

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON AUGUST 18, 2014 AT 7:00 P.M. IN THE CIVIC CENTER, 16327 LAKEVIEW, JERSEY VILLAGE, TEXAS.**

**A. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

The meeting was called to order by Mayor Pro tem Harry Beckwith at 7:11 p.m. with the following present:

Mayor Pro tem, Harry Beckwith III, PE  
Council Member, Justin Ray  
Council Member, Greg Holden  
Council Member, Sheri Sheppard  
Council Member, Tom Eustace

City Manager, Mike Castro, PhD  
City Secretary, Lorri Coody  
City Attorney, Bobby Gervais

Staff in attendance: Mark Bitz, Fire Chief; Eric Foerster, Chief of Police; Isabel Kato, Finance Director; Danny Segundo, Director of Public Works; Michael Brown, Director of Parks and Recreation; and Karen Farris, Human Resource Generalist.

Mayor Rod Erskine was not present at this meeting.

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

1. Prayer and Pledge by: Pulpit Minister, John Gooch, Jersey Village Church of Christ

**C. CITY OF JERSEY VILLAGE CRIME CONTROL AND PREVENTION DISTRICT**

1. **Receive the adopted fiscal year 2014-2015 budget from the Jersey Village Crime Control and Prevention District (CCPD).**

Council received submission of the 2014-2015 fiscal year approved budget from the Jersey Village Crime Control and Prevention District (JVCCPD) through the Board's Secretary, Lorri Coody.

2. **Conduct a public hearing on the Jersey Village Crime Control and Prevention District's budget for the fiscal year 2014-2015.**

Mayor Pro tem Harry Beckwith opened the public hearing at 7:17 p.m. in order to give all interested parties the right to appear and be heard on the adopted fiscal year 2014-2015 Crime Control and Prevention District budget that had previously been submitted to Council by the Jersey Village Crime Control and Prevention District (JVCCPD) Directors for Council's approval.

With no one signing up to speak on the JVCCPD budget, Mayor Pro tem Beckwith closed the public hearing at 7:18 p.m. and called the next item on the agenda.

3. **Consider Resolution No. 2014-41, adopting the Jersey Village Crime Control and Prevention District's Budget for fiscal year 2014-2015.**

With no discussion, Council Member Ray moved to approve Resolution No. 2014-41, adopting the Jersey Village Crime Control and Prevention District's Budget for fiscal year 2014-2015. Council Member Sheppard seconded the motion. The vote follows:

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Ayes: Council Members Ray, Holden, Sheppard, and Eustace  
Mayor Pro tem Beckwith

Nays: None

The motion carried.

RESOLUTION NO. 2014-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPROVING THE FISCAL YEAR 2014-2015 CRIME CONTROL AND PREVENTION DISTRICT BUDGET

**D. CITIZENS COMMENTS**

Citizens who have signed a card and wish to speak to the City Council will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the City staff and City Council Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy. Citizens are limited to five (5) minutes for their presentation to the City Council.

**Frank Maher, 16514 St. Helier Street, Jersey Village, Texas (713) 466-3030** – Mr. Maher spoke to Council about the marquee signs placed throughout the city and used to post information for the residents. He told Council that he would like to see these signs updated to a digital format. He suggested that it may be prudent to update a few signs per year in order to absorb the cost.

**Deborh Finlay, 30 Cherry Hills, Jersey Village, Texas (713) 816-2088** – Ms. Finlay spoke to City Council about the new bus route proposed by METRO. She mentioned that METRO recently conducted a public forum in order for public comment about the proposed new routes. She attended the public forum and learned that METRO will have a new bus route that travels down Jones Road. She is not in favor of the new route and encouraged City Council to address her concerns.

**Paul Mitchell, 15434 Chichester, Jersey Village, Texas (832) 243-0909** – Mr. Mitchell spoke to City Council about the closure of the golf course “cut-through.” He stated he is not aware of any problems with having this “cut-through.” He stated that he received an email response from Council Member Beckwith that outlined several reasons for supporting the closure of the golf course “cut-through.” Mr. Mitchell countered each supporting reason and ended with a request that City Council keep the golf course “cut-through” open.

**William Schuster, 8 Peach Tree Court, Jersey Village, Texas (832) 407-9011** – Mr. Schuster spoke to City Council about the golf course “cut-through.” He told Council that it was his understanding and he was told several years ago that Jersey Meadows Drive would be extended in order to connect Jones Road with other parts of the City. He wants Jersey Meadows Drive extended.

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**Linda Gragg, 12 Peach Tree Court, Jersey Village, Texas (832) 341-5354** – Ms. Gragg spoke to City Council and expressed her desire that the golf course “cut-through” not be closed. She stated that when she purchased her current home that she was promised that Jersey Meadows Drive would be extended. At any rate, she does not want the golf course “cut-through” closed.

**George Moore, 16241 Singapore, Jersey Village, Texas (713) 466-4997** – Mr. Moore spoke to City Council about a problem he is having with mosquitos. He told the Council that the mosquitos are very bad all the time at his home on Singapore. He mentioned that there is an old detention pond behind his home and he believes that it may be the source of the problem. He is asking for the City’s help in resolving this mosquito problem.

**Katie Moore, 15418 Jersey Drive, Jersey Village, Texas (832) 545-6505** – Ms. Moore spoke to City Council about the proposal to include “speed humps” on Seattle Street. She is not in favor of this installation. Ms. Moore told City Council that installing the “humps” will not solve the problem as the traffic will merely move to another street. She also stated that the “humps” will be hard on vehicles and she is concerned that they will affect property values.

**E. CITY MANAGER’S REPORT**

City Manager, Mike Castro, in addition to giving his monthly report as follows, mentioned to City Council that over the course of the next few weeks it might be necessary to call a Special City Council Meeting in order to address condemnation issues associated with the US HWY 290 expansion project.

- 1. Monthly Fund Balance Report, Red Light Camera Fund Report, Enterprise Funds Report, Governmental Funds Report, Property Tax Collection Report – July 2014, and Budget Projections as of July 2014**
- 2. Open Records Request**
- 3. Fire Departmental Report and Communication Division’s Monthly Report**
- 4. Police Activity Report, Warrant Report, Investigations/Calls for Service Report, Crime Prevention Unit Monthly Report, and Staffing/Recruitment Report**
- 5. Municipal Court Collection Report, Municipal Court Activity Report, Municipal Court Courtroom Activity Report, Speeding and Stop Sign Citations Within Residential Areas Report, and Court Proceeds Comparison Report**
- 6. Public Works Departmental Report, Phase 3 CIP Project Breakdown and Phase 3 Project Update**
- 7. Golf Course Monthly Report, Golf Course Financial Statement Report, and the Parks and Recreation Departmental Report**
- 8. Report from Code Enforcement**

**F. CONSENT AGENDA**

The following items are considered routine in nature by the City Council and will be enacted with one motion and vote. There will not be separate discussion on these items unless requested by a Council Member, in which event the item will be removed from the Consent Agenda and considered by separate action.

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1. **Consider approval of the Minutes for the Regular Session Meeting held on July 21, 2014 and the minutes of the Special Budget Work Session Meetings held on July 22, 2014 and July 23, 2014.**
2. **Consider Ordinance No. 2014-27, amending the Utility Fund budget for the fiscal year beginning October 1, 2013 and ending September 30, 2014 in the amount of \$8,000 for the operation of Castlebridge Wastewater Treatment Plant.**

ORDINANCE NO. 2014-27

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE UTILITY FUND BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2013 AND ENDING SEPTEMBER 30, 2014 IN THE AMOUNT OF \$8,000 FOR THE OPERATION OF CASTLEBRIDGE WASTEWATER TREATMENT PLANT; AND PROVIDING FOR SEVERABILITY.

Council Member Holden moved to approve items 1 and 2 on the consent agenda. Council Member Sheppard seconded the motion. The vote follows:

Ayes: Council Members Ray, Holden, Sheppard, and Eustace  
Mayor Pro tem Beckwith

Nays: None

The motion carried.

**G. REGULAR AGENDA**

1. **Consider Resolution No. 2014-42, setting the maximum proposed ad valorem tax rate; setting dates for any necessary public hearings on the proposed tax rate; and setting the date City Council will adopt the fiscal year 2014-2015 ad valorem tax rate.**

Isabel Kato, Finance Director, introduced the item. Background information is as follows:

During the last legislative session, SB 1510 was passed which requires that municipalities change the notice requirements for the truth in taxation process.

In the past, municipalities were required to publish multiple notices at different stages/dates during the truth in taxation process. These notices included the Notice of Effective and Rollback Tax Rates, the Notice of Public Hearings on Tax Increase, and Notice of Tax Revenue Increase.

SB 1510 combined all the notices into one notice. However, the new law requires that the new notice be published in the City's Official Newspaper not later than September 1.

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Since the very first sentence of the new notice states “A tax rate of \$ \_\_\_\_\_ per \$100 valuation has been proposed for adoption by the governing body,” it is appropriate that City Council set a “maximum” **proposed** tax rate. Attached is a proposed Resolution that accomplishes same.

In approving this Resolution, Council is NOT setting the tax rate for FY 2014-2015, as that will be accomplished during the October 20, 2014 meeting. Approving the Resolution merely states that City Council will not exceed a tax rate of 0.742500 cents per \$100 taxable value.

The vote approving the Resolution must be a record vote.

With limited discussion on the matter, Council Member Ray moved to approve Resolution No. 2014-42, setting the maximum proposed ad valorem tax rate; setting dates for any necessary public hearings on the proposed tax rate; and setting the date City Council will adopt the fiscal year 2014-2015 ad valorem tax rate. Council Member Holden seconded the motion. The record vote follows:

Council Member Ray:	Aye
Council Member Holden:	Aye
Council Member Sheppard:	Aye
Council Member Eustace:	Aye
Mayor Pro tem Beckwith:	Aye

The motion carried:

RESOLUTION NO. 2014-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, SETTING THE MAXIMUM PROPOSED AD VALOREM TAX RATE; SETTING DATES FOR ANY NECESSARY PUBLIC HEARINGS ON PROPOSED TAX RATE; AND SETTING THE DATE CITY COUNCIL WILL ADOPT THE FISCAL YEAR 2014-2015 AD VALOREM TAX RATE.

**2. Discuss and take appropriate action the control of access traffic into and out of the Jersey Meadow Golf Course, including solutions for eliminating cut-through traffic.**

Danny Segundo, Director of Public Works, introduced the item. Background information is as follows:

At the annual City Council/City Staff Retreat held in May of this year, there was discussion related to cut-through traffic at the Jersey Meadow Golf Course. City Council discussed the issues concerning the amount of traffic that passes through on a daily basis at the City’s Golf Course. Concerns centered on the safety of golf course players possibly being struck by cars that were cutting through the parking lot to avoid traffic on Jones Road. Council noted that this has been an ongoing issue and that there has been discussion of the extension of Jersey Meadows Drive to Rio Grande by past City Council

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members. Mayor Erskine noted that there have been citizens who have favored the extension of Jersey Meadows Drive. Most notably, the Lakes of Jersey Village subdivision desires the extension to foster a sense of being connected to Jersey Village. Currently, when the golf course gate is closed these residents have to drive along Jones Road to Village Green in order to have access to the any public buildings such as City Hall or the Police and Fire Department. However, it was also noted by the Mayor that while there is support for the extension of Jersey Meadows Drive, there is also support not to extend Jersey Meadows Drive as this would possibly lead to more cut-through traffic within Jersey Village. City Council also had discussion on the design of the Golf Course parking lot as it was not intended to be used as a thoroughfare for traffic. Staff and council acknowledged that the parking lot is used as a de-facto roadway with a significant amount of traffic.

While no decision was made regarding cut-through traffic during the budget meetings, City staff was asked to provide an updated cost analysis related to the extension of Jersey Meadows Drive. City Councilmen Harry Beckwith III asked that an agenda item be prepared to discuss options related to cut-through traffic and possible options to limiting the amount of traffic that the golf course is seeing on a daily basis.

City Staff has developed the following 3 options for City Council review as follows:

- Option 1 is to install removable bollards on the north and south sides on the golf course bridge. This will allow for golf carts to travel over the bridge but not any vehicles. Residents will still have access to the 43 acre walk path via Jersey Meadows Dr.
- Option 2 is to dedicate the flow of traffic over the bridge as a “one way” path. Only traffic exiting the golf course will be allowed to use the bridge. Staff will have to place “one way” signs informing traffic of the new “one way” flow. Residents will still have access to the 43 acre walk path via Jersey Meadows Dr.
- Option 3 is to close off access from Jersey Meadows Dr. at the end of the Lakes of Jersey Meadows subdivision. City staff will install landscaping across Jersey Meadows Dr. that will provide a barrier that will not allow traffic to access the golf course bridge. Residents will still have access to the 43 acre walk path via the golf course parking lot.

Council engaged in discussion about the options presented by Staff. It was noted that should Council approve Option 3, this would close off access to the Golf Course from Jones Road. Council also discussed the initial installation of Jersey Meadows Drive and that the extension through to the golf course was only an afterthought. Additionally, it was noted that the current bridge connecting the two parking lots has load limits, making it unsafe for large/heavy vehicles to pass.

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It was the consensus of City Council that the golf course parking lot was never intended to be the roadway for “cut-through” traffic. It is a parking lot for use by golfers using the golf course facility.

Council noted that the gates to the golf course are closed in the evening, closing off this passageway 50% of the time. Some felt that the “cut-through” is more a matter of convenience and that many using this avenue are Jersey Village residents.

Discussion was had about the safety factors of having and using the golf course parking lot as a roadway. Some felt that while it is a safety issue that the concerns could be addressed without closure.

City Council also engaged in discussion about enforcing the current conditions as well as enforcement should the “cut-through” be closed. Under the current set up, it is not unlawful to use this avenue as a “cut-through.”

Some members of the Council felt that the proper solution is to either extend Jersey Meadows Drive or close the “cut-through” off completely.

The various options for closure were discussed again as well as the traffic data presented by the Chief of Police concerning the number of cars using this passage.

City Manager Castro told the Council that the extension of Jersey Meadows Drive is in the CIP, but is set some 5 years out. Once implemented it would make Jersey Meadows Drive a two-way thoroughfare.

In completing their discussion, no action was taken on this item.

**3. Discuss and take appropriate action concerning the installation of “speed humps” on a portion of Seattle Street within the City of Jersey Village.**

Danny Segundo, Director of Public Works, introduced the item. Background information is as follows:

During the citizens’ comment segment of July’s City Council meeting, Mr. Reuben Johnson (15801 Seattle) stated his concerns regarding speeding issues and high volume traffic occurring along Seattle Street from Solomon Street to Senate Avenue. He wanted the City to consider placing speed bumps along Seattle Street to deter speeding and the high volume of traffic. He requested that the City provide him an updated volume traffic count for Seattle Street. He stated that he has talked to his neighbors about his concerns and that he was informed that this has been a recurring issue along Seattle Street. He feels that this is a safety issue and should be addressed by the City.

History of Seattle Street Traffic Issues

In May and July of 2006, the City began receiving complaints related to noise and lighting issues with Pro Logis and the operation of the warehouse along Security Way. In

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October of that same year, the concerns grew to a request by Tom Seibel (15714 Seattle St.) to look into traffic issues on Seattle Street. By December of 2006 more residents (6 total) were coming before City Council to express their concerns about traffic issues around the Seattle Street area. The City assigned its Engineer, Frank Brooks, to provide some insight and present possible solutions to the issue. One response was to install bollards along Seattle Street and Singapore Street that prohibited access to turn left onto both streets. Traffic was detoured and traveled to Congo Lane and Shanghai Street to complete a left turn. City Council considered the installation of a “barrier gate” during this period (February 2007) and Council Members Jill Klein and Ernie English became Council Liaisons that met with citizens regarding the traffic issue. In April of 2007, City Council approved an ordinance for the installation of “No left turn” signs along Solomon Street that prohibited left turns during the hours of 4:30 p.m. and 6:30 p.m. for Seattle, Singapore, Australia, Congo, and Shanghai. The ordinance was repealed by City Council a month later due to resident displeasure. By June 2007 there would be a total of 30 additional residents that expressed their concerns regarding issues related to the efforts by City Council to address the issue.

While the bollards and signs were effective in deterring traffic, there were unintended consequences related to their placement. Traffic volume simply moved to adjacent streets in the area. Residents who lived along Australia and Congo were now seeing a higher volume of traffic along their streets. Many complaints were received by residents because they were given tickets for making left turns during the one month period the ordinance was in effect, as this was the path many chose to take on their way back home and into the City.

With the opening of W. Gulf Bank Road in the late 90’s and the development of the Pro Logis warehouses along Security Way, the Seattle Street and Solomon Street area has seen its traffic volume increase as it is another avenue for residents to enter the City, and also for cut through traffic from Beltway 8 that is trying to avoid the interchange traffic and signal lights at the 290 Freeway at Senate Ave. The re-design of the 290/Beltway interchange and the installation of the frontage road over pass will allow for the continuation of traffic to flow along the Beltway 8 feeder without any slowdown or stops. This may reduce the amount of cut through traffic we may see in this area.

Currently, the City does not have a program to install speed bumps or a process for the installation of speed bumps. The Public Works Department did look at the implementation of a speed bump program under the suggestion of former Mayor Russell Hamley. We intended to follow similar guidelines as the City of Houston. The City of Houston’s program requires a 75 percent support from residents in the directly affected area. All requests are reviewed by the Fire Department to ensure that the proposed humps would not impede emergency response time. A speed study must be conducted to determine if a speeding problem does exist and the extent of the speeding problem. However, our department did not make any recommendations as the support for installing speed humps in the City deteriorated.



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In completing the introduction, Chief Forester gave Council a summary of the results of the two traffic studies his department conducted on Seattle Street. The first study revealed that 3,187 vehicles traveled from east to west during a seven (7) day period with 85% of the cars traveling 20 mph or less. The second study revealed that 6,137 vehicles traveled from west to east during a seven (7) day period with 85% of the vehicles traveling 29 mph or less. The speed limit on this street is 25 mph.

Discussion was had by the Council concerning the volume of traffic, the speed of traffic and the number of children living in residences along this Street.

Chief Bitz explained the difference between a “speed hump” and a “speed cushion.” The speed hump is three (3) to four (4) inches in height and requires that vehicles almost come to a complete stop in order to prevent damage to the vehicle. The speed cushion, on the other hand, presents a speed barrier that gradually increases and decreases in height enabling most cars to go over the cushion at a rate of 10 to 15 mph. Chief Bitz stated that the speed cushion is better than the speed hump.

Council was concerned about how speed cushions will affect City vehicles. Staff reported that there would be “zero” impact in terms of both injuries and maintenance.

Council discussed the cost of installation (no more than \$5,000) as well as the cost to remove the cushions.

Some Council Members were concerned about the “unintended consequences” that may result from installing the cushions. However, it was felt that most of these concerns may be overcome by an intelligent design and approach.

Some Council Members wondered if stepping up patrol in the area would be just a beneficial as installing the speed cushions. Chief Forester explained the different tactics his department has used to enforce speed on Seattle. The problem is that most drivers see the patrol car and adjust speed accordingly.

City Manager Castro suggested that should it be Council’s desire to install cushions, a plan will be necessary to outline the installation and removal parameters as well as the requirement for resident approval and placement intervals. Mr. Castro also mentioned the noise that will result from cars passing over these devices.

With no further discussion, Council Member Ray moved that Staff be directed to develop parameters for the placement and removal of speed cushions in the 15,000 Block of Seattle, that portion that lies between Senate and Solomon. Council Member Holden seconded the motion. The vote follows:

Ayes: Council Members Ray, Holden, Sheppard, and Eustace  
Mayor Pro tem Beckwith

Nays: None

The motion carried.

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**4. Discuss and take appropriate action regarding the request from Michael Brown to participate in the FEMA buy-out program for his home located at 16025 Wall Street, Jersey Village, Texas.**

Danny Segundo, Director of Public Works, introduced the item. Background information is as follow:

The City of Jersey Village has received a letter submitted by Mr. Michael Brown (a resident who lives at 16025 Wall Street) regarding his request that the City initiate on his behalf the process of participating in the FEMA buyout program.

FEMA administers three grant programs to assist communities in mitigating the effects of natural hazards: the Flood Mitigation Assistance Program; the Hazard Mitigation Grant Program; and the Pre-Disaster Mitigation competitive grant program. State, Tribal, and local government agencies may apply through the States to receive funds for these programs.

The Flood Mitigation Assistance Program provides property owners whose homes have been severely damaged by a flood or by disaster an opportunity to be relocated. It is important to understand that FEMA does not buy houses directly from the property owners. Acquisition or buyout projects; while 75 percent funded by FEMA, are administered by the State and local communities. The State and local communities work together to identify areas where buyouts make the most sense. Individuals may not apply directly to the State, but the community may sponsor an application on their behalf. Buyouts are an important way to reduce the risk of future disasters. Money is limited and in most cases, the amount of money set aside for mitigation cannot meet all the mitigation needs following a disaster. States prioritize mitigation programs with input from the communities.

Property acquisition is one of many forms of hazard mitigation, and it is the most permanent form. In a property acquisition project, the community buys private property, acquires title to it, and then clears it. By law that property, which is now public property, must forever remain open space land. The community can use it to create public parks, wildlife refuges, etc. but it cannot sell it to private individuals nor develop it. Property acquisitions work the same way as any other real estate transaction. Property owners who want to sell their properties will be given fair prices for them.

A buyout is not a simple matter and requires a great deal of education and community input; it does not happen overnight. It may take months for a State and the affected communities to submit and agree to buyout proposals. Once a homeowner accepts a buyout offer, the average closing takes about 45 days. The community will pay the costs usually associated with real estate transactions, including the appraisal, title search, and if necessary, lot survey. The community will also pay the closing costs. The property owner

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will be responsible for any mortgages, liens, etc., against their property...just like any other real estate sale.

FEMA requires the applicant to meet a specific set of requirements when applying for the funds to ensure that proposed projects meet the program requirements, Federal environmental laws and regulations, and cost-effectiveness requirements. The applicant must meet repetitive loss requirements.

City Staff has researched the history of 16025 Wall Street and has found that this structure may not qualify for a repetitive loss claim. Our records show that the property has flooded twice; once during Tropical Storm Frances and once during Allison. Our research also showed that FEMA does not have this address on its repetitive loss list.

The FEMA Flood Mitigation Program has participated in the buyout of four properties in Jersey Village: 15702 Jersey Drive (2/2/2005), 8221 N. Tahoe (2/2/2005), 15810 Jersey Drive (10/4/2010), and 7815 Zilonis Court (11/23/2011). Mr. Brown stated in his letter that his home is “not worth what he paid for it 21 years ago”. City staff researched his property history via the Harris County Appraisal District (HCAD). The original home was appraised in 1991 for \$97,500. In 1993, the year that Mr. Brown purchased the home, it appraised at \$115,100 (Land \$27,000 – market, Building \$87,200). HCAD records indicate the current property value for his residence is \$164,132.

While there is still the potential for flooding from a major hurricane or tropical storm, the City of Jersey Village and the Harris County Flood Control District (HCFCD) has made substantial improvements in and around Jersey Village. In 2007, the City began Phase II of its street rehabilitation program with the emphasis on addressing drainage issues in the City. Argentina Street, Leeds Land, Carlsbad Street, Tahoe Drive, Shanghai Street, and Equador Street were paved and new drainage systems installed to transport rain water to White Oak Bayou and the Bypass Channel. HCFCD has completed major projects in the Jersey Village area such as the Fallbrook Stormwater Detention Basin, Ranchstone Stormwater Detention Basin, Hollister Stormwater Detention Basin, the Jersey Village Bypass Channel Project, conveyance improvements at Beltway 8, along with the recent completion of the Jersey Village 43-acre detention basin. All told, in the past 20 years, HCFCD has spent approximately \$ 117 million in the Upper White Oak Bayou watershed to mitigate flooding. The ability of the City to withstand flooding events has substantially improved with the efforts of both the City and the HCFCD.

As a part of the process for the City of Jersey Village or HCFCD to proceed with a buyout property that is located in Jersey Village, the applicant must have the support of the community. This customarily means the support of City Council, Commissioners Court, or local jurisdiction is needed. Stated differently, buyout of properties within Jersey Village will not happen without the consent of City Council.

City staff is also looking for direction as to how to proceed with future inquiries regarding participation in the buyout program. Does City Council want to consider each

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buyout proposal individually? Based on flood mitigation efforts, does City Council wish to deny this and all future request for participation in the buyout program? Would City Council like staff to determine if a buyout proposal is warranted and then proceed, or give permission for the applicant to proceed to FEMA? Should City Staff recommend that all buyout applicants be referred to HCFCD for assistance?

In concluding the introduction, City Manager Castro summarized the program requirements. He told City Council that Mr. Brown is asking that the City sponsor the buyout. Since FEMA pays 75% of the fair market, in approving/sponsoring the request, the City would be responsible for the remaining 25%. All prior buyouts had in the City were sponsored for and paid by the Harris County Flood Control District and were had prior to the flood improvements made over the past several years. City Manager Castro explained that in addition to the 25%, the City would be responsible for paying closing and demolition costs should we agree to sponsor the request. The total cost of sponsorship could be in the tens of thousands of dollars.

Discussion was had concerning the benefit to the home owner should FEMA buyout the property as opposed to selling the home on the market. City Manager Castro explained that the purchase is guaranteed. Mr. Brown reported that his home has never been on the market, but the home next door was and it took over two (2) years to sell and the owner received less than \$150,000.

Further discussion was had about the cost to the City. Some members felt that the City should not sponsor the request because it sets precedence. Additionally, it will cost the City a considerable amount for just one (1) home not to mention the on-going maintenance of the green space and the loss of tax dollars since the space must remain vacant.

Council discussed the buyout process. Harris County Flood Control will not proceed without City Council's approval whether we sponsor or not. Some members did not object to a Harris County Flood Control sponsorship, while others voiced their disapproval.

Council then discussed the direction to be given Staff on future requests. The consensus of Council was that each request should be presented to City Council for review.

No action was taken by the Council on this item.

- 5. Consider Resolution No. 2014-43, establishing the maximum percentage rate for which the Texas Municipal League Intergovernmental Employee Benefits Pool re-rate numbers may exceed the current medical premiums; and authorizing advertisement for Request for Proposals for employee group benefits for calendar year 2015 should the re-rate numbers exceed the maximum percentage rate set by City Council.**

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Karen Farris, Human Resource Generalist, introduced the item. She told Council that TML re-rate numbers are used in determining the need to request proposals for employee group benefits and these numbers must be received no later than August 18, 2014 in order to meet the proposal schedule for 2015. Nonetheless, TML's re-rate numbers for employee group benefits will not be available until after August 18, 2014.

In previous years, if the medical rates exceeded 7% of the current medical premiums, staff recommended that the City go out for proposals for employee group benefits. However, due to the City's adverse claims experience compared to prior years, medical rates could exceed 10% of the current medical premiums for benefit year 2015. Because the increase may exceed 10% of the current medical premiums, it is necessary that City Council determine the maximum allowable increase without the necessity of putting the plan out for proposal and then authorize advertisement for request for proposals for employee group benefits for calendar year 2015 should the re-rate numbers exceed the maximum percentage rate set by city council.

In completing the introduction, Ms. Farris introduce Consultant Dick Hillyer to further explain the process to Council. Consultant Dick Hillyer gave City Council background information on health insurance coverage from prior years and the negotiations that drove that coverage. He also spoke to various claim information that is driving the negotiations this year. He mentioned that the City has had some substantial claims these last few months; but in his talks thus far with TML he has gotten them to agree to no more than a 7.5% increase. Nonetheless, he will continue to negotiate this rate. Hopefully the City will see a further reduction.

Council wondered if going out for bid would result in a better premium for the City. Mr. Hillyer explained that due to the current market conditions, he does not believe that the City will do any better in going out to bid due to its size. In fact, he is concerned that it may do much worse.

Council discussed the various plans and employee coverage. It was noted that the insurance offered by the City is very good and may be considered by some as a "cadillac plan." Keeping this in mind, some members of the Council wondered if the premiums could be reduced by increasing the deductibles and providing a health savings account. Mr. Hillyer stated that this could certainly be researched. However, Mr. Hillyer explained that 80% of the plans members represent about 20% of the plan cost. It is the few large claims that are driving the increase.

With no further discussion on the matter, Council Member Ray moved to approve Resolution No. 2014-43, establishing 7.5% as the maximum percentage rate for which the Texas Municipal League Intergovernmental Employee Benefits Pool re-rate numbers may exceed the current medical premiums; and authorizing advertisement for Request for Proposals for employee group benefits for calendar year 2015 should the re-rate numbers exceed the maximum percentage rate set by City Council. Council Member Holden seconded the motion. The vote follows:

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Ayes: Council Members Ray, Holden, Sheppard, and Eustace  
Mayor Pro tem Beckwith

Nays: None

The motion carried.

RESOLUTION NO. 2014-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, ESTABLISHING THE MAXIMUM PERCENTAGE RATE FOR WHICH THE TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL EMPLOYEE BENEFITS POOL (TML) RE-RATE NUMBERS MAY EXCEED THE CURRENT MEDICAL PREMIUMS; AND AUTHORIZING ADVERTISEMENT FOR REQUEST FOR PROPOSALS FOR EMPLOYEE GROUP BENEFITS FOR CALENDAR YEAR 2015 SHOULD THE RE-RATE NUMBERS EXCEED THE MAXIMUM PERCENTAGE RATE SET BY CITY COUNCIL.

**6. Receive the Golf Course Advisory Committee Report.**

Michael Brown, Director of Parks and Recreation introduced Gregg Fair, Chairman of the Golf Course and Advisory Committee to give the Report. Mr. Fair addressed Council concerning the Golf Course Advisory Committee Report. He told Council that Michael Brown, Director of Parks and Recreation, and his staff do a great job in managing the Golf Course. The course is in excellent condition and staff listens to the concerns and advice given by the Committee.

He went on to say that tournament and daily fee play is strong, which is good because this generates golf course revenue. He mentioned that the general public playing the course rate it high. They are especially pleased with the cost of daily fee play.

He went on to say that the Senior Men's Golfing Association is one of the largest in this area with over 500 members. The City course is nice, well kept, and ranks well above most municipal courses. Additionally, merchandise sales do well and all profit centers are performing as expected.

The Committee is well supported by Staff and by City Council.

Council engaged in discussion about the current rate schedule and if it is adequate. Mr. Fair explained that the Committee has discussed the rates and is not in favor of increasing same. The City's golf pro keeps tabs on what other courses are charging. The Committee's goal is to keep our rates competitive, but reasonable. We are currently priced for weekday play and our rates drive the use of our course.

Discussion was had on the Committee's view of cut through traffic. Mr. Fair explained that this has not necessarily been discussed formally by the Committee; however, his personal opinion is that it is a parking lot, not a through street.

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**7. Consider Resolution No. 2014-44, appointing a Commissioner to fill the unexpired term ending September 30, 2015 for Position Four on the Planning and Zoning Commission.**

Lorri Coody, City Secretary, introduced the item. Background information is as follows:

The Planning and Zoning Commission is a seven member Commission appointed by the Mayor with approval of the Council. Each member shall be a resident of the city and shall be appointed to serve a term of two years. Should a vacancy occur, the Mayor, with approval of the Council, shall appoint a person to complete the unexpired term for the vacant position.

Effective July 7, 2014, Tom Eustace, who served in Position Four for this Commission, tendered his resignation in order to take his seat on the City of Jersey Village City Council. Mr. Eustace has served on this Commission since June of 2008 and his current term expires September 30, 2015.

In order to prepare for this item the following actions were taken to inform residents of this opening and extend invitation for consideration of applications:

1. A notice was placed in the August 2014 JV Star;
2. A notice was placed on the City's website and on the marquee signs; and
3. Emails were sent extending invitation to former applicant's expressing an interest in this Commission

The applications of those qualified candidates who have expressed interest in serving on this Commission were presented for Council's review.

With limited discussion on the matter, Council Member Holden moved to appoint Ratan K. Jha to fill the unexpired term for Position Four on the Planning and Zoning Commission. Council Member Sheppard seconded the motion. The vote follows:

Ayes: Council Members Ray, Holden, and Sheppard  
Mayor Pro tem Beckwith

Nays: Council Member Eustace

The motion carried.

RESOLUTION NO. 2014-44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPOINTING A MEMBER TO FILL THE UNEXPIRED TERM FOR POSITION FOUR ON THE PLANNING AND ZONING COMMISSION.

**H. MAYOR AND COUNCIL COMMENTS**

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Pursuant to Texas Government Code § 551.0415, City Council Members and City staff may make a reports about items of community interest during a meeting of the governing body without having given notice of the report. Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

**Council Member Eustace:** Council Member Eustace thanked all involved in the Comprehensive Planning Advisory Committee Meetings and the development of the Comprehensive Plan. He is pleased with the amount of participation.

**Council Member Sheppard:** Council Member Sheppard had not comments.

**Council Member Ray:** Council Member Ray thanked Staff for taking the lead on presenting information about speed humps for Seattle Street. He appreciates the hard work. He also thanked the citizens for their comments. He mentioned that he recently attended a “meet and greet” with some of the city’s residents and he found the event to be very helpful and enjoyable. He encouraged more of this interaction.

**Council Member Holden:** Council Member Holden had no comments.

**Mayor Pro tem Beckwith:** Mayor Pro tem Beckwith also commended Staff for their work. He mentioned that there is a lot going on now and he appreciates all the hard work by Staff in preparing items. He also thanked the citizens for their comments.

**I. ADJOURN**

There being no further business on the Agenda the meeting was adjourned at 9:25 p.m.

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Lorri Coody, City Secretary