

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON DECEMBER 20, 2021, 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 Warren at 7:00 p.m. with the following present:

Mayor, Bobby Warren	City Manager, Austin Bleess
Council Member, Drew Wasson	City Secretary, Lorri Coody
Council Member, Sheri Sheppard	City Attorney, Justin Pruitt
Council Member, Michelle Mitcham	
Council Member, James Singleton	
Council Member, Gary Wubbenhorst	

Staff in attendance: Mark Bitz, Fire Chief; Isabel Kato, Finance Director; Kirk Riggs, Chief of Police; Robert Basford, Director of Parks and Recreation; and Harry Ward, Director of Public Works.

Council Member, James Singleton and City Secretary, Lorri Coody, were not physically present at this meeting but attended via video conferencing.

B. INVOCATION, PLEDGE OF ALLEGIANCE

1. Prayer and Pledge by: Drew Wasson, Council Member, Place One

C. PRESENTATIONS

1. Presentation of Employee of the Month.

Austin Bleess, City Manager, presented the December employee of the month award to Debra Smith.

2. Presentation of Police Commendations

Chief of Police Riggs recognized Officers Dustin Hill, Issiac Gonzales, and Oscar Garcia for going above and beyond the call of duty.

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 comment 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 comments to the City Council.

Roshni Lau, 4801 Woodway Drive, Houston, Texas 77056 (281) 451-6638 – Ms. Lau is an Attorney who represents Quality Suites. She spoke about an item listed on the consent agenda in connection with the Property Standards Board. She gave her opinion on how this section of the City's Code should be changed to better the program and to be fair with hotel owners.

John Baucum, 15325 Chichester Lane, Jersey Village, Texas (713) 822-8405 – Mr. Baucum thanked the fire department for the Santa Program and City Council for the caroling event. He

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – DECEMBER 20, 2021

would like to be reappointed to the TIRZ2 Board. He also is opposed to the bond package for the golf course clubhouse.

David Lock, 16002 Lakeview Drive, Jersey Village, Texas (832) 630-2604 – Mr. Lock spoke to Council about being called out by Council Member Mitcham on his nomination for the Parks and Recreation Advisory Committee and the Golf Course Advisory Committee. He is asking that residents not be called out in public on these issues.

Cathy Huebner, 15806 Acapulco, Jersey Village, Texas (713) 823-3081 – Ms. Huebner spoke to City Council about several things in Jersey Village that she feels are quite amazing. She listed these amazing things and gave information about same. She specifically thanked Council Member Mitcham for her part in these amazing events.

Doris Michalak, 16002 Kevindale Court, Jersey Village, Texas 77040, (713) 553-4048 – Ms. Michalak thanked the Parks and Recreation Department for all that they do to make the Holiday in the Village a success.

Greg Holden, 16429 Jersey Hollow, Jersey Village, Texas 77040 – Mr. Holden spoke to Council about the proposed bond election for the golf course clubhouse. He stated that he is fiscally conservative and is generally not in favor of bonds. He outlined two concerns for the proposed bonds for the golf course clubhouse: (1) project costs and (2) components of the project are no longer feasible. He feels the debt for this project is loaded on the backend. He explained his position. He does not support this bond election and believes this bond election will fail.

James MacDonald, 16306 Acapulco, Jersey Village, Texas (832) 253-6167 – Mr. MacDonald supports John Baucum for reappointment to the TIRZ2 Board. He recognized Christina Bethke and Nancy Frankel as citizens of the month. He closed with mentioning the appreciation of residents for all the wonderful events sponsored by the City. Merry Christmas.

Mark Maloy, 7803 Hamilton Circle, Jersey Village, Texas (713) 461-1430 – Mr. Maloy does not support the bond election for the golf course clubhouse. He gave his reasoning as to why he does not support a bond for this project. He is concerned about the cost in terms of fees, interest rates, and taxes connected to same. He also gave background information about the golf course and its debt.

Kimberly Henao, 15601 Singapore Lane, Jersey Village, Texas (832-689-9878) – Ms. Henao gave information about Jersey Village and the celebration of Christmas.

Ashley Brown, 15602 Lakeview Drive, Jersey Village, Texas (936) 662-5231 – Ms. Brown does not understand why Counsel believes that the bond for the golf course clubhouse is a good idea. She stated that the taxes have already been raised and now she feels that adding this debt and interest associated with it is not a good idea. She does not support the bond election for the golf course clubhouse.

Susan Edwards, 16001 Jersey Drive, Jersey Village, Texas (713) 817-3290 – Ms. Edwards thanked the Jersey Village Fire Department for their service. She felt most people live in Jersey

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – DECEMBER 20, 2021

Village because of our fire and police departments. She thanked all for their comments during this meeting. They are important, stating that she too is dismayed about the incident with David Lock.

E. CITY MANAGER’S REPORT

City Manager Bless gave his monthly report as follows:

1. Monthly Fund Balance Report, Enterprise Funds Report, Governmental Funds Report, Property Tax Collection Report – October 2021, General Fund Budget Projections as of November 2021, and Utility Fund Budget Projections – November 2021
2. Fire Departmental Report and Communication Division’s Monthly Report
3. Police Department Monthly Activity Report, Warrant Report, Staffing/Recruitment Report, and Police Open Records Requests
4. 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
5. Public Works Departmental Status Report
6. Golf Course Monthly Report, Golf Course Financial Statement Report, Golf Course Budget Summary, and Parks and Recreation Departmental Report
7. Code Enforcement Report

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 be no 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.

Each Consent Agenda item appears below with background information. Item 6 was pulled from the Consent Agenda for further discussion. Accordingly, Item 6 contains discussion information as well as Council’s vote. The vote on Items 1 through 5 and 7 is found at the end of the Consent Agenda.

1. **Consider approval of the Minutes for the Regular Session Meeting held on November 15, 2021.**
2. **Consider Resolution No. 2021-75, appointing Katherine M. Chancia as the Presiding Municipal Court Judge; and Margaret S. Harris and Bret S. Kisluk as Municipal Court Judges of the City of Jersey Village for the term beginning January 1, 2022 and ending December 31, 2023.**

BACKGROUND INFORMATION:

Section 5.07 of the Charter calls for the appointment of municipal court judges for the term of two years, we are respectfully requesting to appoint Katherine M. Chancia as the

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – DECEMBER 20, 2021

Presiding Municipal Court Judge; and Margaret S. Harris and Bret S. Kisluk as Municipal Court Judges for the City of Jersey Village Municipal Court.

RESOLUTION NO. 2021-75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPOINTING KATHERINE M. CHANCIA AS THE PRESIDING MUNICIPAL COURT JUDGE; AND MARGARET S. HARRIS AND BRET S. KISLUK AS MUNICIPAL COURT JUDGES OF THE CITY OF JERSEY VILLAGE FOR THE TERM BEGINNING JANUARY 1, 2022, AND ENDING DECEMBER 31, 2023.

- 3. Consider Resolution No. 2021-76, appointing Ernesto Rios as Municipal Court Clerk of the City of Jersey Village for the term beginning January 1, 2022 and ending December 31, 2023.**

BACKGROUND INFORMATION:

Section 5.07 of the Charter calls for the appointment of a municipal court clerk for a term of two years to run concurrently with the term of judge(s). Ernesto Rios currently serves as the City of Jersey Village Municipal Court Clerk. Staff respectfully requests the Ernesto Rios be appointed to serve another term as Municipal Court Clerk beginning January 1, 2022 and ending December 31, 2023.

RESOLUTION NO. 2021-76

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPOINTING ERNESTO RIOS AS MUNICIPAL COURT CLERK OF THE CITY OF JERSEY VILLAGE FOR THE TERM BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2023.

- 4. Consider Resolution No. 2021-77, appointing an Emergency Management Coordinator and an Assistant Emergency Management Coordinator for the City of Jersey Village.**

BACKGROUND INFORMATION:

The State of Texas Governors Division of Emergency Management and the Texas Department of Homeland Security requires that each local government appoint/re-appoint their emergency manager and assistant emergency manager. The EMC for the city has been the Fire Chief and the Assistant EMC has been the Police Chief. This documentation is submitted yearly for update and can be signed by either the Mayor or the City Manager on the Mayors behalf. Attached you will find the State Form TDEM 147, required to be submitted to the State of Texas.

It is staff's recommendation that council authorize Mayor Bobby Warren to sign the documentation appointing the Fire Chief to serve as the Emergency Management

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – DECEMBER 20, 2021

Coordinator and the Police Chief to serve as Assistant Emergency Management Coordinator.

RESOLUTION NO. 2021-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPOINTING AN EMERGENCY MANAGEMENT COORDINATOR AND AN ASSISTANT EMERGENCY MANAGEMENT COORDINATOR.

- 5. Consider Ordinance No. 2021-39, amending the General Fund Budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 in the amount not to exceed \$147,437.50 in order to adjust various line items in the General Fund.**

BACKGROUND INFORMATION:

In reviewing the governmental funds financial statements, we realized that some line items were over budgeted due to unforeseen expenditures necessary for the operation of the City. The budget to actual comparisons must be presented within the Comprehensive Annual Financial Report (CAFR) for all the individual governmental funds with legally adopted annual budget, in this case the General Fund. For this reason, it is necessary to request from City Council the approval of these budget amendments to the various line items included on the attached Exhibit A Budget Amendment/Transfer Forms in order to make the necessary adjustments before the closing of fiscal year 2020-2021.

ORDINANCE NO. 2021-39

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE GENERAL FUND BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021 IN THE AMOUNT NOT TO EXCEED \$147,437.50 IN ORDER TO ADJUST VARIOUS LINE ITEMS IN THE GENERAL FUND.

- 6. Consider Ordinance No. 2021-40, amending Section 18.187(f)(2) of the Code of Ordinances of the City of Jersey Village, Texas to allow the Property Standards Board to apply conditions to the reclassification determination of the Designated City Official; and, making other findings and provisions related thereto.**

BACKGROUND INFORMATION:

In Chapter 18, Article V, of the Code of Ordinances the Designated City Official (DCO) is authorized to determine the classification of hotels in the City as either Tier 1 or Tier 2 depending on certain provisions provided in the Code.

According to the Code, the DCO's classification is subject to appeal to the Property Standards Board.

In the existing provisions of the Code, the Board is authorized to either uphold or overturn the DCO's classification in an appeal hearing.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – DECEMBER 20, 2021

This Ordinance amendment provides the Board with the ability to attach conditions to the Board's classification decision made during the appeal hearing in order to allow Hotel operators in the City the ability to maintain or achieve Tier 1 status.

Council engaged in discussion about this amendment. The discussion was to understand the requested change in the Code. There was also discussion about the comments made during citizens' comments and if additional amendments are needed.

Mayor Warren explained the Property Standards Board process as it relates to tier classifications for city hotels. City Attorney Pruitt told City Council that this entire section of the Code is under review and this particular amendment is just the first amendment to be made moving forward. He also explained the meaning of this amendment.

With no further discussion on the matter, Council Member Wubbenhorst moved to approve Ordinance No. 2021-40, amending Section 18.187(f)(2) of the Code of Ordinances of the City of Jersey Village, Texas to allow the Property Standards Board to apply conditions to the reclassification determination of the Designated City Official; and, making other findings and provisions related thereto. Council Member Sheppard seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Mitcham, Singleton, and Wubbenhorst

Nays: None

The motion carried.

ORDINANCE NO. 2021-40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING SECTION 18.187(f)(2) OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS TO ALLOW THE PROPERTY STANDARDS BOARD TO APPLY CONDITIONS TO THE RECLASSIFICATION DETERMINATION OF THE DESIGNATED CITY OFFICIAL; AND, MAKING OTHER FINDINGS AND PROVISIONS RELATED THERETO.

- 7. Consider Resolution No. 2021-78, appointing members to serve as Directors on the Tax Increment Reinvestment Zone Board for the City of Jersey Village Tax Increment Reinvestment Zone No. 3.**

BACKGROUND INFORMATION:

This item is to make appointments to the Tax Increment Reinvestment Zone Board No. 3.

The term of office for Positions 1, 2, 3, and 4 expire on December 31, 2021.

The new term for Positions 1, 2, 3 and 4 begins on January 1, 2022 and will end on December 31, 2023.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – DECEMBER 20, 2021

The interested applicant is as follows: Michael Stembridge

In addition to any pending applications, all of the following members currently serving on the Board desire re-appointment:

	<u>POSITION</u>	<u>FIRST TERM</u>	<u>TERM ENDS</u>
William C. Rackley	1	04/21	12/21
Katie Moore	2	04/21	12/21
Sylvia Perry	3	04/21	12/21
Monica Escobedo	4	04/21	12/21

RESOLUTION NO. 2021-78

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPOINTING MEMBERS TO SERVE AS DIRECTORS ON THE TAX INCREMENT REINVESTMENT ZONE BOARD FOR THE CITY OF JERSEY VILLAGE TAX INCREMENT REINVESTMENT ZONE NO. 3.

Item 6 was removed from the consent agenda. The discussion and vote for the removed item can be found under the appropriate Consent Agenda item. The vote for the remaining items NOT removed from the Consent Agenda is as follows:

Council Member Wasson moved to approve items 1 through 5 and 7 on the Consent Agenda. Council Member Mitcham seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Mitcham, Singleton, and Wubbenhorst

Nays: None

The motion carried.

G. REGULAR AGENDA

- 1. Consider Resolution No. 2021-79, appointing members to serve as Directors on the Tax Increment Reinvestment Zone Board for the City of Jersey Village Tax Increment Reinvestment Zone No. 2.**

City Manager Bless explained that this item is to make appointments to the Tax Increment Reinvestment Zone Board No. 2.

The term of office for Positions 1, 2, and 6 expire on December 31, 2021.

The new term for Positions 1, 2, and 6 begins on January 1, 2022 and will end on December 31, 2023.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – DECEMBER 20, 2021

The interested applicant(s) are as follows:

Joseph Paul Marla Lopez Jeff Barckholtz Charles A. Butler, III Alex Coleman

In addition to any pending applications, all the following members currently serving on the Board desire re-appointment:

	<u>POSITION</u>	<u>FIRST TERM</u>	<u>TERM ENDS</u>
John Baucum	1	12/19	12/21
Ty Camp	2	08/17	12/21
Ashley Hart	6	12/20	12/21

Council engaged in discussion about the various applications and the desire of the incumbents.

With no further discussion, Council Member Singleton moved to approve Resolution No. 2021-79, appointing John Baucum to Position 1, Ty Camp to Position 2, and Ashley Hart to Position 6 to serve as Directors on the Tax Increment Reinvestment Zone Board for the City of Jersey Village Tax Increment Reinvestment Zone No. 2. Council Member Wasson seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Mitcham, Singleton, and Wubbenhorst

Nays: None

The motion carried.

RESOLUTION NO. 2021-79

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPOINTING MEMBERS TO SERVE AS DIRECTORS ON THE TAX INCREMENT REINVESTMENT ZONE BOARD FOR THE CITY OF JERSEY VILLAGE TAX INCREMENT REINVESTMENT ZONE NO. 2.

2. Consider Resolution No. 2021-80, appointing a member to fill the 2021-2023 term for position five on the Building Board of Adjustment and Appeals.

City Manager Bless introduced the item. Background information is as follows:

The Building Board of Adjustment and Appeals, is a seven-member board. Each member of the board shall be a resident of the city with knowledge of construction practices. The board shall be appointed by the city council and shall act as a Building Board of Adjustment and Appeals, under the oath of office, for all construction codes as listed in section 14-664.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – DECEMBER 20, 2021

Effective September 22, 2021, Ari Fleitman, who served in position five on this Board, tendered his resignation. Mr. Fleitman has served on this Board since his appointment in October of 2008.

In order to prepare for this item, a notice was placed in the JV Star, the City's website and on the City's Facebook Page.

The applications of those qualified candidates who have expressed interest in serving on this Board were included in the meeting packet for Council's review.

Council engaged in discussion about the applicants interested in appointment.

With no further discussion on the matter, Council Member Sheppard moved to approve Resolution No. 2021-80, appointing Deborah Hart to fill the 2021-2023 term for position five on the Building Board of Adjustment and Appeals. Council Member Wasson seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Mitcham, Singleton, and Wubbenhorst

Nays: None

The motion carried.

RESOLUTION NO. 2021-80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPOINTING A MEMBER TO FILL THE 2021-2023 TERM FOR POSITION FIVE ON THE BUILDING BOARD OF ADJUSTMENT AND APPEALS.

3. Consider Resolution No. 2021-81, setting a date and time to conduct the 2022-2023 Council/Staff Budget Retreat.

City Manager Bless introduced the item. Background information is as follows:

Every year, after the May Election, Staff meets with Council in a retreat setting to discuss the financial condition of the city. During this retreat, in addition to receiving information about the overall condition of the City, Council receives information about:

- Accomplishments achieved since the last retreat
- Supplemental requests being made for the upcoming budget year
- Short-term concerns for the City with a review of both short and long-term incentives
- Departmental Information

Proposed dates for the annual Council/Staff Budget Retreat are the:

- Friday, May 13, 2022 – 1:00 p.m. to 5:00 p.m.
- Saturday, May 14, 2022 – 8:30 a.m. to 1:00 p.m.
- Friday, May 20, 2022 – 1:00 p.m. to 5:00 p.m.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – DECEMBER 20, 2021

- Saturday, May 21, 2022 – 8:30 a.m. to 1:00 p.m.

This item is to select a date for the annual Council/Staff Budget Retreat.

With limited discussion on the matter, Council Member Wasson moved to approve Resolution No. 2021-81, setting Friday, May 13, 2022 beginning at 1:00 p.m., as the date and time to conduct the 2022-2023 Council/Staff Budget Retreat. Council Member Wubbenhorst seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Mitcham, Singleton, and Wubbenhorst

Nays: None

The motion carried.

RESOLUTION NO. 2021-81

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, SETTING A DATE AND TIME TO CONDUCT THE 2022-2023 COUNCIL/STAFF BUDGET RETREAT.

4. Discuss and take appropriate action regarding the creation of a 'Citizen of the Year' award, and/or other means of recognizing outstanding citizen contributions to the community.

Council Member Mitcham introduced the item. She explained that she placed this item on the agenda to discuss the creation of a 'Citizen of the Year' award, and/or other means of recognizing outstanding citizen contributions to the community.

She told Council about the idea that the person awarded would serve as the Grand Marshall for the December Holiday parade.

Council engaged in discussion about a Citizen of the Year Award, including who would take the applications and who would make the decision on who should receive the award.

Some felt that if such a program were to be implemented it should be handled by the Park and Recreation Advisory Committee. Some were afraid that such a program could become political.

It was the consensus of Council that the Parks and Recreation Advisory Committee will take on this project.

5. Discuss and take appropriate action concerning a potential bond election in May of 2022 for the golf course club house.

Austin Bless, City Manager, introduced the item. Background information is as follows:

In the October meeting Council directed City Staff to work with our financial advisor on the potential of a bond election.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – DECEMBER 20, 2021

Included as an exhibit with this memo is information from the financial advisor as to what a potential bond would look like in terms of repayment, and how a possible transfer from the Golf Course could impact the debt service rate.

One piece of the conversation that needs to be kept in mind with this project is that would replace the current civic center. Much of our current usage of the civic center is for local groups that do not pay to use the facilities. We have not attempted to quantify the dollar amount that it costs the city to provide this service, but if the convention space will be used by these civic groups at no cost to them that should be considered in the overall operating budget of the convention center moving forward. We are providing a service to them. Right now, that service is paid for out of the general fund, and in this new club house it may require a contribution from the general fund to the golf course to continue to provide that service.

Since the last meeting on this topic there has been concern about “project creep”. At the last meeting we discussed some other projects we could get done, such as the parking lot, cart barn, maintenance facilities, etc. Currently those projects are in future CIP years. But if the opportunity and funding to do these projects at the same time were feasible, we could do it all at once, so the course is not always under construction. If that funding is not available, then these projects would stay on the CIP for future years.

It might also be a good idea to review some of the history of this project and how we got here.

In June 2017 the City Council authorized a study to be done to potentially remodel the current club house. An assessment report for the Jersey Meadow Clubhouse was provided to the City by Ray + Hollington Architects, Inc. The consultants reviewed the current layout and infrastructure of the building and supplied a final report that details the feasibility of future clubhouse renovations. In February 2018 the recommended updates and improvements are totaling a cost of \$682,500. Essentially the clubhouse would be taken down to the bones and totally rehabbed.

On March 8, 2018, the City Council held a workshop to discuss options for a new clubhouse facility, directing staff to prepare a request for proposal for the design of a new facility. The request for proposal was posted and emailed directly to 30 firms on March 14, 2018.

On April 16, 2018, the City Council approved Resolution Number 2018-20 authorizing the City Manager to negotiate an agreement with PGAL, Inc. for design of a new, Golf Course Club House. On May 14, 2018, City Council approved Resolution 2018-30 authorizing the City Manager to execute an agreement with PGAL for the design of a new Jersey Meadow Golf Course Clubhouse. The next 12 months were spent in design.

On May 15, 2019, the first bid announcement went public with the second announcement made on May 22, 2019. On May 23, 2019, city staff and PGAL held a pre bid meeting

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – DECEMBER 20, 2021

and on June 6, 2019, we opened bids. The three bids we received were from Four Seasons Development Company for \$5,171,000, Bey Commercial Construction for \$5,400,006, and Stewart Builders Inc. for \$7,000,000. During the city council meeting on June 17, 2019, council directed staff to revisit the plans with PGAL, value engineer areas of the project and rebid the project with alternates, which could include removing the parking lot component from the construction process.

On July 19, 2019, PGAL sent city staff cost estimations and items that could be valued engineered. Staff reviewed the documents and found areas to reduce the project cost but ultimately felt that the cost would still be out of our budget. We discussed our concerns heavily with PGAL at a July 24, 2019, meeting and on August 1, 2019, PGAL stated they were engaging a cost estimator to review the project.

On September 23, 2019, staff received the cost estimation and met with PGAL to discuss our options moving forward. In the document, it shows that roughly \$1.4 million dollars would be designated for parking lot and site improvements and the building cost at roughly \$3.2 million dollars for the cost of removing the old facility and building the convention center and clubhouse. These figures did not include FF&E and contingencies.

In October 2019 staff brought 3 ideas to the Council.

1. Remodel the current club house and do a separate building (approximately 6,000 sq feet) for convention space at the golf course.
2. Remodel the current club house to convention space and build a new pro shop/restaurant.
3. Do a design for a 9,500 square foot one story building for pro shop, restaurant, and convention space.

The Council discussed those options and was not interested in option 1 or 2 and at that time did not want to do a 9,500 square foot building as it may not meet future needs. They opted instead to direct staff to keep the current design, but to work with PGAL to find ways to value engineer the project.

In late 2019 and early 2020 City Staff worked with PGAL and Collaborate Architects to review the designs and look at the bids. Collaborate and one of the companies they worked with reviewed the bid specs and the bids and felt the bids came back in a reasonable range, but perhaps could have been \$200,000 - \$300,000 cheaper than the low bid.

The Council discussed the project again during May 2020 as part of the budget retreat. During that discussion a bond was briefly discussed, but that was not favored by the Council. At that time the Council consensus was to put the project on hold for an indefinite period of time and spend what we need to in order to maintain the current structure.

The project was discussed again during the May and July 2021 budget meetings.

Some general points the Council should keep in mind include, but are not limited to:

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – DECEMBER 20, 2021

- If this is put for a bond and it does not pass, we still need to do something with the building. We would need to put in well over \$100,000 into the building to fix the roof and other issues with the building.
- Golf has certainly grown during the pandemic and our numbers certainly reflect that. However, no one can predict if those numbers will stay the same, grow, or decline.
- The rates for bonds right now are at or near record lows. By going for bonds now we could lock in low interest rates and save our money for other future projects, such as roads, flood mitigation, city hall, etc.
- We could keep the current design for the new club house, or it could be revisited. If we keep the current design, we could be ready to go out for bids within a month or two of being given that approval. If we redesign, we are likely 9-12 months from bids once given approval to work on a new design.
- There is a desire for the club house to pay for itself. As noted earlier, if we allow civic groups to use the facility then that should be factored into the budget discussion on the project. If there is a bond, what percentage of that bond would be expected to be paid back from the golf course.

As discussed during our October meeting the club house, as currently designed, is currently estimated to be a \$7.5 million project, solely based on the pricing we saw from the City Hall project. We have not had an estimator give us a more accurate estimation yet. That number also includes FF&E and contingencies. Current cash on hand could be allocated by Council towards the project if the Council wanted to.

If the Council wishes to call a bond election for the project that would happen in January. The proposed language for that bond election is included with the packet for review and discussion. For tonight we do not need any formal action from the Council.

Council engaged in discussion about the item. City Manager Bless gave additional information about the problems at the clubhouse with flooding during heavy rains and the need to address the issues.

Some members were not in favor of bond debt for this project and presented their reasoning for not moving forward. With this in mind, discussion was had about how we can move forward with repairs or with a new construction on the clubhouse if we waited until our existing bonds are paid off. It was pointed out that discussion is needed concerning what can be done at the golf course without going out for debt.

Some felt that perhaps a work session is needed in order to fully understand the options. Some members were initially in favor of a bond election in order to give residents a voice. However, since the earlier discussions, it seems that public support for the clubhouse has waned. There was concern that immediate action is needed concerning the disrepair and therefore, the project, whether bond funded or not, cannot be put on the “back burner.”

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – DECEMBER 20, 2021

The increasing cost of the project was discussed as well as a shortage of materials. The timeline for a redesign was also discussed as compared to a timeline of a bond election. Some pointed out that the timelines are comparable. Therefore, a redesign should be considered in order to revisit needs versus desires, etc.

It was the consensus that a work session is needed to discuss these issues further. Also, some felt that during the work session discussions, the necessary repairs must also be discussed.

Some felt that in order to be prepared for the work session, perhaps quotes for the necessary repairs are needed.

City Secretary Coody was asked to put an election task timeline together and present City Council with dates for a work session meeting that will work well within the election timeline.

H. MAYOR AND COUNCIL COMMENTS

Pursuant to Texas Government Code § 551.0415, City Council Members and City staff may make 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 Wubbenhorst: Council Member Wubbenhorst stated Happy Holidays to all. He said every year he writes a Christmas Letter. He appreciates family and recommends keeping politics out of the holiday equation.

Council Member Singleton: Council Member Singleton apologizes for remote attendance. He has COVID. He thanks staff for their hard work throughout the entire year. Merry Christmas.

Council Member Wasson: Council Member Wasson apologized to Joseph Paul about his statements of still being a member on P&Z. He mentioned that he attended the City Christmas Party. It was great. He welcomed Laura Capps, the new HR Manager. Merry Christmas everyone.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – DECEMBER 20, 2021

Council Member Sheppard: Council Member Sheppard wished all a Merry Christmas. She thanked Kimberly for her historic tidbits.

Council Member Mitcham: Council Member Mitcham thanks everyone. Happy Holidays

Mayor Warren: Mayor Warren thanks all for attending, for comments, and for all that they do. Merry Christmas and Happy New Year.

I. RECESS THE REGULAR SESSION

Mayor Warren recessed the Regular Session at 8:54 p.m. to Convene into Executive Session pursuant to the Texas Open Meetings Act Government Code Section 551.087 – Economic Development Negotiations, and Section 551.071 – Consult Attorney.

J. EXECUTIVE SESSION

1. Pursuant to the Texas Open Meetings Act, Section 551.087 and Section 551.071 consultations with Attorney to conduct deliberations regarding Economic Development Negotiations to locate a business within Jersey Village. *City Council*

K. ADJOURN EXECUTIVE SESSION

Mayor Warren adjourned the Executive Session at 9:23 p.m., and reconvened the Regular Session, stating that no final actions, decisions, or votes were had during the Executive Session.

L. RECONVENE REGULAR SESSION

1. **Discuss and take appropriate action on Resolution 2021-82, regarding items discussed in closed session regarding economic development negotiations, including possibly authorizing the City Manager to enter into a Chapter 380 Agreement with a business looking to locate in the City.**

Austin Bless, City Manager, introduced the item. He told City Council that his item is for the City Council to discuss and take any appropriate action that may be required resulting from discussions had in executive session.

With limited discussion on the matter, Council Member Wubbenhorst moved to approve Resolution 2021-82, concerning items discussed in closed session regarding economic development negotiations, including possibly authorizing the City Manager to enter into a Chapter 380 Agreement with a business looking to locate in the City. Council Member Wasson seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Mitcham, Singleton, and Wubbenhorst

Nays: None

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – DECEMBER 20, 2021

The motion carried.

RESOLUTION NO. 2021-82

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CHAPTER 380 AGREEMENT BETWEEN THE CITY OF JERSEY VILLAGE AND MRS HELIOS LLC

M. ADJOURN

There being no further business on the Agenda the meeting was adjourned at 9:27 p.m.



Lorri Coody, TRCM, City Secretary