



**MEETING MINUTES
NOVEMBER 7, 2024**

**SEABROOK CITY COUNCIL
JOINT CITY COUNCIL AND OPEN SPACE AND
TRAILS COMMITTEE WORKSHOP**

Mayor Thom Kolupski called the Seabrook Council Meeting to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Thom Kolupski, Buddy Hammann, Jackie Rasco, Rob Hefner, Tom Tollett, Michael Giangrosso, Joe Machol. Open Space and Trails Committee Members Monica Comeaux, Sally Antrobus, John Coggeshall, Jesse Jones, Debra Harper, David Popken, and Nehemiah Jackson were present. Also in attendance were: City Manager Gayle Cook and City Secretary Rachel Lewis.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. DISCUSSION

- 2.1 Presentation regarding the TXDOT Landscape Thoroughfare Project as funded through the Green Ribbon Grant Program . *Brandon Whittaker, Clark Condon***
City Manager Gayle Cook presented the Green Ribbon Landscaping Plan. See **Attachment A**. Brandon Whittaker with Clark Condon answered questions from Council and the Open Space and Trails Committee regarding the plan and maintenance. He explained TxDOT would maintain the landscaping during construction and for one year following. After that the City would be responsible for maintenance.

Councilmember Machol stated he wanted more plantings rather than rocks and asked for an explanation for the amount of rocks. Mr. Whittaker stated they implemented the plan provided by TxDOT that aligned with their budget. He stated the plan for SH146 was above the usual TxDOT standards. He said other landscaping throughout the metro areas of Houston which had more landscaping were funded by those individual cities.

City Manager Cook stated TxDot could be reengaged regarding expanding the plans at the City's expense. She stated EDC funded the initial costs.

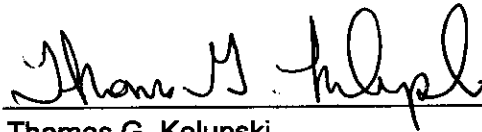
3. ADJOURN WORKSHOP SESSION

Motion:	To Adjourn the Workshop Session
Made By:	Council Member Tom Tollett
Seconded By:	Council Member Michael Giangrosso
Vote:	PASSED unanimously by all present

The Workshop Session was adjourned at 5:35 pm.

Signature Page:

APPROVED:



Thomas G. Kolupski
Mayor

DATE: 11/19/2024

ATTEST:



Rachel Lewis, TRMC
City Secretary



NOVEMBER 7, 2024

**CITY COUNCIL AND
OPEN SPACE AND
TRAILS**

JOINT MEETING



Green Ribbon and Landscaping Plan SH 146

AGENDA

Council Directions from
10/01/2024 Meeting:

#1: Meet with TxDOT and
Landscape Architect (Clark
Condon) to see if landscaping
beds could be increased.

#2: Review Maintenance
Costs

- Review the Process of SH 146 Landscaping Project
- Review Green Ribbon Program
- Presentation of the Green Ribbon Plan Sheets
- TxDOT Response
- Maintenance Costs
- Get further direction for any new contracts or changes

REVIEW THE PROCESS

TXDOT COORDINATION 2016 -2019

- City requested branding and reforestation elements
- Meetings began between TxDOT, Mayor, Staff and SWA (Consultant)
- Branding Plan produced
- Drawings delivered to TxDOT
- Council approved an Advanced Funding Agreement (AFA) for \$1.1 M (local match) with EDC assistance
- City branding and reforestation drawings were put into the plan set for the 2019 TxDOT bid package in the SH 146 Expansion “**Bay Area Scheme**”



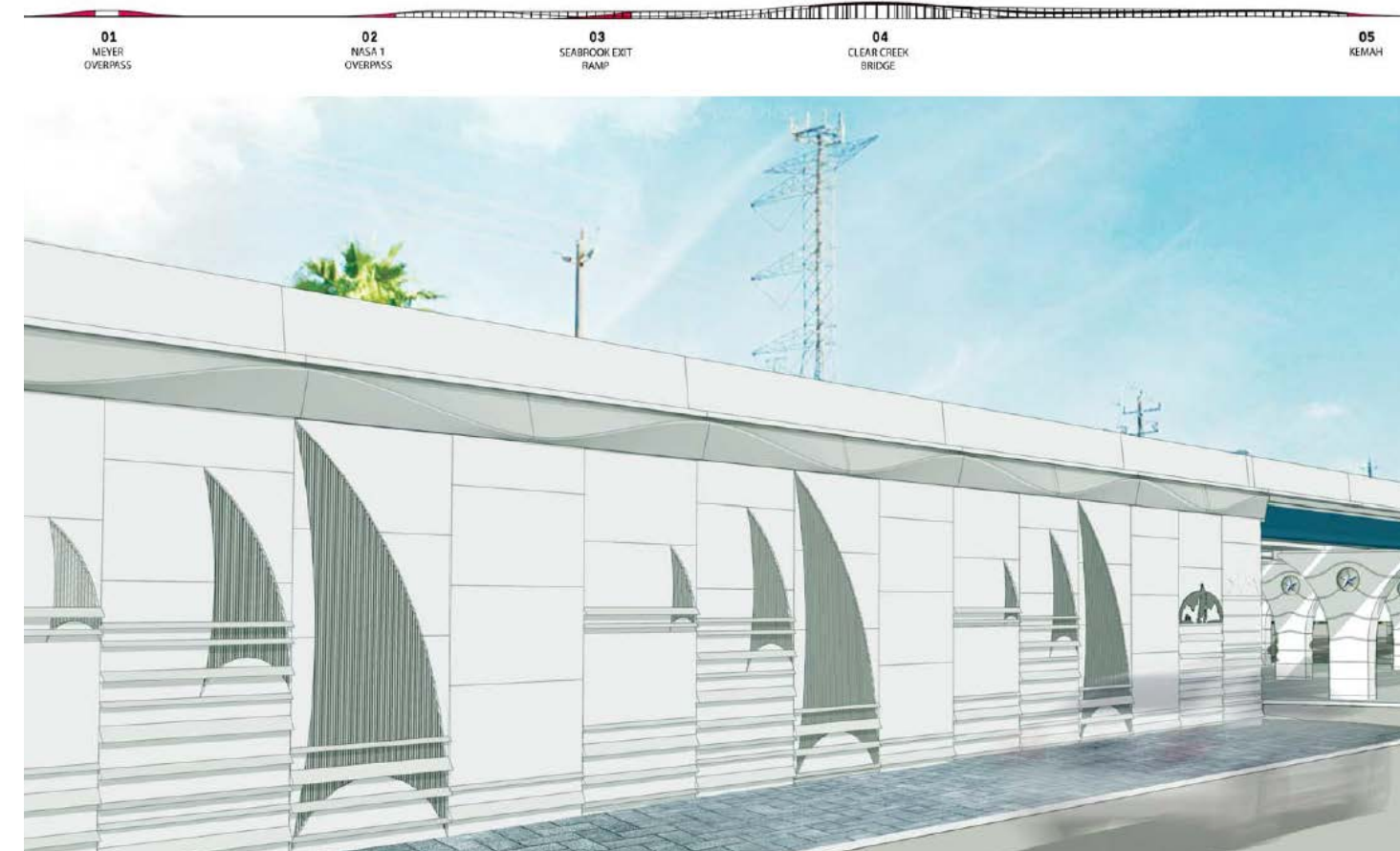
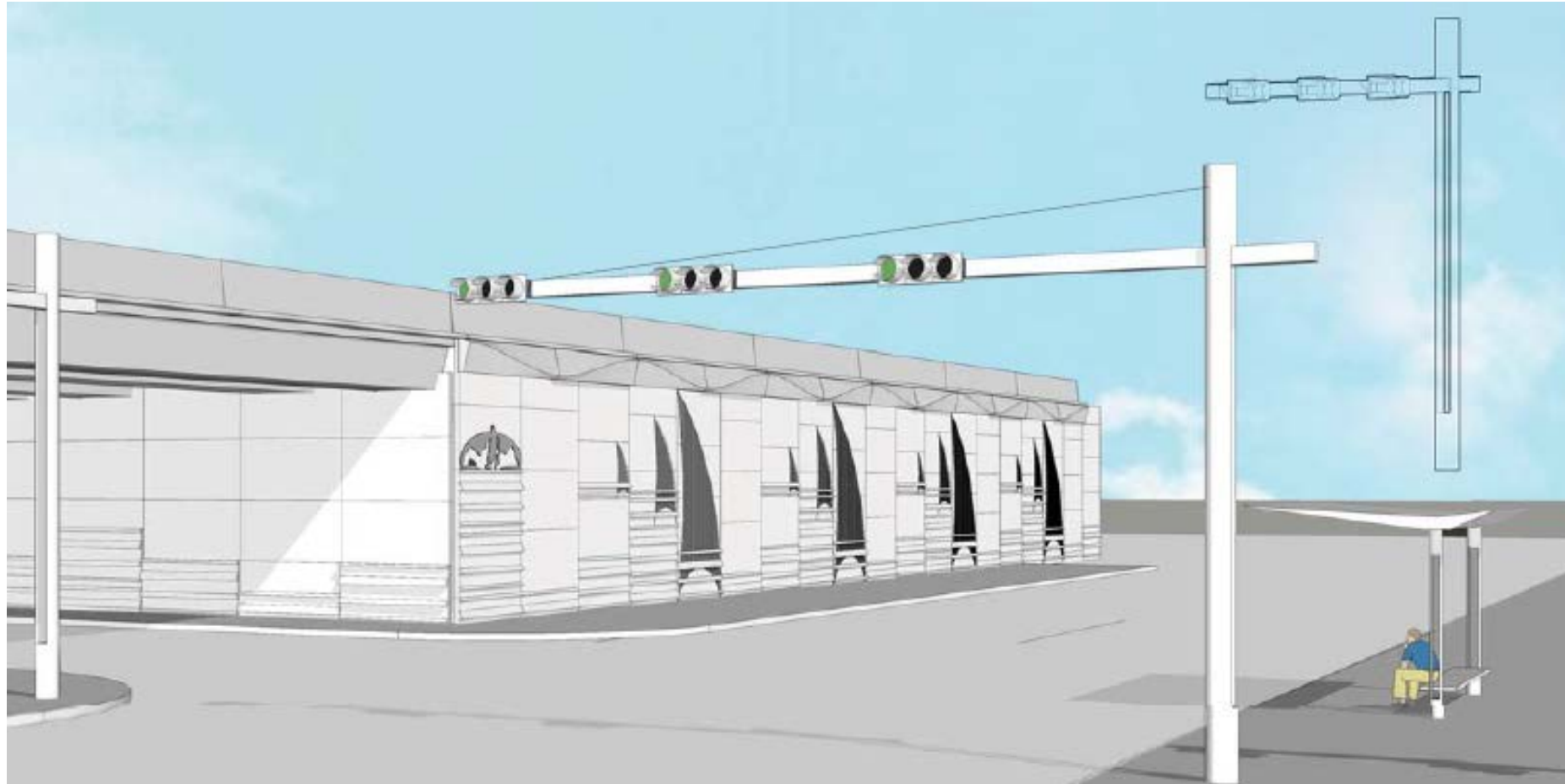


REVIEW THE PROCESS BRANDING PLAN

2017



REVIEW THE PROCESS



REVIEW THE PROCESS



December 21, 2017

SEABROOK SH146 IMPROVEMENTS
Overall Design Scheme



TXDOT FUNDING AGREEMENT 2018

- Backlit Star Medallions (City)
- Logo and Sails on MSE Wall (State)
- New Design Coping (State)
- White Powder Coated Traffic Arms (State)
- Pavers and Rip Rap (City)
- Infill and Curb Barrier (City)
- Nautical Bollards (City)

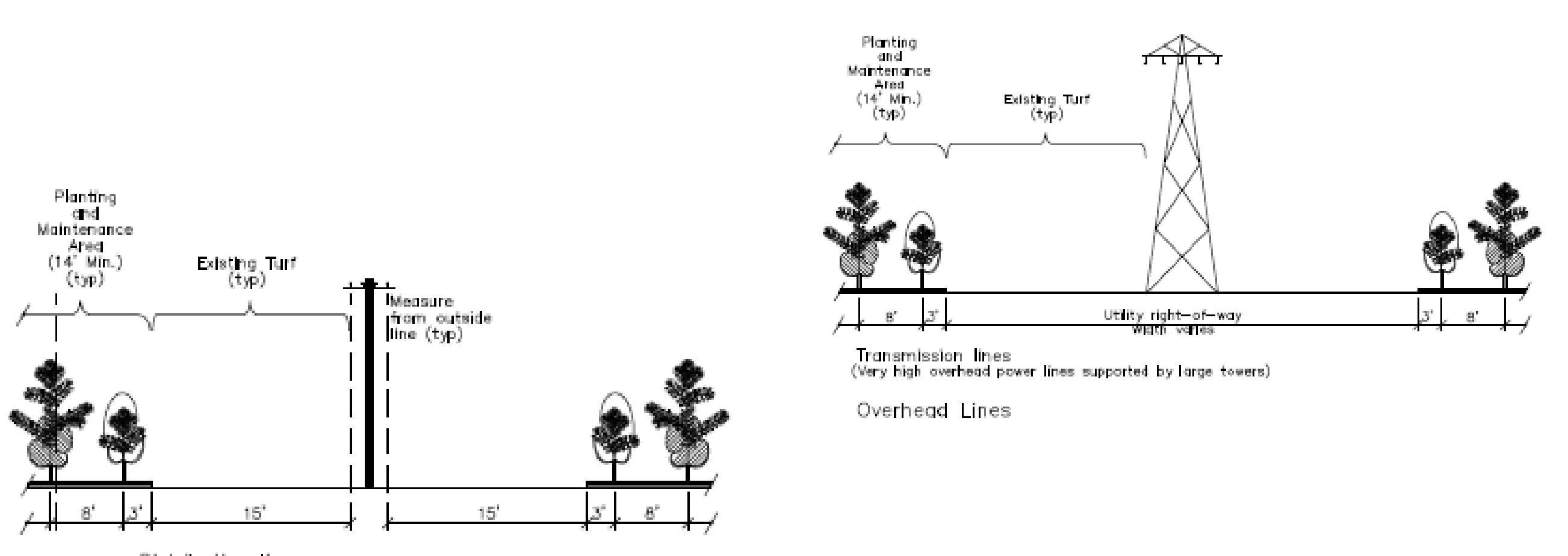
REVIEW THE PROCESS

CSJ # 0389-05-133 AFTER THE TXDOT BID OPENING

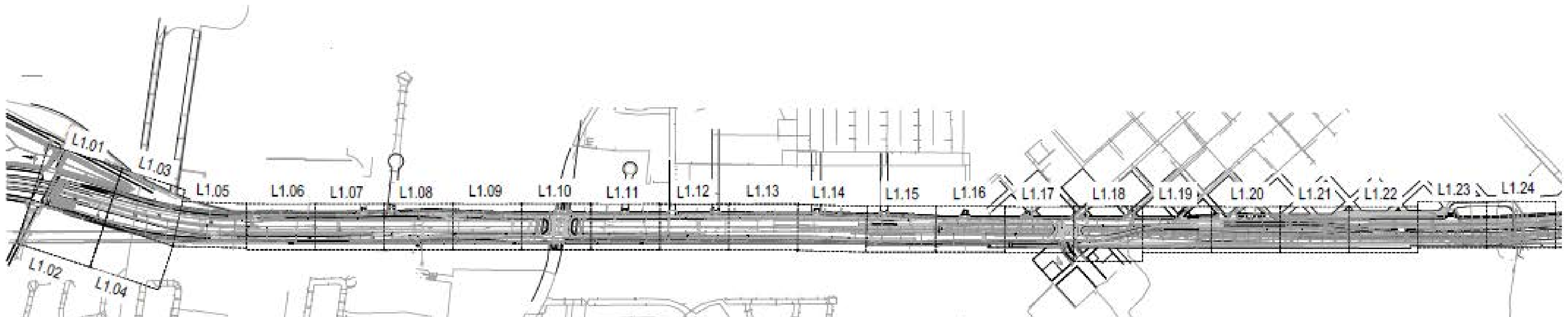
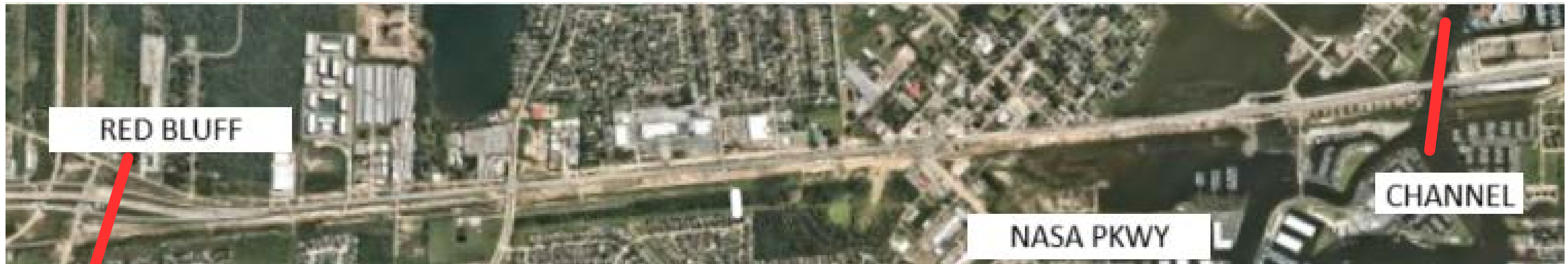
- Rip rap material bid high for TxDOT budget
- Change Order - remove the rip rap material
- Green Ribbon TxDOT Grant funds available for transferring some hardscape and landscaping elements to the grant
 - Landscape edging
 - Landscaping*
 - Trees
 - Irrigation*
 - Decorative Bollards
 - Rip Rap

REVIEW GREEN RIBBON PROGRAM

- Clark Condon Landscape architects approved
- Drawings and plans required by city (consultant)
- Certain standards and specifications
- Location and setback requirements
- Future maintenance considerations



PROJECT BOUNDARIES











The site plan illustrates the proposed development and environmental features for the Red Bluff area. Key elements include:

- Red Bluff:** A large, irregularly shaped area on the left side of the plan, outlined in black.
- Old Highway 146:** A road running horizontally across the top of the plan.
- Detention Pond 1:** A large, irregularly shaped area in the center, outlined in red.
- Reforestation:** Several areas are designated for reforestation, indicated by green cross-hatching and the word "REFORESTATION" in green capital letters. These areas are located along the Old Highway 146, around the Detention Pond 1, and along the SH 146 North and South BOUND.
- SH 146 North and South BOUND:** Two parallel roads running horizontally across the middle of the plan.
- Existing Sign:** A small rectangular area near the top left, labeled "EXISTING SIGN".
- Existing Sidewalk:** A line running horizontally across the middle, labeled "EXISTING SIDEWALK".
- Existing R/RAP:** A line running horizontally across the middle, labeled "EXISTING R/RAP".
- Red Bluff Rd:** A road running vertically along the left side of the Red Bluff area.
- Points of Interest (P1, P2, P3):** Several points are marked with circles and labeled "P1", "P2", or "P3". These points are associated with specific areas of reforestation or other features.
- Stationing:** A stationing marker "265+00" is located on the SH 146 South BOUND.

NOTES:

- RE. SHEETS 001-004, 060, & 075 FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
- R2 - RE. SHEET 080 MASS PLANTING DETAILS & NOTES, & 089 PLANTING & ESTABLISHMENT 4 OF 8 FOR FORESTATION MIX & BED PREP TYPE 3, NO EROSION CONTROL COMPOST PLACED WITHIN THESE LIMITS
- BED EDGE SHALL BE CUT EDGE UNLESS OTHERWISE NOTED
- ALL ITEMS INDICATED AS EXISTING SHALL REMAIN, TYP.
- PLANS ARE DIAGNOSTIC, CONTRACTOR SHALL LAYOUT IN FIELD FOR APPROVAL PRIOR TO WORK.
- CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO PLANT INSTALLATION
- CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL EXISTING & PROPOSED SOO AREAS ARE SMOOTH FOR FINE GRADE MONITORS.

	KEY	MATERIAL
		FURNITURE
A		LANDSCAPE AMENITY (TYPE I), 1992 5002 RE: L1.25
B		CL G CONC (MISC) 9420 6074, RE: BA.1.25



CLARK CONDON

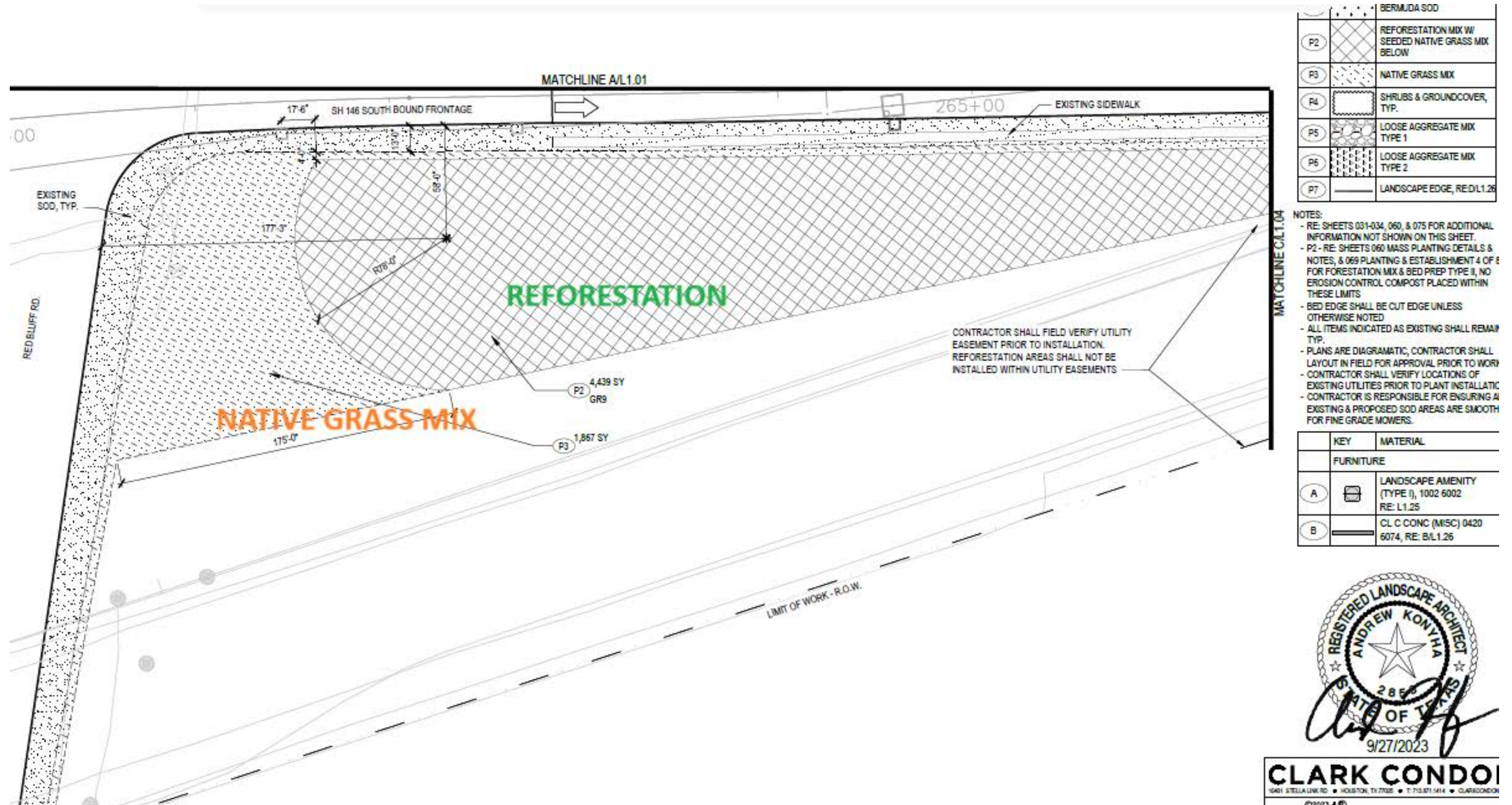


Texas Department of Transportation

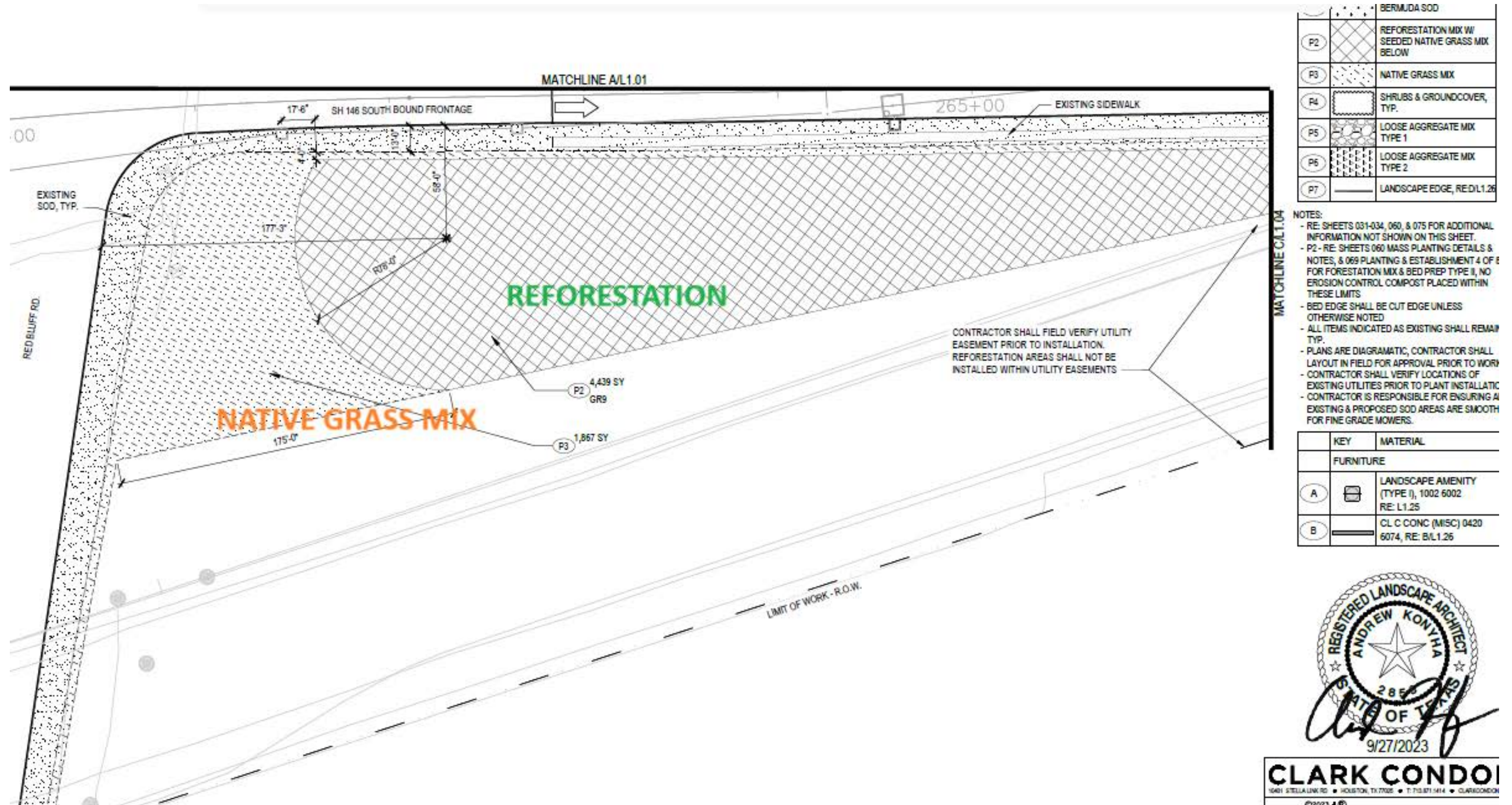
STA 260+00 - STA 267+00

LAYOUT PLAN

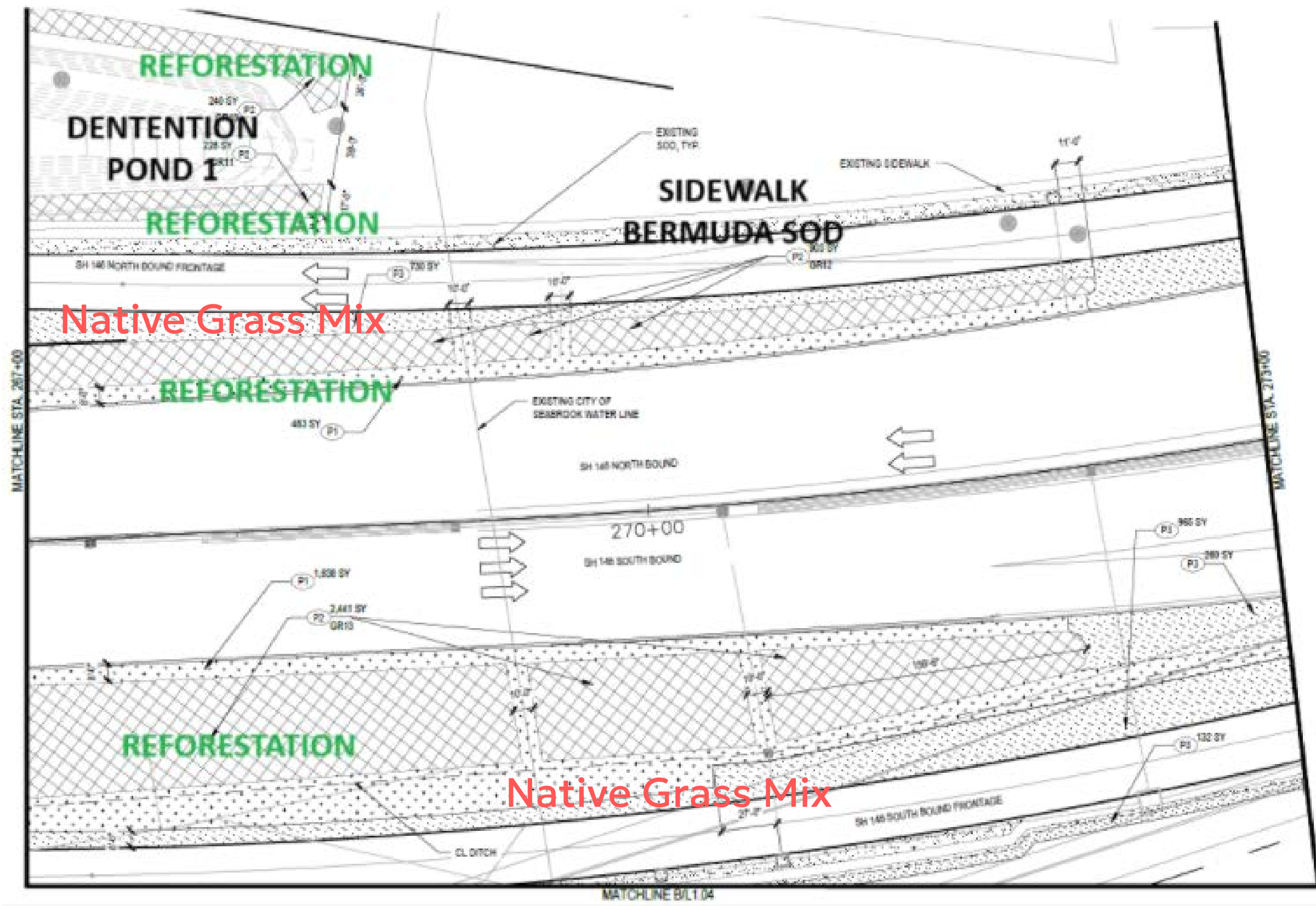
RED BLUFF



RED BLUFF



RED BLUFF - JUST SOUTH



Native Grass Mix

Native Grass Mix

SYMBOLS		
P1		BERMUDA SOD
P2		REFORESTATION MIX W/ SPREAD NATIVE GRASS MIX BELOW
P3		NATIVE GRASS MIX
P4		SHRUB & GROUNDCOVER, TYP.
P5		LOOSE AGGREGATE MIX TYPE 1
P6		LOOSE AGGREGATE MIX TYPE 2
P7		LANDSCAPE EDGE, RED 1.25

- NOTES:
- RE: SHEETS 014304, 060, & 075 FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
 - P2 - RE: SHEETS 060 MASS PLANTING DETAILS & NOTES, & 060 PLANTING & ESTABLISHMENT 4 OF 8 FOR FORESTATION MIX & BED PREP TYPE 1, NO EROSION CONTROL COMPOST PLACED WITHIN THESE LIMITS
 - BED EDGE SHALL BE CUT EDGE UNLESS OTHERWISE NOTED
 - ALL ITEMS INDICATED AS EXISTING SHALL REMAIN, TYP.
 - PLANT ARE DIAGRAMATIC, CONTRACTOR SHALL LAYOUT IN FIELD FOR APPROVAL PRIOR TO WORK.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO PLANT INSTALLATION
 - CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL EXISTING & PROPOSED SOD AREAS ARE SMOOTH FOR FINE GRADE MOVERS.

KEY	MATERIAL
FURNITURE	
A	LANDSCAPE AMENITY (TYPE 3, 1002 6002 RE: 01.25)
B	CL C CONC (MISC) 6020 6074, RE: 01.25

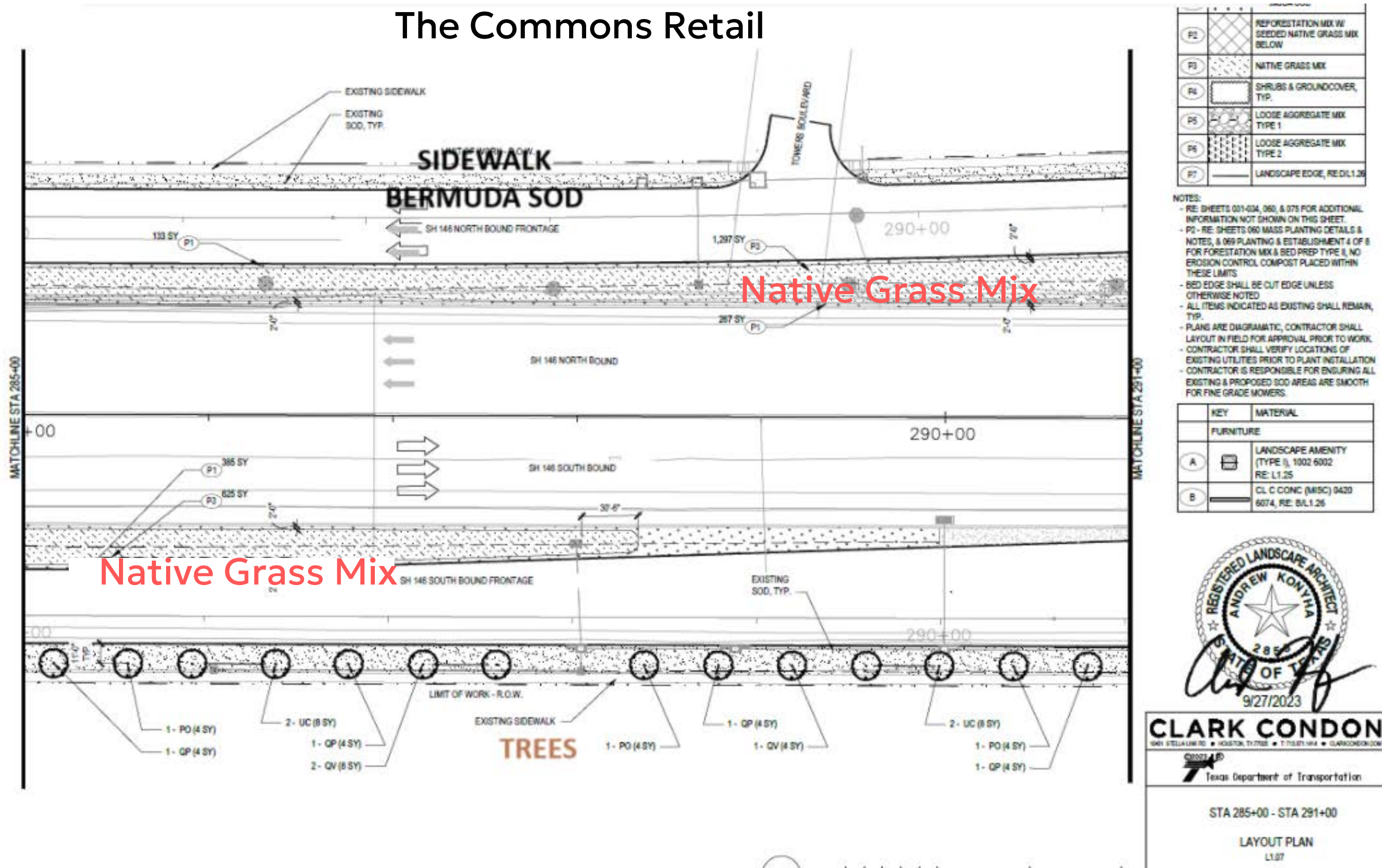
CLARK CONDON
CLARK CONDON & ASSOCIATES, P.C.
HOUSTON, TEXAS • 281.467.1111 • CLARKCONDON.COM

STA 267+00 - STA 273+00

LAYOUT PLAN
L1.03

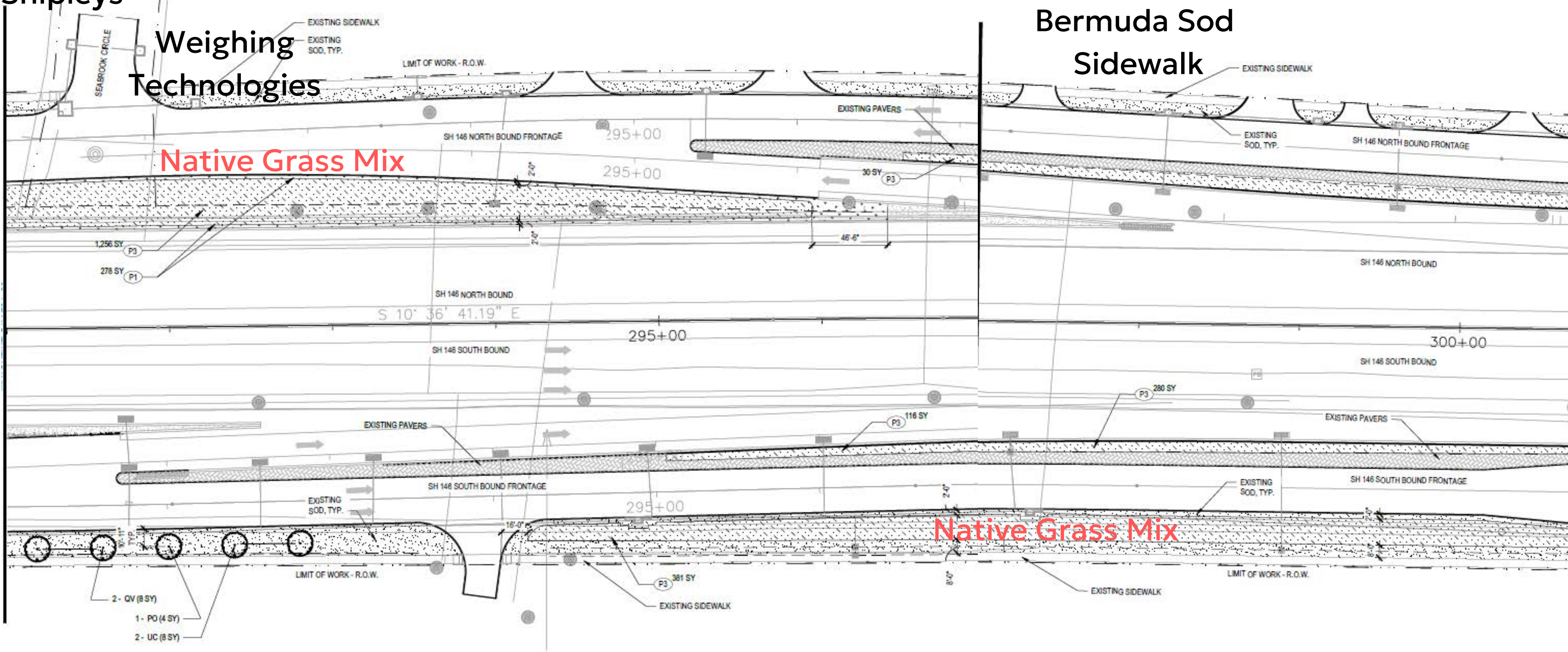
THE COMMONS RETAIL/TOWERS

The Commons Retail



SEABROOK CIRCLE (SHIPLEYS)

Shipleys



Weighing
Technologies

Native Grass Mix

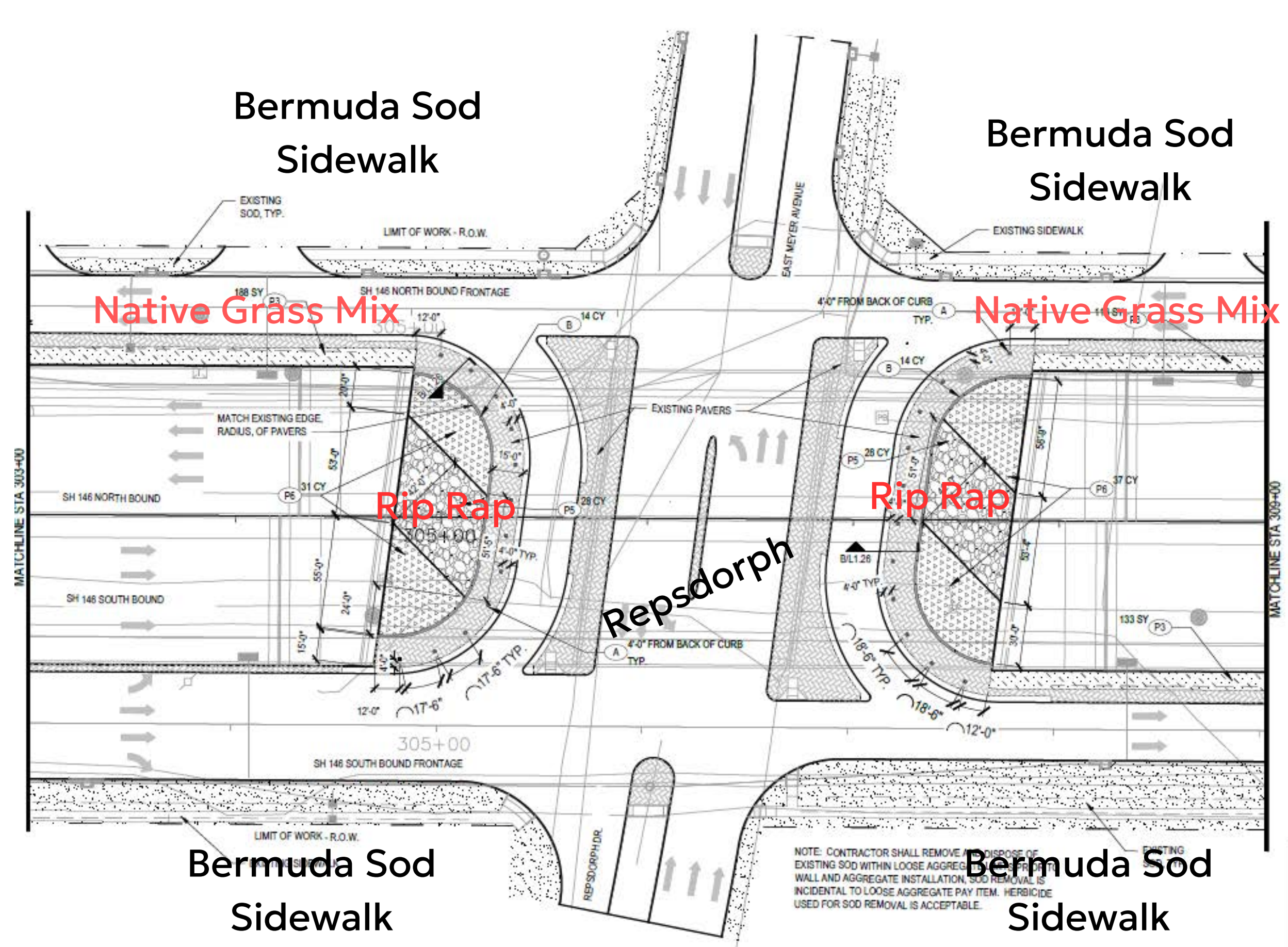
Bermuda Sod
Sidewalk

Native Grass Mix

Trees

The Edge

REPSDORPH INTERSECTION



SYMBOLS		
P1		BERMUDA SOD
P2		REFORESTATION MIX W/ SEEDDED NATIVE GRASS MIX BELOW
P3		NATIVE GRASS MIX
P4		SHRUBS & GROUNDCOVER, TYP.
P5		LOOSE AGGREGATE MIX TYPE 1
P6		LOOSE AGGREGATE MIX TYPE 2
P7		LANDSCAPE EDGE, RED L1.26

- NOTES:
- RE: SHEETS 031-034, 060, & 075 FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
 - P2 - RE: SHEETS 060 MASS PLANTING DETAILS & NOTES, & 069 PLANTING & ESTABLISHMENT 4 OF 8 FOR FORESTATION MIX & BED PREP TYPE II, NO EROSION CONTROL COMPOST PLACED WITHIN THESE LIMITS
 - BED EDGE SHALL BE CUT EDGE UNLESS OTHERWISE NOTED
 - ALL ITEMS INDICATED AS EXISTING SHALL REMAIN, TYP.
 - PLANS ARE DIAGRAMATIC, CONTRACTOR SHALL LAYOUT IN FIELD FOR APPROVAL PRIOR TO WORK.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO PLANT INSTALLATION
 - CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL EXISTING & PROPOSED SOD AREAS ARE SMOOTH FOR FINE GRADE MOWERS.

KEY		MATERIAL
FURNITURE		
A		LANDSCAPE AMENITY (TYPE I), 1002 6002 RE: L1.25
B		CL C CONC (MISC) 0420 6074, RE: B/L1.26



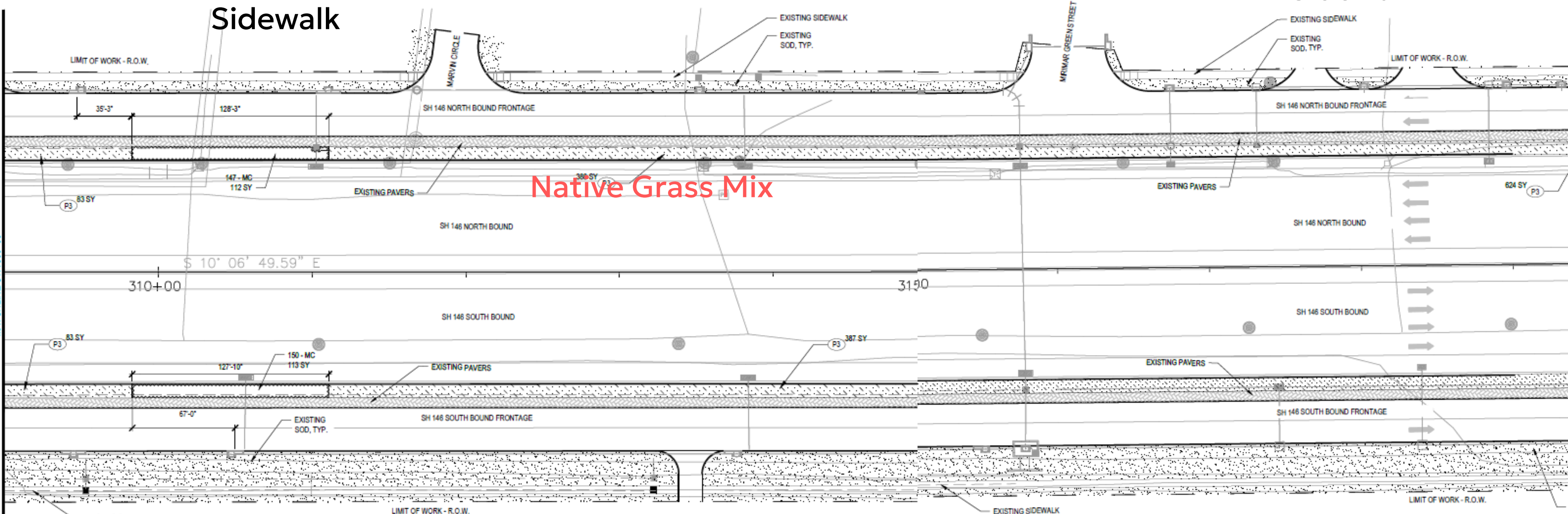
CLARK CONDON
16401 STELLA LINK RD. • HOUSTON, TX 77058 • TEL: 281.466.1000 • FAX: 281.466.1001
CLARK CONDON & ASSOCIATES, P.C.
Landscape Architecture
Texas Department of Transportation
STA 303+00 STA 309+00

MARVIN CIRCLE (KIWO)

Bermuda Sod
Sidewalk

Kiwo

Bermuda Sod
Sidewalk

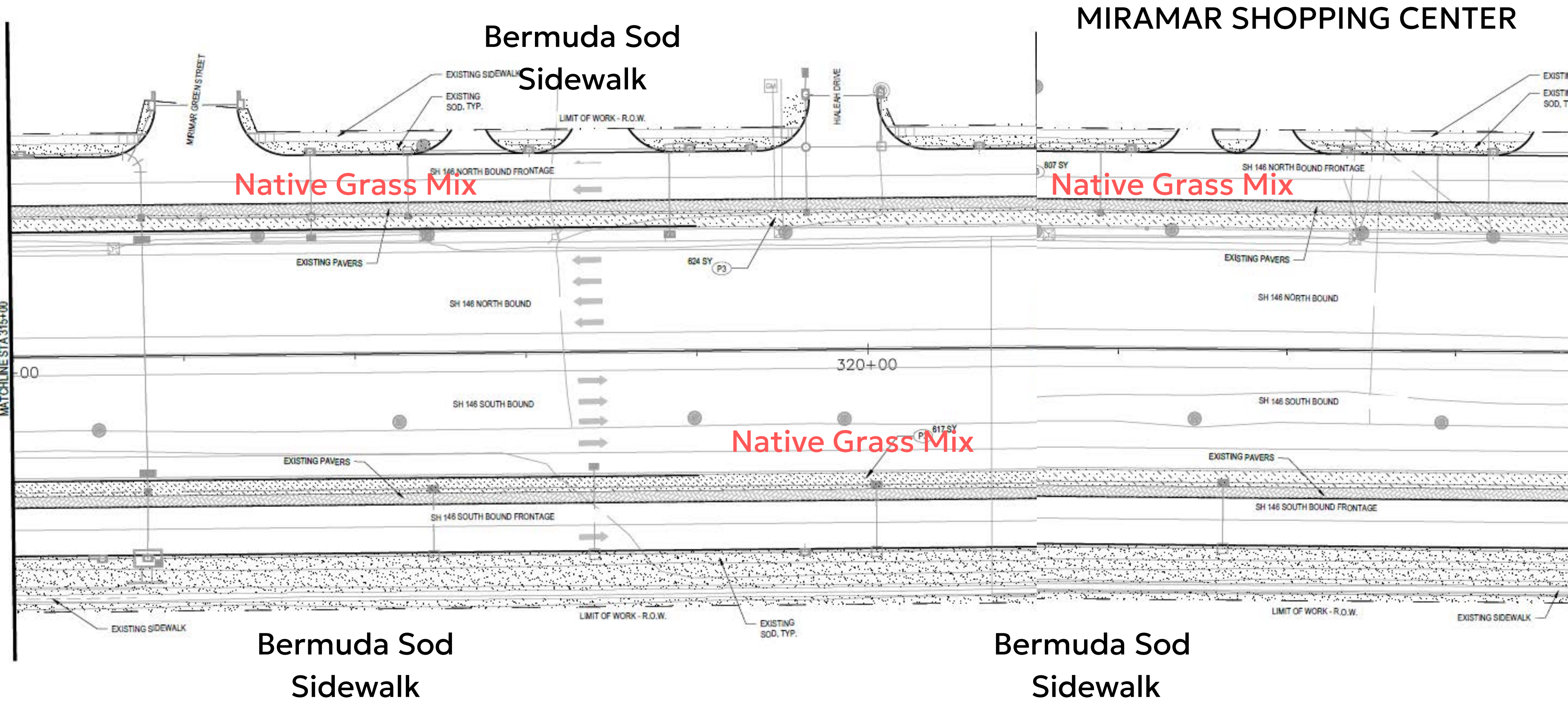


Native Grass Mix

Rip Rap Rip Rap

Bermuda Sod
Sidewalk

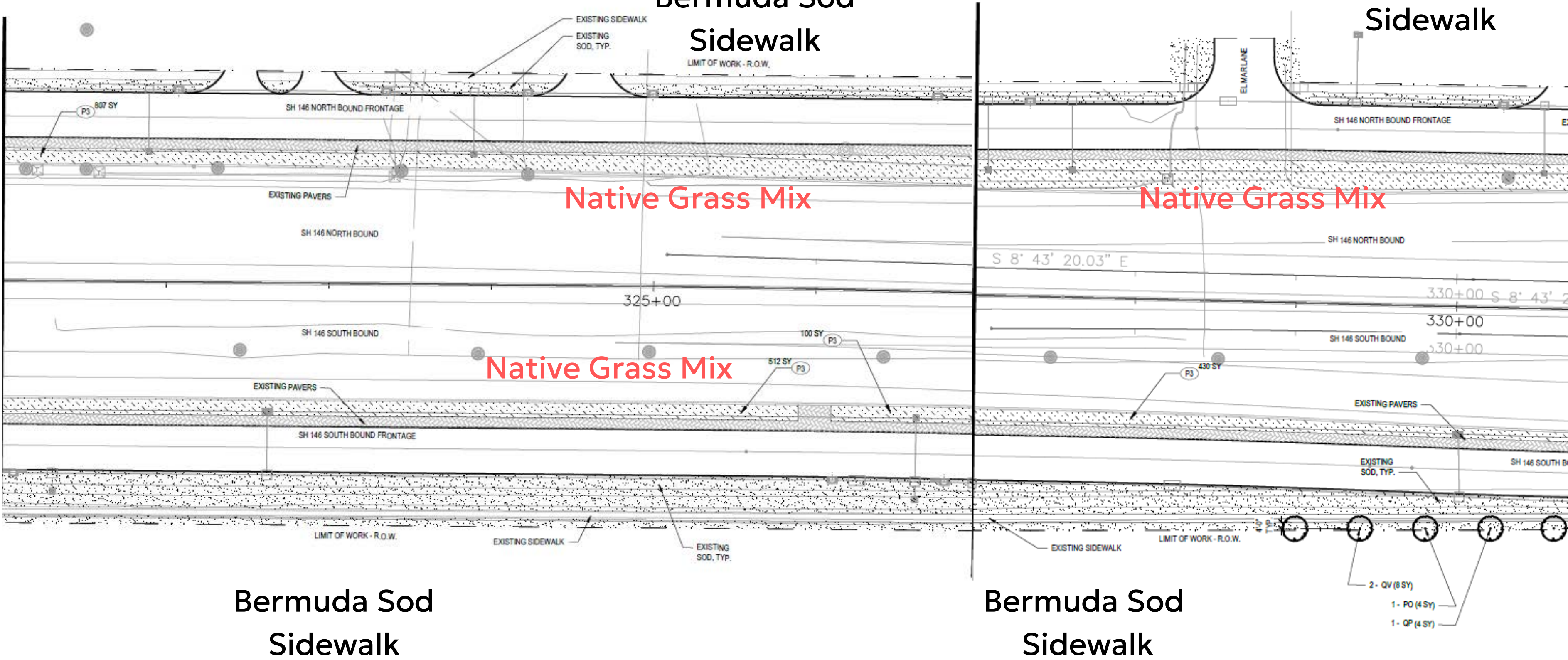
MARVIN CIRCLE AND HIALEAH DR



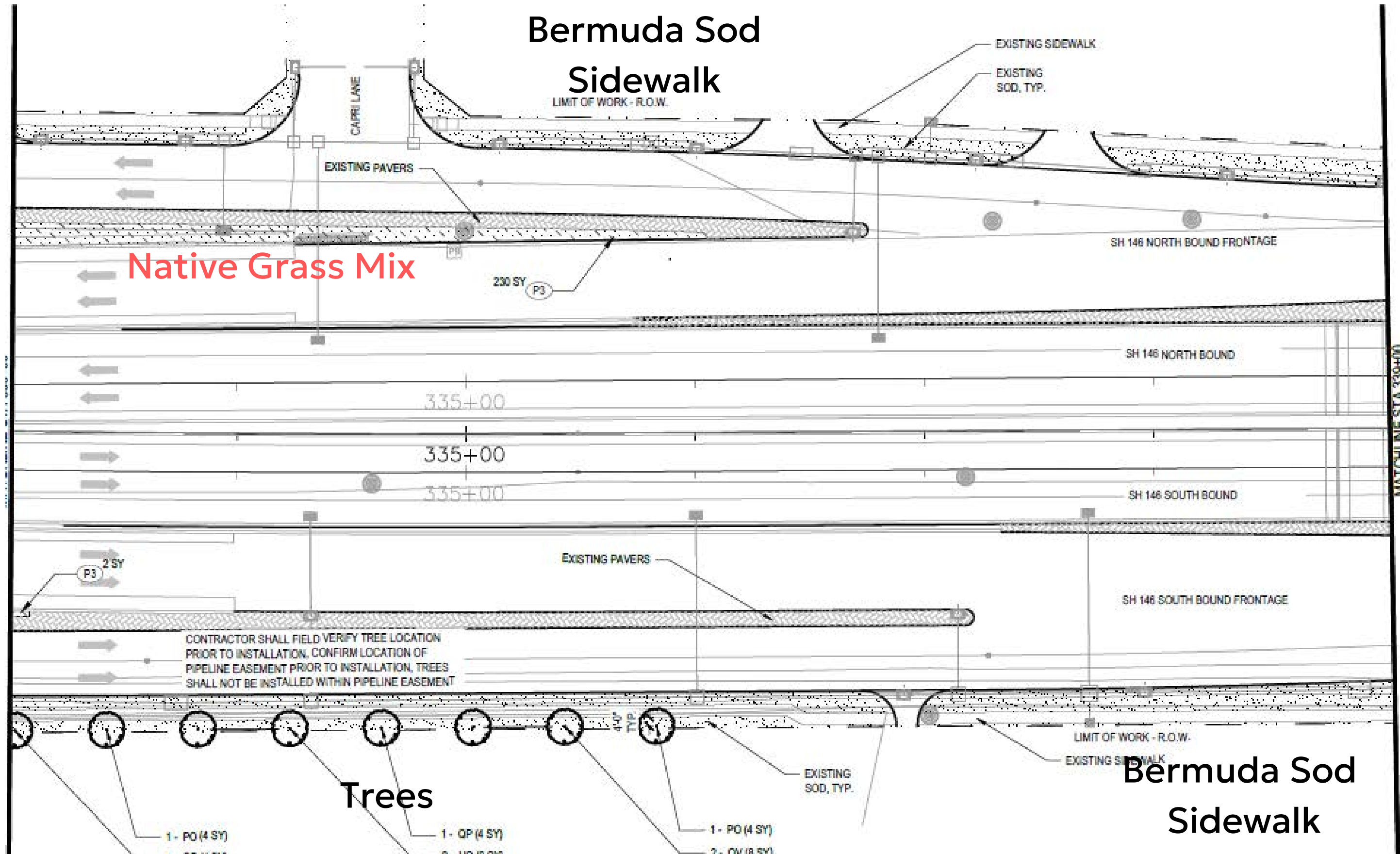
Miramar Shopping Center

Bermuda Sod Sidewalk

Bermuda Sod Sidewalk



Church



Bermuda Sod Sidewalk

Main Street

NOTE: CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING SOD WITHIN LOOSE AGGREGATE LIMITS PRIOR TO WALL AND AGGREGATE INSTALLATION. SOD REMOVAL IS INCIDENTAL TO LOOSE AGGREGATE PAY ITEM. HERBICIDE USED FOR SOD REMOVAL IS ACCEPTABLE.

— EXISTING
SOD TYP

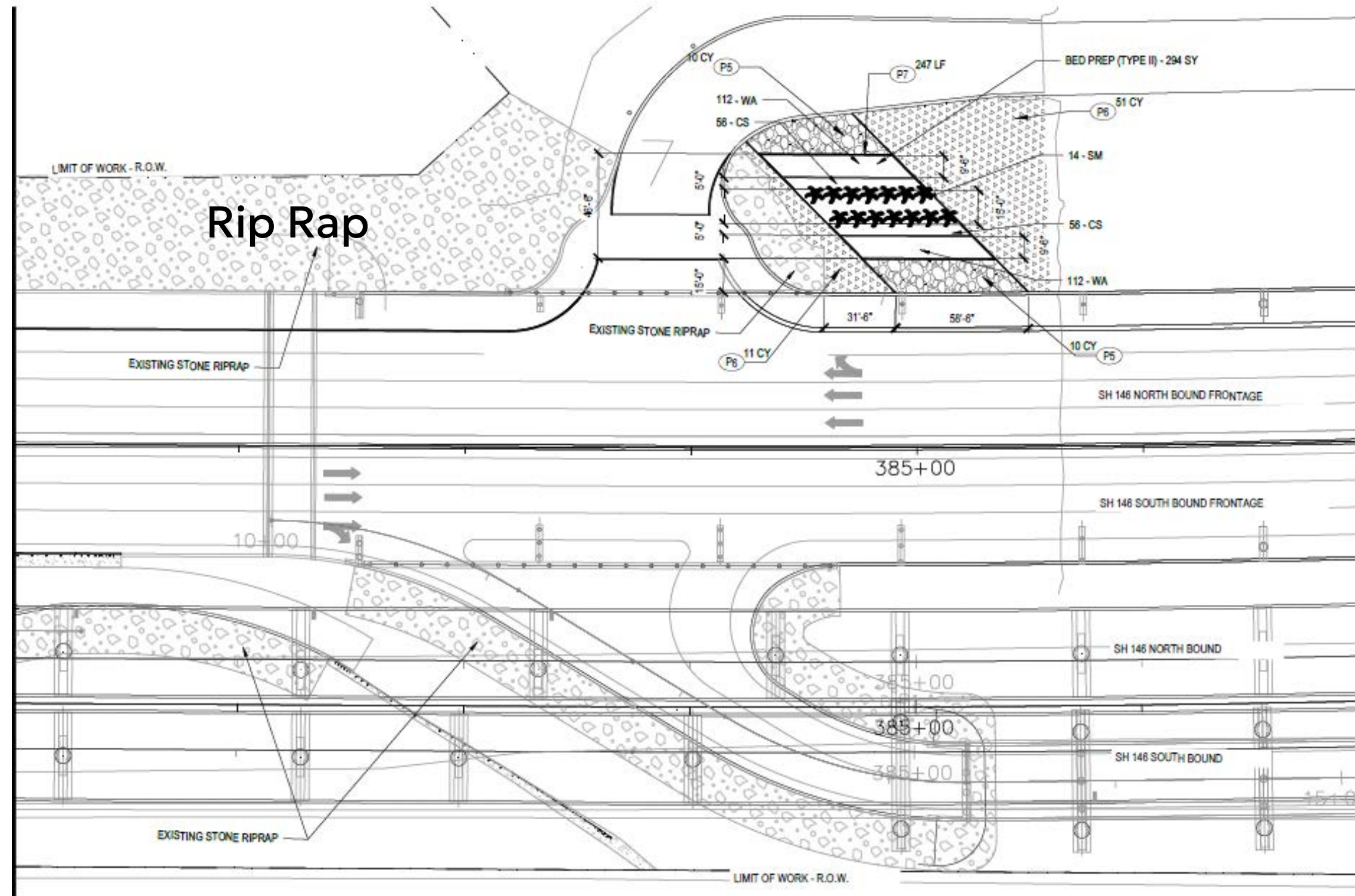
EXISTING 5

Rip Rap

Trees

Native Grass Mix

Rip Rap and Landscaping



TXDOT RESPONSE

- No Changes will be accepted on this landscaping contract
- All Green Ribbon Funds depleted with current project
- City can submit a new proposal to TxDOT for modifications in 2025
- City accepts all costs for modifications
- Drawings and specifications with proper setbacks required
- New TxDOT agreement and bid package would be required
- New contract and modifications late 2025

MAINTENANCE COSTS

Estimated Maintenance

\$80,000 - \$120,000 annually

Estimated Maintenance
Increased Landscaping

Depending on added sf and types of
landscaping