waterfront trail entry. This pollinator garden along the Carothers boundary is registered in a national network supporting butterflies and other insects, which in turn support many songbirds. From there the trail leads east to the waterfront and curves alongside the bay to the beach. *Bay and beach* habitats are showcased here. Visitors can watch brown pelicans fishing and shorebirds foraging. To come: crushed granite trail development, shade trees and an observation deck. Attachment A shows different ideas to develop the shoreline into an attractive amenity.

2. Strolling Gardens



Visitors enjoy flowering plants in the full-sun zone of Carothers Coastal Gardens. A mix of nursery varieties and Texas native plants provides ongoing color. The site where the old tennis court is demolished is a good candidate for a limited area to be reseeded as a pocket coastal prairie (a habitat type not present, needing restoration). The full-sun zone is also a good candidate for a Monarch Watch grant for large-scale planting of milkweed and a water feature. To come: replanting of tennis court site, trail development and plantings for color.

3. *Native and Flowering Trees*

Visitors enjoy massed flowering trees for their dramatic seasonal color. Flowering trees are an easy way to achieve striking color displays with modest initial cost and very low maintenance expenses—just what is needed in a city of only 14,000, with limited staff and volunteer resources. Native trees are an easy way to support the native wildlife that park visitors love to see. A mix of nursery varieties and Texas native species serves well: for example, magnolia, redbud and hawthorn are native trees providing a fine floral show, while non-native crape myrtles (pink) and esperanza (yellow) have much longer blooming seasons. To come: tree planting in selected zones for dramatic color and for shade.



4. *Carothers Learning Center*

A key feature will be a community building where visitors can enjoy a range of informative activities, educational workshops and fitness classes. Comfortable indoor space expands park potential and would likely fit best where the old house is demolished (close to parking and already served by utilities). Uses that involve learning, for both adults and children, are most likely to be awarded grants and corporate funding. A full rethinking of options is needed for wise planning of a future facility. To come:

- Site treatment after demolition
- Community survey to determine community interest and anticipated uses of a new facility
- Exploration of external funding and partnership options for a new facility

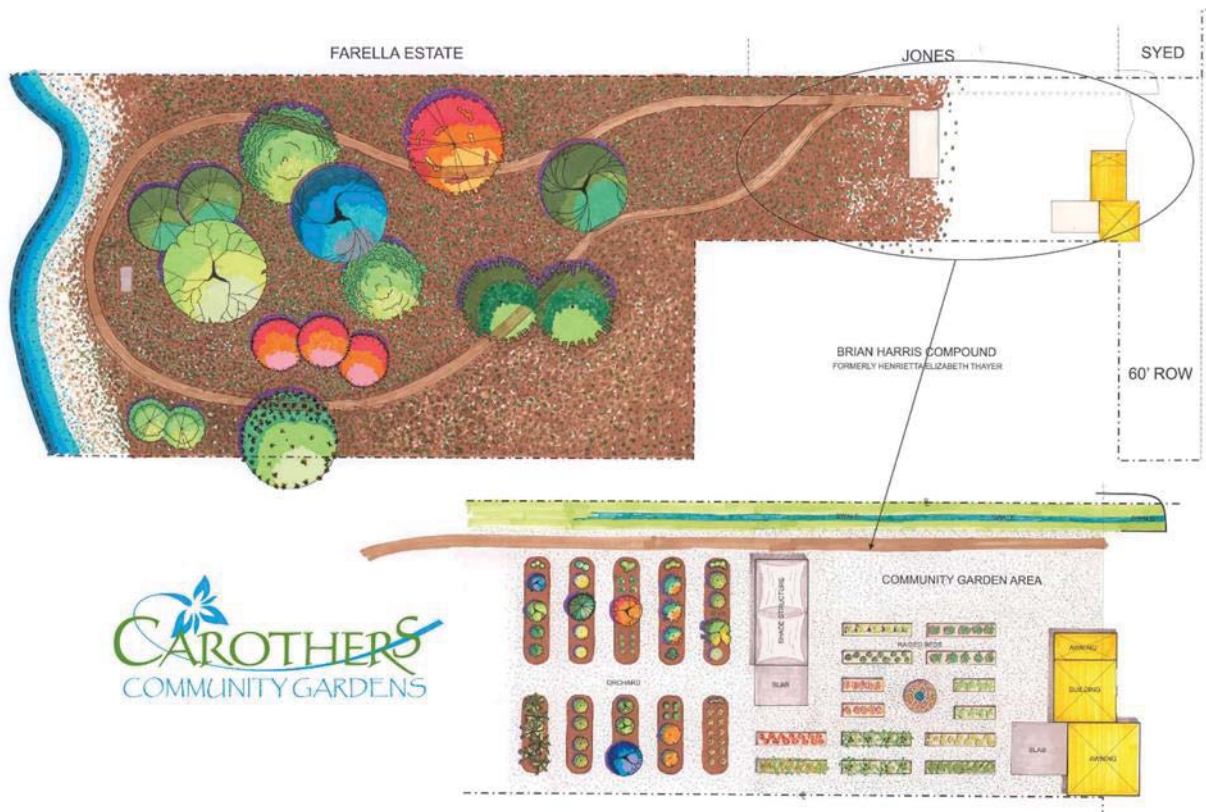
5. *Casita*



Being close to the West Tract, the casita provides a convenient “home base” for community garden participants, offering a bathroom and a place to meet or cool off; members may apply for a key. Alternatively, if a garden manager is retained, the casita can provide work or living space for someone on a short-term contract. To come: minor refurbishing to ready the facility for volunteers and garden manager use.

West Tract

The West Tract is accessible from the parking lot at Pine Gully Park gate. Planned features include a community garden and trail loop through woodlands, creek and marsh habitats.



6. Community Garden

A community garden, complete with barn and sheds, provides a setting for wholesome and productive family and communal activity. As many people have expressed interest in participating, a priority action item is the preparation of the Carothers rear work yard to start the garden soon. Consisting of bare gravel at present, it needs waterlines and irrigation infrastructure serving raised beds appropriate for annual vegetable and herb gardening; annual fruits like berries; and an orchard of perennial fruit trees such as citrus. The expectation is that community garden members will become the staunchest volunteer supporters and advocates for Carothers Coastal Gardens. To come: infrastructure work and fencing to keep deer out of the community garden, so that gardeners may begin planting for the Spring 2022 season.

7. West Tract Trail Loop

Visitors can enjoy a walk through the cool coastal woodland to the creek and marsh at the west end of the Carothers property. Adding a trail loop, boardwalk and viewing deck will provide access over very wet footing. Completing these enhancements is a lower priority because the western woodland is undeveloped and not currently visible to park visitors. To come: trails, boardwalk and viewing deck, swale area plants featuring native iris and other wetland plants.

PRIORITIES

The major priorities outlined below are based on the task force's assessment of budget and timing phases to create the most value for Seabrook citizens.

PRIORITIES	PHASE 1 FY 21-22	PHASE 2 FY 22-23	PHASE 3 PENDING FUNDING
PRIORITY 1 Community Gardens	1) Plumbing infrastructure 2) 30 raised beds 3) Fencing and gates 4) Casita improvements 5) Recruit gardeners	1) Plant orchards 2) Expand/enhance raised garden beds and pathways as needed	
PRIORITY 2 East Tract Infrastructure & Trails	1) Demo tennis court 2) Water grid, electrical infrastructure 3) Mark trails & berms 4) Construct berms & trails		
PRIORITY 3 East Tract Strolling Gardens	1) House, tennis court site reclamation (soil, plants) 2) Map out planting areas 3) Prepare soil 4) Initial planting (gardens, prairies, trees)	Continue more intensive tree and garden plantings	
PRIORITY 4 Waterfront Observation Deck			Plan and construct observation deck and additional waterfront trails, as needed
PRIORITY 5 Carothers Learning Center		1) Assess community needs 2) Explore partnerships 3) Raise funding	Design and construct new facility
PRIORITY 6 West Tract Trail Loop			Extend trail system through West Tract with wetland boardwalk viewing and seating

Based on these priorities, the initial budget estimate for Phases 1 and 2 is outlined below. To create the most value for Seabrook citizens as soon as possible, the task force strongly recommends that cash on hand from the insurance claim settlement be put to work now to accomplish these major grounds improvements while planning and building capacity to secure external funding for Phase 3 facility and grounds improvements.

BUDGET ESTIMATE FOR PHASES 1 AND 2

SOURCES OF FUNDING	TOTAL	FY 21-22	FY 22-23	Notes
TMLIRP Insurance Proceeds	\$235,217	\$235,217		
City general funds	\$42,000	\$21,000	\$21,000	CIP budget for Community Gardens
Fees	\$2,100	\$1,050	\$1,050	30 Community Garden rentals @ \$35 (\$25-\$45)
Total Income	\$279,317	\$257,267	\$22,050	
EXPENDITURES				
Personnel				
Contract garden manager	\$50,000	\$25,000	\$25,000	part-time contract/stipend
Professional services	\$20,000	\$20,000		landscape design
Park Improvements				
Community gardens	\$21,000	\$21,000		30 raised beds, plumbing, fencing; orchards
House site reclamation	\$10,000	\$10,000		plants, soil
Water grid construction	\$2,400	\$2,400		3 days staff time
Survey to mark trails and berms	\$1,700	\$1,700		Daram Engineering quote
Berm & trail construction	\$48,000	\$48,000		decomp. granite ~3200 ft X \$15 sf, 3+ days staff time
Planting area/bed preparation	\$7,200	\$7,200		400 cu yards
Trees and plants	\$30,000	\$25,000	\$5,000	volunteer labor
Supplies and miscellaneous	\$10,000	\$5,000	\$5,000	
Facilities				
Demo house and tennis court	\$25,000	\$25,000		
Casita minor refurbishing	\$5,000	\$5,000		office, meeting space, restrooms for volunteers, staff
Future facility community survey	\$1,000		\$1,000	assess community needs for future facility
Total Expenditures	\$231,300	\$195,300	\$36,000	

Phase 1. Insurance proceeds are utilized in FY 21-22 to accomplish priority grounds improvements on the prime bayfront East Tract and to secure a part-time (contract and/or volunteer) professional to manage project activities, recruit and coordinate volunteers. The ideal candidate for this two-year commitment is a recent university graduate, early-career horticulturist or a seasoned, late-career professional with related project experience. The garden manager can also serve as a key resource to develop capacity for fundraising in partnership with city staff and volunteers. A sample garden manager job description is included in Attachment B.

Phase 2. While plantings continue, planning a new facility begins in FY 22-23 with a public opinion survey to assess community needs for a new facility.

Phase 3. Future proposed investments include: a new facility, waterfront observation deck and West Tract loop. These projects present strong potential to attract external funding support from corporate sponsorships and grants from governmental and foundation sources, as described in the next section.

FUNDING SOURCES

CCGTFII evaluated external funding sources to offset costs associated with the redevelopment of Carothers Coastal Gardens. There are many grant and other external funding opportunities that are well suited for the task force's vision for the property. The project also lends itself well to specific naming opportunities for individuals and corporations with a strong interest in partnering with Seabrook and aligning their name and giving interests with this excellent endeavor.

CORPORATE SPONSORSHIPS

There are a significant number of corporations that have ties to Seabrook:

- 16 underground pipelines run through Seabrook
- Port of Houston (while technically not a corporate entity, the Port is receptive to sponsorship opportunities and partnerships)
- Bayport Container Terminal (run by 8 companies)
- Industrial District of East Harris County (27 companies)
- Bayport Community Advisory Panel (BAYCAP) (24 companies)

The Open Space and Trails Committee has a track record of being awarded grants by these organizations in the past: Dow, Apache, TXU Energy and the Port of Houston. Gulf Winds, Celanese and Port of Houston have reached out to the city in the past to inquire about supporting park projects. A more complete list of local area corporate funding prospects is provided in Attachment C.

GRANT FUNDING SOURCES

There are multiple grant opportunities offered with state and federal funding that are well suited for the task force's vision. The following are key grant sources for Seabrook parks:

- Texas Parks and Wildlife Department's National Recreational Trails Fund
- Keep Texas Beautiful
- Keep America Beautiful – Community Restoration and Resiliency Fund
- National Environmental Education Foundation (NEEF)
- Texas General Land Office (TXGLO) Texas Coastal Management Program

The Houston-Galveston Area Council (HGAC) has developed a regional conservation framework to leverage, support and fund signature projects within the three counties in the region (<https://www.hgac.com/regional-conservation>). In addition to highlighting successful projects, the HGAC maintains a list of regional, state, federal and private funding sources for improving and maintaining parks.

PRIVATE FUNDING SOURCES

With emphasis on environmental conservancy, wildlife habitats, native plants and trails; private foundations are also a good match for the project—ideally in partnership with a nonprofit organization.

The following foundations have ties to Seabrook and/or the project aligns with their funding priorities:

- Harry S. and Isabel C. Cameron Foundation
- Fondren Foundation
- George and Mary Josephine Hamman Foundation
- Jacob and Terese Hershey Foundation
- Houston Endowment
- The Susan Vaughan Foundation

The Carothers project has the potential for several select naming opportunities—from the trails, waterfront observation deck and gardens to a learning center facility—especially with an emphasis on birding, nature conservancy and gardening. These naming opportunities will likely hold the strongest appeal for individual philanthropists and corporations with ties to Seabrook and an interest in demonstrating their support of environmental preservation—and their local community.

Nonprofit organizations are more adept at fundraising from private sources than cities and other public entities. To maximize fundraising potential and public benefits, most successful green space projects in the Houston-Galveston region involve a public-private partnership.¹

DEVELOPING CAPACITY FOR FUND DEVELOPMENT

Although city staff and volunteers have succeeded in achieving grant funding for parks projects in the past, the city lacks staff capacity to optimize grant and donor funding opportunities. The task force recommends these strategies to increase external funding for Carothers and other city projects:

1. Hire a dedicated staff person to seek grants and corporate sponsorships for Seabrook.
2. Develop a corporate sponsorship program for Carothers Coastal Gardens and Seabrook parks.
 - a. Identify specific corporate sponsorship opportunities such as trails, waterfront observation deck, community gardens and wildlife habitat restoration.
 - b. Launch a Seabrook Parks donation webpage and related corporate sponsorship packet outlining projects, impacts and sponsorship benefits.
 - c. Write and send a one-page letter of inquiry (LOI) to area companies, introducing the opportunities and beginning a conversation.
3. Explore mutually beneficial partnerships with mission-aligned nonprofit organizations to help in planning, funding and achieving optimal use of a new facility.



¹ Houston-Galveston Area Council (HGAC) Regional Conservation Framework list of model projects:
<https://h-gac.maps.arcgis.com/apps/Shortlist/index.html?appid=17669084bc2d40ec9a7ad290940a1dc4>

COMMUNITY IMPACT

The community has consistently ranked parks and trails among Seabrook's best assets (verified by numerous questionnaires, polls, surveys and social media comments). Likewise, the community's reaction to the task force's overall vision for Carothers Coastal Gardens as a secluded bayside park with peaceful trails has been overwhelmingly positive. City council and staff, neighbors and park patrons have all expressed support for preserving and enhancing the property as a serene garden retreat where citizens may come to connect with nature and one another.



Strong interest in a community garden is also evident from a social media query the task force conducted in spring 2020: If Seabrook created a community garden, would you be interested in reserving a garden plot? Within 24 hours, 150 potential community gardeners had signed up—including educators, scientists and naturalists who view the opportunity as an important way to educate children and adults about nature and gardening.

Calm and **connection** are key visitor outcomes for Carothers Coastal Gardens. Intentionally designing Carothers as a quiet, mainly daytime-use park benefits everyone—both neighbors and visitors. Rather than backing up to another subdivision, neighbors are within easy walking distance to splendid bay views, gardens, wildlife and trails. Seabrook visitors are already drawn to this distinctive place. Soon, with these proposed investments, the visitor experience will be greatly enhanced with working community gardens and a system of accessible trails passing through colorful plantings.

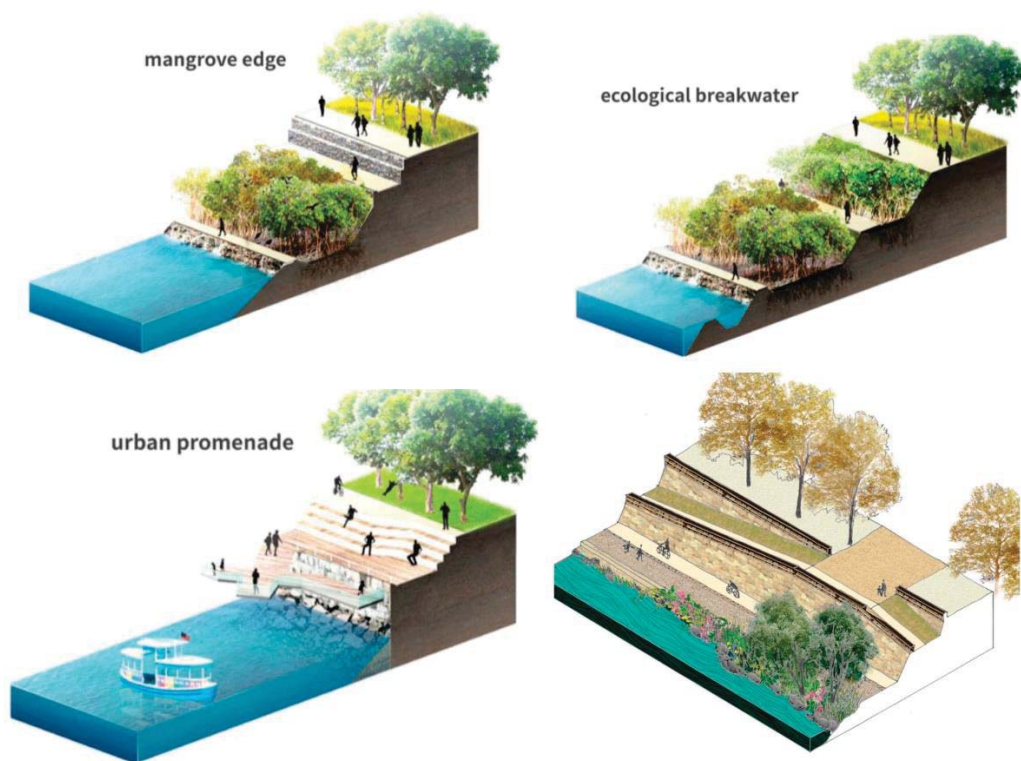
MOVING FORWARD

With this report, Carothers Coastal Gardens Task Force II has completed its defined volunteer assignment. Moving forward, the Open Space and Trails Committee and its volunteers stand ready to actively partner with city staff to accomplish this exciting vision for Carothers.

To accomplish Phase 1 improvements during FY 2021-22, these specific actions are the most critical to complete during Fall 2021:

1. House site reclamation (soil & plants)
2. Community gardens site preparation (infrastructure, fencing and raised bed construction)
3. Announce and enroll community garden participants to begin planting in early 2022

ATTACHMENT A. CAROTHERS AND PINE GULLY WATERFRONT DEVELOPMENT IDEAS



ATTACHMENT B. GARDEN MANAGER JOB DESCRIPTION

SUMMARY

This is professional work in the field of ornamental horticulture. Methods of performing tasks are usually left to the judgement of the employee with an administrative superior available for assistance if needed. Work is performed under general direction and is reviewed upon completion.

DUTIES AND RESPONSIBILITIES

- Provides professional advice on the selection, ordering, planting, and maintenance of trees, shrubs, flowers, ground covers, ornamental grasses and turf grasses on the Carothers property
- Plans and designs perennial flower beds
- Grows potted plants and nursery stock and maintains records on the growing operation
- Trains and supervises subordinate personnel in greenhouse operations and in the proper methods and techniques of planting ornamental plants
- Trains ground personnel in the techniques of pruning, wound dressing, cavity repair, and the cabling and bracing of trees and shrubs
- Prepares orders for various types of plants and seeds
- Inventories, maps, and labels trees and shrubs on the grounds for instructional and maintenance purposes
- Assists in the preparation of maintenance programs for the control of plant diseases and insects
- Prepares fertilizer programs for various types of plants
- Confers with landscape architect and other personnel in the selection of plants
- Performs related duties as required

EDUCATION AND EXPERIENCE

Graduation from an accredited college or university in an appropriate curriculum and considerable experience related to this class of work, or any equivalent combination of training and experience.

KNOWLEDGE, SKILLS AND ABILITIES

- Thorough knowledge of ornamental horticulture in all phases
- Thorough knowledge of plant propagation and culturation
- Knowledge of the principles of Nursery Management
- Knowledge of the principles of Landscape Design
- Knowledge of the principles of supervision
- Ability to supervise the work of others, particularly volunteers

ATTACHMENT C. CORPORATE FUNDING PROSPECTS

16 UNDERGROUND PIPELINES IN SEABROOK OWNED BY THE FOLLOWING COMPANIES

Celanese Chemical	Easton Energy Pipelines	Flint Hills	Marathon
Chevron	Enterprise Products	INEOS	Seadrift
DOW	ExxonMobil	Magellan	Ucar Pipeline

LOCAL COMPANIES IN THE BAYPORT COMMUNITY ADVISORY PANEL (BAYCAP) ASSOCIATION

Arkema	Dixie	Kaneka	NCTI
Carpenter	DuPont Bayport	Linde	Oxiten
Celanese	Gulf Coast Authority	Lummus Tech	Quala Rail & Specialty
ChemQuest	Haldor Topsoe	LyondellBasell	Reagens
Clariant	Hoyer	Underwood	SCTI
Dianal	Intergulf	Monument Chemical	Solvay Umicore

EAST HARRIS COUNTY MANUFACTURERS ASSOCIATION (EHCMA)

Afton Chemical/Ethyl Corporation	Clorox Products Mfg	Hexion Inc.	Reagens USA Inc.
Air Liquide Complex	Covestro	Houston Ammonia Terminal	Sekisui Specialty Chemicals
Air Products	DHL Supply Chain	Intercontinental	Shell
Albemarle Corp	Dianal America	Terminals	Stolthaven Houston
Altivia	Dixie Chemical	INEOS	Southern Ionics Inc.
American Acryl	Dow Chemical	Intergulf/Circon	Solvay Chemicals
AMPAC Fine Chemicals	DuPont de Nemours	Kaneka N. America	Texas Brine
Arkema	Eco Services Op.	Kuraray America	Underground Storage
Athlon Solutions	El Dorado Nitrogen	LBC Houston L.P.	Texas Molecular
Baker Hughes	Enterprise Products	Lubrizol	TPC Group
BASF	Evonik	Monument Chemical	TOTAL Petrochemicals & Refining, INC
Celanese Chemical	ExxonMobil	Noltex	Trecora Chemicals
Chemours	GEO Specialty Chemicals	Odfjell Terminals Inc.	Valero Refining
Chevron Phillips Chemical	Goodyear Chemical	OxyVinyls	W.R. Grace
Chevron Refinery	Gulbrandsen	PCI Nitrogen, LLC	Zeon Chemicals L.P.
Clean Harbors	Technologies Inc.	PeroxyChem	
	Haldor Topsoe Inc		

ATTACHMENT D. EXAMPLES OF SUCCESSFUL LOCAL GARDENS AND NATURE CENTERS

HELEN'S GARDEN

Located in League City under the oaks on FM 518 at the corner of East Main Street and Kansas, Helen's Garden is a well-known hot spot for photographers from all over the Houston area.

www.leaguecity.com/1271/Helens-Garden

COMMUNITY GARDENS

Texas Agri-Life Extension Service, Galveston County has gardens in Dickinson that are the major point of engagement and training for local Master Gardeners and Master Naturalists.

<https://galveston.agrilife.org/>

Urban Harvest's Community Gardens program accounts for some seven acres of its own diversified, productive green space, and in various ways Urban Harvest also supports some 135 affiliated gardens spanning 100 miles across greater Houston.

<https://www.urbanharvest.org/gardens/>

NATURE CENTERS, LARGE AND SMALL

Small—Russ Pitman Park, Nature Discovery Center, Bellaire (4 acres)

This former family property features four habitat zones and is unfenced, physically open to the community 24/7 along two street frontages. The old frame house is in daily use for offices, environmental education, volunteer activities, and event rentals. Russ Pitman Park has numerous school visits, children's birthdays, outdoor art shows, etc.

<https://naturediscoverycenter.org/russ-pitman-park/>

Medium—Dr. Ned and Fay Dudney Clear Creek Nature Center, Egret Bay, League City, 148 acres

Developed trails meander through several habitats: fresh and brackish wetlands, coastal and riparian forest, and a native prairie zone. Conservation activity emphasizes restoration, and educational programs emphasize school children's exposure to various habitats. The only building is a restroom.

<https://www.leaguecity.com/Facilities/Facility/Details/Dr-Ned-amp-Fay-Dudney-Nature-Center-19>

Large—Armand Bayou Nature Center, Pasadena, 2,500 acres

Armand Bayou is among the largest urban nature centers anywhere, distinguished by having top predators like the alligator and bald eagle. On county-owned land, it has a million-dollar budget supported by grants, membership fees, volunteer hours, space rentals, and county support for facilities. Activities include boat tours, guided hikes, family days, and children's environmental programs.

<https://www.abnc.org/>

ATTACHMENT B

Time to Update

CITY COUNCIL UPDATE

September 7, 2021

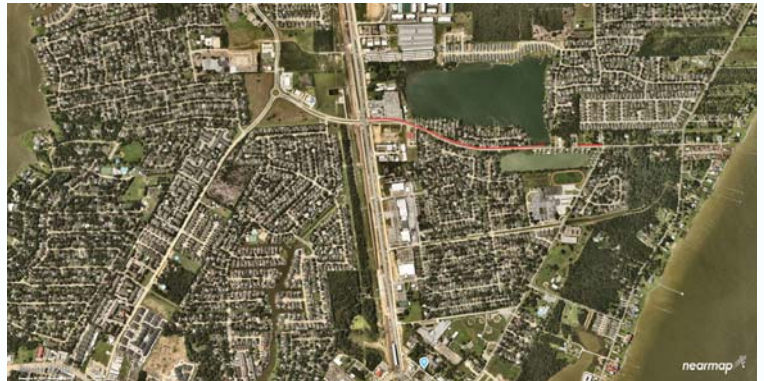


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SIDEWALK - E. MEYER

CIP# P2A - \$436,520

Approximately 3,800 linear feet of five foot meandering concrete sidewalk along E. Meyer from SH146 to eastern most intersection of N. Meyer

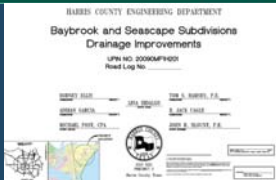


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BAYBROOK AND SEASCAPE DRAINAGE

CIP # D11 AND D12
\$2,139,398



50/50 Grant with Harris county partnership program

Baybrook improvements include adding a 60 inch storm sewer under the Red Bluff Road roadside ditch, adding new storm sewer outfalls, and modifying the outfalls along Heron Dr.

Seascope improvements include replacing the existing cross culvert with three larger culverts under Red Bluff Road and adding inlets at the subdivision entrances.

Status:

Open to Bids: 7/30/21
Permit and Plans Approved

Bid Opening: 9/13/2021

Est. Construction
November 2020 - March 2022

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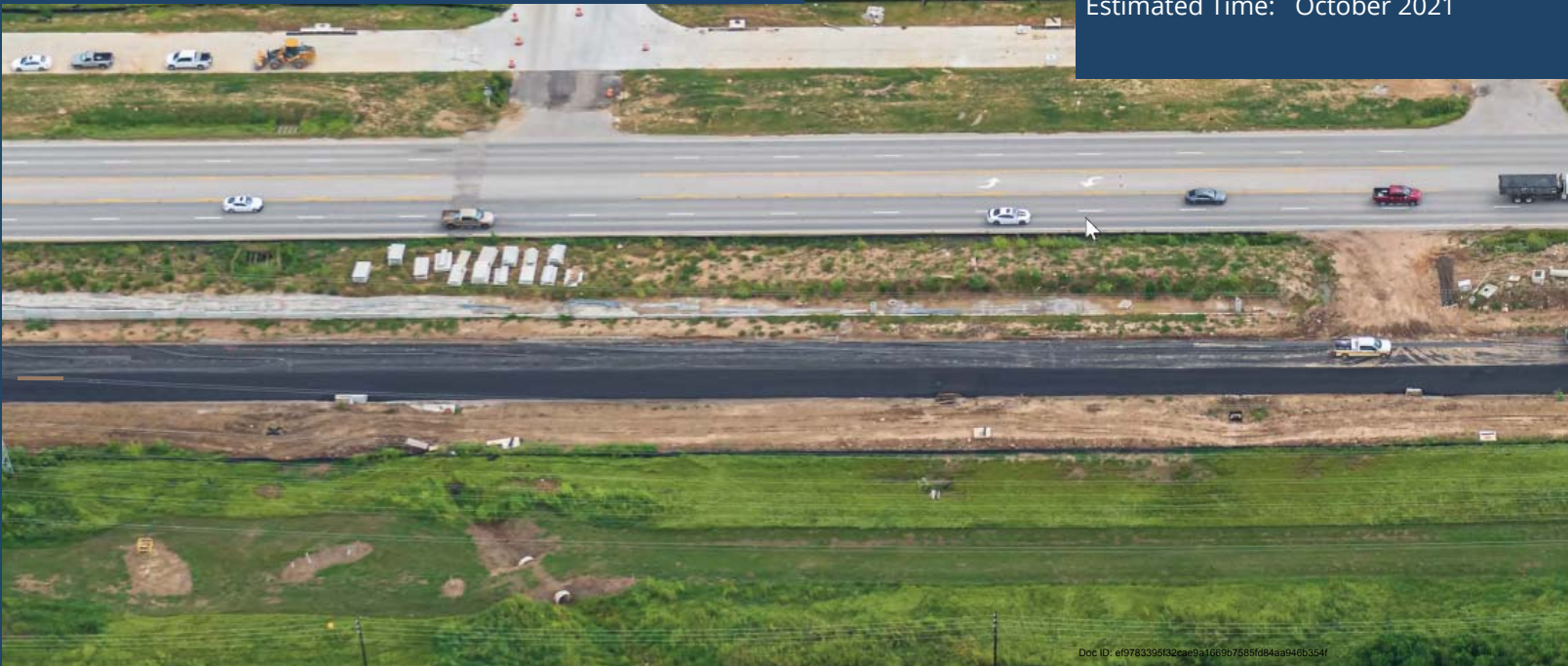
Grants

HMGP - Wastewater Treatment Plant Retrofit - Phase 2	\$31,366,411.46
Storm Uri – FEMA PA CAT B 75% Federal/25% Local	\$ 218,449.21
COVID-19 – FEMA PA 2021 Expenses 100% Federal	\$ 3,859.47
Coronavirus Local Fiscal Recovery Fund (CLFRF) - AMERICAN RESCUE ACT 1 of 2 Payments	\$ 1,752,961.70

SH 146 Project Status

CURRENT ESTIMATED COMPLETION:
OCTOBER 2023

Phase 1 and 2 in Seabrook currently in progress for completion of Northbound and Southbound Frontage Road completion. Traffic Shift on hold until both frontage roads can be completed. Estimated Time: October 2021



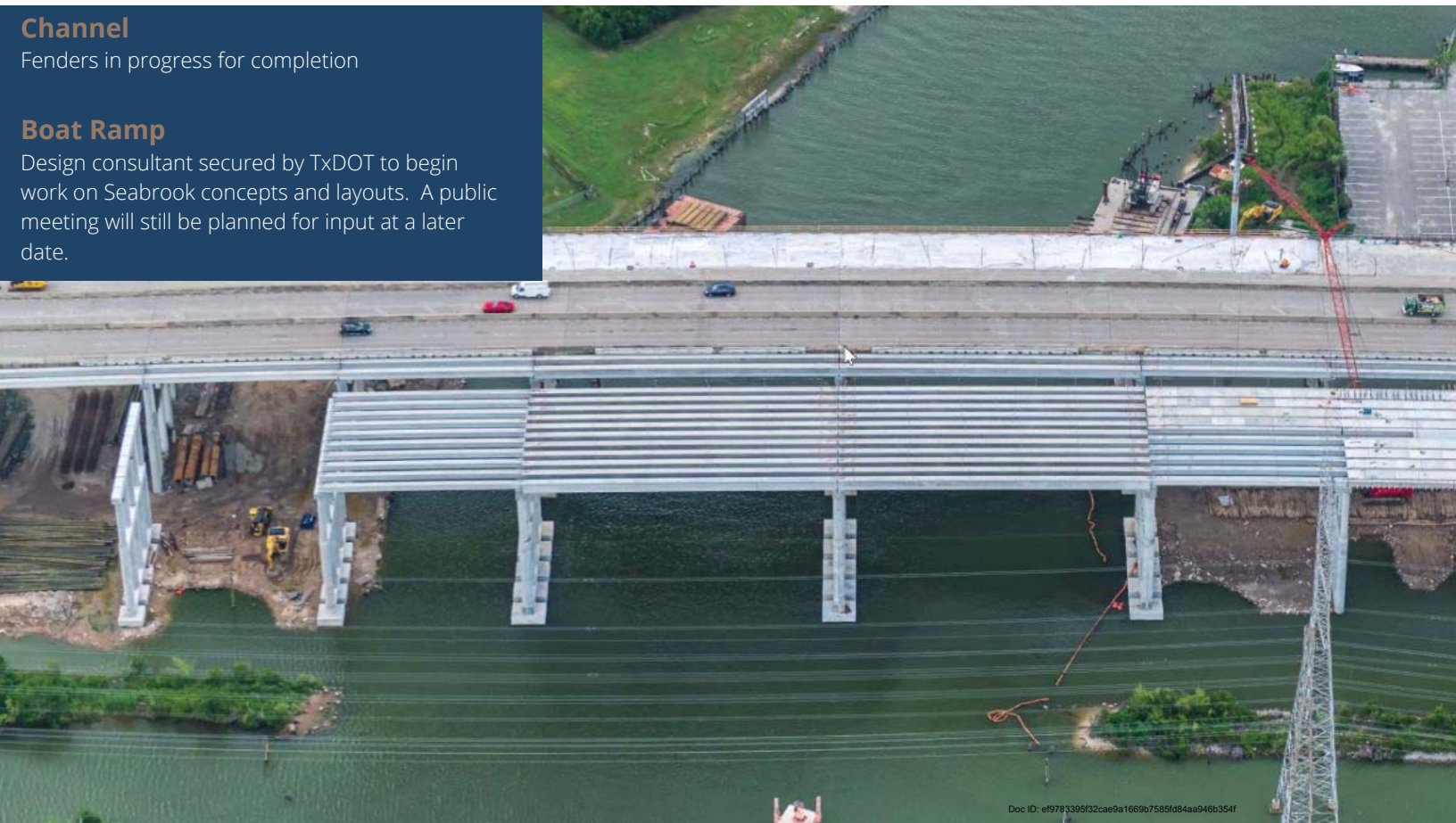
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Channel

Fenders in progress for completion

Boat Ramp

Design consultant secured by TxDOT to begin work on Seabrook concepts and layouts. A public meeting will still be planned for input at a later date.



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PINE GULLY WASTEWATER TREATMENT PLAN RETROFIT - WW9 \$35,946,438

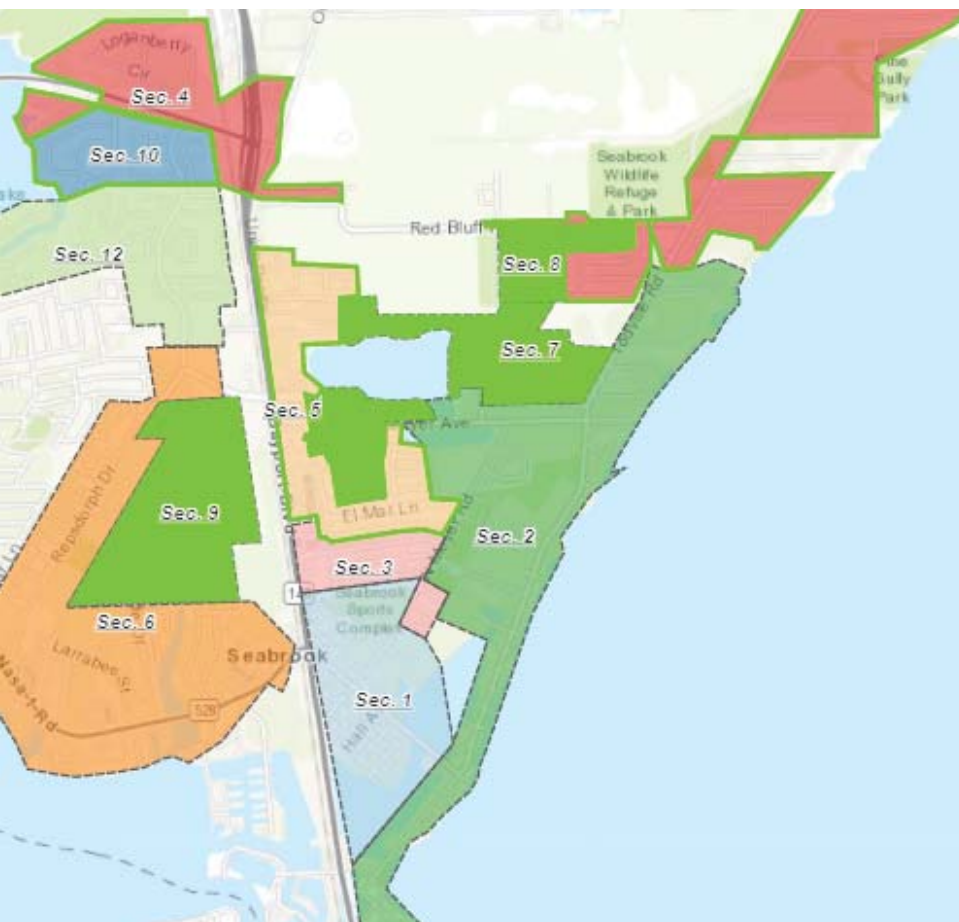
This project was awarded 7/2021 by FEMA to the City of Seabrook for a complete infrastructure retrofit of the City's Wastewater System to include the relocation of the treatment plant from Main Street to a site located adjacent to the new Public Works facility.

Status:

Construction Management Contracts - **In Progress**

Bidding Process - **2021**

Construction Start - **TBD**



SMART METERS

CIP# FAC6

\$3,000,000

This project includes replacing all of the City's water meters with smart meters and implement customer portal for easy access of daily usage.

1949 meters installed to date

Watersmart Portal – Once installs are complete, information will be posted on the software for customers



[HTTP://SEABROOKTX.GOV/674/INSTALLATION-SCHEDULE](http://seabrooktx.gov/674/INSTALLATION-SCHEDULE)

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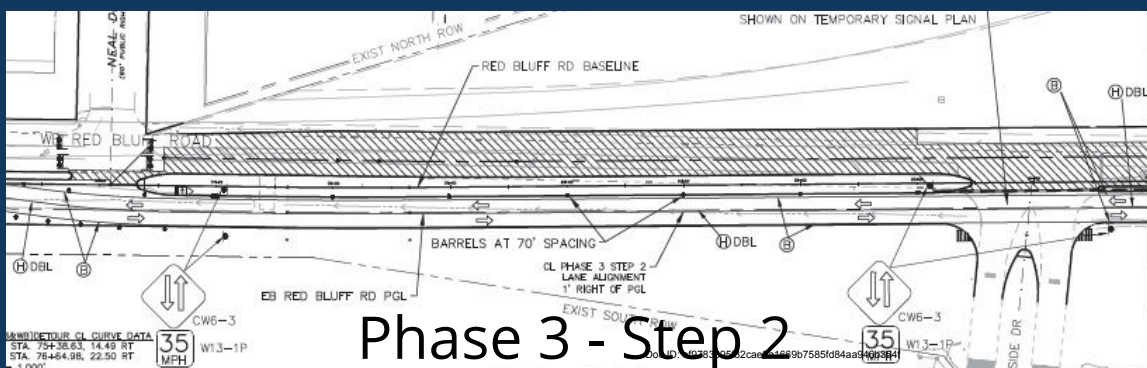
The shift will remove the protected left-turn from Red Bluff onto Lakeside Drive. Motorists may encounter traffic congestion during heavy traffic periods. ToDOT will monitor traffic flow and may provide traffic control should stacking become an issue. This traffic shift will allow the contractor to complete the eastbound lanes and construct temporary asphalt detours for the next planned traffic shift.



- Two new eastbound traffic lanes
- Convert the existing roadway to a one-way westbound operation
- Addition of a new bridge parallel to the existing bridge
- Existing bridge will be re-stripped to two lanes of westbound traffic
- 10-foot-wide pedestrian walkway on new bridge

Traffic Shifts

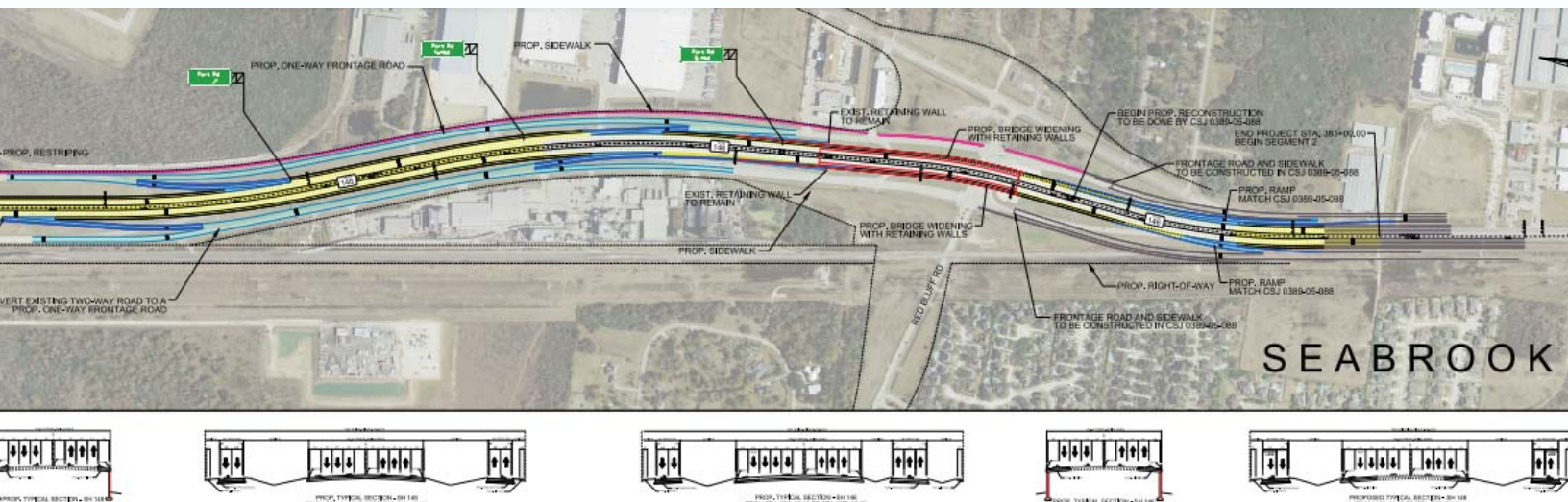
2 Steps



SH 146 EXPANSION - SPENCER TO RED BLUFF

Project Let Date 8/5/2021

Project kickoff meeting pending for phasing details and further impacts to the Red Bluff and SH 146 intersection and overpass. This project will be adding a lane northbound and southbound to properly merge into current SH 146 Expansion to FM96



<https://www.dot.state.tx.us/insdtdot/orgchart/cmd/cserve/bidtab/08053201.htm#038905087>

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Thank You

QUESTIONS
