

MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON MAY 15, 2009 AT 8:00 A.M. IN THE TECHNOLOGY CENTER, ROOM TECH 102 AT LONE STAR COLLEGE, 9191 BARKER CYPRESS, CYPRESS, TX 77433

The meeting was called to order at 8:03 a.m. with the following present:

Mayor, Russell Hamley
Council Member Ernie English
Council Member Joyce Berube
Council Member Greg Holden

Council Member Elect Curtis Haverty

City Manager Mike Castro
City Secretary, Lorri Coody

Additional Staff in attendance: Mark Bitz, Charlie Wedemeyer, Danny Segundo, Isabel Kato, Michael Brown, Bob Blevins, Michelle Yi, Tracy Martin, Annie Haun, and Courtney Rutherford.

Council Members Wubbenhorst and Klein were not present.

DISCUSSION ITEMS

1. Discuss amendment to the City's Comprehensive Zoning Ordinance to regulate the parking and storage of recreational vehicles, boats, and similar items in zoning districts A, C, and C-2.

Director of Public Works, Danny Segundo presented the item. He explained that the Planning and Zoning Commission (P&Z) met on February 3, 2009 and prepared its preliminary report which was submitted to the Council at its February 16, 2009 meeting. On March 16, 2009 a joint work session and the public hearing was conducted and P&Z made its final report, recommending amendments to Section 14-5 and 14-88(a) of the City's comprehensive zoning ordinance.

During the April 20, 2009 meeting, Council further discussed the recommendations of the P&Z and staff was asked to bring back for Council consideration a modified ordinance, containing a registration process, permitting residents to keep existing recreational vehicles until no longer usable. Mr. Segundo stated that several options have been presented to Council for their consideration.

Discussion was had on these options. Council discussed to which vehicles the ordinance would apply, how long the grandfathering period would last and which vehicles are eligible for the grandfathering, the goal of the ordinance, and the parameters and/or requirements for registration. Council also discussed the issues and/or problems facing those residents who cannot park vehicles in their back yards, but decided that they must focus on the goal of "if it can be placed behind a fence and screened from public view" than owners of such vehicles must comply with the ordinance by January 1, 2010.

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Council engaged in discussion about using different classes to distinguish how to apply the new amendments for grandfathering, but decided on the 8 foot rule. Discussion was had about permitting owners that properly register vehicles to switch out their vehicles for a new version during the grandfather period. After completing all discussions, the consensus of Council for amendments to the comprehensive zoning ordinance for the parking/storing of recreational vehicles in the City is as follows:

1. All recreational vehicles, including boats that are less than 8 feet in height will need to comply with the new ordinance changes effective January 1, 2010.
2. All recreational vehicles, including boats that are over 8 feet in height will be eligible for a 5 year “grandfathering” from the new ordinance if they register for by July 15, 2009.

Those registering for the grandfathering of a recreational vehicle must:

- a. Be the owner of that vehicle;
- b. Have current registration and inspection stickers on vehicles must keep this registration and inspection current throughout the entire 5 year period;
- c. Be the owner of the lot for which the vehicle will be stored;
- d. Will be permitted to store recreational vehicles according to terms of the ordinance before the change which permits storage in side and rear yards without fences. The “grandfathering” will be for a period of 5 years and during this period those that have registered by July 15, 2009 will be permitted to update and or change out their vehicles with new vehicles but after the 5 years is over they will no longer be permitted to store the vehicle on their property.
- e. Renters cannot take advantage of the “grandfathering.”
- f. The “grandfathering” right is not transferrable.

2. Discussion regarding dilapidated homes in Jersey Village.

The item was introduced by Council Member English. He told Council that he wanted to discuss this topic as a follow-up to the citizen comments that have been received during the recent Council Meetings and to insure that the proper tools are in place to address issues in the City. Discussion was had on the pictures of examples of homes found in the city requiring maintenance. Public Works Director, Danny Segundo stated that Section 34-284 of the Code of Ordinances gives the City the authority to address the maintenance of structures in the City. He read the content of this ordinance for Council.

Discussion was had about the pictures and what exactly is considered “dilapidated.” Additionally, discussion was had about the expectation in terms of the level of enforcement for “dilapidated” homes in the City.

After discussing this topic, Council has a better understanding of the process in place to address homes needing maintenance and believes that the current process is working and is comfortable knowing there are tools to address the issue.

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Mayor Hamley recessed the meeting from 9:45 a.m. until 10:00 a.m.

BUDGET ITEMS

1. Overview by Mike Castro, City Manager

City Manager Castro began the session by giving an overview of the overall condition of the City. He told Council that the overall financial condition of the City is healthy, with revenue at 81% of the budgeted amount and expenditures at 53% of budgeted amounts. The City is beginning to feel the full impact of national economic troubles and is taking measures to prepare. Nonetheless, enterprise funds and golf course funds are doing well.

Mr. Castro gave a brief list of accomplishments as follows:

- Completion and extension of streets for the rehabilitation project
- Progress on flood control project
- Bond rating increases for both the General Fund and Utility Funds
- Successful response to hurricanes

He also explained the list of supplementals having been implemented thus far for budget year 2008-09 as follows:

- Purchased new fire apparatus
- Police Building Expansion
- 3% COLA and 2% Merit
- Bunker gear for the Fire Department
- Computer Hardware

There are short-term concerns for the City which are declining revenue, property values declining by 2 to 5%, legislation bringing unfunded mandates, filling vacant police department positions, and the highway 290/rail planning efforts.

Mr. Castro outlined the FY 2010 incentives for the City as follows:

- Jones Road Extension
- The Transit Oriented Development Project
- Police Department Expansion
- Solid Waste decision
- Sewer Rehab
- Plan for budget/economic recovery

And the long-term incentives as:

- Public safety staffing
- Continued infrastructure redevelopment
- 290 Corridor efforts

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- Transitioning of the City
- FTE – Emergency Services
- Building a relationship with the Legislature

Mr. Castro closed his presentation by summarizing that 2009 so far has been a good year financially. We are healthy and responsive. We are preparing for contingencies. Government is cyclical in nature.

Discussion was had about the major car dealerships in the city and what will happen if they fail. What affects this will have on the City as a whole. Mr. Castro explained that Joe Meyers has approximately \$35 Million in inventory and Goodman Manufacturing has \$61 Million in inventory and property. Any loss would be substantial.

Council also engaged in discussion about the need to develop a legislative relationship, police shortages and police overtime.

2. Departmental Presentations:

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| a. Finance | e. City Secretary |
| b. Police Services | f. Communications |
| c. Parks and Recreations | g. Fire Department |
| d. Information Technology | h. Public Works |

Mayor Hamley called a recess from 11:54 a.m. to 12:20 p.m. for lunch

Public Works Director, Danny Segundo gave a short presentation of the CIP Budget. Council discussed his presentation and asked questions. Mr. Segundo and City Manger Castro fielded the questions and answered accordingly.

There was discussion about the Jones Road Extension Project and the need to add \$50,000 into the CIP budget for Parks in years 2, 3, 4, and 5, as well as the need to add the Streets Jersey Meadows, Elwood, and Rio Grande in years 3 or 4

CONCLUDING REMARKS AND SUMMARY

City Manager Castro gave a summary of the day's meeting.

ADJOURN

There being no further business on the agenda the meeting was adjourned at 2:51 p.m.

Lorri Coody, City Secretary