

MEETING MINUTES (Pebble Creek Home Owners Association)

To:	Danielle Charbonnet City of College Station	Staff:	Danielle Charbonnet, City of College Station
From:	Meghan McCarthy Halff Associates		Venessa Garza, City of College Station Wayne Cooper, Halff Associates
Subject:	Meeting with Pebble Creek Home Owners Association members	Attendees:	Meghan McCarthy, Halff Associates Marsha Sanford, past HOA president, resident Erik Scott, resident Erica Roberts, HOA representative Davis Young, resident, subdivision developer
Meeting Date:	December 3, 2011 1:30 pm		Troy Farrar, resident, represent adventure racing association
Location:	College Station Fire Station #5		Jim Ross, Nature Center Advisory Board, resident
Minutes Date:	December 5, 2011 (rev. 01/09/2012)		
AVO No.:	28475		

Item	Description	Action
1.	Background Information (Wayne Cooper, Halff Associates)	
	<ul style="list-style-type: none"> • Introduction of purpose of meeting: to visit with neighborhood stakeholders and identify issues and opportunities with the Lick Creek Greenway Trail corridor • Description of report: preliminary feasibility report to identify opportunities and constraints to developing a trail along the Lick Creek Corridor, extending from Westfield Park/Creekview 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. 	
2.	Introductions were made.	
3.	Recent Work Efforts / What we've looked at so far (Wayne Cooper, Halff Associates)	
	<ul style="list-style-type: none"> • Have walked the entire trail corridor and documented photos. • Working on identifying a number of alternatives to get from Westfield Park/Creek View Elementary to Lick Creek Park. 	
4.	What are positive outcomes, main goals for this project? (Answers from	

Attendees)

- Connectivity
- Trails for residents
- Healthy lifestyle
- Think they're fantastic in other cities, great idea
- Rest stops along the way and throughout the system, allow people to take time and rest along trail
- Cyclists that don't want to use SH 6 could use trail
- Would like to see something at end of road to Lick Creek Park (trailhead w/parking)
- Are the existing wide sidewalks (6') sufficient for a trail? *Wayne Cooper: looking at at least 10'*

5. Potential concerns with project? (Answers from attendees)

- Concern about pedestrian traffic through the subdivision (between points 5 and 8 of map) (provide image of map?)
- Will there be public access at mid-points along the corridor, especially on the undeveloped part of the trail between SH 6 and William D. Fitch Pkwy?
- Concern that parking will happen in neighborhood where it shouldn't
- Make sure that the residents of Pebble Creek will be able to have access without attracting a need for parking among non-residents. Don't want a parking lot in the neighborhood
- Need secure access from Lick Creek Park to neighborhood
- What will area between SH 6 and William D. Fitch Pkwy look like – meander through nature or along future roads? *Wayne Cooper: Will try to stay on one side of creek to reduce cost of trail (fewer ped bridges). Will try to stay along high part of bank (but not on top)*
- Will trail be lighted? *Wayne Cooper: Typically don't recommend lighting*
- What will trail material be? *Wayne Cooper: Have options. Concrete is most durable; asphalt is popular among runners; decomposed granite would require a lot of maintenance and is just as costly as installing concrete*
- What is the vision for the trail through the neighborhood? Developer has drawn up plans over years that trail criss-crosses berms; would prefer something winding rather than a straight line
- Parking at Lick Creek Park would need to increase to alleviate need for parking in Pebble Creek neighborhood
- Because of this project, Pebble Creek is going to become a secondary entrance to Lick Creek Park. Do we address that in the study? Pros/cons for parking is that residents of Pebble Creek would like the parking, but don't want a lot of outside traffic using it
- If road isn't finished, will trail still go to park? *Venessa Garza: will need to work through a design that reflects that future road going through*
- Is there a rule of thumb for trail locations? *Wayne Cooper: Not really, just where they're logical*
- Crossing at William D. Fitch Pkwy – under bridge would be preferred to overhead bridge or street crossing
- Developer would be willing to meet with consultant to determine alignment for trail

- along golf course, because much of it is owned by HOA (near William D. Fitch Pkwy)
- If can't do William D. Fitch Pkwy crossing along creek, would have to cross at Pebble Creek Pkwy, which is not ideal from a safety and aesthetic perspective
 - Don't want parking along Pebble Creek Pkwy
 - Pebble Creek Pkwy is supposed to have a bike lane in the future
 - Will need to address trail heads that provide parking
 - Would like city to consider safety/criminal element between points 4 and 5 (between SH 6 and William D. Fitch Pkwy). Trail should be wide enough for vehicles to travel down for emergency purposes
 - To address crime, can trail have a gate at neighborhood? *Danielle Charbonnet: City doesn't gate/close trails*
 - While criminals don't like to be seen, some take advantage of all the busy-ness and commotion and can "hide" in crowds
 - Trails are currently under utilized, and the neighborhood would like to see them used more.
 - More traffic will also probably bring better maintenance
 - What about mountain biking trails (or other ad hoc trails)? *Wayne Cooper: Haven't considered mountain biking trails, and outside of scope. It probably will happen though, and in future may be addressed; it's a reality that these ad hoc trails get formed by various users (fishermen, too)*
 - Concern for residents in SpringBrook and possible chance of flooding. Don't think it is worth taking the chance on having someone's home flooded or need for flood insurance because of City project. Would like to see it studied more. *Danielle Charbonnet: City has zero-rise flood ordinance that City itself must adhere. Wayne Cooper: Detailed design process (later) will study the alternatives more extensively*
 - At point #6, may need bridge to replace the low water crossing.

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.