

MINUTES OF THE WORK SESSION MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON OCTOBER 12, 2009 AT 7:00 P.M. IN THE CIVIC CENTER, 16327 LAKEVIEW, JERSEY VILLAGE, TEXAS.

A. The meeting was called to order by Mayor Hamley at 7:00 p.m. with the following present:

Mayor, Russell Hamley
Council Member, Joyce Berube
Council Member, Rod Erskine
Council Member, Curtis Haverty
Council Member, Ernie English
Council Member Jill Klein

City Manager Mike Castro
City Secretary, Lorri Coody

Staff in attendance: Mark Bitz, Fire Chief; Danny Segundo, Director of Public Works; Isabel Kato, Director of Finance; Michael Brown, Director of Parks.

B. Consider Resolution No. 2009-63, approving the preliminary design as presented by Harris County Flood Control District for the 43-acre Jersey Village Detention Basin located north of the Jersey Meadows Golf Course.

City Manager, Mike Castro introduced the item, explaining to Council that staff met with representatives of the Harris County Flood Control District on October 1, 2009 and was presented with a preliminary design for the 43-acre detention basin located north of Jersey Meadows Golf Course.

The proposed design layout of the basin calls for construction of an approximately 15-acre pond surrounded by a series of trails. The trails are proposed on a lower and upper shelf adjacent to the pond. The pond will contain several constructed wetland areas, along with open areas. The constructed wetlands will contain vegetation. The open areas will vary in depth from six feet to eight feet. The pond will be of an "off-channel nature," allowing for the detention of approximately 400 acre-feet of water. The basin will be constructed to have a permanent wet-bottom. The basin has been designed with a wet bottom to maximize the amount of water detained. In addition, Flood Control has designed the basin in accordance with preliminary city guidance: the emphasis is on the provision of walking trails as opposed to team sport recreation areas. Flood Control has also incorporated the "North" alternative for the extension of Jersey Meadows through to Rio Grande.

Mr. Castro explained that Flood Control will receive funding to construct the basin through a federal grant related to Hurricane Ike recovery, which places a time-constraint on the expenditure of funds for the project. Therefore, Flood Control will have two years to complete construction of the project once funds have been received from the federal government. The Jersey Village Basin is one of several proposed basins in the county that will be constructed using Ike funds. Flood Control is requesting that the city reach a decision sooner rather than later. Mr. Castro explained that it is his belief should the city not be able to reach a decision in a timely manner, it risks Flood Control pulling the project

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off of the list of Ike-related projects and substituting other projects that are shovel-ready. In turn, this would mean that the JV Basin would revert to normal Flood Control funding cycles, meaning it could be several years before there is funding for this project due to other basin priorities that might need to be addressed.

Mr. Castro told Council that it is important to remember that Flood Control will not actually construct the trails for the city. They will grade the project to facilitate trail construction. Additionally, should the city desire to construct the depicted foot-bridges, the cost will be borne by the city. It is possible that the city may wish to enter into an agreement with Flood Control to have the trails constructed at the same time the basin is completed and there are many advantages with such an agreement. Flood Control will not maintain the landscaping of the facility either. Trail maintenance and maintenance of any city-installed amenities will be the responsibility of the city.

Flood Control is seeking city approval of the preliminary design. Should council wish to change elements of the design, flood control is amenable to a moderate level of changes such as changes to the shoreline, add an island or pier, or change the locations of the wetlands. Major changes: wet-bottom to dry-bottom, off-channel to on-channel, trails to soccer fields, would not be possible at this time. It is also important to recognize that Flood Control may proceed with or without some form of city approval.

Mr. Castro told Council that the city has an opportunity to complete this project much sooner than anticipated. There could be a park in this location in as little as three years. This is possible because of the Hurricane Ike funds available to Flood Control.

Two representatives from the Harris County Flood Control District were present at the meeting to answer questions of Council. There were questions pertaining to:

1. The contouring and elevation lines in the design drawing – each line equals one foot;
2. The need for a bridge between the detention basin and Jersey Meadows Golf Course and should it be desired it would be the responsibility of the City;
3. How the water will be maintained in the basin;
4. The depth of the basin now, which is approximately 5 feet and the proposed depth which will be approximately 16 feet;
5. Mosquito Control;
6. The use of the dirt that will be extracted from the basin. Flood Control explained any dirt extracted will belong to the contractor as this will be part of the bidding process and included to reduce the project costs;
7. Landscaping and the planting of trees; and
8. How the project might aid with future flooding.

The most significant design discussion centered on the placement of the proposed weir structure and how that affects traffic entering and exiting the Jersey Meadows Golf Course. It was the consensus of Council that this structure be moved to the east side of the Golf

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Course Parking Lot on the preliminary design for this amendment would aid in avoiding any potential traffic issues once the basin project was complete.

Council Member Haverty moved to approve Resolution No. 2009-63, approving the preliminary design as presented by Harris County Flood Control District for the 43-acre Jersey Village Detention Basin located north of the Jersey Meadows Golf Course with the amendment that the weir structure be moved to the east side of the Jersey Meadows Parking Lot. Council Member Berube seconded the motion. The vote follows:

Ayes: Council Members Berube, Erskine, Haverty, English, and Klein

Nays: None

The motion carried.

RESOLUTION NO. 2009-63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPROVING THE PRELIMINARY DESIGN AS PRESENTED BY HARRIS COUNTY FLOOD CONTROL DISTRICT FOR THE 43-ACRE JERSEY VILLAGE DETENTION BASIN LOCATED NORTH OF THE JERSEY MEADOWS GOLF COURSE.

- C. Review and discuss the results of the Transit Oriented Development (TOD) Market Study performed by Kimley-Horn and Associates.

Kimley-Horn Representative Joe Willhite met with Council and gave an overview of the four areas of work, comprising Phase I of the Feasibility Study.

In his summary, Mr. Willhite explained that Notice to Proceed 1 of Phase I determined the level of base data and interest of stakeholders as well as the viability of the site for a TOD given existing transit facilities and other potential station areas. Notice to Proceed No. 1 consisted of three tasks which included:

- Facilitating the creation of technical working groups; working with staff to identify appropriate members including representative landowners in the TOD Area and pertinent stakeholders such as METRO, H-GAC, Harris County, City of Houston, HCTRA, , in addition to city staff.
- Undertaking initial review and analysis of the Mixed-Use/TOD Area, including planned and ongoing development projects within and adjacent to the Mixed Use/TOD Area, the 290 Corridor Plan, other prior corridor planning initiatives, etc.
- Creating a base map including major vehicular traffic patterns, adjacent neighborhoods, land uses, existing zoning, municipal infrastructure, topography, drainage--hydrology, existing vegetation, major utilities (as identifiable with existing information—may require additional survey information not included as part of this task) and other pertinent information.

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Mr. Willhite explained that Notice to Proceed No. 2, assured that the city is seen as a decision maker and began to form an opinion of highest and best land use and optimal transit station characteristics and function. The tasks associated with Notice to Proceed No. 2 were:

- Undertaking interviews of area landowners and business owners to understand their interests and concerns.
- Meeting with METRO/Harris County/H-GAC/BNSF to analyze long term rail transit operational characteristics, including ridership, headways, and regional park-and-ride needs to understand station-area characteristic potential.

He told Council that Notice to Proceed No. 3 pertained to conducting an environmental study to understand the obstacles to development of the area and whether or not these obstacles would be fatal or could be overcome.

The tasks of Notice to Proceed No. 3 were:

- Undertaking preliminary analysis of site conditions including soil conditions and phase 1 environmental.
- Presenting the initial review and analysis to the technical working group for feedback and completeness. Identifying key technical issues going forward that need to be addressed for planning, engineering, and funding.

The final step of Phase One was Notice to Proceed No. 4 which consisted of performing a market study to determine potential land uses, building forms, absorption capacity, and build-out capacity for a Mixed-Use/TOD.

Mr. Willhite and Scott Polikov fielded questions from Council concerning:

1. The success of a rail project;
2. The contractor chosen for the 290 commuter rail design work;
3. The location of the Hempstead Managed Lanes and how these lanes will follow the 290 corridor at Jersey Village, South of the existing railroad tracks;
4. Structural Parking as being recommended for the TOD; and
5. How the South Jersey Village Park and Ride figures into the scheme of things

Jon Hockenyo presented information about the Market Study to Council. He told Council that Rail is coming to Jersey Village in approximately 3 to 4 years. The locations for the rail stops will be determined in the next 6 months. Local partnership will be the key to success for rail projects as local contributions will be necessary.

Representatives from Kimley-Horn, Joe Willhite, Jon Hockenyo and Scott Polikov briefly explained Phase 2 of the feasibility study and the 4 to 5 month time frame associated with this phase of the study.

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Council engaged in discussion about the financial commitment and the amount of time it will take to get a TOD in the City of Jersey Village. There was also discussion about the need to annex land and how this might be accomplished.

Council instructed staff to bring an item at the next meeting for review and approval of Phase 2. They asked that this item include all the steps associated with Phase 2 along with the appropriate budget amendments.

D. Adjournment.

The meeting was adjourned at 9:30 p.m.

Lorri Coody, City Secretary