

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON MARCH 18, 2024, 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 7:04 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, Jennifer McCrea	

Staff in attendance: Robert Basford, Assistant City Manager; Isabel Kato, Finance Director; Danny Keele, Chief of Police; Mark Bitz, Fire Chief; Abram Syphrett, Director of Innovation; Laura Capps, Human Resource Manager; and Miesha Johnson, Economic Development Manager.

B. INVOCATION, PLEDGE OF ALLEGIANCE

Prayer and Pledge by: Dr. Averri LeMalle (CFJV Campus Pastor)

C. PRESENTATIONS

1. Presentation of Employee of the Month Award for March 2024 - Kevin Sullivan. *Austin Bleess, City Manager*

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.

Jim Fields, 16412 Saint Helier, Jersey Village, Texas (713) 206-1184 – Mr. Fields spoke to City Council. He thanked the City Council for the sidewalk between Foundry Church and Village Drive. It promotes safety. The City Manager's Report is part of the agenda. He spoke to the stop signs being installed. He hopes all signage that was taken down is replaced. He spoke to the Golf Course Revenues. He stated that some monies that were added as revenues should be deleted. He also spoke to the item on the agenda concerning bonds. He is encouraging City Council to vote against this item as he believes that we have the money on hand to fund these projects. He spoke to Code Enforcement issues. He stated that there are many abandoned vehicles in the City that need to be addressed. He went on to explain the problems with these vehicles. He still would like City Council to hold the TIRZ2 discussions in public as opposed to Executive Session. He closed with questions about the 2024 Bond Committee. Mayor Warren explained what the purpose of the bond committee. Council Member Singleton thanked Mr. Fields for his comments on the sidewalk as he endorsed this project.

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Doris Michalak, 16002 Kevindale, Jersey Village, Texas (713) 553-4048 - Ms. Michalak invited all to a Crime Stoppers Presentation on April 9, 2024, at 7 PM. It is sponsored by JVSO. She stated it will be a great opportunity and would like all to attend.

Michael Stembridge, 15422 Jersey Drive, Jersey Village, Texas (832) 880-3809 – Mr. Stembridge spoke to City Council about his demeanor the last time he spoke to City Council. He apologized for his actions at that time. He went on to say that he is endorsing James Fields. He believes that his dissention plays a big part in our democracy. Mr. Fields supports a reduction in the City property tax, and he believes it is time for a change.

Rick Faircloth, 16010 Lakeview Drive, Jersey Village, Texas (713) 466-8065 – Mr. Faircloth spoke to City Council. He thanked the Public Works Department for their hard work. While raking leaves at his home, one of the Public Works Department employees stopped by to inquire if they were okay. He stated that Jordan, with Public Works, is very pleasant and she is a great employee. He also spoke to the bridge at the golf course. He stated that the bridge has a weight capacity limit and believes that there should be two full stop signs on each side of the bridge once it is reopened to promote safety. Or perhaps, a sign should be considered that states only one vehicle at a time on the bridge.

Kimberly Henao 15601 Singapore Lane, Jersey Village, Texas (832) 689-9878 – Ms. Henao gave her 30th installment concerning the history of Jersey Village from 1999.

E. CITY MANAGER’S REPORT

City Manager Bleess gave the following monthly report. He also told City Council that Little Meadow Kitchen & Cocktails will be opening the first part of April. There was limited discussion about water usage and irrigation meters. Some questions from residents concerned the \$15 fee for irrigation and why it is necessary, and if the irrigation is not being used, can the charge be stopped. City Manager Bleess answered the questions, stating that when away, residents should call in and ask that the charge be stopped during non-usage. There was also discussion about the usage rates. City Manager explained that state law does require lock rates. The \$15 per month fee was discussed and some wondered why it is necessary. City Manager Bleess explained that the rate is needed and is justifiable in order to pay for system expenses.

There was a question about code enforcement and permits. If a resident buys a permit but cannot complete a project and the permit expires in order to start again, they will need to purchase another permit and so on. City Attorney Pruitt explained that such a complaint would need to come to City Council.

1. Monthly Fund Balance Report, Enterprise Funds Report, Governmental Funds Report, Property Tax Collection Report, General Fund Budget Projections, and Utility Fund Budget Projections.
2. Fire Departmental Report and Communication Division’s Monthly Report
3. Police Department Monthly Activity Report, Staffing/Recruitment Report, and Police Open Records Requests

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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 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.

Each Consent Agenda item appears below with background information. Items 8, 9, and 11 were pulled from the Consent Agenda for further discussion. Accordingly, Items 8, 9, and 11 contain discussion information as well as Council's vote, if applicable. The vote for Items 1 through 7 and 10 are found at the end of the Consent Agenda.

1. **Consider approval of the Minutes for the Regular Session Meeting held on February 12, 2024.**
2. **Consider Resolution No. 2024-14, setting the schedule for Regular City Council Meetings for the period beginning June 2024 and ending May 2025 in order to make the Council's meetings more accessible to the public and to accommodate conflicts with City holidays, the city election cycle, and local school schedules.**

BACKGROUND INFORMATION:

The City's Charter requires the following concerning meetings of the Council:

“Sec. 2.09. - Meetings of the council. There shall be at least one regular meeting of the council each month. All meetings shall be public, except where permitted by law to be closed in whole or part to the public, and shall be held at the city hall or other public place in the city. Special meetings may be called at any time by the city secretary upon request of the mayor, the city manager or three members of the council.”

In connection with this Section of the Charter, the Council traditionally has met on the third Monday of each month. However, for the following reasons, it may be prudent for the Council to consider setting a schedule for future meeting dates in order to accommodate conflicts with conducting its meetings on the third Monday of each month:

1. An increasing desire that Council meetings accommodate the local school schedule.
2. Conflicts with City holidays that fall on the third Monday of the month;
3. Conflicts with the city election cycle wherein the canvass date must be no later than the 11th day following Election Day (1st Saturday of the month; and

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In light of these reasons, City Staff makes the following suggestions for the Council’s Meeting schedule beginning in June 2024 and ending in May 2025 with all meetings beginning at 7 PM:

June 17, 2024 – 3 rd Monday	December 16, 2024 – 3 rd Monday
July 15, 2024 – 3 rd Monday	January 13, 2025 – 2 nd Monday
August 19, 2024 – 3 rd Monday	February 10, 2025 – 2 nd Monday
September 16, 2024 – 3 rd Monday	March 17, 2025 – 3 rd Monday
October 14, 2024 – 2 nd Monday	April 14, 2025 – 2 nd Monday
November 18, 2024 – 3 rd Monday	May 14, 2025 – Wednesday

RESOLUTION NO. 2024-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, SETTING THE SCHEDULE FOR REGULAR CITY COUNCIL MEETINGS FOR THE PERIOD BEGINNING JUNE 2024 AND ENDING MAY 2025 IN ORDER TO MAKE THE COUNCIL’S MEETINGS MORE ACCESSIBLE TO THE PUBLIC AND TO ACCOMMODATE CONFLICTS WITH CITY HOLIDAYS, THE CITY ELECTION CYCLE, AND LOCAL SCHOOL SCHEDULES.

3. **Consider Resolution No. 2024-15, appointing a Director to fill the unexpired term ending December 31, 2025, for position three (3) on the City of Jersey Village Tax Increment Reinvestment Zone No. 3 (TIRZ No. 3).**

BACKGROUND INFORMATION:

The Tax Increment Reinvestment Zone No. 3 Board consists of nine (9) Directors, to include a member from the State Senate and House of Representatives as well as a member from each taxing unit located within the TIRZ3 District.

In order to serve on the TIRZ No. 3 Board, with the exception of the State Senator and State House Representative members, all other Board members shall be at least eighteen (18) years of age and own real property in TIRZ No. 3 or be an employee or agent of a person that owns real property in TIRZ No. 3. Any Board member who ceases to possess such qualifications shall automatically be deemed to have vacated their membership on the Board.

Position three (3) on this Board has been vacant since late last year. Given the special residency requirements of having to live within the District to serve on this Board, applications are sparse. Recently, Christopher Kendrick has shown interest in appointment. His application is included in the meeting packet.

This item is to appoint a Director to fill the unexpired term ending December 31, 2025, for position three (3) on the City of Jersey Village Tax Increment Reinvestment Zone No. 3 (TIRZ No. 3).

RESOLUTION NO. 2024-15

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPOINTING A DIRECTOR TO FILL THE UNEXPIRED TERM ENDING DECEMBER 31, 2025, FOR POSITION THREE ON THE CITY OF JERSEY VILLAGE TAX INCREMENT REINVESTMENT ZONE NO. 3 (TIRZ NO. 3).

- 4. Consider Resolution No. 2024-16, authorizing the City Manager to execute an extension of the residential solid waste collection and disposal contract with WCA Waste Systems, Inc. DBA GFL Environmental for an additional three (3) year period, beginning October 1, 2024.**

BACKGROUND INFORMATION:

On October 1, 2021, the City's Residential Solid Waste Collection Contract with WCA Waste Systems, Inc. DBA GFL Environmental automatically renewed for the First Renewal Term, following the expiration of the Initial Term on September 30, 2021. The First Renewal Term extended the contract by three (3) years and is scheduled to automatically renew on October 1, 2024. Alternatively, the contract can be terminated through a Notice of Non-Renewal issued no less than thirty (30) days prior to the conclusion of the current renewal term. The current rates stand at \$14.62 per residential connection per month for curbside collection of household trash and \$4.21 per residential connection per month for recyclables collection. These rates are subject to an annual adjustment based on 100% of the CPI. Presently, WCA serves 2,136 households in Jersey Village.

City staff recently contacted several municipalities to inquire about recent waste bidding activities. Some cities have gone out to bid, and their rates are currently at \$23.45 or higher per home. This reflects a significant increase compared to our current rates. Meanwhile, the municipalities that have not recently engaged in bidding are paying rates similar to ours. Last year, a neighboring municipality went out to bid, and GFL was the sole bidder. This scenario appears to be somewhat common in our region.

Staffing from GFL Government Contracts have demonstrated a willingness to collaborate with the City to ensure that all services are fulfilled, and there have been no significant issues throughout the First Renewal Term. Based on the accommodations and services that GFL has provided over the past three years, City staff recommends extending the existing contract for a Second Renewal Term.

Additionally with the upcoming Christmas and New Year holidays both falling on Wednesdays, GFL has indicated they can reschedule recycling services between the holidays to prevent a lapse in service for two consecutive weeks.

The proposed Second Renewal Term will extend from October 1, 2024, to September 30, 2027, marking the final consecutive renewal under the current contract terms.

RESOLUTION NO. 2024-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN EXTENSION OF

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THE CONTRACT FOR RESIDENTIAL SOLID WASTE COLLECTION AND DISPOSAL WITH WCA WASTE SYSTEMS, INC., DBA GFL ENVIRONMENTAL FOR AN ADDITIONAL THREE (3) YEAR PERIOD BEGINNING OCTOBER 1, 2024.

- 5. Consider Resolution No. 2024-17, establishing a committee with the mission of analyzing the feasibility of seeking an election for the issuance of General Obligation Bonds for various city related projects; and establishing the methodology for the formation and termination of such committee; and providing operating procedures and parameters; and providing an effective date.**

BACKGROUND INFORMATION:

The City Council wants citizen input to create a General Obligation bond proposal for the purposes of completing public infrastructure and facilities, to include a city pool and park options.

As such, this item is to create a Bond Committee and establish operating procedures and parameters for said Committee.

RESOLUTION NO. 2024-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, ESTABLISHING A COMMITTEE WITH THE MISSION OF ANALYZING THE FEASIBILITY OF SEEKING AN ELECTION FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS FOR VARIOUS CITY RELATED PROJECTS; AND ESTABLISHING THE METHODOLOGY FOR THE FORMATION AND TERMINATION OF SUCH COMMITTEE; AND PROVIDING OPERATING PROCEDURES AND PARAMETERS; AND PROVIDING AN EFFECTIVE DATE.

- 6. Consider Resolution No. 2024-18, authorizing the City Manager to enter into an Interlocal Agreement with Harris County for a Mass Prophylaxis Closed Point of Dispensing (“Closed Pod”) to dispense medications and supplies to identified Jersey Village employees, contractors, and their immediate family members during a catastrophic incident or other communicable threat.**

BACKGROUND INFORMATION:

Harris County Public Health (“HCPH”), participates in the Strategic National Stockpile (“SNS”), which includes medications and medical supplies. Harris County desires to collaborate with Jersey Village to enhance Harris County’s ability to respond to a catastrophic incident or other communicable threat by entering into an agreement for a mass prophylaxis closed point of dispensing (“Closed Pod”) to dispense medications and supplies to identified Jersey Village employees, contractors and their immediate family members. This will be for all first responders and essential E1 personnel that could potentially be called to stay and activate in the city during a catastrophic incident. This stockpile of medicine and supplies will also be given to all first responder and E1 personnel’s immediate family members as will be identified by the city.

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RESOLUTION NO. 2024-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH HARRIS COUNTY FOR A MASS PROPHYLAXIS CLOSED POINT OF DISPENSING (“CLOSED POD”) TO DISPENSE MEDICATIONS AND SUPPLIES TO IDENTIFIED JERSEY VILLAGE EMPLOYEES, CONTRACTORS, AND THEIR IMMEDIATE FAMILY MEMBERS DURING A CATASTROPHIC INCIDENT OR OTHER COMMUNICABLE THREAT.

7. Consider Resolution No. 2024-19, authorizing the Application for US Department of Transportation Safe Streets and Roads for All Planning Grant.

BACKGROUND INFORMATION:

This item is seeking approval to apply for a grant from the United States Department of Transportation to fund the study and creation of an Action Plan. This grant would be a part of the Safe Streets and Roads for All (SS\$A) program through the USDOT.

The goal of an Action Plan is to develop a holistic, well-defined strategy to prevent roadway fatalities and serious injuries in a community.

A successful Action Plan includes the following eight key components:

- | | |
|---|------------------------------------|
| 1. Leadership commitment and goal setting | 5. Equity |
| 2. Planning structure | 6. Policy and process changes |
| 3. Safety analysis | 7. Strategy and project selections |
| 4. Engagement and collaboration | 8. Progress and Transparency |

One of the biggest pieces of this plan is the safety analysis. This is an analysis of existing conditions and historical trends that provides a baseline level of crashes involving fatalities and serious injuries across the city. It includes an analysis of locations where there are crashes and the severity of the crashes, as well as contributing factors and crash types by relevant road users (motorists, people walking, transit users, etc.). Analysis of systemic and specific safety needs is also performed, as needed (e.g., high-risk road features, specific safety needs of relevant road users, public health approaches, analysis of the built environment, demographic, and structural issues, etc.). To the extent practical, the analysis should include all roadways within the jurisdiction, without regard for ownership. Based on the analysis performed, a geospatial identification of higher-risk locations is developed (a High-Injury Network or equivalent).

Of course, with any plan, the “what” that comes out of it is the biggest piece. What this plan would deliver is an identification of a comprehensive set of projects and strategies, shaped by data, the best available evidence and noteworthy practices, as well as stakeholder input and equity considerations, that will address the safety problems described in the Action Plan. These strategies and countermeasures focus on a Safe System Approach, effective interventions, and consider multidisciplinary activities. To the extent practical, data limitations are identified and mitigated. Once identified, the list

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of projects and strategies is prioritized in a list that provides time ranges for when the strategies and countermeasures will be deployed (e.g., short-, mid-, and long-term timeframes). The list should include specific projects and strategies, or descriptions of programs of projects and strategies, and explains prioritization criteria used. The list should contain interventions focused on infrastructure, behavioral, and/or operational safety.

By coming up with this plan the city could apply for future grant funding to help implement the plan. Things that staff believe could be future items include grants to finish out the sidewalk system throughout the city and possible roadway improvements. This could also mean more trail connections to trails that already exist in the county along the bayous. It is not likely that trails would be added to the bayou behind homes, as the sidewalk connectivity would be a bigger focus area.

The anticipated cost for this study is \$125,000. There is a \$25,000 cost share that the city would have to do. This could come from the traffic safety fund if we were to get awarded this grant.

RESOLUTION NO. 2024-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING APPLICATIONS FOR THE US DEPARTMENT OF TRANSPORTATION SAFE STREETS AND ROADS FOR ALL PLANNING GRANT.

8. **Consider Resolution No. 2024-20, accepting the proposal of group benefit consultant services and authorizing the City Manager to enter into an agreement with HUB International for Group Benefit Consultant Services for medical, dental, vision, life insurance, employee assistance program, and long-term disability.**

BACKGROUND INFORMATION:

In order to remain competitive with employee Group Benefits, the City recently solicited sealed proposals from qualified vendors for Group Benefit Consultant Services for medical, dental, vision, life insurance, employee assistance program, and long-term disability.

Currently, the City is with the TX Health Pool for these services. However, due to concerns regarding the future of the TX Health Benefits Pool and recent fluctuations in rates, the City opted to solicit sealed proposals from qualified vendors. Last year, a similar process was undertaken, resulting in a Request for Proposal (RFP) for benefit consultants and health care vendors, prompted by similar concerns regarding the TX Health Benefits Pool's stability. Despite challenges faced by TX Health, they offered a 5% rate decrease, contrasting with widespread rate increases for other pool members, raising questions about the Pool's reliability.

The Request for Proposal (RFP) was posted on our website and Bidnet Direct on January 31, 2024. Advertisements were run in the Houston Chronicle on January 31, 2024, and February 7, 2024. The proposal opening was February 21, 2024.

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The following companies responded to the RFP:

US Beacon
HUB International
Gallagher Benefit Services
McGriff Insurance Services

Staff members have reviewed the responses in accordance with the following requirements outlined in the RFP:

1. Experience and Qualifications (30 points)
2. Proposed Services (30 points)
3. Completion Time Schedule and other Project Commitments (10 points)
4. Price or cost (30 points)

Based on the above criteria; each company average score is as follows:

Average					
Max Points	Max Points	HUB	Gallagher	McGriff	US Beacon
Experience and Qualifications	30	30	30	30	N/A
Proposed Services	30	29.5	29.5	29	N/A
Schedule	10	10	10	10	N/A
Price	30	30	16.5	22	N/A
Totals		99.5	86	91	N/A

Based upon the review of Staff, it is recommended that the proposal received from HUB International be accepted and that the City Manager be authorized to negotiate the terms of an agreement for Group Benefit Consultant Services for medical, dental, vision, life insurance, employee assistance program, and long-term disability.

The initial cost for HUB International to oversee the RFP process for our 2024-2025 benefits is \$3000.00. Following this, their services will be provided at a flat rate of \$33,000 per year, effective October 1, 2024.

Council engaged in discussion. Some wondered about the discounted rate of \$3,000. Human Resource Manager, Laura Capps, explained that the \$3,000 fee is to pay the consultant to prepare an RFP for group benefits. Once that is done, the rate will be \$33,000 beginning October 1, 2024.

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Ms. Capps checked with what other Cities are doing. She stated that HUB is well known throughout other cities.

With no further discussions on the matter, Council Member Wasson moved to approve Resolution No. 2024-20, accepting the proposal of group benefit consultant services and authorizing the City Manager to enter into an agreement with HUB International for Group Benefit Consultant Services for medical, dental, vision, life insurance, employee assistance program, and long-term disability. Council Member Singleton seconded the motion. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2024-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, ACCEPTING THE PROPOSAL OF GROUP BENEFIT CONSULTING SERVICES AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HUB INTERNATIONAL FOR GROUP BENEFIT CONSULTANT SERVICES FOR MEDICAL, DENTAL, VISION, LIFE INSURANCE, EMPLOYEE ASSISTANCE PROGRAM, AND LONG-TERM DISABILITY.

- 9. Consider Resolution No. 2024-21, authorizing the City Manager to enter into a contract with Quiddity Engineering, LLC for the design, public bidding, and project management of the 2024 Sanitary Sewer Cleaning and Televising Project.**

BACKGROUND INFORMATION:

During the 2023 Bond Election, residents endorsed a funding allocation of \$3.7 million for water and sewer improvements. These enhancements primarily target the rehabilitation of sanitary piping aged 40 years or older. Prior to replacement, CCTV inspections are commonly conducted to assess the condition of underground piping. This agenda request pertains to the televising and cleaning of all sanitary sewer lines installed from the pre-1970s through the 2020s, totaling 188,190 linear feet.

City staff proposes the engagement of Quiddity Engineering, LLC to oversee the design, bidding, and project management of the 2024 Sanitary Sewer Cleaning and Televising project. Quiddity Engineering, LLC has maintained a substantial partnership with the City of Jersey Village since 2008. Their team employs a meticulous and collaborative process in conceptual design, focusing on utility reconstruction. They were also one of the five firms that were shortlisted for this type of work after the RFQ was sent out for Engineering services.

The total cost for the contract with Quiddity is expected to be \$189,000.

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City Council engaged in discussion. Some members gave information about what can happen without this maintenance. Accordingly, this service is needed. Mr. Basford explained that the project will be paid for with bond funds and other budgeted funds.

With no further discussion on the matter, Council Member Wasson moved to approve Resolution No. 2024-21, authorizing the City Manager to enter into a contract with Quiddity Engineering, LLC for the design, public bidding, and project management of the 2024 Sanitary Sewer Cleaning and Televising Project. Council Member Sheppard second the motion. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2024-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH QUIDDITY ENGINEERING, LLC FOR THE DESIGN, PUBLIC BIDDING, AND PROJECT MANAGEMENT OF THE 2024 SANITARY SEWER CLEANING AND TELEVISIONING PROJECT.

- 10. Consider Resolution No. 2024-22, suspending the April 10, 2024 effective date of CenterPoint Energy Houston Electric, LLC’s requested rate change to permit the City time to study the request and to establish reasonable rates; approving continued cooperation with the Gulf Coast Coalition of Cities; hiring Lloyd Gosselink Attorneys and Consulting Services to negotiate with the company and direct any necessary litigation and appeals; requiring reimbursement of cities’ rate case expenses; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel for the Gulf Coast Coalition of Cities.**

BACKGROUND INFORMATION:

CenterPoint Energy Houston Electric, LLC (“CenterPoint” or “Company”) filed an application on March 6, 2024, with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by \$60 million per year. The Company asks the City to approve an increase of \$17 million in retail transmission and distribution rates (an increase of about 1%) and \$43 million in wholesale transmission rates (an increase of about 6.6%). According to CenterPoint, the impact on an average residential customer would be an increase of about \$1.25 per month.

The resolution suspends the April 10, 2024, effective date of the Company’s rate increase for the maximum period permitted by law to allow the City, working in conjunction with other members of GCCC served by CenterPoint to evaluate the filing, determine whether

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the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

The law provides that a rate request made by an electric utility cannot become effective until at least 35 days following the filing of the application to change rates. The law permits the City to suspend the rate change for 90 days after the date the rate change would otherwise be effective. If the City fails to take some action regarding the filing before the effective date, CenterPoint’s rate request is deemed approved.

The city is a member of a coalition of political subdivisions in the Greater Houston area known as the Gulf Coast Coalition of Cities (“GCCC”). GCCC has been in existence since the early 1990s. The GCCC represents the interests of its members on gas and electric utility matters before the Public Utility Commission of Texas, the Railroad Commission of Texas, the Electric Reliability Council of Texas, and the courts. For the past 20 years, GCCC has protected the authority of municipalities over monopoly electric and natural gas providers and has defended the interests of the residential and small commercial customers within the cities. Cities are often the only consumer advocates that work to keep utility rates reasonable. The work undertaken by GCCC has saved ratepayers millions of dollars in unreasonable charges. GCCC has previously approved the hiring of Lloyd Gosselink Rochelle & Townsend, P.C. and consultants to intervene in matters related to the electric utility rate case filings, representing GCCC members’ interests.

Current members include the following 44 cities: Alvin, Brazos Country, Brookshire, Bunker Hill Village, Clear Lake Shores, Deer Park, Dickinson, Fairchilds, Friendswood, Fulshear, Galveston, Hedwig Village, Hilshire Village, Hunters Creek, Iowa Colony, Jersey Village, Jones Creek, Kemah, La Marque, Lake Jackson, Manvel, Missouri City, Mont Belvieu, Morgan’s Point, Nassau Bay, Oyster Creek, Pattison, Piney Point Village, Pleak, Prairie View, Rosenberg, Santa Fe, Seabrook, Sealy, Simonton, South Houston, Spring Valley Village, Stafford, Sugar Land, Taylor Lake Village, Texas City, Tiki Island, Webster, and Weston Lakes.

The purpose of the Resolution is to deny the DCRF application proposed by CenterPoint.

Explanation of “Be It Resolved” Paragraphs:

1. This paragraph finds that the Company’s application is unreasonable and should be denied.
2. This section states that the Company’s current rates shall not be changed.
3. The Company will reimburse the cities for their reasonable rate case expenses. Legal counsel and consultants approved by the Cities will submit monthly invoices that will be forwarded to CenterPoint for reimbursement.
4. This section recites that the Resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.
5. This section provides CenterPoint and counsel for the cities will be notified of the City’s action by sending a copy of the approved and signed Resolution to counsel.

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RESOLUTION NO. 2024-22

RESOLUTION OF THE CITY OF JERSEY VILLAGE, TEXAS SUSPENDING THE APRIL 10, 2024 EFFECTIVE DATE OF CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING CONTINUED COOPERATION WITH THE GULF COAST COALITION OF CITIES; HIRING LLOYD GOSSELINK ATTORNEYS AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE GULF COAST COALITION OF CITIES.

- 11. Consider Resolution No. 2024-23, authorizing the City Manager to enter into a contract with Gauge Engineering, LLC for the design and construction management of the Solomon Street and Australia Street Reconstruction Projects.**

BACKGROUND INFORMATION:

As part of the 2023 Bond Election, residents approved funding allocating \$15.5 million for five (5) street reconstruction projects. Solomon Street and Australia Street were among the identified streets designated for replacement within the bond proposal, attributed to their aging infrastructure and current state of deterioration.

City staff proposes engaging Gauge Engineering, LLC to oversee the design, bidding, and construction management of the Solomon Street and Australia Street projects. Staff estimates the total cost for this engagement and construction of the project to be \$6,370,327.00. This estimate includes provisions for inflation and potential change orders.

This agenda request pertains to the design and management of the Solomon Street and Australia Street Reconstruction Projects. The cost for this design contract is \$481,664.50.

Gauge Engineering, LLC, is a full-service civil consulting firm specializing in providing comprehensive engineering, planning, design, and construction management services for public agencies. With a focus on delivering high-quality solutions, Gauge Engineering offers expertise in various core services crucial for infrastructure projects including:

- **Roadway Planning and Design:** Gauge Engineering has a proven track record in roadway planning and design, ensuring efficient and safe transportation systems tailored to the needs of communities.
- **Drainage Analysis and Design:** The firm excels in conducting thorough drainage analysis and designing effective drainage systems to mitigate flooding and ensure proper water management in urban environments.

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- Utility Engineering and Coordination: Gauge Engineering possesses extensive experience in utility engineering and coordination, facilitating the integration of utilities with infrastructure projects to minimize disruptions and optimize efficiency.

With a commitment to providing tailored solutions for public agencies, Gauge Engineering is equipped to undertake the design of the Solomon and Australia projects, ensuring their successful completion and long-term sustainability.

Council engaged in discussion about the length of time for the design portion of this project. City Manager Bleess stated the project should take 10 to 11 months. We will aim for construction to start in the summer of 2025, hoping to complete same before school starts in the fall.

With no further discussion on the matter, Council Member Wasson moved to approve Resolution No. 2024-23, authorizing the City Manager to enter into a contract with Gauge Engineering, LLC for the design and construction management of the Solomon Street and Australia Street Reconstruction Projects. Council Member McCrea second the motion. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2024-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH GAUGE ENGINEERING, LLC FOR THE DESIGN SERVICES AND CONSTRUCTION MANAGEMENT FOR THE SOLOMON STREET AND AUSTRALIA STREET RECONSTRUCTION PROJECTS.

Items 8, 9, and 11 were removed from the consent agenda. The discussion and vote for the removed items 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 Singleton moved to approve Items 1 thru 7 and 10 on the Consent Agenda. Council McCrea Member seconded the motion. The vote follows:

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

Nays: None

The motion carried.

G. REGULAR AGENDA

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- 1. Consideration and approval of Ordinance 2024-10, authorizing and ordering the issuance of the City of Jersey Village, Texas General Obligation Bonds, Series 2024; prescribing the terms and form thereof; making other provisions regarding such bonds, including use of proceeds thereof, and matters incident thereto.**

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

The City of Jersey Village, Texas, acting through its City Council, is authorized by the Constitution and laws of the State of Texas, particularly Chapter 1331, Texas Government Code, as amended, to issue bonds to construct or purchase permanent improvements inside the municipal boundaries, including public buildings, waterworks, or sewers.

The issuance of the bonds herein authorized was approved by the voters of the City at an election held for such purpose on November 7, 2023, which was called by the City Council, and which authorized the issuance of (i) \$15,855,000 in bonds for constructing, acquiring, improving, renovating, expanding, developing and equipping water, sewer and drainage projects, and all matters incident or necessary thereto (“Proposition B”) and (ii) \$18,045,000 in bonds for constructing, acquiring, improving, renovating, expanding, developing and equipping street, road and bridge projects, and all matters incident or necessary thereto (“Proposition C”).

During the Council meeting in January Councilor Mitcham brought up a discussion point about bonding for the full amount of the road and bridge amount authorized and possibly doing a bridge. The Council could put that full amount into the ordinance here tonight. The amounts in the bond authorization can be used for only the types of things authorized. The amounts discussed in January were \$12,855,959 that would be debt service fund, and \$12,884,851 that would be utility fund. The Council could choose to bond for the full amount authorized by the voters, which amounts are noted in the paragraph above.

This item is to consider an Ordinance that authorizes and orders the issuance of General Obligation Bonds attributable to the bonds authorized by Propositions A and Propositions B. Council needs to decide the final amount to be issued for each proposition.

Financial Advisor, John Robuck, gave a presentation concerning the issuance of these bonds that included the following:

- Current Market, Fixed Rates of Interest
- Final Deb Service Requirements
- Final Source and Uses of Funds
- Schedule of Events

Council engaged in discussion concerning the bonds. Questions were asked of Mr. Robuck to which he responded accordingly.

With no further discussion on the matter, Council Member Singleton moved to approve Ordinance 2024-10, authorizing and ordering the issuance of the City of Jersey Village, Texas General Obligation Bonds, Series 2024; prescribing the terms and form thereof;

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making other provisions regarding such bonds, including use of proceeds thereof, and matters incident thereto. Council Member Mitcham seconded the motion. The vote follows:

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

Nays: None

The motion carried.

ORDINANCE NO. 2024-10

AN ORDINANCE AUTHORIZING AND ORDERING THE ISSUANCE OF CITY OF JERSEY VILLAGE, TEXAS GENERAL OBLIGATION BONDS, SERIES 2024; PRESCRIBING THE TERMS AND FORM THEREOF; MAKING OTHER PROVISIONS REGARDING SUCH BONDS, INCLUDING USE OF THE PROCEEDS THEREOF, AND MATTERS INCIDENT THERETO.

2. Consider Resolution No. 2024-24, reviewing and accepting the 2024 Utility Fund Capital Improvements Plan & Inspection Reports.

Robert Basford, Assistant City Manager, introduced the item. Background information is as follows:

The second piece of work that Quiddity Engineering LLC did for the City, in conjunction with the Impact Fee Study was a review of our water plants, water distribution, wastewater plant, wastewater collection system, and lift stations to give us a solid Capital Improvement Plan to move forward with over the next 10 years for our facilities. As part of this plan Quiddity spent several hours over the course of a few days with city staff meticulously going through the water and wastewater plants. These final reports are here tonight for the Council to review with Quiddity and to formally receive the reports.

These reports will be at the heart of the budgeting process over the next several fiscal years. It will guide us in how we maintain our water and sewer infrastructure for the safety and benefit of our residents. It will also be utilized to help forecast future utility rate needs, and future funding requests to help us pay for the projects that are here.

This item is to request the Council's acceptance of these reports as presented by Quiddity Engineering, LLC ensuring that the Capital Improvements Plan remains a dynamic and responsive tool, effectively addressing the evolving needs of our community.

Council engaged in discussion about the reports. Some members felt that this report was needed and well prepared. The Consultant was asked about the accuracy of the report. The Consultant explained the report process, stating that the city's equipment and facilities were reviewed in depth. City Manager Bleess explained that the consultants spent days at the facilities and with Staff. They documented everything and were very thorough. City Council would like to have this report posted on the City website. Mayor Warren encouraged residents to review this report to understand the cost needed to make repairs

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and maintain our facilities over the next ten (10) years. It was explained that having this information helps the Council plan for these repairs as they are needed.

With no further discussion on the matter, Council Member Singleton moved to approve Resolution No. 2024-24, reviewing and accepting the 2024 Utility Fund Capital Improvements Plan & Inspection Reports. Council Member Mitcham seconded the motion. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2024-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, REVIEWING AND ACCEPTING THE 2024 UTILITY FUND CAPITAL IMPROVEMENTS PLAN REPORT.

3. Consider Resolution No. 2024-25, appointing members to serve on the City of Jersey Village 2024 Bond Committee.

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

City Council has heretofore created a 2024 Bond Committee (Committee) to develop a General Obligation bond proposal for the purposes of completing public infrastructure and facilities, to include a city pool and park options.

The Committee shall consist of seven (7) members.

The Committee shall be charged with analyzing the feasibility of recommending to the City Council that they call an election for the purpose of passing General Obligation Bond authorizations. Such analysis shall include examining what projects shall be recommended for placement before the voters for consideration as well as recommending bond amounts and an issuance timing schedule.

This item is to appoint Committee Members to serve on the 2024 Bond Committee. The following individuals have submitted applications seeking appointment:

Aaron M. Guerrero	Beverly Petersen	Gary Habegger
Jennifer Withner	Lyle Henkel	Peter Johnston
Rick Faircloth	Sean Willis	Susan Edwards
Krista N. Guerrero	Edward Lock	Curtis Haverty
Charles Daniels		

Council engaged in discussion concerning the appointment of members to this Board. The qualifications of applicants were discussed.

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With no further discussion on the matter, Council Member McCrea moved to approve Resolution No. 2024-25, appointing the following members to serve on the City of Jersey Village 2024 Bond Committee.

Jennifer Withner	Beverly Petersen	Sean Willis
Krista N. Guerrero	Edward Lock	Curtis Haverty
Susan Edwards		

Council Member Wasson seconded the motion. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2024-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPOINTING MEMBERS TO SERVE ON THE CITY OF JERSEY VILLAGE 2024 BOND COMMITTEE.

4. Discuss and take appropriate action concerning the appointment process for the 2024 Comprehensive Plan Update Committee (CPUC).

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

The City's Comprehensive Plan is the guiding document that helps leaders, over the course of 15-20 years, make improvements that ensure that the City remains a desirable place to live, where property values increase, and the quality of life remains strong. The Plan presents a vision for the future, with long-range goals and objectives for all activities that affect the local government. The City's 2020 Comprehensive Plan was approved by City Council on February 22, 2021.

The Comprehensive Planning Update Committee is responsible for:

- 1) Inquiring into the progress and implementation of the Comprehensive Plan;
- 2) Evaluating any changes in conditions that form the basis of the Comprehensive Plan;
- 3) Evaluating community support for the Comprehensive Plan's goals, strategies, and actions; and
- 4) Recommending changes to the Comprehensive Plan to the Planning and Zoning Commission, who in turn shall make a final recommendation to City Council.

A provision in the Comprehensive Plan requires that City Council appoint a Comprehensive Planning Update Committee at least every four years. Accordingly, the next Committee appointments are to be made in July of 2024.

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The Committee consists of seven regular members and three alternate members. Three regular members of the Committee shall be current members of the City’s Planning and Zoning Commission.

As part of the first committee appointments made back in July of 2020, City Council conducted interviews with interested applicants. City Council requested that prospective applicants be prepared to deliver a three-to-five-minute presentation concerning their qualifications for appointment, in addition to providing an explanation of why they desire to serve on this Committee.

This agenda item is to determine Council’s desire concerning the need for an interview process of interested applicants. Should interviews be needed, Council will need to set a date and time for same. The last interviews were conducted at a Special Meeting.

Additionally, Council will need to set the process for selecting the three (3) members of the P&Z to serve on this Committee.

Once the process is decided, City Staff will move forward with gathering applications from interested applicants.

Council engaged in discussion about appointing members. It was the consensus of City Council that this is an important document as it is a road map for the City. Most members agreed that the interview process is needed.

Staff will get some dates together and send an email to City Council to select a date for the interview process.

5. Consider Resolution No. 2024-26, awarding the bid and authorizing the City Manager to enter into a contract with C&A Construction, LLC for the 2024 Sanitary Sewer Improvements Project.

Robert Basford, Assistant City Manager, introduced the item. Background information is as follows:

On March 6, 2024, City staff received bid documents for the removal and replacement of existing sanitary manholes, resetting of existing 15” sanitary sewer, CIPP lining of existing 24” sanitary sewer RCP, pavement restoration, and restoration of disturbed areas at identified sections along Rio Grande Street, Wall Street, Crawford Street and Tahoe Drive. Two (2) responsive bids were received for the project;

Bidder	Base Bid
C&A Construction, LLC	\$ 796,893.44
AR Turnkey Construction Co., Inc.	\$ 982,875.00

The scope of work, at minimum, will include the following activities:

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- Mobilization, site preparation, tree, mailbox, and existing pavement protection, traffic control.
- Remove and dispose of existing curb, concrete sidewalk, concrete pavement, existing 24” RCP, existing sanitary sewer manhole, and sawcut existing concrete pavement.
- Install 24” ASTM C-76 CLIII RCP, reset existing 15” polypropylene sanitary sewer, install Type-C sanitary sewer manhole, and install 24” CIPP liner.
- Set up temporary sewage bypass pump system, clean and dewater existing sanitary sewer lines, televise sanitary sewer pipe, and televise sanitary sewer pipe post construction.
- Install concrete curb, sidewalk, driveway and pavement, utilize portland cement stabilized subgrade.

City staff and consulting engineering firm, PEA Group, worked together to ensure bidding was conducted in compliance with all applicable federal, state and local standards.

C&A Construction, LLC submitted the lowest responsible bid for the project. C&A Construction, LLC is a credible company that comes with a recommendation from the consulting Engineering Firm, PEA Group.

The cost to perform the sanitary sewer improvements will be paid through approved bond funding. Total cost presented includes alternative extras of \$94,320 that will be evaluated during construction to determine if they are needed.

Council engaged in discussion about the bids and the project. Some wondered if any personal property from residents will be affected. City Manager Bleess stated that it will affect grass in front of homes. Council wants to make sure that grass is replaced with grass and not green spray. Council also requested that good communication with residents be had concerning this project.

With no further discussion on the matter, Council Member Singleton moved to approve Resolution No. 2024-26, awarding the bid and authorizing the City Manager to enter into a contract with C&A Construction, LLC for the 2024 Sanitary Sewer Improvements Project. Council Member McCrea seconded the motion. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2024-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AWARDING THE BID AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH C&A CONSTRUCTION, LLC FOR THE 2024 SANITARY SEWER IMPROVEMENTS PROJECT.

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6. **Discuss and take appropriate action concerning a progress report from the Owners of the property located at 15830 NW FWY, Jersey Village, Texas concerning the progress on the performance of the work required under Ordinance 2024-01, which found the structures on the Property to be substandard and a public nuisance; ordered SPEEDY STOP FOOD STORES, LTD or the true owners of the property to abate the substandard and dangerous structures on the Property; authorizing the City to demolish the structure on the property if owner fails to abate the substandard and dangerous structure on the property; authorizing the City to assess a lien against the property for the costs of the demolition; and making other findings and provisions related thereto.**

Background information is as follows: On January 22, 2024, the City Council conducted a public hearing pursuant to Section 34-253 of the Code, so that the owner or the owner's representatives for the property located at 15830 NW FWY, Jersey Village, Texas may appear and show cause 1) why such buildings or structures should not be declared to be substandard and 2) why the owner should not be ordered to repair, vacate or demolish the buildings or structures.

After that hearing, City Council passed ordinance 2024-01, finding the structure at 15830 NW FWY, Jersey Village, Texas 77040 to be substandard and a public nuisance.

In its basic form, the Ordinance provided that the owner of the property fence the property within 10 days from January 22, 2024, secure the building and demolish the interior within 30 days, and submit a request for permits within 45 days. The Ordinance also required the owner to file a progress report with the City Secretary no later than February 6, 2024.

The report was timely filed and submitted to the City Council on February 12. At that time, City Council received the report and a consensus found that the owner was in compliance with the requirements of the Ordinance.

This item is for the Owner to appear before the Council and present the second status report. The deadline for filing that report with the City Secretary was March 8, 2024.

Mayor Warren called upon the City Building Official. He stated that everything is moving forward with the project of cleaning up the property. The owner has done the cleanup and has submitted plans for the interior work. Accordingly, they are in compliance with the directives of the Ordinance. There were questions if the Fire Department will be part of the inspection process. Chief Bitz stated that they will be a part of the inspections. The Building Official explained the inspection process. Most of the inspections will be done by the Building Official.

Council engaged in discussion about the future time frame for reporting. Inaction on the project was a major concern. It was the consensus of Council that the City Secretary communicate with the Owner of the property to prepare a progress report for moving forward at each council meeting.

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H. MAYOR AND COUNCIL COMMENTS

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 McCrea: Council Member McCrea had no comments.

Council Member Singleton: Council Member Singleton congratulated Kevin Sullivan on his award for employee of the month.

Council Member Wasson: Council Member Wasson also congratulated Kevin Sullivan on his award for employee of the month. He wished all a Happy Spring and Happy Easter. He encouraged all to check the City calendar for events around the City.

Council Member Sheppard: Council Member Sheppard encouraged all to come to Founders Day and the concert in the park this Saturday.

Council Member Mitcham: Council Member Mitcham appreciates all the applications and interest in the special Boards and Committees. It is great to have this interest.

Mayor Warren: Mayor Warren also congratulated Kevin Sullivan on his award for employee of the month and is thankful for all the applicants for the Bond Committee.

I. RECESS THE REGULAR SESSION

Given that the Executive Session was not needed, Mayor Warren did NOT convene into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section 551.087 Deliberation Regarding Economic Development Negotiations, Sections 551.072 – Deliberations about Real Property, and 551.071 – Consultations with Attorney.

J. EXECUTIVE SESSION

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- 1. Pursuant to the Texas Open Meeting Act Section 551.087 Deliberation Regarding Economic Development Negotiations, Section 551.072 Deliberations about Real Property, and Section 551.071 Consultations with Attorney a closed meeting to deliberate information from a business prospect that the City seeks to locate in Jersey Village TIRZ Number 2 and economic development negotiations, including the possible purchase, exchange or value of real property, related thereto.**
- 2. Pursuant to the Texas Open Meeting Act Section 551.072 Deliberations about Real Property, and Section 551.071 Consultations with Attorney, a closed meeting to deliberate the potential and possible purchase, exchange, sale, or value of real property, located within TIRZ 3.**

K. ADJOURN EXECUTIVE SESSION AND RECONVENE REGULAR SESSION

This item was not needed as the Council did not convene into Executive Session.

L. RECONVENE REGULAR SESSION

- 1. Discuss and take appropriate action on items discussed in the Executive Session regarding information from a business prospect that the City seeks to locate in Jersey Village TIRZ Number 2 and economic development negotiations, including the possible purchase, exchange, or value of real property, related thereto.**

No action was taken on this item. No discussion was had.

- 2. Consider Resolution 2024-27, approving the sale of land in Tax Increment Reinvestment Zone Number 3 and authorizing the City Manager to sign any necessary documents to complete the sale.**

City Manager Bless introduced the item. He explained that bids on the lot at 15513 Jersey Drive were opened on March 7. We received 1 bid on the lot from Murillo Alves for 65,000.00.

With limited discussion on the matter, Council Member Singleton moved to approve Resolution 2024-27, approving the sale of land in Tax Increment Reinvestment Zone Number 3 to Murillo Alves for \$65,000, and authorizing the City Manager to sign any necessary documents to complete the sale. Council Member Mitcham seconded the motion. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2024-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE,
TEXAS, APPROVING THE SALE OF LAND IN TAX INCREMENT

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REINVESTMENT ZONE NUMBER 3 AND AUTHORIZING THE CITY MANAGER
TO SIGN ANY NECESSARY DOCUMENTS TO COMPLETE THE SALE.

M. ADJOURN

There being no further business on the agenda the meeting was adjourned at 8:37 p.m.



Lorri Coody, TRMC, City Secretary