

**April 26, 2016**  
**City Council**  
**Workshop Meeting**  
**6:00 p.m.**



Julie Masters, Mayor  
Charles Suderman  
Bruce Henderson  
Walter Wilson

**AGENDA**  
City of Dickinson  
**CITY COUNCIL**  
**SPECIAL WORKSHOP**  
**MEETING**

Wally Deats, Mayor Pro Tem  
Louis Decker  
William H. King III  
Julie M. Robinson, City  
Administrator

**April 26, 2016**

**NOTICE** is hereby given of a **SPECIAL WORKSHOP MEETING** of the City Council for the City of Dickinson, County of Galveston, State of Texas, to be held on **TUESDAY, April 26, 2016, at 6:00 p.m.** at: 4403 Highway 3, Dickinson, Texas 77539 for the purpose of considering the following numbered items. The City Council of the City of Dickinson, Texas, reserves the right to meet in a closed session on any of the below items should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

**ITEM 1.) CALL TO ORDER AND CERTIFICATION OF A QUORUM**

**ITEM 2.) PRESENTATION, DISCUSSION AND DIRECTION CONCERNING:** Review and Revision of Revised Draft of Community Services and Facilities Chapter of New Comprehensive Plan.

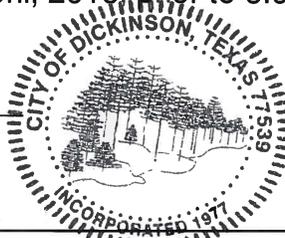
**ITEM 3.) ADJOURN**

**CERTIFICATION**

This is to certify that a copy of the Notice of the City Council Workshop Meeting for **TUESDAY, April 26, 2016** was posted on the bulletin board at City Hall, 4403 Highway 3, Dickinson, Texas, on this 21st day of April, 2016, prior to 6:00 p.m.

*Alun W. Thomas*

Alun W. Thomas, Interim City Secretary



In compliance with the Americans with Disabilities Act, the City of Dickinson will provide reasonable accommodations for disabled persons attending City Council Meetings. Requests should be received at least 24 hours prior to the scheduled meeting, by contacting the City Secretary's office at 281-337-6217, or by FAX at 281-337-6190.

# **City Council Meeting**

## **CALL TO ORDER**

### **Roll Call**

**CITY OF DICKINSON, TEXAS  
CITY COUNCIL MEETING  
ATTENDANCE LIST**

**MEETING DATE April 26, 2016  
Workshop Meeting**

<u>MAYOR/COUNCIL</u>	<u>PRESENT</u>	<u>ABSENT</u>
MAYOR JULIE MASTERS	_____	_____
POS. 1: COUNCILMEMBER CHARLES SUDERMAN	_____	_____
POS. 2: COUNCILMEMBER BRUCE HENDERSON	_____	_____
POS. 3: COUNCILMEMBER WALTER WILSON	_____	_____
POS. 4: COUNCILMEMBER WALLY DEATS	_____	_____
POS. 5: COUNCILMEMBER LOUIS DECKER	_____	_____
POS. 6: COUNCILMEMBER WILLIAM KING	_____	_____
<b><u>ALSO IN ATTENDANCE:</u></b>		
CITY ATTORNEY David W. Olson	_____	_____
CITY ADMINISTRATOR Julie M. Robinson	_____	_____
Administrative Services Manager Stephanie Russell	_____	_____
Director of Community Dev. Zach Meadows	_____	_____
Public Works Director Kellis George	_____	_____
Public Works Director Paul Booth	_____	_____
Library Director Vicki McAllister	_____	_____
Fire Marshal Lee Darrow	_____	_____
Management Assistant Alun Thomas	_____	_____
Police Chief Ron Morales	_____	_____
EMS Director Derek Hunt	_____	_____

**Dickinson City Council  
Agenda Item Data Sheet**

**MEETING DATE**      April 26, 2016

<b>TOPIC:</b>	Review and Revision of Revised Draft of Community Facilities and Services Chapter of New Comprehensive Plan
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<b>BACKGROUND:</b>	<p>During the Workshop Meeting on April 12, 2016, the Council discussed the draft Community Facilities and Services Chapter and directed the following changes thereto:</p> <ul style="list-style-type: none"> <li>• Inventory of Existing Community Facilities:             <ul style="list-style-type: none"> <li>○ Add years built to each of the listed facilities.</li> <li>○ Add language regarding City Hall and Library Complex was built to accommodate future growth of the City.</li> </ul> </li> <li>• Inventory of Existing Community Services:             <ul style="list-style-type: none"> <li>○ Add language regarding properties south of Dickinson Bayou are on well/septic and not in GCWCID #1 boundaries.</li> <li>○ Add Figure 5.1, GCWCID #1 Boundary Map</li> </ul> </li> <li>• Future Community Facilities and Services:             <ul style="list-style-type: none"> <li>○ Based on Council discussion, a section was put in identifying a possible future multi-jurisdictional facility on the west side of the City.</li> </ul> </li> </ul> <p>These changes have been included in the revised Chapter and are reflected in the redlined version of the Chapter included with the packet.</p> <p>Additionally, based on the discussion during the last Workshop, the Goals, Objectives and Action Items have been completely revised to reflect the discussion as well as a majority of the proposed revisions submitted by Mayor Masters. The redlined version of the revised Chapter contains the revised Goals, Objectives and Action Items.</p>
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<b>RECOMMENDATION:</b>	Staff requests feedback from the Council concerning the revised Community Facilities and Services Chapter.
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<b>ATTACHMENTS:</b>	<ul style="list-style-type: none"> <li>• Redlined Version of Revised Chapter 5, Community Facilities and Services, of the New Comprehensive Plan</li> </ul>
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<b>ACTIONS TAKEN</b>		
<b>APPROVAL</b>	<b>READINGS PASSED</b>	<b>OTHER</b>
<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup>	

**Dickinson City Council  
Agenda Item Data Sheet**

<b>FUNDING ISSUES</b>	<input checked="" type="checkbox"/> Not applicable <input type="checkbox"/> Not budgeted <input type="checkbox"/> Full Amount already budgeted. <input type="checkbox"/> Funds to be transferred from Acct.#        -        -
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<b>SUBMITTING STAFF MEMBER</b>	<b>CITY ADMINISTRATOR APPROVAL</b>
Zachary Meadows, Director of Community Development	



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<b>ACTIONS TAKEN</b>		
<b>APPROVAL</b> <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>READINGS PASSED</b> <input type="checkbox"/> 1 <sup>st</sup> <input type="checkbox"/> 2 <sup>nd</sup> <input type="checkbox"/> 3 <sup>rd</sup>	<b>OTHER</b>

## Chapter 5 Community Facilities and Services

As Dickinson continues to grow and attract new residents and businesses, the standard of services and facilities that these individuals will interact with play a major part in the continued success of Dickinson. This chapter provides general direction for the development of community facilities necessary or desirable to support changing land use patterns and projected needs of the community. Coordination with other local governments, special districts, school districts and state and federal agencies may provide for multi-purpose facilities and help address concerns of the community.

### Inventory of Existing Community Facilities

#### *Dickinson City Hall and Library Complex*

The Dickinson City Hall and Library complex is located at 4403 and 4411 State Highway 3, just south of the intersection of State Highway 3 and FM 517, and was completed in 2009. Dickinson City Hall was built in 2009 and is approximately 22,770 square feet in size and houses the City Council Chambers, Municipal Court, and offices for the City's Administration, Finance, Community Development, Municipal Court, and Fire Marshal Departments. Dickinson City Hall also houses the Galveston County Office for the Texas Alcoholic Beverage Commission. The east end of the City Hall building includes the offices for Galveston County Water Control & Improvement District Number 1 ("GCWCID #1"), the water and sewer provider for the City of Dickinson, and Keep Dickinson Beautiful.

Dickinson Public Library is approximately 12,388 square feet in size and houses a collection of over 40,000 materials ranging from books to movies that may be checked out by Library members as well as historical documents that have been collected by the Dickinson Historical Society. In addition, Dickinson Public Library provides 16 computers for public use, complimentary WiFi, and a Community Room that is used for a variety of events and classes.

The Dickinson City Hall and the Dickinson Public Library buildings were built to accommodate future growth of the City, and allow City staff to meet the future needs of and provide additional services for their citizens and provide additional services.

#### *Dickinson Police Station*

Dickinson Police Station, is located at 4000 Liggio Street, was built in 2002 and is approximately 10,227 square feet in size. The Police Station houses all of the City's law enforcement employees, dispatch operations, a jail, and the law enforcement fleet, and serves as the City of Dickinson Emergency Operations Center (EOC).

### ***Dickinson Central Fire Station***

Dickinson Central Fire Station, ~~is~~ located at 4500 FM 517, was completed in 2007 and is approximately 11,207 square feet in size. The Central Fire Station houses Dickinson Emergency Medical Services Department (EMS) and is the main station for Dickinson Volunteer Fire Department (DVFD), the fire services provider for the City of Dickinson.

### ***Dickinson Public Works (Louis Gill Service Center)***

Dickinson Public Works, ~~is~~ located at 3120 Deats Road, was completed in 2007 and is approximately 13,006 square feet in size. The Public Works Department is comprised of 3 divisions: Streets, Drainage, and Stormwater Management. This facility also provides a Tire Recycling Program that is operated in conjunction with Galveston County.

### ***Dickinson Historic Railroad Center***

Dickinson Historic Railroad Center, ~~is~~ located at 218 FM 517, was completed in 2007 and consists of two buildings (formerly the Dickinson Depot and the League City Depot associated with the Galveston Houston & Henderson Railroad) and a gazebo with a total of approximately 3,588 square feet of space. The Dickinson Historic Railroad Center serves as a Visitor Center and houses the City of Dickinson Tourism & Museum Department as well as offices for Dickinson Economic Development Corporation and Dickinson Historical Society. The Historic Railroad Center includes a Community Room that may be rented and is frequently used for events of all kinds including birthday parties, weddings and receptions, a museum exhibit that takes visitors back in time to historic Dickinson, and a gift shop operated by Dickinson Historical Society.

### ***Parks and Recreational Facilities***

There are two main parks within the City limits, and both are owned and operated by Galveston County Parks Department: Paul Hopkins Park at 1000A FM 517, and Ray Holbrook Park located at 3000 Owens Drive. Galveston County also owns and operates a public boat ramp for accessing Dickinson Bayou on the north side of Dickinson Bayou and west side of Highway 3 near 48<sup>th</sup> Street as well as Dickinson Community Center at 2714 Highway 3 where a variety of senior programs are offered. Information about the Galveston County Parks and Recreational Facilities may be found at <http://www.galvestoncountytexas.gov/PS/Pages/default.aspx>.

### ***Schools***

Dickinson's school-age population is served by Dickinson Independent School District ("DISD") and Santa Fe Independent School District ("SFISD") and includes elementary, middle, and high schools. DISD is approximately 61 square miles in size and includes most of the City of Dickinson, and the areas of Galveston County known as Bacliff and San Leon, and parts of League City and Texas City. SFISD serves the portion of Dickinson that is south of Dickinson Bayou and west of I-45, as well as all of Santa Fe, and parts of League City, LaMarque, and

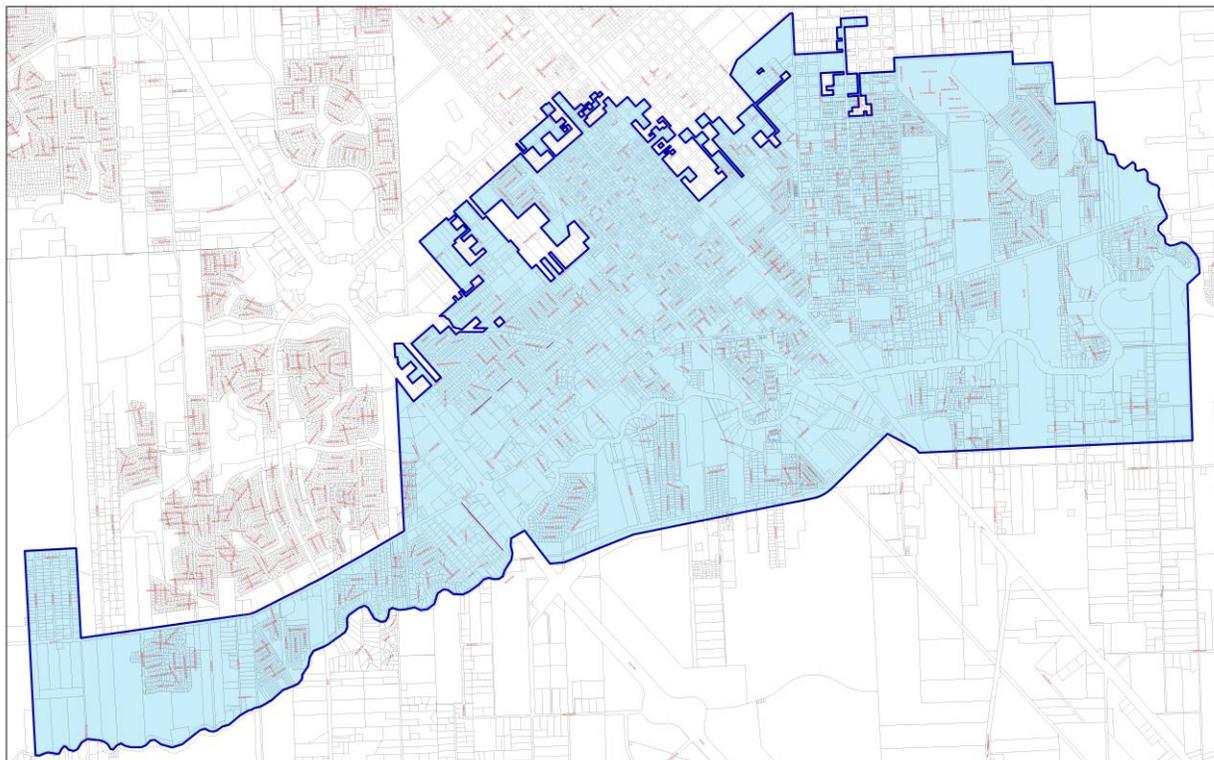
Hitchcock. DISD's Education Support Center located at 2218 FM 517 East houses the District Administration offices. Within the City limits, DISD has Dunbar Elementary School, Barber Middle School, Dickinson High School, Dickinson Continuation Center, and Dickinson Alternative Learning Center. SFISD has no facilities within the City limits at this time.

## Inventory of Existing Community Services

### *Water/Wastewater Management*

Water and wastewater (sewer) service in the City of Dickinson is provided by Galveston County Water Control and Improvement District #1 ("GCWCID #1"), and GCWCID #1's offices are located on the east end of the Dickinson City Hall building. GCWCID #1 is the oldest Water Control & Improvement District in the State of Texas and therefore has primary water rights that serve the City of Dickinson well. GCWCID #1's boundaries include most of the City limits of the City of Dickinson, with the exception of a portion of the City that is south of Dickinson Bayou and west of Interstate 45, all of the land in Dickinson's extraterritorial jurisdiction, and sections of land in neighboring cities' extraterritorial jurisdiction.

Figure 5.1 [GCWCID #1 Boundary Map](#)



While a majority of the City limits are included within the GCWCID#1 boundaries, the properties south of Dickinson Bayou and west of Interstate 45 are not within the GCWCID #1 boundaries and are currently on well water and septic systems.

### ***Other Utilities***

Texas-New Mexico Power and CenterPoint Electric are the electrical transmission providers within the City of Dickinson. CenterPoint Gas is the natural gas provider. Cable and telephone services are offered by a number of different providers.

### ***Fire Services***

Dickinson Volunteer Fire Department (DVFD), established in 1951, provides 24-hour fire services within the City of Dickinson and the boundaries of the GCWCID #1. The main station for DVFD is located at Dickinson Central Fire Station, and a second Fire Station located on the west side of Interstate 45 at 221 West FM 517. The City of Dickinson's Fire Marshal's Office provides investigation services for DVFD incidents.

### ***Emergency Medical Services (EMS)***

The City of Dickinson provides emergency medical services throughout the City limits, extraterritorial jurisdiction, and parts of Galveston County adjacent to the City limits. Ambulances are staffed with trained paramedics 24 hours a day operating out of Dickinson Central Fire Station. The Dickinson EMS response area is approximately 15 square miles.

### ***Trash and Recycling***

Republic Services is the current provider for all residential and commercial trash and recycling services within the City of Dickinson.

### ***Environment and Natural Resources***

The environment is one of Dickinson's most valued assets. The beautiful pine trees and Dickinson Bayou are a major part of what makes Dickinson a unique community in the Houston-Galveston region. Dickinson Bayou offers its residents opportunities for boating, fishing, water skiing, and other recreational activities. In addition to recreational opportunities, Dickinson offers a habitat for various bird species including being a stop on the Great Texas Coastal Birding Trail where enthusiasts can catch glimpses of Red-Shouldered hawks and other eastern woodland birds.

## **Future Community Facilities and Services**

As Dickinson grows, there will be additional services and facilities desired by its residents. The following are facilities and services that may be desirable for Dickinson as the City grows:

### ***Expansion of the Police Station***

With the growth in population that is already occurring and an anticipated build out population

of just over 35,000, it will be necessary to expand the Police Station. A Needs Assessment for the Police Department and Police Station is already being developed, and a final report is anticipated in 2016.

### **Multi-jurisdictional Facility**

The City of Dickinson has identified a need for a small multi-jurisdictional facility to be located west of IH-45 to accommodate the large amount of residential and commercial growth that is occurring and is expected to continue on the west side of Dickinson. The location of the Multi-Jurisdictional Facility as well as the entities and services to be included in such a facility will be determined in the future.

### ***Parks and Recreational Facilities***

As Dickinson continues to grow, new residents will require and desire places for recreational activities. Parks are quality-of-life factors that impact whether residents and businesses move to a community. However, the provision of parks and recreation facilities comes with the requirement to operate and maintain these spaces.

#### ***Types of Parks***

A variety of sizes and types of parks and recreation facilities are recommended to satisfy diverse individual interests, ensure adequate and equal opportunity and ultimately encourage use by all demographics. The following are several types of parks that might be considered in Dickinson:

**Parklet** - A parklet is a concept focused on introducing public spaces for interaction of pedestrians, typically located in urban areas where open space is lacking. Parklets are used to “benefit local businesses, residents, and visitors by providing unique public spaces that attract customers and foster community conversation”<sup>1</sup> Parklets can be designed to be temporary or permanent and offer a unique way for cities to add additional open space.

**Pocket Parks** – A pocket park should be used to address specific local recreation needs such as in a small neighborhood or shopping area. Amenities in pocket parks range in variety, but typically include benches, landscaping, playground equipment, and other basic features, and user input should be a primary determinant for the amenities provided. This park type is typically ¼ to 1 acre in size and is privately maintained.

**Neighborhood Parks** – Neighborhood parks provide facilities and amenities to accommodate use by more than one neighborhood. Ease of access from surrounding neighborhoods, central location, pedestrian linkages, and accommodating both active and passive recreation uses are key concerns when developing a neighborhood park. A neighborhood park may be public or private

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and range in size from one to two acres.

**Community Parks** – Community parks are typically the largest park in a park and open space system and are generally five to ten acres in size. Recreation opportunities should be tailored to allow for heavy use by all demographics. Typically, community parks are accessed by automobiles and parking accessibility should reflect as such. Amenities can include covered picnic areas with grills, restrooms, playground equipment, and jogging/exercise/nature trails.

**Special Use Parks** – Special Use Parks are designed to accommodate specialized recreational activities. These parks look different in every community, but some examples include swimming pools/aquatic centers, skate parks, golf courses, linear parks, and nature reserves. Other alternatives to Special Use Parks are to incorporate designated areas into larger community parks.

**Linear Trails or Greenways** – The development of greenways to link parks and park components to form an overall system will provide for uninterrupted and safe pedestrian movement between parks and throughout the community. They provide outdoor recreational opportunities and experiences that reflect the requests of the citizens of the City.

## Goals, Objectives, and Action Items

Goal 5.1 Provide ~~and maintain appropriate and desirable~~ City facilities and services that ~~are easily accessible to the citizens of Dickinson~~ will adequately serve current and future generations.

Objective 5.1.1 Expand the Dickinson Police Station to address current and future space requirements.

Action 5.1.1.1 Complete Police Department Needs Assessment.

Action 5.1.1.2 Determine and implement financing mechanism for needed expansion.

Action 5.1.1.3 Facilitate construction of expansion of Police Station.

~~Objective 5.1.1 Provide emergency services to accommodate current and future growth.~~

~~Action 5.1.1.1 Complete Police Department Needs Assessment and, based on the recommendations of the Needs Assessment, undertake financing and construction of an expansion of the Police Station.~~

Objective 5.1.2 Create a Building Maintenance Plan for all City facilities.

Action 5.1.2.1 Assess current and future building maintenance issues regarding upkeep and preventative measures that will ensure all City facilities are well maintained, safe, clean and presentable to the public, including, but not limited to, carpeting, painting, ceiling tiles, etc.

Action 5.1.2.2 Routinely assess City facility infrastructure, such as HVAC, roof, plumbing and electrical equipment, to avoid costly, and unbudgeted surprises.

Action 5.1.2.3 Evaluate and implement policy and procedures to reduce energy consumption in all City facilities.

~~Objective 5.1.23 Provide adequate parks and recreational facilities and open space for citizens to improve quality of life for residents and contribute to storm water mitigation.~~

~~Action 5.1.32.1 Evaluate possible acquisition of Galveston County parks located within the City limits, including negotiation and implementation of acquisition as approved by the City Council.~~

~~Action 5.1.23.2 Evaluate possible development of joint parks Partner with Dickinson Independent School District to develop joint parks, including the pursuit of grant funding for approved projects.~~

Action 5.1.3.3 Develop a Parks Master Plan to guide park development.

Action 5.1.3.4 Develop a sports complex to include ball fields, tennis courts, a possible swimming pool, concession stand, restrooms, and parking.

Action 5.1.3.5 Establish and implement a Parks and Recreation service within the City organization.

Action 5.1.3.6 Evaluate possible acquisition of and, based on the direction of the City Council, acquire and maintain the Dickinson Cemetery.

Objective 5.1.4 Provide and maintain exceptional City services.

Action 5.1.4.1 Continually evaluate and implement innovative ways to improve City services in all City Departments.

Action 5.1.4.2 Continue to encourage staff participation in relevant educational opportunities.

Action 5.1.4.3 Develop and implement a proactive Communications Plan to engage citizens and citizen groups to enable them to effectively become a part of the City's decision making process.

DRAFT

# ADJOURN

TIME: \_\_\_\_\_  
MOTION: \_\_\_\_\_  
SECOND: \_\_\_\_\_  
VOTE \_\_\_\_\_