

## MEETING MINUTES (SpringBrook Home Owners Association)

<b>To:</b>	Danielle Charbonnet City of College Station	<b>Staff:</b>	Danielle Charbonnet, City of College Station Venessa Garza, City of College Station
<b>From:</b>	Meghan McCarthy Halff Associates	<b>Attendees:</b>	Wayne Cooper, Halff Associates Meghan McCarthy, Halff Associates
<b>Subject:</b>	Meeting with SpringBrook Home Owners Association members		John Campbell, HOA Treasurer Noel Bauman, HOA Vice President
<b>Meeting Date:</b>	December 3, 2011 9:30 am		Rich Simon, Greenway Committee Co-Chair Larry Pressler, SpringBrook resident
<b>Location:</b>	College Station Fire Station #5		Steven O'Neal, Greenway Committee Co-Chair Gary Ives, HOA President
<b>Minutes Date:</b>	December 5, 2011 (rev. 01/09/2012)		Teri Gerst, SpringBrook resident, representing board member Mike Gerst, SpringBrook resident, information about DFIRM flood maps
<b>AVO No.:</b>	28475		Brian Leschber, SpringBrook resident Randall Sumpter, HOA Board member, at large

Item	Description	Action
1.	<b>Background Information (Wayne Cooper, Halff Associates)</b>	
	<ul style="list-style-type: none"> <li>• Introduction of purpose of meeting: to visit with neighborhood stakeholders and identify issues and opportunities with the Lick Creek Greenway Trail corridor</li> <li>• Description of report: preliminary feasibility report to identify opportunities and constraints to developing a trail along the Lick Creek Corridor, extending from Westfield Park/Creek View elementary on the west to Lick Creek Park on the east. It will identify different possible route alternatives and establish an estimated "order of magnitude" cost for various possible alternatives for trail location. The report aims to guide the City of College Station in establishing a project budget as the City moves into design phase later.</li> </ul>	
2.	<b>Introductions were made.</b>	
3.	<b>Recent Work Efforts / What we've looked at so far (Wayne Cooper, Halff Associates)</b>	
	<ul style="list-style-type: none"> <li>• Have identified a number of alternatives through or around the SpringBrook Neighborhood</li> <li>• Greenway trails present an opportunity to engage nature and educate children</li> <li>• Alternative would be to install new or widen sidewalks along roads (Eagle Ave, Barrow Rd, Victoria Ave, etc)</li> </ul>	

- Safety is an issue, especially crossing roadways

**4. What are positive outcomes, main goals for this project? (Responses from Attendees)**

- Walkability, accessibility; especially for elderly
- Access for annual clean-up efforts
- Retention of natural state; don't want to turn it into a culvert
- Maintain the existing flora and fauna, wildlife, and if possible improve it
- Ensure safety, liability; people that might use the trail that are not residents
- What can City do for the neighborhood that the neighborhood can't do for itself; degree in which the City can help
- Mitigation of flooding and what impact trail would have on flooding
- Mitigate issues of erosion and instability of creek over past few years
- Mitigate risk of fire (through clean ups)
- Increase property values
- Mitigate flooding with this project, especially with growth to west impacting flooding

**5. Potential concerns with project? (responses from attendees)**

- Fear of the unknown
- Specific trail impact on flooding; concern that if anything is developed it would make it worse
- No detailed flood studies exist and some data is dated; unable to benchmark zero-rise
- Nobody's house has flooded, but financial institutions beginning to require flood insurance
- Does trail increase crime and increase/decrease property values; don't anticipate seeing a whole lot of increased traffic; so will crime be an increase when there isn't a lot of traffic?
- Is there talk about how to address how the greenway should be conveyed to city – entire common area, just easement, etc? *Wayne Cooper: Not sure that this project includes that, but will identify the approximate corridor and where an easement should go. Easements tend to be 20' to 25' to account for preserving the natural features around the trail*
- Whether residents who back up to the trail need to increase privacy of house (impact on these residents – cost of blinds, fence, etc)
- Need to look at who's going to be using the trail and from/to where they are going.
- To what degree will project assume things have changed from base data (15 years old)? (In other words, flood plain data or drainage information that has been collected, but seems out dated.) *Wayne Cooper: We will examine current conditions of the creek and corridor*
- Access to trail – is it good to have a lot? Opportunities should be identified, can think of 6 to 7 in the SpringBrook neighborhood
- For this phase of the project, projected maintenance costs will not be included in the cost estimate; just the cost to implement the trail.
- Why spend any money on a trail when people can use the roads where facilities

already exist? *Wayne Cooper: This project will not make that decision. It will only identify the opportunities, constraints for each, and the cost of all the alternatives. The report will help inform that decision later, with other public input*

- Will the elevated areas be used, or will the trail stay low? *Wayne Cooper: It will depend on the area. Where necessary, will use low water crossings or "boardwalk type structures"*
- Will modifying the creek be considered? *Wayne Cooper: Perhaps, but in reality it's very difficult to artificially re-route a creek and this is not recommended. It falls under channelization, requiring a Corps of Engineer permit, and Halff would recommend an alternative route of the trail before recommending re-routing the creek*
- In building the trail, there are areas where you may have to cross the creek with a bridge
- What about trail design that conveys water? *Wayne Cooper: It's best to avoid it because you don't want debris build up on the trail after rain events*
- Do you have an issue with the terms the City has used, such as shared use path? *Wayne Cooper: No issue with terminology*
- Since there isn't maintenance funds budgeted, is it still on the HOA to notify the City of maintenance needs? *Venessa Garza: The City will maintain the land that is conveyed, whether that's just a easement, or the whole common area*
- Concern over liability; how much liability would HOA have if only easement is conveyed verses whole common area?
- Annually, TAMU students do clean up to cut and remove dead debris. Maintenance of the trail hasn't been an issue because it has been natural
- Hope that the City will undertake part of maintenance of greenway through this project
- Does feasibility study assume a specific impervious cover? *Wayne Cooper: Will give cost estimate for different material types*
- Concern that construction crews will do whatever is necessary to do work efficiently, even if means cost of clear cutting and removing trees. *Wayne Cooper/Danielle Charbonnet: requirements can be worked into specifications and contracts before construction*
- Can the HOA request that the feasibility study address specific issues (flood, fire, access)? *Wayne Cooper: We can try to speak to those points, but we need to address the scope identified in our contract with the City of College Station*

#### **6. Walk Through with Committee**

- At western edge of common area, lots of debris build up from drainage off of neighboring subdivision
- Old Highway 6 might run through property (interpretive opportunity?)

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This concludes the Meeting Minutes. Our goal is to provide a complete and accurate summary of the proceedings of the subject meeting in these minutes. If you feel that any of the items listed above are not correct, or that any information is missing or incomplete, please contact Halff Associates so that the matter can be resolved, and a correction issued if necessary. These minutes will be assumed to be correct and accepted if we do not hear from you within ten (10) calendar days from your receipt.