



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1956

A Texas Star Community

MINUTES FOR THE REGULAR CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

---

DATE: January 18, 1993  
TIME: 7:00 P.M.  
PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

CONVENE, INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was convened and called to order by Mayor Mike Descant. Noted present were Councilmembers Darcy Mingoia, Calvin Fenley, Joe Pulido, Bruce Bowden and Jamie Schattle; City Manager, Dale Brown; and City Secretary, Laverne Hale. It was noted City Attorney, Ken Wall was not in attendance.

CITIZEN'S COMMENTS

There were no citizen's comments at this time.

COUNCILMEMBER'S REPORTS AND COMMENTS

Councilwoman Mingoia advised the Motel Tax Committee will meet on January 19, 1993 at 7:30 P.M. and the Parks and Landscape Committee met the week before and have several projects underway at this time. The playground equipment is to be completed in a couple of weeks and at this time there are about 40 squares of sidewalk available to sell. The trees on Philippine at the Beltway are to be planted in a couple of weeks by Boy Scout Troop #1177.

Councilman Fenley had a question regarding the public work's monthly report on water usage.

Director of Public Works, John Horton advised the meters are read on different days each month and do not necessarily coincide. Councilman Fenley then asked Mr. Horton if he would discuss plans with the City Manager for getting bids to check for underground water leaks on an annual basis.

Councilman Pulido reported there were several items from the last Planning and Zoning meeting that were referred to Council and would

be discussed later on this agenda.

Mayor Descant stated the Retirement Committee plans to meet in a week or so and he and the City Manager will discuss the City's investments.

Councilman Schattle said he had received complaints about the current garbage service. John Horton advised he had also received a number of complaints and he had requested a meeting with BFI but to date has not received a response. He and the City Manager will pursue this meeting to discuss the problems.

It was noted, if there is no response to Mr. Horton's request to have a meeting, Council would like to have a representative from BFI at the next regular Council meeting.

#### CONSENT AGENDA

The following items are considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items unless a Councilmember or citizen so requests in which event, the item will be removed from the general order of business and considered in it's normal sequence on the agenda.

Councilman Fenley made a motion, seconded by Council Schattle and the vote was unanimous to approve the following items on the consent agenda:

- A. Approval of the minutes of the December 21, 1992 City Council meeting.
- B. Approval of the Harris County Appraisal District Supplemental Appraisal Roll #5 for 1992 as an amendment to the Tax Roll with a tax rate of \$ .73000/\$100 valuation and a total taxable value of \$190,370 for an additional tax levy of \$1389.70.
- C. Approval to advertise for bids for the swimming pool operation and maintenance contract.
- D. Approval to advertise for bids for the Mosquito Control Spraying Contract.
- E. Approval of a 1992 advalorem tax refund for \$919.80 to Stewart Title Company, for property owner William Bodwell, due to a duplicate payment.
- F. Appoint Joan Boren as Tax Assessor-Collector.

REGULAR AGENDA

At this time Councilman Fenley made a motion, seconded by Councilman Schattle and the vote was unanimous to move Item No. 15 on the agenda to precede Item No. 6.

AMEND ORDINANCE 92-20 RELATING TO POSITION CLASSIFICATION COMPENSATION PLAN FOR CITY EMPLOYEES

Dale Brown explained a revised position classification compensation plan for City employees he had prepared for Council's approval. He asked Council's approval to adopt Ordinance No. 93-01, which amends Ordinance No. 92-20; to adopt Exhibit A, which lists salary ranges by Grades and Steps; Exhibit B, which lists all positions and classifications; Exhibit C, which is the City's incentive pay plan; and asked for approval for the transfer of funds from merit increases as set in the budget to the noted accounts to cover the salary increases as presented in the new salary structure.

Mr. Brown also said an annual evaluation for each employee will be done from the date the employee started in their position.

He also advised all positions are included in the amount for salary increases, which includes open salaried employees.

Following a brief discussion Councilwoman Mingoia made a motion, seconded by Councilman Schattle and the vote was unanimous to adopt Ordinance No. 93-01, adopt Exhibits A, B and C, and approve the transfer of \$37,138.57 for the amended salary increases.

At this time Councilman Schattle excused himself from the meeting.

SENATE AVENUE PUBLIC IMPROVEMENT DISTRICT

Dale Brown stated he and John Horton had discussed the Senate Avenue Public Improvement District and had gotten several other cities' petitions and also had received an alternate proposal from Jim Grizzard, one of the participants.

Councilman Fenley stated the City has not moved forward at all on this PID and feels something should be done as soon as possible.

Mayor Descant agreed and asked Mr. Kleber Denny, a consulting engineer, if he had talked with Mr. Grizzard or had seen his letter. Mr. Denny said he had not talked with Mr. Grizzard recently and feels if Council would set up a workshop to discuss and iron out all the details it would be very beneficial. He stated they would need some sort of committment from the City before going back to their participants.

Mayor Descant advised Council has not seen the draft or petition from the City Attorney.

Dale Brown said the City Attorney advised the wording in the petition needed to be changed in several areas concerning assessments, payments, etc. and it should also include homestead property to be exempt.

Mayor Descant said a special meeting/workshop could be held to discuss this matter within the next two weeks. All Council agreed this would be advisable.

APPROVE AMENDED PLAT OF THE PHAN TRACT

Dale Brown explained to Council this plat had been approved previously, however the purpose for this amended re-plat for Lot 1, Block 53, is to add a 250 foot rear building line at the request of the property owner.

Councilman Fenley made a motion, seconded by Councilman Pulido and the vote was unanimous, with the exception of Councilman Schattle who was not in attendance, to approve the amended plat of Lot 1, Block 53.

APPROVE SUBDIVISION PLAT OF 0.770 ACRES, OUT OF THE THOMAS HOGAN SURVEY.

Dale Brown stated this is the commercial lot on U.S. 290 next to the Chevron Station, where a Jack-In-The-Box is being planned.

Councilman Fenley asked about the costs for the sewer line for this property. John Horton advised it is the owner's responsibility, and in addition, they will still be a participant of the Public Improvement District near U.S. 290 and Senate Avenue.

Councilman Bowden asked the approximate cost of the water line. John Horton estimated \$12,000. A representative from Foodmaker, Inc. (Jack-In-The-Box) stated if the water cost is higher they are prepared to pay.

Councilman Pulido asked if an escrow had been discussed, and John Horton advised it had.

Councilman Pulido made a motion, seconded by Councilman Fenley, and the vote was unanimous with the exception of Councilman Schattle who was not in attendance, to approve the subdivision plat of 0.770 acres, out of the Thomas Hogan Survey, by owner James P. Grizzard.

APPROVE PRELIMINARY SUBDIVISION PLAT OF WYNDHAM VILLAGE

City Staff recommended that Council approve the preliminary plat for Wyndham Village, as submitted by Kerry R. Gilbert and Assoc. on behalf of Centamark Realty Corporation, which had been approved by the Planning and Zoning Commission on January 5, 1993.

Dale Brown advised there had been some question about the design showing Rio Grande going through. This only shows right-of-way, and Rio Grande will not go through.

Following a brief discussion, Councilman Bowden made a motion, seconded by Councilman Pulido, and the vote was unanimous, with the exception of Councilman Schattle who was not in attendance, to approve the preliminary subdivision plat of Wyndham Village, being approximately 39.87 acres of land, and the preliminary layout for water distribution, sanitary sewer paving and stormwater drainage.

DISCUSSION WITH POSSIBLE ACTION CONCERNING WYNDHAM VILLAGE IMPACT FEES

Dale Brown advised Council that City Staff is asking for their guidance and input concerning impact fees for Wyndham Village.

In the past the City has handled this two different ways since the ordinance allows either. One being when the lands are subdivided and the other allowing the impact fees to be paid at the time a building permit is issued for home construction.

Mayor Descant said since we've allowed it in the past, and to be fair to everyone, we should grant the approval to allow Wyndham Village to pay their impact fees at the time building permits are issued.

Councilman Pulido stated he thinks this is a little different situation and Councilman Bowden said the last developer we allowed to pay this way, Four Seasons Development Company, has taken three years and we still do not have but about half their fees so far. He feels the City should set a limit of two years in case of a downturn in economy, otherwise the City may never get their money.

Councilman Fenley said we may not have these developments if they are forced to pay the fees up front. They don't need water and sewer until their building is started, and he feels the ordinance should be amended to state one way or the other, rather than allowing an option.

Jack Wright, a resident and a member of the Planning and Zoning Commission, stated he had been one of the original committee who

set up the impact fees. The original tap fees were set up with Lanco many years ago and the intent of the ordinance was to allow the developer to pay as they are building.

Councilwoman Mingoia stated she thinks the City should allow Wyndham Village to wait until building permits are issued.

Jack Dennis, a representative of Centamark Development Company, advised Council they are prepared to bear all costs of a bridge on Rio Grande, and asked that Council allow them to wait until permits are issued to pay the impact fees. He added they plan to sign the closing papers in approximately three weeks.

Councilman Fenley made a motion and seconded by Councilwoman Mingoia to allow Wyndham Village to pay their impact fees at the time building permits are issued. Councilmembers Fenley, Mingoia and Pulido voted for the motion. Councilman Bowden voted against, and Councilman Schattle was not in attendance. Motion passed.

AUTHORIZE FIRE DEPARTMENT TO PURCHASE UNBUDGETED ITEMS WITH DONATED FUNDS

Dale Brown advised the Fire Department had received a donation of \$1000 from Charlie Wilson. It was Mr. Wilson's intent for the Fire Department to use these funds to purchase a display case for Fire Department memorabilia.

Councilman Fenley made a motion, seconded by Councilman Pulido and the vote was unanimous to authorize the Fire Department to purchase unbudgeted items with donated funds.

AWARD CONTRACT FOR CLEANING AND TELEVISIONING SEWER LINES

Dale Brown explained that at Council's approval, the contract with Visu-Sewer Clean & Seal, Inc., had been terminated for failure to fulfill their agreement for the cleaning and televising of sanitary sewer lines.

City Staff would like to recommend that Council approve awarding the remainder of the one year service agreement to Naylor Enviro-Systems, Inc., who had been the second lowest bidder.

John Horton stated the project should be completed in approximately sixty days.

Councilman Fenley made a motion, seconded by Councilman Bowden and the vote was unanimous to award the contract Naylor Enviro-Systems, Inc. for cleaning and televising sewer lines.

At this time Councilwoman Mingoia made a motion, seconded by Councilman Bowden and the vote was unanimous to return to Item 4, Councilmember's Reports and Comments.

Mayor Descant then discussed the upcoming Town Meeting agenda which will be held on February 11, 1993. This meeting will be in coordination with Harris County, and Commissioner Jerry Eversole will speak briefly. He reviewed a news release from Dale Brown and asked if anyone had any questions concerning the meeting.

#### REVIEW CHARTER COMMITTEE RECOMMENDATIONS

Mayor Descant reviewed the recommendations from the Charter Committee. He stated he thought there was no problem with the recommended term limitations, however, it might be best to consider "four" two-year terms instead of "three".

Mayor Descant said term limitations are really not an issue in Jersey Village. He also stated that City Council has the option to call an election or not.

Councilman Fenley said he would like to see things changed that concern the citizens.

Dale Brown stated the committee thought the EMS should be acknowledged in some way and decided to associate them with the Fire Department. Mayor Descant sees no problem with this.

Councilman Bowden said he thinks Fire Chief Kathy Hutchens should be the one to decide if it is necessary to include the EMS with the Fire Department.

Councilman Pulido stated the EMS is an integral part of the City operation and should be recognized.

Councilman Pulido said this Charter Review Committee has spent a lot of time and hard work and should be commended for a job well done.

Mayor Descant stated under the duties of the committee, possibly the portion stating "the commission shall have the power to compel the attendance of any officer or employee...." could be changed to say "ask" instead of "compel".

Dale Brown and the Council discussed the calling of an election for the Charter changes. It could be done along with the City Election in May or a special election. A special meeting will need to be called to call an election.

No action was taken on this item and it was noted this could be

discussed at the Town Meeting in February.

APPROVAL TO ESTABLISH A PART-TIME POSITION FOR VOE STUDENT AND BUDGETARY TRANSFER

Dale Brown explained a VOE student from the high school could be used by several departments at City Hall to help alleviate some of the work. This person would work twenty (20) hours a week at \$5.00 per hour.

Councilman Pulido asked if a volunteer person had been considered for this position.

Mayor Descant said a volunteer would not feel obligated to come in everyday.

Councilwoman Mingoia stated her company uses Distributive Education students or VOE students and it works out very well.

Following a brief discussion, Councilman Fenley made a motion, seconded by Councilwoman Mingoia and the vote was unanimous with the exception of Councilman Schattle who was not in attendance, to establish a part-time position for twenty (20) hours a week for a VOE student, and approve the budgetary transfer of \$2,000.00 from the Administration and Municipal Court Departments to cover the cost.

CITY MANAGER'S REPORT

Dale Brown advised he thinks more Council meetings will need to be held in the next couple of months to consider all the upcoming projects, etc. Workshops could be held before or after the regular meetings. Council agreed the best time would be prior to the regular meetings.

Dale advised he will be in Corpus Christi at a City Manager's Seminar the rest of this week, and Laverne Hale will be out next week to attend an Election Law Seminar in Austin. He also stated the Fire Department will be holding EMT classes in the next couple of weeks.

It was then decided to set two City Council Workshops. The first will be held at 6:00 P.M. on January 28, 1993 to discuss the Senate Avenue PID and the second will be held on February 1, 1993 at 6:00 P.M. to discuss the proposed police services building with the architects.

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURN

With all business completed Councilwoman Mingoia made a motion, seconded by Councilman Bowden and the vote was unanimous to adjourn the meeting at 8:55 P.M. and go into a workshop to discuss building and facility needs for the Police and Fire Departments.

Respectfully submitted,

  
Laverne M. Hale  
City Secretary

APPROVED AS MINUTES 2-15-93

Ordinance No. 93-01 is on file in the City Secretary's office and is made a part of these minutes by reference.

Mr. Grant said they are in constant contact with the City to try and resolve any problems.

Councilman Schattle stated he had been told the BFI employees are rude to our citizens and had bad attitudes toward the residents.

Mr. Grant assured Council they want to alleviate all problems and complaints and they are planning to start using door hangers to notify residents when their trash and garbage cannot be picked up due to it being bundled incorrectly, etc. Hopefully this will alleviate a lot of complaint calls to City Hall.

Mayor and Council thanked Mr. Grant for coming and discussing these matters with them.

#### RECEIVE AND ACCEPT AUDIT

Mr. Steve McEachern with Fittsroberts Company, the auditors for the City, reviewed the City's audit. He stated they concluded the financial condition of the City is good.

Council accepted the audit report from Mr. McEachern.

#### RESOLUTION FOR BOY SCOUT TROOP #1177

Mayor Descant read a resolution to be presented to Boy Scout Troop #1177 for the planting of trees on Philippine at the Beltway.

Councilman Fenley made a motion, seconded by Councilman Bowden and the vote was unanimous to approve the resolution for Boy Scout Troop #1177.

Councilwoman Mingoia advised there were sixteen boy scouts involved in this project and asked the Mayor to present the resolution at the next boy scout meeting.

#### AWARD CONTRACT TO RWS ARCHITECTS

Dale Brown explained to Council the \$11,200 funds for RWS Architects are for providing preliminary design and site plan services for the proposed police services building. The funds, not to exceed \$11,200 are to be allocated as \$8,000 from account number 1600-5510, and \$3,200 from unallocated reserve funds.

Councilman Pulido stated he felt the City should send a letter to the residents first, and Councilman Bowden said he would favor a referendum vote in May.

Councilman Schattle would also like to see a letter sent out in order to keep the residents informed.

Councilmembers Fenley and Mingoia agreed this should be voted on in the May 1 election, and Mayor Descant concurred that a letter should be sent out and also put to a vote at the next election.

After further discussion Councilwoman Mingoia made a motion, seconded by Councilman Schattle and the vote was unanimous to award a contract to RWS Architects for \$11,200.00 for preliminary architectural work on the proposed police services building.

REVIEW THE CHARTER COMMITTEE RECOMMENDATIONS

Dale Brown asked Council for direction as to what they would want Staff to do, or should this be placed on the ballot for the May election.

Mayor Descant questioned the recommended term limitations. He stated this has never been a problem in Jersey Village and feels in Section 2.01 of the Charter it should read "Three consecutive terms as Mayor or Four consecutive terms combination Mayor/Council member and a total of Four terms of service. Also on the last line of this section it should read, "No person who has served four (4) consecutive terms as Council Member or Mayor/Council Member shall hold office as Mayor within the one (1) year period following the said four (4) terms of service.

Councilman Fenley stated he does not agree with term limitations due to the fact there had been a problem in filling positions in the past. He also said he questioned the required attendance at Council meetings.

Councilman Bowden stated he would agree with the Mayor regarding the term limits and feels there should be limitations of some type.

Councilman Pulido stated he could see both sides. Eight years is reasonable, but if someone is making progress in some area, it would not be advisable to cut them short.

Councilmembers Schattle and Mingoia both agreed with Mayor Descant's recommendation and Councilman Fenley stated he feels there should be no limitations.

Council agreed with the Charter Review Commission's other recommendations, except in Section 9.17, Section A.1 and Section B. They agreed Section A.1 should read ".....and the Commission shall have the power to request the attendance of....."; and Section B should read "The Council shall receive and publicize any report presented by the Commission".

Council agreed these changes should be included on the ballot at the May 1 election.

APPROVE SUBDIVISION PLAT OF BLOCKS 10 AND 11 FOR GOLF VIEW GARDEN HOMES

Dale Brown explained to Council there is approximately \$31,000 in delinquent taxes owed on this property along with about \$5,000 owed for mowing liens filed by the City.

Councilman Pulido stated the Planning and Zoning Commission had approved this plat and recommended it to Council for their approval.

Councilman Bowden asked about the size of the lots, and Councilman Schattle questioned the access to the open space since there are no easements.

John Horton and Dale Brown advised Council that on the original plat there is no indication which part is open space.

Mr. Aubrey Farb, the developer, advised Council they plan to close on this property in approximately ten days, and the delinquent taxes and liens will be taken out of the selling price.

Dale Brown stated the City will hold the plat without the proper signatures until all the delinquent taxes and liens are paid.

Councilman Fenley then made a motion, seconded by Councilman Pulido and the vote was unanimous to approve the subdivision plat of Blocks 10 and 11 for Golf View Garden Homes.

APPROVE ORDINANCE CALLING FOR THE GENERAL ELECTION

Councilman Schattle made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to approve Ordinance No. 93-02 calling for the General City Election to be held on May 1, 1993, the appointment of election judges and setting the date for a run-off election.

PLANNING AND ZONING COMMISSION REVIEW OF THE COMPREHENSIVE PLAN

Mayor Descant asked Councilman Pulido, the liaison to the Planning and Zoning Commission, if the Planning and Zoning Commission could initiate a process to implement amending the City's comprehensive plan. He said there are a number of things that need to be addressed, and asked as many Council members as possible to attend the next Planning and Zoning Commission meeting.

There was no action on this item.

REPORT FROM THE PARKS AND LANDSCAPE COMMITTEE CONCERNING PLAYGROUND EQUIPMENT

Dale Brown advised there are plans for a boat to be constructed at Carol Fox Park instead of the dragon as originally planned, and asked Council's approval of this proposed change.

Mr. Brown reported after the construction of the boat there will be approximately \$3000 left that could be used for other items such as bicycle racks, wheelchair swing and expanding the sand area.

In looking at the plans for the boat, Mayor Descant stated there should be one additional rail put in the middle on the stern view.

Councilwoman Mingoia stated the front of the boat will be closed from the staircase forward, and the committee had discussed putting a slide from the boat.

Councilman Bowden asked about the fall surface.

At this time Bernie Elliott and Beverly Peterson, members of the Playground sub-committee, explained the Committee would like to name the boat when it is built. The Committee had voted to name the boat "Calvin's Cruiser", since Councilman Fenley had donated the extra money needed to build the boat.

Councilman Pulido said the boat should be named, and Mayor Descant said he felt it should not be named.

Councilmembers Schattle and Bowden both agreed that no one person should be recognized, since a number of people had contributed both money and a lot of time to this project, and they should be recognized as well.

After further discussion, Mayor Descant took a straw vote of Council and the consensus was it was agreeable to go ahead and name the boat.

There was no further action on this item.

At this time Councilman Bowden made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to move back to Item 12 on the Agenda.

Mayor Descant said he wanted to announce the filing dates for the upcoming City Election to be held on May 1, 1993. The Mayor and City Council Positions 2 and 3 are up for election this year and the filing dates to make application for a place on the ballot are from February 15, 1993 through March 17, 1993 at 5:00 P.M.

CITY MANAGER'S REPORT

Dale Brown advised Council the City had received a check in the amount of \$43,731.89 for sales tax, and another check in the amount of \$46,758.67 from Houston Lighting and Power for franchise payment.

He then discussed the Planning and Zoning Commission's plans to look in depth at amendments to the City's subdivision ordinance to set some standards for everyone to follow.

Councilman Bowden asked what had been done thus far in amending the subdivision ordinance and the time frame for completing.

Mr. Brown stated he would estimate six weeks.

Councilman Pulido said he feels this is overworking the Planning and Zoning Commission doing this project and amending the comprehensive plan at the same time. Councilman Bowden and Mayor Descant both agreed this subdivision ordinance should take precedence.

Councilman Bowden then asked John Horton about a report on the sanitary sewer investigation and asked if Council could get a map as to which areas have been done. He also asked if anything could be done at this point to get started with repairs. John Horton advised it would be in the best interest to wait until everything has been checked and sell Certificates of Obligation to cover all repairs.

Councilman Bowden said he still feels it best to start now to alleviate some of the problems and John Horton said he would talk to the engineers doing the testing to get their recommendations.

EXECUTIVE SESSION

Councilwoman Mingoia made a motion, seconded by Councilman Bowden and the vote unanimous to adjourn to Executive Session at 9:30 P.M.

ADJOURN

With all business completed motion was duly made, seconded and the vote unanimous to adjourn the meeting at 9:45 P.M.

Respectfully submitted,

*Laverne M. Hale*  
Laverne M. Hale  
City Secretary

APPROVED AS MINUTES

3-15-93

Ordinance No. 93-02 is on file in the City Secretary's office and is made a part of these minutes by reference.



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1956

A Texas Star Community

MINUTES FOR THE REGULAR CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

---

DATE: February 15, 1993  
TIME: 7:00 P.M.  
PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

CONVENE, INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was convened and called to order by Mayor Mike Descant. Noted present were Councilmembers Darcy Mingoia, Joe Pulido, Bruce Bowden, Jamie Schattle, and Calvin Fenley arrived late; City Manager, Dale Brown; City Attorney, Ken Wall; and City Secretary, Laverne Hale.

CITIZEN'S COMMENTS

Mr. R. Robertson advised Council he had resigned from the Neighborhood Watch Program. He said the Neighborhood Watch was the eyes and ears for the police department and the residents, but he had resigned because there was no participation, no police information on emergencies and there was a problem getting announcements of the meetings on the marquee.

Police Chief Mike Lindsey explained why the Neighborhood Watch was not notified of the last incident. He said the police department had the situation under control.

Dale Brown stated the marquee postings should be coordinated through John Horton, the Director of Public Works. He said Mr. Horton needs to be contacted in advance of the meeting in order to get it posted.

Councilman Pulido said the chairperson of the group should contact John Horton and he also suggested an article be put in The Star Newsletter advising the residents the Neighborhood Watch is in need of more volunteers.

Mr. Haden Lambert then spoke to Council advising them he is against getting a new police building. He said the financial conditions are not right at this time and the Baptist Church across the street will be for sale in the future. He wants the residents to vote on

this issue before going forward with plans.

Councilman Schattle said it is rumored the Church building has asbestos and would be very costly to re-model. He thinks a police building can be built without going into too much debt. He then added some residents are hearing rumors that our Police Department will be done away with and hire Deputy Constables and wanted to clarify these rumors are not true.

Mayor Descant advised the planned facility would be very functional. The present police building is not safe or functional as it stands. He also added the property behind City Hall was acquired for future building and to prevent the car dealership from building through to Lakeview.

Then Mr. Bart Adriance, a resident, discussed the park and playground equipment. He stated the work had been done by volunteers without any City funds. He then said the sand had not been delivered as yet, and since fall surfaces are required the City could be held liable. He asked that this be expedited.

John Horton advised the City's procedures are being followed for purchasing the sand, and bids are currently being submitted.

Councilman Bowden stated he feels this should be expedited.

John Horton said there are many valid reasons why they have been unable to have the sand brought in. The ground has been very wet and the sand could not be hauled in at the same time the concrete was being brought in for the sidewalks.

#### COUNCILMEMBER'S REPORTS AND COMMENTS

Councilwoman Mingoia advised the Motel Tax Committee had met on January 19, 1993 and discussed the possibility of building a community meeting room building. They also discussed ways to attract a second motel for Jersey Village.

Councilwoman Mingoia then stated the Parks and Landscape Committee had met on February 9, 1993 and discussed plans to install a plaque at the park listing the names of nine people who had given substantial donations for the playground equipment.

Councilman Pulido reported that Planning and Zoning had met and discussed several items to be addressed later in this agenda. They also discussed open areas in the City that is now owned by a defunct company with delinquent taxes due, and the possible foreclosure of this property by the City.

He stated Dale Brown had given a review and discussed open space

and park land. They also discussed the City's control of their extraterritorial jurisdiction.

At this time Councilman Pulido asked the Director of Public Works, John Horton for an update on the dechlorination and leak detection at the waste water treatment plant.

Councilman Pulido then asked Mr. Horton if Harris County sprayed for mosquitos along the bayou.

John Horton said the County does nothing for Mosquito control in our City, but suggested the possibility of City crews spraying along the bayou.

Mayor Descant advised Council there had been a rate reduction on Worker's Compensation and Liability insurance, which resulted in approximately a \$9,000 credit for the City. He also stated due to the work involved in maintaining Carol Fox Park, that possibly we need to use a private company instead of City crews.

The Mayor also stated there have been approximately \$20,000 in donations for the park and he would also like to commend John Horton and his staff for a job well done in getting the park built.

Councilman Schattle asked the City Manager if a letter could be included in The Star explaining the proposed police building and the two options of getting the building built. He would like a questionnaire sent out to the citizens to get their input.

#### CONSENT AGENDA

The following items are considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items unless a Councilmember or citizen so requests in which event, the item will be removed from the general order of business and considered in it's normal sequence on the agenda.

Councilwoman Mingoa made a motion, seconded by Councilman Bowden and the vote was unanimous to remove Item E from the consent agenda.

Then Councilwoman Mingoa made a motion, seconded by Councilman Fenley and the vote was unanimous to approve the following items on the consent agenda:

- A. Approval of the minutes of the January 18, 1993 City Council meeting.

- B. Approval of the Harris County Appraisal District Supplemental Appraisal Roll #12 for 1991 as an amendment to the Tax Roll with a tax rate of \$ .7185/\$100 valuation and a total taxable value of \$37,670 for an additional tax levy of \$270.66.
- C. Approval of the Harris County Appraisal District Supplemental Appraisal Roll #6 for 1992 as an amendment to the Tax Roll with a tax rate of \$ .7300/\$100 valuation and a total taxable value of \$330,510 for an additional tax levy of \$2412.72.
- D. Approval of a 1992 advalorem tax refund of \$799.35 to LFCA, Inc.
- F. Approval of a motion to authorize a contract with The New Advantage Pool Company for \$28,430.32 for the operation and maintenance of the City pool from May 1, 1993 to April 30, 1994.
- G. Approval of a motion to authorize a contract with Northwest Pest Control for Mosquito Fogging of the City from April 1, 1993 to October 31, 1993 at a weekly price of \$150.00 per week.

At this time Police Chief Lindsey introduced John Hermann and Patrick Hauptman and asked they be appointed as Reserve Police Officers. He stated John is currently a dispatcher for Jersey Village and Patrick is a resident of the City.

He advised reserve officers are required to have the same qualifications as regular officers, however, in this case he would like to get a provision allowing these two men to be appointed without the two year full time patrol requirement.

Councilman Fenley made a motion, seconded by Councilman Schattle and the vote was unanimous to approve Item E on the agenda as follows:

- E. Approval of Patrick Hauptman and John Hermann as Police Reserve Officers.

PRESENTATION BY BFI CONCERNING RESIDENTIAL GARBAGE SERVICE

Mr. Chris Grant, of Browning Ferris Industries spoke to council regarding problems and recent complaints associated with residential garbage service. He said he had met with John Horton and Dale Brown recently to discuss the problems. He also stated they had found the complaints were all on one of the routes in the City and the crew on this route had been moved out of the City.



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1956

A Texas Star Community

MINUTES FOR THE SPECIAL CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

---

DATE: March 3, 1993  
TIME: 7:00 P.M.  
PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

The meeting was convened and called to order by Mayor Mike Descant. Noted present were Council members Darcy Mingoia, Calvin Fenley, Joe Pulido, Bruce Bowden and Jamie Schattle; City Manager, Dale Brown; and City Secretary, Laverne Hale.

DISCUSSION WITH POSSIBLE ACTION TO AUTHORIZE CITY STAFF TO CONTRACT FOR EMERGENCY REPAIRS TO WATER WELL #1

John Horton, Director of Public Works, advised Council a well performance test had been done on the City's #1 Water Well by Layne-Texas, and it had been concluded there is a break in the well column causing a major leak.

Layne-Texas has recommended shutting down the well as soon as possible and starting the repairs to avoid further damage to the well.

Mr. Horton said Layne-Texas could begin the repairs on Thursday, March 4, 1993. The repairs could begin after an interconnect is completed with Brookhollow. While using the interconnect, Mr. Horton said there should be approximately 30% less water pressure. He also said a letter will be delivered to every residence informing them of the situation and asking them to curtail lawn watering and other non-essential water use during the repairs. The letters will be delivered by Public Works employees.

Fire Chief, Kathy Hutchens, told Council she had talked with Cy-Fair Fire Department and asked them for their help if an emergency situation arises during this period of reduced water pressure and they have agreed.

Councilman Fenley asked if Council could authorize the study and drawings on the other water well at this same time.

It was agreed to have Staff go ahead and do preparatory work on Water Well #2 to rework to get it ready to meet all the new specifications.

Dale Brown said money could be transferred to cover these costs, which are estimated at \$55,749.00.

Councilman Fenley made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to authorize City Staff to contract with Layne-Texas to proceed with emergency repairs to Water Well #1.

ADJOURN

With all business completed, Councilwoman Mingoia made a motion, seconded by Councilman Fenley and the vote was unanimous to adjourn the meeting at 7:15 P.M.

Respectfully submitted,



Laverne M. Hale  
City Secretary

APPROVED AS MINUTES 3-15-93



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1956

A Texas Star Community

MINUTES FOR THE REGULAR CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

---

DATE: March 15, 1993  
TIME: 7:00 P.M.  
PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

CONVENE, INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was convened and called to order by Mayor Mike Descant. Noted present were Council members Joe Pulido, Bruce Bowden, Jamie Schattle, Calvin Fenley and Darcy Mingoia; City Manager, Dale Brown; City Attorney, Ken Wall; and City Secretary, Laverne Hale.

PUBLIC HEARING

Mayor Descant then opened the Public Hearing for the purpose of receiving comments from any interested person(s) concerning the partial re-plat of Block 58, Lots 23 and 24, Section IV, Jersey Village Country Club Estates, into Lot 23.

John Horton, the Director of Public Works, explained this re-plat was being done in order to gain a larger lot.

Councilman Pulido then stated the Planning and Zoning Commission had approved this re-plat and recommended to Council for their approval.

There were no comments from the public and Mayor Descant then closed the Public Hearing at 7:03 P.M.

CITIZEN'S COMMENTS

Mr. Haden Lambert advised the Civic Club will meet on March 23, 1993 at 7:00 P.M. here at City Hall and on April 22, 1993 a Town meeting is being planned at the Jersey Village Baptist Church. He also stated he would like to have all the Charter revision changes on the ballot on the May 1, 1993 election.

Mr. Bob Hartsough stated he heard Jersey Village is offering a reward in regard to arson on Jones Road and wanted to know if this was correct and who authorizes such rewards.

Kathy Hutchens, Fire Chief, said the City Ordinance provides for a reward of \$250.00 and this is standard procedure for suspected arsons.

Mr. Rick Faircloth then asked Council why they had changed the Charter Review Committee's recommended changes and Mayor Descant explained what changes had been made and why. Mr. Faircloth stated he was on the Charter Review Committee and expressed his dissatisfaction with the changes that were made. Mr. Faircloth was assured the changes were approved at the last City Council meeting and the proposed amendments are to be voted on at the May 1, 1993 City election.

Mr. Dick Robertson stated the rear window of his car had been shot out and questioned how many more residents had the same problem. Police Chief Mike Lindsey advised there had been approximately 12 to 15 windows shot out and four people had been arrested and charges had been filed.

Mr. Robertson said he was proud of the Police Department for catching these people, but wanted to know why the Neighborhood Watch was not given the information so they could help.

Chief Lindsey said due to the time of these incidents, the Neighborhood Watch was not notified. The week before they were notified of a different type situation, but this had happened during the day and not in the middle of the night.

#### COUNCILMEMBER'S REPORTS AND COMMENTS

Councilwoman Mingoia stated the Parks and Landscape Committee had not met due to Spring Break, and have rescheduled their meeting for March 23, 1993.

Councilman Pulido reported that the Planning and Zoning Commission had met on March 2, 1993 and had approved and referred two items to City Council to be discussed later on this agenda.

Councilman Bowden reported the Recreation and Events Committee had met and discussed a Fun Run to be held in October. They also discussed plans for a teen party and Chili Cook-off and dance that is planned for April 24, 1993.

Councilman Bowden then asked if he could correct the names he had mentioned at the last meeting in regard to the volunteers who had sold the sidewalk squares at Carol Fox Park. He said the following names should have been announced: Sharon Dunn, Barbara Erskine, Jill Klein and Karen Kominczak.

Councilman Bowden then said Mrs. Boriskie had called him and is still having sewer problems.

John Horton, the Director of Public Works, said he had tried to set up a meeting with Mrs. Boriskie and Mr. Vossler, a plumber, to review her problem.

Councilman Schattle stated he had received calls concerning the fence at American Storage on Senate Avenue. He said the complaints were due to the location of the fence, it is very difficult to see the traffic when coming out of the storage facility. Possibly the fence should be moved back or lowered and he asked the City Manager to make a recommendation to the Public Works Department to correct the problem.

Councilman Schattle also stated he would like for citizens to be able to speak on each item of the City Council agenda if they desired, even if for only a limit of one minute per person.

Councilman Fenley stated he had a question concerning the Police Officers working extra jobs. He wanted clarification of the approval forms and would like to have copies of all the signed forms from each officer.

Councilman Fenley then asked if there could be an item on the next agenda for an update on the Shanghai sewer problems.

Mayor Descant stated the sewer rehabilitation program had been delayed, but is now in progress again.

John Horton then gave an update on the sewer rehabilitation program which included the consideration of a by-pass sewer line for the area of Shanghai.

Councilman Fenley said Council needs to see Pate Engineer's recommendation and would like another update at the next meeting.

John Horton advised Pate Engineers should give their final recommendation in approximately four weeks.

Councilman Fenley then stated he had observed several dents in some of the police cars, but the Safety Review Board had not met to discuss any accidents in quite some time.

Kathy Hutchens, Fire Chief, explained the responsibilities of the Safety Review Board, and said guidelines had been set up for when an accident would be looked at, which included time-loss, injuries, or insurance claims losses on vehicles, etc. and stated some of the members were no longer in a position to be on the committee.

Dale Brown said the responsibilities of this committee needed to be redefined.

Mayor Descant said he would like to see the committee be reconvened and new members appointed.

Mayor Descant then said he would like to congratulate the Police Department for their efforts in catching the persons responsible for shooting out the car windows, and also congratulate the Fire Department for a letter of thanks and a check for \$200 they had gotten for their prompt action and attention at a fire in October.

#### CONSENT AGENDA

The following items are considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items unless a Council member or citizen so requests, in which event, the item will be removed from the general order of business and considered in it's normal sequence on the agenda.

Councilwoman Mingoa made a motion, seconded by Councilman Fenley and the vote was unanimous to approve the following items on the consent agenda:

- A. Approval of the minutes of the February 15, 1993 and the March 3, 1993 City Council meetings.
- B. Approval of the Harris County Appraisal District Supplemental Appraisal Roll #13 for 1991 as an amendment to the Tax Roll with a tax rate of \$ .7185/\$100 valuation and a total taxable value of \$50,730 for an additional tax levy of \$364.50.
- C. Approval of the Harris County Appraisal District Supplemental Appraisal Roll #7 for 1992 as an amendment to the Tax Roll with a tax rate of \$ .7300/\$100 valuation and a total taxable value of \$502,450 for an additional tax levy of \$3,667.89.

#### MUNICIPAL COURT ACTIVITIES

Dale Brown stated Ms. LaVelle Shelton of Cy-Fair Independent School District had contacted the City regarding Teen Court and special service projects for students.

Debbie Loesch, Court Administrator, told Council she had talked with Midland, Texas, and they had given a lot of good information on their program. They do not have as many repeat offenders, and their peers seem to be harder on the offenders.

Dale Brown said some students may prefer to go before the regular juvenile court and bring in their report cards instead of going before a teen court.

The violations could only be the ones issued within Jersey Village, and this would possibly give teens awareness of the judicial system.

He then stated the school district is involved and have had orientation with approximately fifty students participating in the training.

Councilman Schattle said he thinks Jersey Village should try this for about six months.

Mayor Descant agreed and asked Staff to discuss with our judge to get a trial program started.

Dale Brown then stated a community service program could also be initiated, which would include work being done to pay off a fine.

Council agreed this is a good idea and Mayor Descant asked about liability insurance coverage.

City Attorney, Ken Wall said there should not be a problem with liability.

All Council agreed to go ahead with the plans.

#### PRELIMINARY PLAT OF JERSEY VILLAGE BAPTIST CHURCH

Dale Brown explained the Planning and Zoning Commission had approved this plat and recommended it to City Council for their approval with a note regarding the requirements for fire hydrants.

Councilman Bowden asked if the Church will bare the costs of the hydrants, and the answer was yes.

Following a brief discussion, Councilman Bowden made a motion, seconded by Councilman Pulido and the vote was unanimous to approve the preliminary plat of Jersey Village Baptist Church.

#### APPROVE PARTIAL RE-PLAT OF BLOCK 58, LOTS 23 AND 24

Dale Brown explained this had also been approved by Planning and Zoning and recommended to Council for their approval. The re-plat is to combine Lots 23 and 24 into one lot, which would be Lot 23.

Councilman Bowden asked if the City would collect two impact fees or just one and John Horton advised there would be only one.

Ken Wall advised the impact fees are for capacity only.

Mayor Descant said it had been agreed to let the developers pay the impact fees as they build houses, so they will want to develop in Jersey Village.

Councilman Pulido made a motion and seconded by Councilwoman Mingoia to approve the partial re-plat of Block 58, Section IV, Jersey Village Country Club Estates, to combine Lots 23 and 24 into Lot 23. Council members Pulido, Mingoia, Fenley and Schattle voted for the motion. Councilman Bowden abstained. The motion passed.

PROPOSAL FROM ACCELERATED COMMUNICATIONS CORP. ON PRIVATE COIN OPERATED TELEPHONES.

Dale Brown told Council Mr. Terry Buchanan of Accelerated Communications Corp. had approached the City concerning replacing all the City's Southwestern Bell public coin-operated telephones with telephones from Accelerated Communications Corp. He then introduced Mr. Buchanan, who in turn explained to Council the City is not currently receiving any revenue from these telephones. If the City bought or leased his telephones, they could generate approximately \$2400 per year per telephone.

Mayor Descant suggested the City check into the usage of the telephones we now have.

Bob Hartsough, a resident, stated the shopping center gets revenues from their coin-operated telephones.

Councilman Fenley volunteered to look into this and report back at the next meeting.

Mr. Buchanan then told Council their telephones are built strong with very low maintenance.

Mayor Descant asked Councilman Fenley to work with Staff and review.

APPROVE ORDINANCE AMENDING ORDINANCE NO. 93-02

City Attorney, Ken Wall advised Council this ordinance calling for the General Election to be held on May 1, 1993 is amending Ordinance No. 93-02 passed on February 15, 1993. This amended ordinance includes the proposed Charter Amendments and a nonbinding referendum for the construction of a new police building.

Haden Lambert asked why this would be a nonbinding referendum, and Mayor Descant explained that Certificates of Obligation are less expensive than Bonds and at the recent Town Meeting almost all of

the residents in attendance agreed there is a need for a new police building.

Councilwoman Mingoia then made a motion, seconded by Councilman Schattle and the vote was unanimous to approve Ordinance No. 93-03 amending Ordinance No. 93-02 calling for the General Election to be held on May 1, 1993.

APPROVE ORDINANCE AMENDING ORDINANCE 93-01

Dale Brown explained that when Ordinance 93-01 was passed amending the position classification compensation plan for City employees, there was no classification for a detective position and the police chief would like this position added back in.

Mayor Descant asked if the new detective position would also include patrol duty.

Police Chief Lindsey then explained the duties of the detective, and Councilman Schattle agreed the City needs a full time detective.

Councilman Pulido asked if there would be very much down time for the detective and Chief Lindsey said he can be utilized for many jobs plus patrol duty.

Councilman Schattle made a motion, seconded by Councilman Pulido and the vote was unanimous to approve Ordinance No. 93-04 amending Ordinance No. 93-01 relating to the position classification compensation plan for city employees.

AUTHORIZE STAFF TO ADVERTISE AND ACCEPT BIDS TO RE-WORK WATER WELL PLANT NO. 2

Dale Brown told Council certain repairs are needed at Water Well Plant No. 2, located on Village Drive, in order to get the well up and running properly.

Councilman Bowden asked if the City has a device to remove calcium chunks and he does not want to have the same problems at this well as we have had at Well No. 1.

John Horton stated he is unaware of this problem but will check into it.

Councilman Fenley made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to authorize Staff to advertise and accept bids to re-work Water Well Plant No. 2.

AUTHORIZE STAFF TO ADVERTISE AND ACCEPT BIDS FOR LIGHTING AT CAROL FOX PARK

Dale Brown explained in the 1992-93 budget, \$7500.00 was budgeted to install lighting at Carol Fox Park. At their January meeting the Parks and Landscape Committee decided that two 25' poles with two 400 watt high pressure sodium fixtures on each should be constructed.

Councilman Bowden asked if we have checked with Houston Lighting and Power about installing lights.

Councilman Schattle said Houston Lighting and Power has a program and they will install and maintain the fixtures with a nominal monthly charge.

John Horton said he will check with Houston Lighting and Power to get additional information.

Motion was duly made, seconded and the vote was unanimous to table this item and discuss at the April City Council meeting.

RECREATION AND EVENTS COMMITTEE'S PLANNED CHILI COOK-OFF AND DANCE

Dale Brown advised Council the Recreation and Events Committee were planning a Chili Cook-off and Western Dance for April 24, 1993 at Clark Henry Park.

Councilman Bowden asked if expenses for this function would be paid out of the Motel Tax Fund, and he was told no they cannot.

There was no action taken on this item.

AMENDING THE CITY'S SUBDIVISION ORDINANCE

Dale Brown gave Council a preliminary draft for amending the subdivision ordinance he had prepared.

He explained it is not necessary that City Council review subdivision ordinances, giving the Planning and Zoning Commission the authority to act on their own.

The subdivision ordinance could be a chapter in the City's Ordinance Book or it could be a separate book.

Dale Brown said when City Council decides what form they prefer then other details can be worked out.

Mayor Descant suggested a joint workshop meeting with the Planning

and Zoning Commission to work out details and address all issues pertaining to this ordinance.

Councilman Pulido asked if a workshop could be held after the next Planning and Zoning meeting in April.

It was agreed to have a workshop with Planning and Zoning at their next meeting on April 6, 1993.

#### SALE OF SURPLUS POLICE OFFICER UNIFORMS

Dale Brown explained that Guadalupe P. Ibarra, Constable, Precinct 2 Duval County had contacted the Police Department and was interested in buying any usable surplus equipment.

Chief Lindsey said normally it is very hard to get rid of used uniforms and Constable Ibarra had offered to pay \$100 for these uniforms.

After a brief discussion, Councilman Schattle made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to approve the sale of surplus Jersey Village Police Officer uniforms to Guadalupe P. Ibarra, Constable Precinct 2, Duval County, for \$100.00.

#### CITY MANAGER'S REPORT

Dale Brown and John Horton showed a video of the damage to Water Well No. 1.

At approximately 860 feet the screen was collapsed and corrosion occurs at about 1000 feet.

The cost to swage and make temporary repairs is approximately \$55,000, but Layne-Texas, the company doing the review, recommends a new well.

John Horton said they will televise the well again.

Councilman Fenley asked why the City doesn't consider getting water from the City of Houston instead of drilling a new well.

Dale Brown said Staff could pursue contacting the City of Houston for an interconnect or the cost to tie into their system.

The City Manager then asked Council if they would prefer to have the annual reports, that had been distributed at the Town Meeting, mailed out to all the citizens. The cost estimate would be

approximately \$1500 for printing and postage. If Council desires the mailing of these reports the funds could be transferred from unallocated reserves to account number 1100-5203.

Councilwoman Mingoia was in favor of mailing them out.

Councilman Fenley does not want the reports to be mailed out and suggested they be available at City Hall for pick-up.

Possibly an article could be put in The Star Newsletter advising the residents the reports are available.

Mayor Descant said he thinks the booklet is very informative, and possibly a boy scout troop would be interested in doing a project and pass them out to the residents.

Councilman Bowden suggested a notice be posted on the Marquee.

Mayor Descant then asked Council their opinions concerning the flags in front of City Hall. The City Flag is very expensive and has to be replaced fairly often. He would like to suggest removing two of the flag poles and putting the U.S Flag and the Texas Flag on one pole together. A smaller City Flag could be kept inside City Hall for ceremonial purposes.

Council agreed it would be best to have two smaller flags on one flag pole.

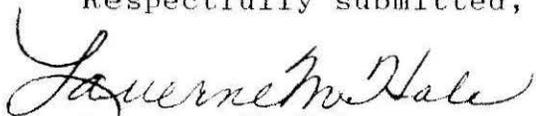
EXECUTIVE SESSION

Councilwoman Mingoia made a motion, seconded by Councilman Bowden and the vote was unanimous to adjourn to Executive Session at 9:45 P.M.

ADJOURN

With all business completed motion was duly made, seconded and the vote unanimous to adjourn the meeting at 10:25 P.M.

Respectfully submitted,

  
Laverne M. Hale  
City Secretary

APPROVED AS MINUTES 4-19-93

Ordinance Nos. 93-03 and 93-04 are on file in the City Secretary's Office and are made a part of these minutes by reference.



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1956

A Texas Star Community

MINUTES FOR THE REGULAR CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

---

DATE: April 19, 1993  
TIME: 7:00 P.M.  
PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

CONVENE, INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was convened and called to order by Mayor Mike Descant. Noted present were Council members Joe Pulido, Bruce Bowden, Jamie Schattle, Calvin Fenley and Darcy Mingoia; City Manager, Dale Brown; City Attorney, Ken Wall; and City Secretary, Laverne Hale.

CITIZEN'S COMMENTS

There were no citizen's comments at this time.

COUNCIL MEMBER'S REPORTS AND COMMENTS

Councilwoman Mingoia stated the Parks and Landscape Committee had met twice recently, and she was unable to attend the meetings.

She also advised the wheelchair ramp on the main structure at the playground is almost complete along with most of the other projects.

There was a picture of some of the volunteers in the Houston Post this past weekend, stating the committee had won a community award for the community built playground as part of the National Volunteers Day. She had hoped some of the volunteers would be in attendance at this meeting to be commended.

Councilman Fenley then stated he would also like to commend Bernie Elliott and the other volunteers for the community wide award they won on April 10, 1993. He said the picture was in the April 18, 1993 "Style" section of the Houston Post.

Councilman Pulido reported the Planning and Zoning Commission had met and held a workshop with City Council regarding rewriting the

Subdivision Code for the City. He said the new code will be an attempt to make the zoning ordinances more readable and usable for those interested in developing within the City. This code will be in book form and revised as necessary.

Councilman Pulido said Dale Brown has worked hard in getting the new format established and Planning and Zoning will again review the draft code at their next meeting, and hopefully make a recommendation to Council in the near future.

Councilman Bowden reported the Recreation and Events Committee's Chili Cook-off/Dance will be held this Saturday, April 24, 1993 at Clark Henry Park and also the Parks and Landscaping Committee had discussed how their left over funds would be disbursed. They agreed the funds would be used to buy more equipment and for maintenance of the park.

Councilman Bowden said he also felt there was a problem in Jersey Village with door-to-door salesmen. He said he felt if the City could put a 24 hour hold on the vendor permits for solicitation, it would give more time to thoroughly investigate what is being sold and by whom. He then asked the City Attorney if we could legally put a 24 hour hold on issuing these permits or regulate which areas they could work in so the police are aware they are out there working, and the Attorney said he would check and advise.

Councilman Bowden then said the park benches are uneven and asked the Director of Public Works, John Horton, if additional bolts could be put in to make them more stable.

Councilman Schattle did not have anything to report at this time, however, he said he would like to thank the mayor and other members of council for being able to work with them during the past two years. He stated even though they were not always in agreement he felt they had worked together well and he has enjoyed it very much.

Mayor Descant then thanked Councilman Schattle for everything he had done while on Council, and said they have always been able to work any disagreements out.

Councilman Pulido agreed with the Mayor. He then said he is aware that occasionally snakes come out of the bayou into resident's yards and playgrounds. He is aware the bayous are not City property but asked John Horton if we could try to secure proper cleaning and mowing of these areas.

Councilman Schattle then asked Sergeant Graham what the Police Department had done regarding the motorcycles riding on the bayou. Sergeant Graham said a log had been established in the Dispatch

Office. When someone is stopped the first time they will be warned and their name will be put on the log. When they are stopped a second time, they will be filed on for trespassing.

Mayor Descant then asked the Fire Chief, Kathy Hutchens, if she would give the names of the two police officers who had recently gone into a burning house. Chief Hutchens said Officer Sandra Riggs, who had Reserve Officer Patrick Hauptman riding with her, noticed smoke coming out of a house and radioed in to report the fire. After she called in to report the fire, she then went inside the house to attempt to make sure the house was not occupied. She used her fire extinguisher to try to put out the fire and with the heavy smoke from the fire and from the chemicals of the fire extinguisher she had inhaled quite a bit of the product. Both the officers were then transported to the hospital and treated and released. She stated Officer Riggs had gone beyond the call of duty, and had done a very good job.

#### CONSENT AGENDA

The following items are considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items unless a Council member or citizen so requests in which event, the item will be removed from the general order of business and considered in it's normal sequence on the agenda.

Councilwoman Mingoia made a motion, seconded by Councilman Schattle and the vote was unanimous to approve the following items on the consent agenda:

- A. Approval of the minutes of the March 15, 1993 City Council meeting.
- B. Approval of the Harris County Appraisal District Supplemental Appraisal Roll #14 for 1991 as an amendment to the Tax Roll with a tax rate of \$ .7185/\$100 valuation and a total taxable value of \$40,470 for an additional tax levy of \$290.78.
- C. Approval of the Harris County Appraisal District Supplemental Appraisal Roll #8 for 1992 as an amendment to the Tax Roll with a tax rate of \$ .7300/\$100 valuation and a total taxable value of \$4,317,340 for an additional tax levy of \$31,516.58.
- D. Approval of a 1992 advalorem tax refund of \$619.16 to Jon Murray, for overpayment of taxes.

- E. Approval of a Resolution for a special amendment to the City of Jersey Village Defined Benefit Retirement Plan.
- F. Approval of a procedural policy concerning partial payments of property taxes.

INTRODUCTION OF NEW POLICE OFFICER

At this time Sergeant Graham introduced Officer M. Filmore Waters, a new City of Jersey Village Police Officer.

APPROVE AN AFFILIATION AGREEMENT WITH EMCET

Dale Brown explained to Council that Emergency Medical Continuing Education and Training, Inc. (EMCET) is the training organization that is currently conducting the EMT class at the Fire Station.

Fire Chief Kathy Hutchens told Council that part of the required training includes riding on an ambulance. Students enrolled in this class could satisfy their ambulance requirements if allowed to make emergency responses on the Jersey Village Ambulance.

She also stated this is the same type of agreement the City had entered into in the past with EMCET.

Councilman Pulido made a motion, seconded by Councilman Schattle and the vote was unanimous to approve a Affiliation Agreement with Emergency Medical Continuing Education and Training, Inc. (EMCET) for a period of one year, starting April 19, 1993 and ending on April 18, 1994.

AUTHORIZE STAFF TO ADVERTISE AND ACCEPT BIDS FOR LIGHTING AT CAROL FOX PARK

Dale Brown explained that, at Council's request to get information from Houston Lighting and Power before advertising and accepting bids, John Horton had talked with Houston Lighting and Power and they had worked out a layout of the lights they would install. This information has been given to the Parks and Landscaping Committee and this meets with their approval and Staff is now asking for Council's approval.

In the 1992-93 Budget \$7500.00 was budgeted to install lighting at Carol Fox Park. The Parks and Landscaping Committee had decided that two (2) 25 foot poles with two (2) 400 watt high pressure sodium fixtures would be constructed, however, after talking with Houston Lighting and Power, they advised they could install five (5) 250 watt high pressure sodium fixtures on existing power poles

at a cost of \$17.61 per month for each light, which would be a total cost of \$88.05 per month, with no charges for installation.

Mayor Descant asked if the Parks and Landscaping Committee had any problems with this and Councilwoman Mingoia said no, their only concerns were if there would be sufficient lighting and not disturb the neighborhood.

Councilman Bowden asked if the lights are for the park area only or if it would include the volleyball area as well. John Horton said they were for the park area only.

Dale Brown said these are directional lights and can be adjusted if they are disruptive to the neighborhood.

Councilman Schattle made a motion, seconded by Councilman Bowden and the vote was unanimous to authorize staff to proceed with the recommendation for Houston Lighting and Power to install five (5) 250 Watt lights, with a monthly cost of \$17.61 per light for lighting at Carol Fox Park.

#### 1992 SEWER REHABILITATION PROJECT

Mr. Paul Wallick, of Pate Engineers was in attendance.

Dale Brown explained with reference to a memo from John Horton stating the cleaning and televising has been completed in certain areas, and authorization has been given to clean and televise additional areas, which should be done in approximately 7 to 10 days.

He added that Pate Engineers have reviewed the tapes for the televised areas and have prepared a preliminary report of their findings, with a partial recommendation for Shanghai and Congo Streets. This recommendation will not solve all problems, but will help some residents in this area that have the worst structural rating. This would initiate some basic work that will help relieve some of the problems some of the residents are experiencing now and will be followed up later this summer with a more intense program after all the recommendations from Pate Engineers are available.

Dale Brown said at this point John Horton is recommending this repair work be done to alleviate some of the problems right away for an approximate cost of \$6700.00.

Mayor Descant asked Dale Brown to give an overview of the estimated costs and how the funds will be handled along with the Certificates of Obligation. Mr. Brown said he would propose these funds approved tonight will be specifically earmarked to be reimbursed by

the Certificate of Obligation to be sold later. This would be handled out of the existing funds we currently have in Utilities. The original proposal for the Certificate of Obligation was for \$620,000, however at this point things are looking a little better than was thought a year ago, so possibly the CO will not be this large, depending on the final engineering results.

There are several different projects and each one will have to be looked at differently to determine how much and what kind of work will need to be done. This will all have to be looked at separately for each project before an accurate cost estimate can be done. Mr. Brown said the City's financial advisers have told him CO's are now going for about 5-1/2% interest.

After it is determined exactly what work needs to be done, the City's financial advisers will be asked to come up with an actual financing vehicle.

Councilman Fenley asked exactly how the \$6700 was determined and John Horton advised this is based on City crews doing the work. Councilman Fenley then asked John Horton if City employees had the time to do this and he felt a private contractor would have more experience and Mr. Horton stated he had included in the estimate four temporary employees to help do the work which is mostly handwork. He said the City would provide the supervision and machine operations for the temporary employees.

Councilman Fenley asked how long this project will take and John Horton said approximately three weeks and could start the work right away. The number of feet to be repaired just in this area is forty (40).

Councilman Fenley asked if these repairs would be changed later and John Horton stated they would not since these will be permanent repairs and would have to be done sooner or later. Councilman Fenley then asked if the eight (8") inch pipe will be large enough and both Mr. Horton and Mr. Wallick, of Pate Engineers, said yes.

Councilman Fenley then asked that when Pate Engineers provide their specifications and recommendations, is it correct these repairs will not be included? John Horton said there are two projects, this one and the other after Pate Engineers give their recommendations.

Dale Brown then stated that at this time they were asking Council to only approve the expenditure of \$6700.00.

Councilman Bowden made a motion, seconded by Councilman Fenley and the vote was unanimous to approve the expenditure of \$6,758.00 for

certain sewer repairs concerning the 1992 Sewer Rehabilitation Project.

At this time Mayor Descant asked if anyone had any comments concerning the sewer rehabilitation project and Mr. Paul Wallick advised Council his company has reviewed approximately 13,000 feet of tape and has about 3,000 to 4,000 feet yet to look at. When they complete looking at all the tape, get it entered into their system and get an evaluation, the next step will be to evaluate the different repair methods and there are various options available. He is not sure when they will be able to make their recommendation, hopefully by the next Council meeting or shortly after.

Councilman Pulido asked John Horton if he had corresponded his time span with Pate Engineers? He said he had not as yet but Mr. Wallick assured Council they can work out all details with the City in a timely manner now that the problems with the televising by the previous contractor have been corrected.

Councilman Bowden said we are all aware of the most pressing problems around the Shanghai area, but asked the Engineer if other areas were as bad as this one.

Mr. Wallick explained there are other areas with structural and infiltration and some cracks.

Councilman Bowden stated the Shanghai line should be repaired first since all lines filter through this line.

All Council agreed this work should begin as soon as possible.

#### SURVEY OF CLARK HENRY PARK

Dale Brown explained the Parks and Landscaping Committee had asked Staff to request proposals for a topographic survey of Clark Henry Park, which is the first step in order to make drainage improvements at the park.

John Horton stated the cost could range from \$1250 to \$1500 and they would start at the playground area and then the playing field area. The 1992-93 Budget included \$15,000 for the purpose of purchasing equipment and making improvements to Clark Henry Park, and they are asking Council to authorize the transfer of these funds for the survey from the parks equipment account to engineering.

The most advantageous proposal received was from Buentello Surveying, and they have satisfactorily completed surveying projects for the City previously.

Councilman Bowden made a motion, seconded by Councilman Schattle and the vote was unanimous to approve the transfer of \$1500 from account #39-6517 to account #39-5510 for a topographic survey to be done at Clark Henry Park.

AMENDING CITY'S PERSONNEL POLICY

Dale Brown stated the meaning of nepotism as written in the City's Personnel Policy has caused concern for the Fire Department members and how this affects their organization. He stated the Fire Department is asking for Council's ideas regarding nepotism.

Roger Davis, a member of the Fire Department, told Council the way the Personnel Policy is written restricts having and electing the best people as officers. He stated it is very important and very critical for the Department to have the best and most qualified people as officers. The volunteers give many hours of their time and he feels the Personnel Policy should be amended to accomodate our fire department, which will in turn help the City, City Council and everyone involved.

Mayor Descant noted in the Legal Q and A that was given to Council states "If a relative employee does not receive any compensation for the job with the city, does the nepotism statute still apply? The answer was "No, the nepotism statute only applies if the relative employee is receiving compensation paid from public funds".

Mr. Davis said this would strictly apply in a volunteer capacity.

The Fire Department is recommending the following change in Section 4 - Nepotism: add "an employee who is" immediately following the words "supervised by".

This would change the first sentence of Section 4 to read:

"No employee may directly or indirectly supervise or be supervised by an employee who is a member of his/her immediate family or by any other person related to the employee within the third degree by consanguinity or second degree by affinity".

City Attorney Ken Wall advised this would be the City's option.

Councilman Pulido stated he thought the memo from the Fire Department concerning this issue was well done and realizes it is very difficult to recruit good and qualified members and supports this recommendation wholeheartedly.

Councilman Pulido then made a motion, seconded by Councilman Fenley and the vote was unanimous to direct Staff to amend the City's Personnel Policy concerning nepotism as recommended by the Fire Department.

CITY MANAGER'S REPORT

Dale Brown advised Council that Officer Mike Connors has been moved to fill the Detective's position.

Mr. Brown then told Council the Teen Court Program is up and running and Judge Yeoman has also set his court date.

Debbie Loesch, the Court Administrator, has attended Teen Court in Humble, and found it to be very informative.

Mr. Brown then told Council that Staff had investigated the fence on Senate Avenue in front of the Storage facility and have determined the section by the entrance to the facility could be lowered or moved. It was the consensus of Council to have Staff lower the fence for sixteen (16) feet and then angle it up to the regular height.

Mr. Brown then advised Council he and John Horton had met with representatives of Harris County and also the Department of Transportation and discussed the Gulfbank right-of-way. He stated this will most likely be a locally maintained roadway, either the City's or the County's. The right-of-way will need to be dedicated depending on who maintains the road.

If the road belongs to the City of Jersey Village we could then regulate speeds, etc.

Councilman Bowden asked if there will be another red light on Senate?

Dale Brown said a lot depends on the amount of traffic and John Horton said there will most likely be a light.

It was noted Gulfbank would help to alleviate traffic problems going to and from Jersey Village High School.

Councilman Schattle stated he is not in favor of Gulfbank being opened up and Councilman Pulido said he would like to see and hear some of the opposition. Councilman Bowden said he would like to get the people on Seattle's comments.

Mayor Descant advised a meeting will be held on Thursday, April 22, 1993 at the Holiday Inn for people to voice their opposition.

Dale Brown then reported to Council the Fire and Police Departments have started sending out citizen's surveys to people who have received their services to get their opinions and feelings about the way their situation was handled.

He then passed out examples of the surveys. Councilwoman Mingoia asked why the Police Department did not request names and addresses as did the Fire Department and Dale Brown said they did not feel this information was as important to them as the other information and space did not allow for this on the smaller postcard form.

EXECUTIVE SESSION

There was no Executive Session held.

ADJOURN

With all business completed Councilman Fenley made a motion, seconded by Councilman Bowden and the vote was unanimous to adjourn the meeting at 8:20 P.M.

Respectfully submitted,



Laverne M. Hale  
City Secretary

APPROVED AS MINUTES \_\_\_\_\_



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

incorporated 1996

A Texas Star Community

MINUTES FOR THE SPECIAL CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

DATE: May 3, 1993  
TIME: 7:00 P.M.  
PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

CONVENE, INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was convened and called to order by Mayor Mike Descant. Noted present were Council members Joe Pulido, Bruce Bowden, Jamie Schattle and Calvin Fenley; City Manager, Dale Brown; and City Secretary, Laverne Hale. It was noted Council member Darcy Mingoia and City Attorney Ken Wall were not in attendance.

APPROVE AN ORDINANCE CANVASSING THE RETURNS AND DECLARE THE RESULTS OF THE CITY GENERAL ELECTION AND SPECIAL ELECTION HELD ON MAY 1, 1993.

Mayor Descant read the results of the City Election held on May 1, 1993 stating that 1509 votes were cast, with Mayor Descant being re-elected, Bruce Bowden, Councilman Position 2, was re-elected and Charlie Wilson was elected to fill City Council Position 3. He also advised the Nonbinding Referendum and the Six Charter Amendments were all approved.

The number of votes each candidate received are as follows:

MAYOR	
Calvin L. Fenley	695
Michael Descant	793
COUNCIL MEMBER, POSITION 2	
Betty Barrett Homminga	483
Bruce Bowden	925
COUNCIL MEMBER, POSITION 3	
Wm. J. (Bill) Philbin	587
Charlie Wilson	790

The number of votes received on the nonbinding referendum and the proposed Charter Amendments are as follows:

	<u>FOR</u>	<u>AGAINST</u>
Nonbinding referendum	767	407
Amendment No. 1	1238	193
Amendment No. 2	1144	244
Amendment No. 3	1242	128
Amendment No. 4	1164	230
Amendment No. 5	1020	367
Amendment No. 6	1065	228

Councilman Pulido made a motion, and seconded by Councilman Schattle to approve Ordinance No. 93-05 canvassing the returns and declare the results of the General Election held on May 1, 1993 for the purpose of electing a mayor and two council members; a referendum for the construction of a new police building; and to consider six Charter amendments for the City of Jersey Village. Council members Pulido, Schattle and Bowden voted for the motion and Councilman Fenley abstained and Councilwoman Mingoia was not in attendance. The motion passed.

#### ADMINISTER OATH OF OFFICE

The Oath of Office was then administered to Mayor Descant, Councilman Bowden and Councilman Wilson, who then took his place at the Council table.

#### ELECT A MAYOR PRO TEM

Councilman Bowden made a motion, seconded by Councilman Wilson and the vote was unanimous to elect Councilwoman Darcy Mingoia as the Mayor Pro Tem.

#### CITIZEN'S COMMENTS

Jamie Schattle said he would like to request that an item be put on the next City Council Agenda regarding the construction of a new police building.

Lil Murray then stated she also supported the new police station but wants to see all the sewers fixed as well.

Mayor Descant advised the money has been set aside for sewer repairs and this project is well underway.

#### COUNCIL MEMBER'S REPORTS

Councilman Fenley said he wanted to thank his supporters in this mayoral election and they have proven that 695 people are very

interested in what is going on in the City. He said he feels they have won without the support of other Council members and Ex-Council members.

Councilman Wilson said he too wanted to express his thanks to the community for their support, to Bill Philbin for running against him and to Pat Lewis, his Campaign Treasurer. He stated he is now ready to go to work.

Mayor Descant then said he also wants to thank everyone who voted for him and those who did not because everyone is together in making things work for the City. He said we have a good City Manager, a good Public Works Director and a lot of expertise on City Council. He is proud of the Police Department and the Fire Department and the City is in very good financial condition. He stated he had asked the City Manager for a proforma on the City's financial conditions and this is available for Council members as well. He wants to move ahead with the new police building and continue with the sewer rehabilitation project.

#### CITY MANAGER'S REPORT

Dale Brown gave an update of the sewer rehabilitation. He reviewed that the original company doing the televising of the lines had been replaced with another company, and we are currently awaiting the final report and recommendation from Pate Engineers, and hopefully go out for bids on this project in early July.

Councilman Pulido asked if this is as soon as the bids can be done?

Mr. Brown said at last month's Council meeting approval had been given to go ahead and repair the lines on Shanghai for approximately \$6700.

City workers are now digging these lines by hand and should have all lines exposed in about one week.

Mr. Brown said the bid specs will be prepared either by Walter P. Moore Engineers or Pate Engineers, whichever Council decides.

Councilman Fenley asked if the City will require a Bond and will we need to pre-qualify? John Horton, Director of Public Works, said yes and there will be a pre-bid conference. He also stated there are several different types of technology that could be used.

John Horton said he has recently called and left several messages at Pate Engineers, but has not heard back from them at all regarding their review of the tapes.

Dale Brown advised there will most likely be a need to have at least two City Council meetings a month in order to get all the details worked out and as quickly as possible.

Councilman Bowden stated he thinks the City should set a time limit with Pate Engineers and assess a penalty if they don't comply.

Then Dale Brown advised they will have the preliminary floor plan and site plan for the new police building for Council at their meeting on May 17, 1993.

He said they have stopped RWS Architects at this point and have been talking with a modular contractor.

The modular buildings are built in Stafford, Texas and then brought out and erected. This company has technology in building jails to meet state regulations.

Councilman Fenley asked if there is only one company who does this type of construction?

Mayor Descant said we will have to have bids submitted and Council will make the decision.

Mr. Brown said he wants Council to hear the modular company's plan so they will be aware of their services.

Councilman Fenley asked since the RWS Contractors have been stopped is the City liable for a lawsuit and Dale Brown said no since they were working on an hourly basis.

Jamie Schattle stated he has seen the modular buildings and they are 25%- 30% cheaper and are very impressive.

Betty Homminga, a resident, asked if the County will still take our prisoners if we meet the State Jail Standards?

Police Chief Mike Lindsey said the City of Jersey Village will always have a contract with Harris County to cover this. Chief Lindsey then told Council this modular company has helped prepare the floor plan with location of offices, etc. free of charge.

Councilman Fenley said he would like to see their buildings asked the name of the company and Dale Brown advised it is U. S. Modular.

Mayor Descant said after their presentation at the next Council meeting possibly all Council members can get together and tour the facility in Stafford, Texas.

Councilman Bowden then asked how much money has been spent on RWS Architects. Mr. Brown said approximately \$1500 - \$1600 for site plan only.

Mayor Descant said he would like to know the time frame for the construction and would like to get some comparisons in order to coordinate Certificates of Obligation, etc.

Mayor Descant said he also would like to know the time lines on the sewer rehabilitation project or if the original times still apply.

Betty Homminga asked what needs to be done concerning the Water Well repairs.

John Horton advised corrections need to be made to the bid specifications, advertisement can be done starting on Friday and possibly accept bids on May 18.

Dale Brown told Council he thinks a day-long work session may be needed to define Council's goals, etc. He also told the new Council member if he gets complaints, etc. feel free to discuss with him prior to the City Council meeting.

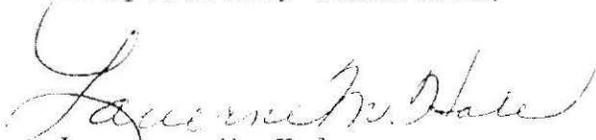
Mayor Descant asked Dale Brown if a log of complaints could be established with the disposition in order to better monitor all citizen's complaints.

Councilman Fenley stated he thinks all Council members want to know about the complaints and Staff responses.

ADJOURN

With all business completed, Councilman Wilson made a motion, seconded by Councilman Fenley and the vote was unanimous to adjourn the meeting at 7:50 P.M.

Respectfully submitted,



Laverne M. Hale  
City Secretary

APPROVED AS MINUTES \_\_\_\_\_

Ordinance No. 93-05 is on file in the City Secretary's Office and is made a part of these minutes by reference.



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1966

A Texas Star Community

MINUTES FOR THE REGULAR CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

---

DATE: May 17, 1993  
TIME: 7:00 P.M.  
PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

CONVENE, INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was convened and called to order by Mayor Mike Descant. Noted present were Council members Joe Pulido, Bruce Bowden, Charlie Wilson, Calvin Fenley and Darcy Mingoia; City Manager, Dale Brown; City Attorney, Ken Wall; and City Secretary Laverne Hale.

PRESENTATION

At this time Mayor Descant presented an engraved paperweight to outgoing Council member Jamie Schattle and thanked him for serving on City Council for the past two years. Jamie Schattle then stated he had enjoyed working with the Mayor and Council and feels they all had worked together on many projects and had accomplished a lot during the past two years.

CITIZEN'S COMMENTS

Bob Hartsough, a resident, said he had some thoughts for Council giving what he feels are priorities for the upcoming year. He said the items with the highest priorities are the sewer lines, water wells, police building, and to develop an ordinance concerning growth in the extraterritorial jurisdiction. Some of these are the same items as discussed last year. He feels the City should pay off their bonds early, get interim financing and move forward with these projects.

Mayor Descant agreed with these comments and stated the time to blame is over and it is time to get on with the work.

COUNCIL MEMBER'S REPORTS AND COMMENTS

Councilwoman Mingoia reported the playground equipment was near completion at Carol Fox Park and the Parks and Landscaping

Committee had begun evaluating Clark Henry Park. She said this committee meets on the 2nd Tuesday of each month and is looking for new members.

Councilman Bowden advised the Recreation and Events Committee had set their Fun Run for Sunday, October 17, 1993; Teen Night for teens 13 - 19 for June 18, 1993; and a Pre-teen Scavenger Hunt for July 14, 1993.

Councilman Bowden then read a letter from Pat and John Lawson who could not be in attendance at this meeting, but wanted Council to know their feelings regarding a new police building. They are definitely in favor of a new police station and feel that the consensus of the residents is the same. They feel this would be an added extra for our already fine community and a necessity to maintain our home and personal securities.

Councilman Bowden also agrees and thinks Council needs to move forward on these issues.

Mayor Descant then asked Council for their ideas and comments regarding the appointment of the municipal judges, etc. He said Council will meet again in a couple of weeks and asked Council for their comments at that time.

Mayor Descant then presented a plaque to the following members of the Playground Committee for their hard work in seeing that the impossible dream at Carol Fox Park became a reality. Those members were Bernie Elliott, Debbie Abeyta, Sharon Dunn, Barbara Erskine, Jill Klein, Jill Mandel, Beverly Peterson, Michelle Adriance, Lesha Elsenbrook, Gwen Kellogg, Karen Kominczak, Jamie Nesloney, Kathy Stokan and Kay Vacarro. Thank you all very much - the Dream Team.

Mayor Descant said this culminates a long process that was started back in January, 1991. These ladies were responsible for a lot of the fund raisers and along with Mayor and City Council and the Chairperson of the Playground Committee, Kathleen Offner, this was indeed a community effort that turned out very well and is well used by the citizens.

#### CONSENT AGENDA

The following items are considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items unless a Councilmember or citizen so requests in which event, the item will be removed from the general order of business and considered in it's normal sequence on the agenda.

Councilman Wilson made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to remove Item A from the consent agenda.

Councilman Wilson then stated on the minutes of April 19, 1993 the name Jerry Pendlum, a member of the Fire Department, should have been Roger Davis.

With the noted correction Councilman Fenley then made a motion, seconded by Councilman Wilson and the vote was unanimous to approve the following items on the consent agenda:

- A. Approval of the minutes of the April 19, 1993 and the May 3, 1993 City Council meetings.
- B. Approval of the Harris County Appraisal District Supplemental Appraisal Roll #9 for 1992 as an amendment to the Tax Roll with a tax rate of \$ .7300/\$100 valuation and a total taxable value of \$98,010 for an additional tax levy of \$715.47.
- C. Approval of a contract with Harris County for the City of Jersey Village to provide fire protection service in Zone 38 of Harris County for 1993 for an annual fee of \$9375.00.

#### APPROVAL OF AN ORDINANCE

Dale Brown explained this is an ordinance declaring the results of the special election held on May 1, 1993 concerning the amendments to the City Charter and approved by the voters.

Mayor Descant asked if the recent Charter Amendments would apply to the present City Council and City Attorney Ken Wall said yes, there is no grandfather clause for the present Council.

Councilman Fenley then made a motion, seconded by Councilman Pulido and the vote was unanimous to approve Ordinance No. 93-06 declaring the Charter Amendments, approved by the voters on May 1, 1993 be adopted.

#### BUDGET ADJUSTMENTS AND FINANCIAL REPORTS

Dale Brown explained a handout Council had received and advised this is a summary of the ending fund balances for the first six months of this fiscal year. The ending fund balance on the adopted budget was based on a total of \$1,064,186. As a result, based upon a number of factors including the approval of the increased property tax that had been in dispute, and various additional

income from delinquent taxes, we are now projecting an adjusted budget with an ending fund balance \$1,240,897.77.

Mr. Brown told Council he plans to give them this type of summary each month in order for them to be able track the balances and stay current with the City's financial condition.

He said the City is in very good financial condition and improving at this time.

Mr. Brown then said this is also a summary of all the budget adjustments that have been made through March 31, 1993, including those approved by Council and some smaller sums he had approved. These adjustments are all being presented to Council tonight to get their final approval.

Councilman Fenley asked how much the City Manager thinks the budget will over-run. It appears to him that some categories have already gone over the budgeted amount. Mr. Brown explained the adjustments are the transferring of funds within the budget.

Mr. Brown advised the City has received more delinquent taxes, sales tax and franchise fees that are not reflected in this summary, but will be shown next month. He also said there was an increase of funds, which occurred after the auditors had completed their annual audit.

Councilman Fenley stated Mr. Brown had done a good job on this and this year at budget time, it should be easier to compare since these figures will remain current.

Councilman Fenley then made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to approve the recommended budget adjustments and financial reports.

REQUEST FOR A TAX ABATEMENT ON PENALTIES AND INTEREST ON PROPERTY TAXES

Dale Brown explained that Mr. and Mrs. Haden Lambert had asked to be placed on the agenda for this meeting to discuss the abatement of penalties and interest on property taxes for TR15E, Fairview Gardens Annex Section 3.

Mr. Lambert then told Council this situation had been caused by a Harris County Appraisal District unqualified ex-employee who had given them wrong information concerning a small piece of property located in front of their car wash on Senate Avenue, but did not carry through with any correspondence, etc.

He said then that Mr. Tom Bartley of Harris County Appraisal District called him and apologized and explained he had come across their file and invited them to come down to try to get this problem straightened out, which they did. After realizing they did indeed own the property in question, they paid the taxes due without paying the penalty and interest and are asking Council to forgive these amounts.

City Attorney Ken Wall explained there are very limited provisions that would give Council the authority to waive penalties and interest on delinquent taxes and these are explained in Chapter 33 of the Property Tax Codes. The first condition that must be met is that the appraisal district or the taxing unit had made a mistake that caused the taxes to become delinquent. Assuming this is the case, there are two additional conditions that are required by law. The first being the taxes must be paid twenty-one days after the tax payer knows or should have known the taxes are delinquent, and secondly the request for the waiver of the penalties must be made within six months following notification. Since the taxes became delinquent on June 1, 1992, and under these circumstances none of these conditions were met, therefore the City would have no authority to waive the penalties and interest. If you were to assume a mistake was made by the appraisal district, the taxes were still not paid within the time limit required. This is a harsh rule, but this is the way the legislature has set out the rules for the City to waive penalties and interest. Mr. Wall also advised that prior to 1985 there were no circumstances that would give any authority to waive penalties and interest.

The Council concurred that since the conditions were not met, they have no authority to act on this request, therefore no action was taken on this item.

#### REVIEW AND APPROVAL OF ENGINEER'S HOURLY RATE STRUCTURE

Dale Brown told Council the City has a standing contract with Walter P. Moore and Associates that provides set fees for engineering work and also provides for increases as necessary. The contract started in 1985 and this is the first increase they have requested.

Mr. Brown also advised that John Horton says this is substantially less than the normal engineering fees.

Councilman Fenley asked if the City had gotten other engineer's fees and John Horton advised we cannot ask this.

Mr. Ed Conger and Mr. Edwin Freidrichs, with Walter P. Moore and Associates, were in attendance and advised Council these rates are

based on an independent audit done by Metro.

Councilman Pulido asked how often they are allowed to increase their rates and Mr. Conger advised on an annual basis only, however this is the first time since 1985.

Mr. Freidrichs said that on some jobs they are doing for the City they are losing money and feel it is time to ask for this increase.

Councilman Bowden asked how much the City uses the services of these engineers and John Horton advised they are used on a fairly regular basis for updating our plat maps and are currently working on the sewer and water well projects.

Mr. Conger said his company regards Jersey Village as one of their very valuable clients.

Councilman Fenley said these engineers do excellent work and should get an increase after all these years, however these added expenditures seem to always occur at mid-year instead of at budget time.

Dale Brown said he is currently in the process of trying to get all contracts to coincide with our fiscal year.

Councilman Fenley then made a motion, seconded by Councilman Wilson and the vote was unanimous to approve an increase of the hourly rate structure for Walter P. Moore and Associates to begin as of June 1, 1993.

#### APPROVAL OF AN ORDINANCE AMENDING THE PERSONNEL POLICY

Dale Brown explained to Council this is the amendment that Council approved last month in regard to nepotism in the City's Personnel Policy.

Councilman Pulido made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to approve Ordinance No. 93-07 amending Chapter III, Section 4 - Nepotism, of the City's Personnel Policy.

#### PURCHASE OF CAMERAS AND BULLET PROOF VESTS

Dale Brown said the Police Department had requested authorization to purchase six (6) video cameras and twenty-nine (29) bullet proof vests for approximately \$20,000.00 from unallocated funds.

Mr. Brown then explained these items were not included in the current budget, and there were no funds available for this purchase.

Mayor Descant advised he had known of some insurance companies furnishing cameras in the past, however, Police Chief Mike Lindsey said these cameras were very large and obstructed the officer's view.

After further discussion Councilwoman Mingoia made a motion, seconded by Councilman Fenley and the vote was unanimous to disapprove the purchase of six (6) video cameras and twenty-nine (29) bullet proof vests by the Police Department.

APPOINT MEMBERS TO THE PLANNING AND ZONING COMMISSION AND THE BOARD OF ADJUSTMENT

Mayor Descant told Council he had talked with the present members of both these committees. With the exception of Rick Garza of the Planning and Zoning Commission who declined due to his work requirements and Chris Kimbell of the Board of Adjustment who is moving out of the City, the other current members were willing to serve. He then said he would like to appoint the following members:

Planning and Zoning Commission:

Ralph Martin  
Jack Wright  
William Schuster  
Leroy Narendorf  
Pat Lawson  
Duane Meaux  
Tom Eustace

Board of Adjustment:

Dick DiMartile  
David Zimmerman  
Andy Henderson  
Bill Taylor  
Philip McMahon  
Joe Cavalier, Alternate member  
(A second alternate will be appointed next month)

Councilwoman Mingoia made a motion, seconded by Councilman Fenley and the vote was unanimous to approve all those recommended by Mayor Descant to the Planning and Zoning Commission and the Board of Adjustment.

CITY COMMITTEES, STAFFING AND OPERATIONS

Mayor Descant asked that this discussion item be placed on this agenda to get Council's input regarding the appointments to various City Committees. He stated some of the committees do not meet on

a regular basis and feels they should be appointed on an as needed basis.

Mayor Descant said he also feels that we may not need a City Council liaison on each of the committees, since they all serve as advisory committees to Council.

Dale Brown stated he feels the chairperson of each committee should come to City Council and interact with all Council members.

Councilman Bowden said he thinks the Council liaison has some purpose, and there is more personal contact with the committees.

Councilman Wilson said these are advisory committees and should come before City Council with their recommendations for approval.

Councilwoman Mingoa said possibly the chairpersons from each committee should be asked how they feel.

Dale Brown said all memos to Council should come from the chairpersons of the committees and had been advised some of them may want to start meeting in the daytime rather than at night.

Mayor Descant said a recommendation concerning the Council liaison will be reviewed next month.

#### ADVERTISE AND ACCEPT BIDS FOR THE JANITORIAL CONTRACT

Dale Brown advised Council the janitorial contract we are now working under began in 1985 and we are experiencing some problems, due to many personnel changes.

He said he is now in the process of having the bid proposals typed and will set this up initially as a fourteen (14) month contract in order for it to correspond with the City's fiscal year.

Councilman Fenley made a motion, seconded by Councilman Bowden and the vote was unanimous to authorize Staff to advertise and accept bids for the Janitorial Contract.

#### ESTABLISHMENT OF A FULL-TIME CANINE OFFICER

Police Chief Mike Lindsey explained to Council he would like to recommend the appointment of a full-time canine officer. The dog would be donated for the City to use full-time and it will be assigned to the nightshift and a full-time canine officer. The dog would be used to help in drug interdiction, help locate wanted or lost individuals, lost or stolen items and to promote the City and the Police Department through public appearances.

The dog would also expand the department's ability to combat crime and protect officers in dangerous situations.

Since the dog will be donated, the department's obligation will be the care and feeding, which would cost approximately \$700.00 per year, and twelve (12) hours of compensatory time given each month to the canine officer for the care of the dog. Other expenditures will include the initial training of the canine officer at approximately \$500.00 and other minor expenditures to equip a vehicle for the canine use at approximately \$100.00. The Police Department has money in their budget at this time to cover these costs and it will then be included in next year's budget.

Mayor Descant asked which officer would be appointed and Chief Lindsey said three have expressed a desire to become the canine officer. He will process and review each one and appoint the one most qualified.

Councilman Pulido asked if there would be any liability for the City and City Attorney Ken Wall said the City is currently insured for this.

John Hart, a resident and owner of the dog, told Council this is a very qualified dog, and can search better than 25 police officers.

Councilman Fenley asked how often the dog would be used outside the City and who pays our officers when it is used for the County and Chief Lindsey said the dog would be used a minimal amounts of time outside the City. He said the City has paid very minimal amount of overtime, but in exchange has acquired radios and other equipment.

Councilman Wilson asked what would happen if the officer leaves our employ and it was noted another officer would be appointed.

It was the consensus of Council to proceed with the establishment of a full-time canine officer.

#### CITY MANAGER'S REPORT

Dale Brown told Council the police department has mailed out approximately 194 citizen survey forms and have gotten back 55 responses. Only 2 of these were unfavorable and the other 53 were very favorable.

Mr. Brown then gave Council a summary of the street dance/chili cook-off the Recreation and Events Committee held. They were budgeted \$3000.00 and a total expenditures of \$2477.23, which left them \$522.77 underbudget.

Mr. Brown then advised Council he has been doing revisions to the City's development code, is having it typed and will present it again at the next Planning and Zoning Commission meeting.

Mayor Descant asked about the noise from motorcycles on Brittmoore Road and asked Chief Lindsey if the County had been contacted. The Chief said yes they had been.

The Mayor then asked the Chief if citations were being issued for motorcycles riding along the drainage ditch in the City. Chief Lindsey said the first time they are caught their name is put on a log, and if they are caught a second time they are arrested.

EXECUTIVE SESSION

There was no Executive Session held.

ADJOURN

With all business completed, Councilman Wilson made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to adjourn the meeting at 8:45 P.M. and go into a work session regarding plans for the new police facility.

Respectfully submitted,



Laverne M. Hale  
City Secretary

APPROVED AS MINUTES 6-7-93

Ordinance Nos. 93-06 and 93-07 are on file in the City Secretary's office and are made a part of these minutes by reference.



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1966

A Texas Star Community

MINUTES FOR THE REGULAR CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

---

DATE: June 7, 1993

TIME: 7:00 P.M.

PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

CONVENE, INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was convened and called to order by Mayor Descant. Noted present were Council members Joe Pulido, Bruce Bowden, Charlie Wilson, Calvin Fenley and Darcy Mingoia; City Manager, Dale Brown; and City Secretary, Laverne Hale. It was noted City Attorney Ken Wall was not in attendance.

CITIZEN'S COMMENTS

There were no citizen's comments at this time.

COUNCIL MEMBER'S REPORTS AND COMMENTS

Councilwoman Mingoia reported the Parks and Landscaping Committee will meet June 8, 1993 at 7:00 P.M.

CONSENT AGENDA

The following items are considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items unless a Council member or citizen so requests, in which event, the item will be removed from the general order of business and considered in it's normal sequence on the agenda.

Councilman Wilson made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to approve the following item on the consent agenda:

- A. Approval of the minutes of the May 17, 1993 City Council meeting.

APPOINTMENTS

Mayor Descant had presented a list of his recommendations for the various committees and asked Council for their approval.

Councilwoman Mingoia stated she had been a member of the Hotel/Motel Tax Committee and would like to be appointed again as a regular member.

Councilman Bowden asked if the Mayor thought these people would attend the meetings, since in the past some did not.

Councilman Pulido stated these people are volunteers and possibly Council should be a little more laxed where they are concerned.

Mayor Descant said he felt Council should set the rules for these committees to follow and Councilman Wilson said they should serve as advisors and bring their decisions to City Council and he would welcome all their input.

Councilwoman Mingoia asked if we are not having a City Council liaison on each of the committees and Mayor Descant stated it was Council's consensus at the last meeting not to have the Council liaisons but Staff would still be represented.

Councilman Fenley made a motion, seconded by Councilman Wilson and the vote was unanimous to approve the following members to each of the committees:

Board of Adjustment - Add Marv Wurzer as an alternate member.

Parks and Landscaping - Debbie Abeyta  
Laurel Calkins  
James Fields  
Jill Mandel  
Barbara Montgomery  
Beverly Petersen  
Kathy Stokan

Recreation and Events - Susan Blevins  
Janet Charles  
Phyllis Chatman  
Teri Christ  
Wendy Gurka  
Candy Morris  
Bill Philleaux  
Joann Philleaux  
Barbara Roseberry

Capital Improvement Focus Group - Joe Cavalier  
Roger Casey  
Clayton Ramsay  
Frank Marino

Electrical Board - Bob Howe  
Howard Stanford  
Robert Clark

Hotel/Motel Tax - Ed Horn  
Richard Koenig  
Kathleen Offner  
Jeff Zeman  
Darcy Mingoia  
Sandra Meyer

Economic Development-David Bancroft  
Jim Box  
David Chavez  
Jim Colon  
Bob Hartsough  
Linda Humphries  
Dennis Petersen  
Dan Quinlan  
Johnnie Schulte

and the following committees will be deleted and appointed on an as needed basis:

Long Range Planning  
Insurance  
Retirement Plan Committee

APPOINTMENT AND COMPENSATION OF MUNICIPAL COURT JUDGES

Mayor Descant asked Dale Brown for suggestions and input on the overall operation of the court.

Dale Brown asked Debbie Loesch, Court Administrator, to explain the planned procedures to expedite court procedures. She stated the court clerks check the insurance requirements and the judge then makes the final decision to dismiss.

Councilman Bowden asked how can we be sure these are legitimate insurance companies since there are so many bogus companies today?

Ms. Loesch said the only way would be to call the insurance company and this would be time consuming. Some of these would be long distance calls and the court handles approximately 250 per month.

Councilman Wilson asked if the court clerks feel comfortable with the way this is currently being done and Ms. Loesch said yes.

Police Chief Mike Lindsey said he thinks this is the best way, instead of tying up someone on the telephone trying to check.

Ms. Loesch then explained other ways to expedite the court proceedings.

Mayor Descant asked Chief Lindsey's opinion regarding turning over the warrants to Texas Municipal Services (TMS) for collection.

Chief Lindsey stated this is beneficial to the City and he then passed out a memo explaining to Council the Police Department's STEP program. He explained the Special Traffic Enforcement Program (STEP) is not to generate money for the City, but gives more visibility and helps in many other ways for safety, traffic control, etc. This enables the officers to earn more money in overtime so they don't mind giving up the warrant collections which will be turned over to TMS and he would like to ask Council to approve additional funding for STEP.

Debbie Loesch advised that only approximately five officers are currently working warrants.

Councilman Wilson asked if the officers stay in the City while working STEP or if they serve warrants at the same time, and Chief Lindsey said they do not work warrants while working STEP, they only work traffic in the City.

Councilwoman Mingoia asked the Chief how much of an increase would be needed for funding the program and Chief Lindsey advised \$10,000 for the rest of this fiscal year.

Councilman Fenley asked if we will advertise or put in writing the fact that we do take credit cards for the payment of fines and said he thinks this would be a good idea.

Dale Brown advised that Staff is currently checking into the City charging an extra 4% to cover bank charges for the credit cards.

Councilman Bowden said he would like to study STEP a little further, but believes the warrants being turned over to TMS is a good idea.

Councilman Pulido stated he would like to understand better where the additional money for STEP will come from.

Debbie Loesch told Council the court clerks send out cards for the

FTA's (Failure to appears) before issuing warrants as one of their procedures.

Mayor Descant stated we may need to get the City Attorney's input regarding court procedures.

Debbie Loesch then distributed a list indicating compensation the judges and prosecutors had received during the last fiscal year.

Mayor Descant said he would like to recommend the compensation for the judges being set at \$100/hour to include arraignments, etc.

Councilman Bowden asked if this would apply only to this budget year and Dale Brown said no, the City Charter states a two year term to coincide with the Mayor's term.

Councilman Wilson then made a motion to approve Alternate #1, which would pay the judges \$100/hour for court time, arraignments, etc.

There was no second to the motion.

Dale Brown advised that Council could appoint the judges at this meeting and set the compensation at a later meeting.

Councilman Fenley asked if the Mayor discussed his recommendation with Judge Dupont and he said yes.

Councilman Fenley then made a motion, seconded by Councilman Wilson and the vote was unanimous to set the rate of compensation for the judges at \$100/hour for court time, which will also include arraignments and consultations, etc.

(Appointment of the judges was done later in this meeting).

#### SUMMER ENGINEERING AND PLANNING INTERNS

Dale Brown explained there are many projects that a summer intern could help he and John Horton with and they are currently looking for two interns, one for engineering and one for planning.

Councilman Fenley asked if Mr. Brown had someone in mind and Mr. Brown said he has received one resume and John Horton has contacted the University of Houston to get referrals.

Councilman Fenley asked if this could be put in The Star for Jersey Village residents?

Councilman Bowden said these individuals should be at least a college junior and he thinks this is a great idea and there are

programs where you can work through a co-op and rotate the employee every six months.

Councilman Pulido asked how much money will be needed for this plan and Mr. Brown said \$3,000 total, which is \$1500 for each intern.

Councilman Wilson stated he would like the residents to have an opportunity to apply.

It was noted however, The Star will not be published in July, which would be too late to get these people working for the summer.

Councilwoman Mingoia then made a motion, seconded by Councilman Fenley and the vote was unanimous to approve the hiring of a summer Engineering Intern and a summer Planning Intern for a maximum amount of \$3,000.00.

#### REPORT FROM PATE ENGINEERS

Paul Wallick, with Pate Engineers, spoke to Council to discuss their report and recommendation after viewing all the tapes they had received on the City's sanitary sewer lines.

Mr. Wallick distributed several copies of his company's report of the City's wastewater collection system conditions.

He stated there were areas with inflow and infiltration problems and structural problems.

He said all lines are ranked to determine where the problems are and how severe.

Councilwoman Mingoia asked Mr. Wallick the time frame for their final recommendation and he stated as soon as possible, however, he did not think it would be by the next regularly scheduled Council meeting.

It was noted that a special meeting may be called to consider this recommendation.

There was no further action on this item and at this time Mayor Descant asked to return to Item 7.

Councilman Wilson made a motion, seconded by Councilman Bowden and the vote was unanimous to return to Item 7.

#### APPOINTMENT OF MUNICIPAL COURT JUDGES

Mayor Descant noted a motion had not been made concerning the

appointment of the Municipal Court Judges, and he would like to recommend the reappointment of the current judges.

Councilman Fenley made a motion, seconded by Councilman Wilson and the vote was unanimous to appoint Tody Dupont as the Municipal Court Judge and appoint George Haubenreich and Jerry Adam as Alternate Judges.

AUTHORIZE ENGINEERING DESIGN WORK FOR CONGO SEWER BY-PASS

Dale Brown explained to Council that Pate Engineers had reviewed the tapes and had reported on their reviews and based on their information and field observations, it is apparent that the sanitary sewer line in the back lots between Congo and Shanghai, east of Solomon to Equador is not capable of passing wet weather flows.

John Horton explained one method of repair is to replace this line with a 10-inch sewer trunkline in Shanghai from Solomon to Equador. The existing 8-inch line between Congo and Shanghai would remain in place but would serve only the 29 lots through which it passes.

Councilman Bowden asked the difference in costs to bore rather than dig the line, and stated boring rather than digging would minimize traffic problems.

John Horton stated this could be bid using both methods of repair. He then said the engineer's design work will take approximately six weeks and due to school starting, Solomon could be done first.

It was Staff recommendation to recommend Walter P. Moore & Associates for providing engineering services for the design work.

Councilman Wilson made a motion, seconded by Councilman Bowden and the vote was unanimous to authorize Staff to enter into an agreement with Walter P. Moore and Associates to provide engineering services for the design of the Congo sewer by-pass.

AWARD BIDS TO RE-WORK WATER WELL NO. 2

Dale Brown advised Council that Staff had received three bids on May 20, 1993 for the Water Well No. 2 improvements, with the low bidder being Alsay, Inc. with a base bid of \$67,850.

John Horton said the well is approximately 1100 feet deep and we are currently pumping at about 460 feet. If there are any radon gas levels, they are at about the 700 feet depth.

Councilman Fenley stated there is a possibility the \$67,000 could be much higher depending on the work involved.

John Horton stated there is that possibility the costs could be as high as \$90,000 depending on their findings when they actually get into doing the work.

Councilman Bowden asked if metallurgy had been considered to help alleviate deterioration?

Councilman Fenley inquired if any electrolysis had been done and John Horton said it had not since the well has been in since 1978.

Dale Brown told Council there is some concern the costs could be much higher, but stated the funding is coming from the utility fund and there are currently funds available up to \$90,000.

Councilman Wilson made a motion, seconded by Councilman Bowden and the vote was unanimous to award the bid for water well improvements to Water Well No. 2 to Alsay, Inc. in the bid amount of \$67,850.

APPROVE PRELIMINARY PLAT OF THE PARK AT JERSEY VILLAGE

Dale Brown told Council the Planning and Zoning Commission had reviewed this plat for The Park at Jersey Village and approved and recommended City Council's approval.

Planning and Zoning had approved the plat subject to John Horton's comments with the following exceptions:

1. Proposed private street right-of-way will be 50 feet.
2. Lots 77 and 78 are approved as drawn on the attached plat.

Karen Rose, with Karen Rose Engineering and Surveying, told Council a similar plat had been considered about a year ago; however, on this plat there are less and larger lots.

Councilman Fenley asked if the private street will be controlled with gates, etc. and he was advised yes it would. There will be a 911 box or some other method installed.

The main entrance will be off Village Green Drive near the Bank of America.

Councilman Bowden asked about the depth of the pipeline on the easement and the developer advised they will lower the pipeline.

After further discussion, Councilman Wilson made a motion, seconded by Councilman Pulido and the vote was unanimous to approve the

preliminary plat of The Park at Jersey Village as recommended by the Planning and Zoning Commission.

CONSIDER A DONATION FOR PARK AND OPEN SPACE

Dale Brown explained Mr. Aubrey Farb, the developer of The Park, had asked to donate to the City .9 acres of land for park and open space. It was noted this is .9 acres instead of 1.9 acres as stated in the letter.

This land is subject to a 60 foot Mobil Pipeline Company easement.

The land will be landscaped and Mr. Farb had requested it be named after his mother, Sophia M. Farb.

Mr. Brown stated Council may want to consider the proposal, but it should be noted there should be no cost to the City for lowering the pipeline.

Councilman Pulido asked if the City Attorney has had an opportunity to look at this request and he has not.

Councilman Bowden said the 60 foot pipeline is really of no advantage to the City, however, this would be a very nice gift, but costly for the City to maintain and is located on a busy street.

Councilman Pulido stated he would like to review the proposal a little longer and Councilman Fenley said he would like to table this until the City Attorney has looked at it.

Mr. Ross Bonano, representing Mr. Farb, said they are spending a lot of money here and want to beautify this area, and feels this should be a nice addition for the City.

Councilwoman Mingoia said she felt this should be tabled and discussed at the next meeting.

There was no further action on this item.

CITY MANAGER'S REPORT

Dale Brown told Council that Planning and Zoning had discussed calling a joint public hearing with Council to get comments concerning the re-plat of Lot 5, Block 67, Jersey Village Country Club Estates, to revise the side building line from twenty-five feet to ten feet.

He then stated that Mr. and Mrs. Tomko, who live on Rauch Court,

that flooded their home and after their ten year old son called, the fire department went to help. The Tomko's were very grateful.

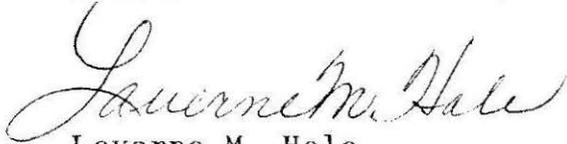
EXECUTIVE SESSION

Councilwoman Mingoia made a motion, seconded by Councilman Wilson and the vote was unanimous to adjourn the regular meeting and go into Executive Session at 9:10 P.M.

ADJOURN

With all business completed, motion was duly made, seconded and the vote was unanimous to adjourn the meeting at 9:30 P.M.

Respectfully submitted,



Laverne M. Hale  
City Secretary

APPROVED AS MINUTES

6/21/93



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1968

A Texas Star Community

MINUTES FOR THE REGULAR CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

---

DATE: June 21, 1993  
TIME: 7:00 P.M.  
PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

CONVENE, INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was convened and called to order by Mayor Descant. Noted present were Council members Joe Pulido, Bruce Bowden, Charlie Wilson, Calvin Fenley and Darcy Mingoia; City Manager, Dale Brown; City Attorney, Ken Wall; and City Secretary, Laverne Hale.

Planning and Zoning Commission members in attendance were Ralph Martin, Leroy Narendorf, Bill Schuster, Duane Meaux and Pat Lawson. It was noted members Jack Wright and Tom Eustace were not in attendance.

OPEN JOINT PUBLIC HEARING

Mayor Descant opened the Joint Public Hearing with City Council and the Planning and Zoning Commission.

Ralph Martin, Chairman of the Planning and Zoning Commission, explained the current set-back line requirements and advised the purpose of this public hearing is to receive any written or oral comments concerning the partial re-plat of Lot 5, Block 67, Jersey Village Country Club Estates to revise the side building line along Honolulu from twenty-five (25) feet to ten (10) feet.

Ms. Judy Baker, of 15909 Honolulu, stated she currently is the only neighbor whose property will be visually affected by the proposed change. When they built their house they were required to abide by the City's codes in regard to set-back lines, as did the other residents in that area and she feels if this re-plat is allowed it will be visually unappealing. This is the first of four homes that can be built on this corner, and if the City makes an exception for this one, then the others may ask for the same consideration. Ms. Baker said she and her husband feel this will reduce the value of their property and do not want to see this happen.

Ralph Martin told Council there is currently a home under construction on Lot 3, on the corner of Hawaii and Honolulu, and it is set back properly.

John Horton, the Director of Public Works, stated the builder is asking for this change because he needs the additional fifteen feet in order to construct the house they have planned for this lot.

Dale Brown noted this is not a request for a true variance, they are asking to re-plot the lot, and by re-platting it the building lines can be changed to the minimum the City allows. A request for a variance would have to be heard by the Board of Adjustment.

Councilwoman Mingoia stated she agrees with Ms. Baker and thinks the lot in the middle will suffer a great injustice by adjusting the building line on this lot.

Another resident, Haden Lambert, said when he first moved to Jersey Village there were forty foot set-backs, then they were changed to twenty-five, now this is asking for ten foot, and he wonders where it will end and he agrees with Mrs. Baker.

Bob Hartsough, another resident, agreed that the lot in the middle would suffer and does not feel the set-back lines should be changed on this lot.

With no further comments, Mayor Descant closed the Joint Public Hearing at 7:12 P.M. and the Planning and Zoning Commission adjourned into their special called meeting.

#### CITIZEN'S COMMENTS

Mr. Jamie Schattle, a resident, stated he wanted Council to know he is against the proposal for Rio Grande to be opened through to the north.

Mr. Bob Brown then introduced himself and three scouts that were in attendance and currently working on Eagle Scout.

Mr. Joe Piech then introduced himself and his two sons who are working on their citizenship merit badges for scouts.

#### COUNCIL MEMBER'S REPORTS AND COMMENTS

Councilman Wilson introduced some of his friends from South Africa who were in attendance. The gentlemen is working with the Fire

Service and they are traveling around the United States investigating the fire service in the states to see how it coordinates with 911 and with fire protection.

Councilman Bowden asked about the increased amount of traffic coming into Jersey Village, and Police Chief Mike Lindsey advised this is due to the Cy-Fair Independent School District holding summer school classes for about 2500 students at Jersey Village High School for grades six through twelve for the entire district.

Mr. Bowden then stated there is some concrete missing at 16221 Wall Street and asked who is responsible for repairing. Dale Brown said he will look into this.

Councilman Bowden said the Recreation and Events Committee held their Teen Pool night this past weekend, and there were only approximately thirty teens in attendance.

He then asked how the impact fees were being paid by the developer of the new townhouses on Village Drive, and Dale Brown advised they were being paid when they get their building permits.

Mayor Descant stated there are large tractor/trailer trucks coming into Jersey Village from the Beltway. He advised the sign was down, but said more directional signs are needed for U.S.290.

The Mayor also said the Capital Improvement Focus Group met last Wednesday, and a report from that meeting will be forthcoming.

Councilman Pulido said with all the rains, he thinks other areas or breeding areas, need to be sprayed for mosquito control.

Dale Brown advised the drainage ditch area is not under our jurisdiction and also wanted to let Council know that due to some complaints the mosquito fogging company has adjusted their spraying time to later in the evening at about 10:00 p.m.

Councilman Fenley asked about a truck that has been parked at the shopping center for quite some time, and has noticed recently it is for sale. He also advised the truck has no rear license plate.

Mr. Bob Hartsough, who manages the shopping center, told Council he will take care of the truck immediately.

Councilwoman Mingoia asked how many sewer complaints had been received with all the rains and Dale Brown said to his knowledge there had only been one, and that problem was to report sluggishness.

Mayor Descant said he has noticed flooding and high water at the intersection of Singapore and Congo and asked if this could be looked into or have an emergency pump installed in that area.

At this time Bob Hartsough, Chairman of the Economic Development Committee, gave a report from that committee. He said this committee had begun to consider what controls the City has in the Extraterritorial Jurisdiction. They have reviewed Ordinance Nos. 80-18 and 79-22 originating MUD199 that have been on the books since 1979 and found that the City has quite a bit of control in this section of our ETJ, and would like Council to have these documents interpreted and enforced to the letter of the original agreement, with attention specifically to the following items:

Paragraph 5 - the establishment of a fire department,

Paragraph B,D,E of Exhibit B - they must follow our ordinances, our subdivision ordinances and our Southern Building Code.

The area this pertains to is currently being cleared.

Councilman Bowden said he feels this is one of the best things he has heard in a long time and he would like to make sure the owners of this property not proceed with any work until the City has had an opportunity to send them a letter informing them they are required to meet our building codes, which do not address apartments anywhere. He asked if this could be reviewed promptly and the owners of the property notified right away so they will not be in violation of any codes that have been established.

Dale Brown said in the building codes they do not use the language, apartment structures, all through it, but it does create a structure use table and classifies various uses, and states apartment buildings are a certain type of class and then gives the standards for that class.

Dale Brown said that he, the Staff and City Attorney will research.

Mr. Hartsough said the City needs to act now, before any work is done in this area.

#### CONSENT AGENDA

The following items are considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items unless a Council member or citizen so requests in which event, the item will be removed from the general

order of business and considered in it's normal sequence on the agenda.

Councilman Wilson made a motion, seconded by Councilman Fenley and the vote was unanimous to approve the following items on the Consent Agenda:

- A. Approval of the minutes of the June 7, 1993 City Council meeting.
- B. Approval of the Harris County Appraisal District Supplemental Appraisal Roll #15 for 1991 as an amendment to the Tax Roll with a tax rate of \$ .7185/\$100 valuation and a total taxable value of \$77,600 for an additional tax levy of \$557.56.

APPOINTMENTS BY MAYOR AND COUNCIL

Mayor Descant stated that two residents had submitted requests to be appointed to the Parks and Landscaping Committee.

Councilman Fenley made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to appoint Deborah McBride and Shirley Kaucher to the Parks and Landscaping Committee.

APPROVE A RESOLUTION ASSIGNING THE FRANCHISE TO OPERATE A CABLE TELEVISION SYSTEM

Dale Brown explained to Council this is a resolution consenting to the assignment of a cable television franchise to Time Warner Entertainment Company, L.P., which is basically just a change in name.

Houston Cable TV, Inc. and Time Warner Inc. propose to assign the franchise to Time Warner Entertainment Company, L.P.

Councilwoman Mingoia made a motion, seconded by Councilman Wilson and the vote was unanimous to approve a resolution assigning the franchise to operate a cable television system within the City of Jersey Village from Houston Cable TV to Time Warner Entertainment Company, L.P.

DISCUSSION CONCERNING HOMETOWN HERO PLANS BY TIME WARNER ENTERTAINMENT COMPANY

Mayor Descant stated that Councilman Charlie Wilson had won this award last year.

Pam Thorne, with Time Warner Entertainment, explained their procedures for choosing a Hometown Hero, and she said it is best to nominate more than one person from each area. The deadline to submit a nomination is July 16, 1993 and an awards banquet will be held at the J. W. Marriott Hotel at a later date.

Dale Brown asked Ms. Thorne if a group could be nominated or if this should be one individual.

Ms. Thorne said this is only their second year, but is basically geared to one person or possibly two.

At this time, Councilwoman Mingoia made a motion, seconded by Councilman Wilson and the vote was unanimous to move Item #13 to precede Item #11 on the Agenda.

APPROVAL OF A RE-PLAT OF LOT 5, BLOCK 67, JERSEY VILLAGE COUNTRY CLUB ESTATES

Ralph Martin, Chairman of the Planning and Zoning Commission told Council in their special meeting they had reviewed the original plat that had been submitted in 1990 for Lot 5, Block 67, and after their review of the current re-plat to change the building lines, a motion was made, seconded and the vote was unanimous to recommend to City Council that no change be made and leave the current lot lines as is.

Since the Planning and Zoning Commission has recommended no change, no further action is needed by City Council.

MASTER PLAN FOR STREETS AND THOROUGHFARES

Dale Brown explained to Council that Planning and Zoning had discussed this at their last meeting and gave their recommendation.

Ralph Martin also reviewed Planning and Zoning's recommendation for changes to the City's master plan for streets and thoroughfares.

Bob Hartsough asked if Planning and Zoning recommended that Rio Grande be extended and stated the citizens do not want it to go through.

Ralph Martin said Planning and Zoning feels it is needed for safety, and if there is a problem on U.S.290, there is no way out of the City except via Philippine.

Mayor Descant said he does not agree with the recommendation to extend Rio Grande through to the north.

Councilman Fenley stated at one point in the recent past, City Council took a straw vote and voted against extending Rio Grande.

Councilman Wilson said if it were put on the Master plan, it does not necessarily mean it will be constructed.

Mayor Descant and Councilman Fenley both said this may need to be tabled, but Councilman Pulido stated this should be addressed and taken care of once and for all.

City Attorney Ken Wall told Council they could vote on this issue, but that could be changed later.

Councilman Fenley then made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to amend the City's Comprehensive Master Plan for streets and thoroughfares to extend Rio Grande to the entrance to Wyndham Village and end at that point.

PROPOSAL FOR A CONSULTING ARCHITECT FOR THE NEW POLICE SERVICES BUILDING

Dale Brown explained to Council that the City Attorney has advised we are required by law to hire an Architectural firm to construct all design drawings, which are to be considered as part of the bid process.

Mr. Henry Hermis, a resident who has worked with City Staff on the plans for the new police facility, and with Brookwood Design Group, spoke to Council giving his background in designing jail facilities.

Councilman Fenley asked if the City currently has a contract with RWS Architects, who had done some preliminary work on this facility and he was advised we do not.

Dale Brown stated the only contract with RWS Architects was to do preliminary schematic designs to provide information for the public prior to the May 1, 1993 City election.

The work RWS provided was very preliminary, and Mr. Brown said he had stopped them at that point since they were unable to comply according to the agreed time schedule.

Councilman Fenley asked if the recommended schedule of hourly charges submitted by Hermes, Reed and Parish were the normal fees for work, and Henry Hermis advised the percentage of fees are usually determined according to the construction costs, which could range anywhere between 4% and 14%. However, the average is 6% to

10% based on size and building type.

Bob Hartsough said the original dollar amount set for RWS Architects was \$11,200 and asked how much of that was spent. Dale Brown said approximately \$3,000.

Mayor Descant said in reviewing the structure, originally it was discussed the square footage was 7,600 and now it is 9,000 square feet. Chief Lindsey said the building is approximately 7,800 square feet plus the sallyport makes the total 9,000 square feet.

Councilman Fenley asked if the facility will be designed on modules and conventional and will Mr. Hermis do the inspections, accept bids, etc. and he was told yes.

Councilman Fenley said Mr. Hermis and his firm have been highly recommended.

Bob Hartsough asked the final projected price including all architectural fees, etc. He was advised \$600,000 to \$1,100,000 depending on the type of construction, with modular structure being less expensive than stick built.

Dale Brown said the original bid for the modular structure was \$600,000 which included architectural work, and his best estimate at this time is \$800,000 plus \$78,000 for architectural work.

Chief Lindsey said the higher figures had been put in because at this point it is difficult to determine costs until all design work is done. He noted that three modular companies will submit bids.

Mayor Descant said if \$1,000,000 is used for the police building and \$650,000 for the sewer project, the financial advisors have said this will fit into the City's financial plans.

Councilman Wilson said if the figures are for the building only, we should include all preparation work for parking, furnishings, etc. since this would change the basic figure.

Chief Lindsey said the \$1,100,000 would include everything and he feels this may be a little high.

Dale Brown advised Council they will have an opportunity to vote later on the final costs, etc. of the building.

Councilman Bowden said he thought there was a problem awarding this agreement for \$78,000 plus the \$3,000 already spent for architects, then if the building comes in too high, the City would be out this money for architects.

After a brief discussion Councilwoman Mingoia made a motion, seconded by Councilman Wilson and the vote was unanimous to approve a contract with Hermes, Reed and Parish as Architects of Record for the new police services building for a stipulated sum of \$78,570.00 and Brookwood Design Group will become Project Managers for Hermes, Reed and Parish.

TRANSFER OF FUNDS TO EXPAND THE S.T.E.P. PROGRAM

Dale Brown explained this had been presented to Council at their last meeting and Council had asked to review it a little further, and now Chief Lindsey has come back with a more detailed proposal to transfer \$10,000 within his budget to cover additional funds for the Special Traffic Enforcement Program (S.T.E.P.).

Councilman Wilson said he supports the S.T.E.P. and asked if this program increases the manpower or is it used to give other officers a day off. Chief Lindsey said it increases manpower.

Councilman Bowden asked if Council approves the transfer of these funds will they get a monthly update and Chief Lindsey said he would provide that for Council.

Councilman Bowden said this could be included in the regular monthly report from the police department, and he would also like to know who is participating in the program.

Haden Lambert, a resident, asked what the S.T.E.P. program does.

Chief Lindsey explained that initially it was a grant, named Special Traffic Enforcement Program, but now we do not fall into the grant program guidelines, so the City set up their own program. It is basically an overtime program where officers are assigned primarily to traffic enforcement. Officers are also required to patrol within the Village. Revenues generated from the program more than pays for its operation.

Councilman Wilson then made a motion, seconded by Councilman Pulido and the vote was unanimous to approve the transfer of \$10,000 from account Nos. 21-3005 and 21-3016 to account No. 21-3014 to expand the Police Department Special Traffic Enforcement Program (STEP).

GULFBANK PROJECT AND RIGHT-OF-WAY ACQUISITION

Dale Brown told Council there has been some discussion concerning the abandonment of the Gulfbank right-of-way, however there are two different projects and the extension through Jersey Village is still under discussion and if City Council wants to pursue the project, there are four things that must be done. Those items are:

1. The City is to prepare a draft letter to the Texas Department of Transportation (Tx DOT) requesting a formal contractual agreement with Tx DOT and send it to Jackie Freeman of Harris County for review and comment.
2. City Council is to decide if they would like for the roadway maintenance to be performed by Jersey Village or Precinct 4.
3. City Council is to acquire a letter from Amerada/Hess committing to the dedication of the required right-of-way.
4. City utilities in the proposed R.O.W. are to be adjusted by Jersey Village and checked against Tx DOT plans.

Mr. Brown said the item regarding the maintenance of the roadway and esplanades needs to be decided first.

Councilman Fenley said if the City can't get a letter from Amerada/Hess the rest is nil, and then asked if Council could take any action prior to getting the letter.

Dale Brown advised he is asking for Council's guidance as to what they would like Staff to do - pursue or not.

Mayor Descant said the question is if we want the road to go through or not.

Bob Hartsough stated there is a Public Improvement District in the works in the area of the Gulfbank extension, and if Gulfbank does not go through the PID will not either, and the City cannot provide utilities to this area due to the costs. We need development to help with the tax base and we need to consider future development.

Councilman Bowden asked the status of the PID and Dale Brown said at the last meeting with Amoco, it was noted the PID was not viable, and if Gulfbank is not there they will not pursue the PID.

Councilman Bowden then said he believes if the City pursued this there is still the possibility they would not get anything out of it if the participants decided against going through with the PID.

Councilman Bowden then asked if this is the only route for Gulfbank or could it be curved?

John Horton said the right-of-way has been dedicated, but has not been given to the state as yet for the road.

Councilman Pulido stated he has not seen enough as yet to vote on this issue.

Councilman Bowden said he too would like to get more input from the PID participants.

John Horton said he talked with the PID group last week and they inquired if the City had done any of the four listed items as yet.

Councilman Bowden said this item should be tabled until the City can get a letter from Amerada/Hess to see if they are serious, and Councilman Fenley agreed.

Councilwoman Mingoa asked if a special meeting should be called to consider this when the City receives all the information.

Councilman Fenley then stated he would like to table this item in order for everyone to give some more consideration for both economic and social effect.

All Council concurred to table this item.

#### REVIEW AND APPROVAL OF INVESTMENT POLICY

Dale Brown explained to Council that the City invests all excess funds in Certificates of Deposit and are currently earning only 2% interest on the CD's. The City has no written policy on investing and he feels the State Pool provides better interest and the City would have better access to their funds.

Councilman Pulido asked if there is a risk investing with Tex-Pool, and City Attorney Ken Wall said yes this is more risky than insured CD's, and he added, if the City invests in anything other than their depository bank, they need to have a written policy. Mr. Wall also added it would be sufficient for the City to invest in their depository bank and Tex-Pool, but because of our size we do not need to buy Government Securities.

Councilman Bowden said on Page 4 of the proposed investment policy, he thinks under Section VIII - Authorized Investment, subsection A which says "Investments may be made in United States Treasury bills, notes, bonds or other securities which are guaranteed by the full faith and credit of the United States of America as to principal and interest" should be deleted.

All City Council agreed the policy should be edited and reviewed at the next regular meeting next month.

No further action was taken.

MONTHLY FINANCIAL UPDATE AND BUDGET ADJUSTMENTS

Dale Brown told Council they had received a summary of all budget adjustments for the past month. This is the type of summary he explained last month he would give to Council each month for their review and approval.

Councilman Bowden asked about the adjustments for Water Well No. 2, and following a brief discussion Councilman Fenley made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to approve the recommended budget adjustments and financial reports.

CITY MANAGER'S REPORT

Dale Brown discussed a letter John Horton had received from Walter P. Moore and Associates concerning the Shanghai Street Sanitary Sewer By-Pass project schedule.

Councilman Fenley asked which side of Shanghai the by-pass sewer line will be installed and John Horton advised the north side of the street.

Dale Brown then told Council he had a video of the recent Teen Court if they would like to see how the proceedings were handled in Teen Court, however, due to the late hour, Council agreed to wait until next month to review the tape.

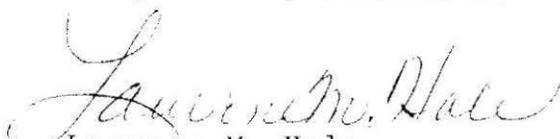
ADJOURN

With All business completed motion was made, seconded and the vote unanimous to adjourn the open meeting at 9:30 P.M.

CLOSED MEETING

There was no closed meeting held, so the meeting was adjourned.

Respectfully submitted,

  
Laverne M. Hale  
City Secretary

APPROVED AS MINUTES

7-19-93



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1966

A Texas Star Community

MINUTES FOR THE REGULAR CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

---

DATE: July 19, 1993  
TIME: 6:30 P.M.  
PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

CONVENE, INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was convened and called to order by Mayor Descant. Noted present were Council members Joe Pulido, Bruce Bowden, Charlie Wilson, Calvin Fenley and Darcy Mingoia; City Manager, Dale Brown; City Attorney, Ken Wall; and City Secretary, Laverne Hale.

WORKSESSION REGARDING THE POLICE SERVICES BUILDING

Chief Lindsey, along with Mr. Henry Hermis, the Architect, gave an update and explained the latest site plan and floor plan for the proposed Police Services Building.

THE REGULAR MEETING RESUMED AT 7:25 P.M.

CITIZEN'S COMMENTS

Janet Charles, of the Recreation and Events Committee, gave an update on the Teen Pool Party that was held on June 18, 1993. She said approximately fifty teens attended and their expenditures were under the \$650 budget that had been allotted.

Deborah McBride, told Council she had recently read in the newspaper that Gulfbank was going to be extended through Jersey Village and is very concerned. She feels this will cause more traffic problems and crime will increase.

Jim Fields, Vice-Chairman of the Parks and Landscaping Committee, wanted to discuss the re-allocation of funds for the drainage for Clark Henry Park, however he said he would refrain at this time.

Ron Miller, with Homes by Four Seasons, asked if he could discuss and show Council plans for the home to be built on Lot 5, Block 67, Jersey Village Country Club Estates. He stated Council had voted against a re-plat changing the building set-back lines at their last meeting and asked if they would reconsider.

Mayor Descant explained that the Planning and Zoning Commission had disapproved this re-plat, therefore City Council did not act on it.

It was also noted that the Planning and Zoning Commission had reconsidered this re-plat at their meeting on July 6, 1993, and asked if City Council would consider calling another public hearing to get more input from other residents in that area.

Councilwoman Mingoia stated she would not recommend calling another public hearing since there was some objection at the last hearing.

Councilman Pulido stated he was trying to sort the sequence of events and City Attorney Ken Wall advised that the Planning and Zoning Commission and City Council must both approve on this or any other request for a re-plat. If Planning and Zoning does not approve and recommend to City Council, then City Council does not proceed.

Councilman Fenley asked if these house plans have changed from the original plans and he was advised they had not.

Councilman Bowden said Mr. Julian Kubeczka, with Homes by Four Seasons, said there were no living quarters within the building set-back line, however the plans show a game room and he does not approve.

Councilmen Wilson and Fenley both stated the residents nearby were opposed to this re-plat.

#### COUNCIL MEMBER'S REPORTS AND COMMENTS

Councilwoman Mingoia advised the Motel Tax Committee will meet Tuesday, July 20, 1993.

Councilman Fenley said the City's water had been off the past two Sundays and asked why. Dale Brown explained the City's water well is pumping at capacity and with over-use of water, the well could not keep up. Water Well #2, which is currently being repaired, should be completed in approximately three weeks.

John Horton, Director of Public Works, advised Council he was called out on Sunday evening and monitored the well. He said there

was a reserve supply of water in case of a fire, but he had manually turned on the pumps and was able to build the water pressure back up. He also added a flyer is being prepared and will be distributed to all residents in the next couple of days that explains water usage and will ask that everyone make an effort to conserve water.

Councilman Bowden asked about the City's ordinance concerning peddlers and also the status of the MUD199 review. Ken Wall explained the vendors permits were being issued according to the ordinance, which does not allow for the immediate issuance of a vendors permit without investigating.

Ken Wall also explained that in MUD199 all building must be done according to our Code.

Dale Brown also explained all building plans must be brought in to the City and meet our requirements, however the City does not control the land use in the extraterritorial jurisdiction.

Bob Hartsough, a resident, stated if the land is sold, they must come in, however Ken Wall said only if the land is sub-divided they must come in. He also added the laws have changed and as of August, the City may gain more control over these areas.

Councilman Bowden asked Dale Brown for his and City Staff's recommendations as soon as possible.

Mayor Descant stated he thinks the City's Code should be changed to be in line in accordance with the new state laws and hopefully have it in place by September 1, 1993.

Councilman Wilson advised he had recently assisted Warner Cable as one of the judges for their Hometown Hero.

#### CONSENT AGENDA

The following items are considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items unless a Council member or citizen so requests, in which event the item will be removed from the general order of business and considered in it's normal sequence on the agenda.

Councilman Wilson made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to approve the following items on the consent agenda:

- A. Approval of the minutes of the June 21, 1993 City Council meeting.
- B. Approval of the appointment of Bobby LeRoux as a Reserve Police Officer.
- C. Approval of the Harris County Appraisal District Supplemental Appraisal Roll #10 for 1992 as an amendment to the Tax Roll with a tax rate of \$ .7300/\$100 valuation and a total taxable value of \$207,400 for an additional tax levy of \$1514.02.

REQUEST FOR A WAIVER OF PENALTY AND INTEREST ON PROPERTY TAXES

Dale Brown explained this is a request from Mr. C. W. Melendy for a waiver of penalty and interest on property taxes for improvements on Account No. 1000-000-2135, PT. Lt. 49, Fairview Gardens. He said Mr. Melendy owned the property and had it leased to someone else who put a building on the property. After taking back the property, Mr. Melendy found out the building had never been put on the tax roll. After having the building placed on the tax roll Mr. Melendy started receiving tax notices for back taxes plus interest.

Ken Wall stated that Council cannot legally waive the penalty and interest that is due on delinquent taxes.

Mr. Melendy told Council the lessee did not render the building according to their lease agreement, and he did not know it had not been done until the lease was terminated.

He advised he had received a tax statement from Jersey Village which included penalty and interest, however the statement he received from the County and the School District did not include any penalty and interest.

Mr. Melendy also added, he had received two statements from Jersey Village with different amounts due.

Dale Brown advised there had been a problem with the software and the Tax Assessor/Collector had manually figured the amount due and at this time the total due is \$404.21.

Mr. Melendy said he would like to get a roll call vote from Council on this and he feels legality and justice are two different situations and he does not feel he has been treated justly.

Again Ken Wall said, by State Law, City Council cannot waive the penalties and read the law that says "The Tax Assessor shall add penalty, etc."

Mr. Melendy said he does not feel this is fair, but if the City will send him a certified statement of the amount due, by Certified Mail, he will pay.

No further action was taken.

GULFBANK PROJECT AND RIGHT-OF-WAY ACQUISITION

John Horton explained the plans for the extension of Gulfbank.

Then Mr. Joe Wheat, the attorney for the Public Improvement District, advised that Gulfbank has been proposed since the 1970's. During the 1980's there had been some work done on developing the property, putting in the utilities and dedicating the right-of-way.

He said one plan would be for the State to be in charge of paving, etc. which is the PAS Program.

He added that in 1991 the right-of-way was dedicated to the County, therefore on the PAS Program the road would be cost free for the City of Jersey Village and it would increase taxes, etc. and the City could decide if they wish to maintain the esplanades. He said at this time the PID is waiting to see if Gulfbank will go through before deciding to continue.

Mr. Kleber Denney, said he had met with the PID participants and the consensus was not to go ahead until the Gulfbank decision is made.

Deborah McBride told Council the residents were not aware of any of this and she feels the crime rate will increase if Gulfbank goes through. She thinks the residents should be informed of what is going on.

Bob Hartsough then said if the City of Jersey Village wants to grow, this is the only area that is left for any growth. Without Gulfbank we do not need a new police building; we need to let the citizens know what this can do for the City; if the citizens want to pay for all increases in the future, we don't need Gulfbank. He said he feels very strongly this is very important to the growth of the City.

Mr. Denney then said he thinks the City should go ahead with this, since it is a rare opportunity to get the highway department to fund this project.

Mr. Jim Fields said he agrees the City needs growth, but he believes in quality, instead of quantity and does not mind paying

more taxes to get it, therefore he is not in favor of Gulfbank going through.

Mr. Mack Brown told Council he had attended a meeting at the Holiday Inn concerning Gulfbank and everyone there was in opposition and feels it will affect our property values if it comes in.

Mr. Jack Wright said a number of years ago when he was on City Council he fought for the realignment of Westbelt. It was originally supposed to go through at Senate Avenue, which would have divided the City in half. We have control over this area and the City needs the tax values, therefore he urges Council to move ahead and approve.

Councilwoman Mingoia stated she wants to move forward on this. We need the PID and the utilities, we have proper zoning and can have control.

Councilman Pulido said there are a lot of issues that need to be addressed before making a decision.

Mayor Descant said we should hold a public meeting to get input to enable City Council to make a decision. He also stated Gulfbank will help the extraterritorial jurisdiction on the south side.

Councilman Bowden said a public meeting should be set up so a decision can be made as soon as possible. He also said he knows nothing is free, so there would be some costs to the City for the construction of the road. He does not like the idea, but realizes something needs to be done.

Mayor Descant said a special meeting can be called for public input and notice of this can be put in The Star Newsletter.

No further action was taken on this item.

At this time Councilman Wilson made a motion, seconded by Councilwoman Mingoia, and the vote was unanimous to move Item #15 to precede Item #8 on the agenda.

#### APPROVE FINAL PLAT OF TACO BELL

John Horton explained this is a short form plat and they have met all of the City's requirements and Staff recommends approval.

Councilman Wilson asked where the lift station will be located and he was advised it is in their right-of-way.

Councilman Fenley made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to approve the final plat of Taco Bell, containing 1.3646 acres out of the Thomas (James) Hogan Survey, Fairview Gardens, Annex No. 3.

At this time Councilman Fenley made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to move Item #16 to precede Item #8 on the agenda.

ADVERTISE AND ACCEPT BIDS FOR THE SHANGHAI SANITARY SEWER BYPASS

Dale Brown explained that Staff was requesting approval to advertise and accept bids for the Shanghai Street Sanitary Sewer Bypass. The bypass line is designed for the north side of the street.

Councilman Fenley stated he does not think a 12" line should be an alternate in the bids and he was advised they have to bid on both, a 10" and a 12" line.

Councilman Fenley then asked if they will bore each driveway and he was informed yes they will.

Councilman Bowden made a motion, seconded by Councilman Wilson and the vote was unanimous to authorize Staff to advertise and accept bids for the Shanghai Sanitary Sewer bypass.

Motion was then made by Councilwoman Mingoia, seconded by Councilman Wilson and the vote was unanimous to move Item #18 to precede Item #8 on the Agenda.

PRESENTATION BY PATE ENGINEERS

Mr. Paul Wallick, with Pate Engineers, provided a map for Council that indicated all their recommended sewer repairs and he also reviewed a summary of their recommendations for different types of repairs.

He told Council they would also recommend the placement of a "dish" in each manhole, which, in case of a rain storm, would fill with water and allow much less water to enter the sanitary sewer lines. The cost of each dish is approximately \$50.00.

The total cost for the repairs, including some contingencies, is approximately \$360,000, which is somewhat less than they had originally predicted, and they recommend the City proceed. In regard to the length of time to complete, at this point the time

frame is difficult to predict, but it would be approximately 120 to 150 days.

Dale Brown then said this is about \$100,000 less than they had originally projected.

John Horton advised he is estimating the Shanghai bypass to be approximately \$160,000, which would make the total project around \$500,000 instead of \$600,000 as originally projected.

Councilman Bowden asked if the fall or winter months will hinder the progress and Mr. Wallick advised obviously summer is the best time to do this work, however contractors work year around.

Councilman Fenley said he thought a time frame should be put in the bid specs along with the number of crews to be used to get the work done.

Mayor Descant asked Mr. Wallick how long it will take to get the bid specs prepared. He advised he would estimate 45 days.

Councilman Fenley asked how many inserts would be put in the manholes. John Horton advised his department has already put in about thirty inserts and this is something his department can do rather than including this for the contractor to do.

Councilman Fenley then asked if the manholes will be sealed and Mr. Wallick said they would not recommend sealing when using the inserts. John Horton then stated that about four years ago they had gone through the City and re-sealed all the manholes.

Councilman Fenley then had a question concerning the size of the line as proposed on the map from Pate Engineers.

With no further discussion, Dale Brown advised Council that Staff will work on the design for the repairs and get back with Council for their review.

#### APPROVE INVESTMENT RESOLUTION

Dale Brown explained that Council had looked at this Investment Resolution last month. It has since been revised and condensed and gives two investment alternatives. Those being CD's or the use of TexPool.

Councilwoman Mingoia made a motion, seconded by Councilman Wilson and the vote was unanimous to approve an Investment Resolution.

APPROVAL OF A RESOLUTION FOR THE CITY TO INVEST IN TEX POOL

Dale Brown stated that in order for the City to work with and invest in TexPool, which is the State of Texas' pooling of assets for investments, the City must adopt a resolution. The resolution is their standard form and there is also a contract that must be approved for participation to be signed by the City Manager after Council's approval.

Councilwoman Mingoia made a motion, seconded by Councilman Wilson to approve a resolution for the City to invest in Tex Pool. Councilman Pulido then asked who had reviewed the resolution and contract and Ken Wall advised he had and it met with his approval. The vote was then unanimous to approve.

APPROVAL OF A RESOLUTION CONCERNING THE REIMBURSEMENT OF EXPENDITURES WITH PROCEEDS OF FUTURE DEBTS

Dale Brown explained these are standard resolution forms that have been provided to the City by our Financial Consultants. He added that Mr. Fetzer, our Financial Consultant, had advised the most appropriate method of handling our proposed debt, would be to have one large Certificate of Obligation issued. If there are costs that develop, before the issuance takes place, in regard to the water well, the sewer project and the police station, then if possible the City could front-end some of those costs out of it's ending balance fund and then be reimbursed at the time of the sale of the Certificate of Obligation. He said Mr. Fetzer advised this would be the best way for the City to handle financially, in order for us to put the debt in the proper structure to delay a couple of years to let the overall debt service decline.

He then added as part of this plan they requested that resolutions be adopted. The first resolution is to notify the public formally through the adoption of the resolution, that the City does intend to have this capital improvement project and that it intends that it be paid for out of the sale of the Certificate of Obligation and that there may be some up-front costs that will be paid out of either the City's General Fund or Utility Fund, whichever is appropriate, and specifically state that these funds will be reimbursed to the City.

There are two resolutions for each project. The second resolution is authorizing the City Manager to determine that a cost is reimbursable under the proposal.

The three projects stated in these resolutions (two for each project) are for the building of a Police Services Building, the

construction of sanitary sewer improvements, and the rehabilitation of Water Wells No. 1 and No. 2.

Dale Brown then advised there is not a firm dollar amount at this time for these projects, therefore he used an amount which he feels is on the high end. The amounts he has projected in the resolutions are \$1.5 million for the Police Services Building; \$620,000 for the sanitary sewer improvements; and \$500,000 for the rehabilitation of Water Wells No. 1 and No. 2. This would not include a third water well, that may be proposed in the future.

Councilman Fenley asked if we place a dollar amount on these resolutions, and more funds are needed at a later date, will another resolution need to be approved? Ken Wall explained the approval of the resolutions enables the City to recruit for the expenditures that they may make in advance of the sale of the Certificates of Obligation without affecting the tax exempt status of the certificates. The amounts on the resolutions are for the total cost of the project, and the City would not spend that prior to the sale of the CO's.

Councilman Pulido asked that by approving this one resolution, does this give the City Manager the authority to expend whatever money necessary. Ken Wall said the purpose of these resolutions is to satisfy all the federal tax requirements for the tax exempt status of the certificates; it does not authorize the expenditure of any money.

Mr. Brown said any expenditures would have to come back to Council for approval.

Bob Hartsough asked if the resolutions apply to a specific budget year, and Ken Wall advised they only relate to the federal tax laws, which means any interest earned on the Certificates of Obligation will be exempt from Federal Income Tax.

Councilman Wilson then made a motion, seconded by Councilman Fenley and the vote was unanimous to approve the resolutions concerning the reimbursement of expenditures with proceeds of future debts.

#### APPROVAL OF A TEXAS MUNICIPAL LEAGUE INTERLOCAL AGREEMENT

Dale Brown explained this is a standard form contract where Texas Municipal League has to amend some of the language of the contract. This is an ongoing agreement for our City to remain with the TML Pool of operations.

Councilman Fenley made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to approve the Texas Municipal League Interlocal Agreement.

AUTHORIZE STAFF TO ADVERTISE AND ACCEPT BIDS FOR UNIFORMS FOR PUBLIC WORKS EMPLOYEES

Dale Brown explained the City currently has a five year contract that provides uniforms for the Public Works Employees. This contract is coming to an end in September and Staff is asking for approval to advertise and accept bids for uniforms.

Councilman Fenley made a motion, seconded by Councilman Wilson and the vote was unanimous to authorize Staff to advertise and accept bids for uniforms for Public Works Employees.

INCREASE THE DOLLAR AMOUNT OF THE CONTRACT FOR MODIFICATIONS TO WATER WELL #2

Councilman Fenley stated this is necessary in order for the repairs to be done to the Water Well and feels there is no other way around it.

Councilman Fenley made a motion, seconded by Councilman Wilson and the vote was unanimous to approve an increase in the amount of \$5,694.20 to the contract for modifications to Water Well #2.

APPROVE PRELIMINARY PLAT OF WYNDHAM VILLAGE

Dale Brown explained this is the third time for the reapproval of this preliminary plat for Wyndham Village. Their time has run out and to this point nothing has been done. Basically they are asking for approval for another six months, and there have been no changes to the plat. The Planning and Zoning Commission approved the plat at their July 6, 1993 meeting and recommended it to Council for their approval.

Councilman Bowden stated there were problems with the set-back lines on some of the cul-de-sacs and noted that all the lots must have a minimum of 10,000 square feet.

Councilman Fenley made a motion, seconded by Councilman Wilson and the vote was unanimous to approve the preliminary plat of Wyndham Village as recommended by the Planning and Zoning Commission.

RE-ALLOCATION OF FUNDS BY THE PARKS AND LANDSCAPING COMMITTEE

Dale Brown explained the Parks and Landscaping Committee has recommended the re-allocation of funds for the purpose of funding drainage projects at Clark Henry Park.

There is a total of \$20,500 remaining funds from other projects this committee would like to re-allocate to the drainage construction program at Clark Henry Park.

The design plan for this project is approximately \$24,550 and they are recommending to proceed using the remaining \$20,500, that should basically complete the most important phases of the project. The final project, No. 4, that is included in this plan could be completed next year if funds are not available at this time.

Councilman Bowden had a concern regarding Project No. 3, stating there is some concern that too much fill dirt or sand may kill the trees. John Horton advised this project is for storm sewers only and no fill dirt will be brought in.

The sand in Project No. 2 is for the baseball infields only, and Staff recommends approval of the project.

Councilwoman Mingoia made a motion, seconded by Councilman Bowden and the vote was unanimous to approve the re-allocation of funds by the Parks and Landscaping Committee for the drainage projects at Clark Henry Park.

APPROVAL TO RE-ALLOCATE FUNDS FOR THE PURCHASE OF AN EKG MONITOR/DEFIBRILLATOR

Dale Brown told Council the Fire Department has an opportunity to buy this EKG monitor/defibrillator from the Cypress Creek EMS.

Fire Chief Kathy Hutchens stated the Fire Department had intended to request funds for the purchase of this equipment in the 1993-94 budget, however, Cypress Creek EMS was recently given six new 12-lead monitor/defibrillators and are currently taking bids to sell their used ones.

This equipment is a Life Pack 10 that will work with our current equipment and is in very good condition. The unit we currently own is nine years old and has developed some small maintenance problems.

If Council approves, Cypress Creek EMS would like a letter of intent if the City of Jersey Village wants to purchase. Cypress

Creek EMS has received a bid for \$5500 therefore the Fire Department is asking for the re-allocation of \$5600 for their bid for the equipment.

Councilman Fenley made a motion, seconded by Councilman Wilson and the vote was unanimous to approve the re-allocation of \$5600 from Account No. 0-2101 (Unallocated Funds) for the purchase of an EKG monitor/defibrillator.

#### FINANCIAL UPDATE AND BUDGET ADJUSTMENTS

Dale Brown explained this is the information provided to Council monthly concerning the financial updates and budget adjustments.

Councilman Bowden questioned the large amount of expenditures for computers and Mr. Brown said this is the result of a problem with the Municipal Court computers.

Councilman Fenley asked if the City had surge protectors for the computers and he was told yes we do.

Councilman Fenley made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to approve the monthly financial update and budget adjustments.

#### CITY MANAGER'S REPORT

Dale Brown reported the donation of .9 acres of land by Mr. Aubrey Farb for a park had been put off for a while. He stated Mr. Farb's development will be done in three parts and the area for a park will not be done for about a year, so it was decided to delay until that time.

Mr. Brown also stated he had received a letter concerning the excessive parking on Seattle. It was noted this was caused by the Cypress Fairbanks Independent School District using Jersey Village High School as their only facility for holding summer school classes and when summer school is over the traffic and parking problems should be over as well.

He then advised Council the City had received a very complimentary report from The Texas Commission on Fire Protection concerning their recent key rate inspection of the City. They noted many improvements had been made to the waterworks system and the fire department.

Mr. Brown then explained to Council this year's Christmas holidays actually fall on Friday and Saturday, and asked their preference for days off for the employees. It was noted City Hall could be closed either Thursday and Friday, or Friday and Monday.

Following a brief discussion Councilman Wilson made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to set the Christmas Holidays as Friday, December 24, 1993 and Monday, December 27, 1993 for this year.

ADJOURN OPEN MEETING

Motion was duly made, seconded and the vote was unanimous to adjourn the open meeting and go into a closed meeting at 10:10 P.M.

Respectfully submitted,



Laverne M. Hale  
City Secretary

APPROVED AS MINUTES 8-16-93



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

incorporated 1956

A Texas Star Community

MINUTES FOR THE SPECIAL CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

---

DATE: August 12, 1993  
TIME: 7:00 P.M.  
PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

CONVENE, INVOCATION, PLEDGE OF ALLEGIANCE AND ROLL OF ELECTED AND APPOINTED OFFICERS

The meeting was convened and called to order by Mayor Descant. Noted present were Council members Bruce Bowden, Charlie Wilson, Calvin Fenley and Darcy Mingoia; City Manager, Dale Brown; and City Secretary, Laverne Hale. It was noted Councilman Joe Pulido and City Attorney Ken Wall were not in attendance.

REQUEST CONCERNING THE DELETION OF SECTION XIII - GENERAL REGULATIONS; (G) REDUCTION IN LOT SIZE.

Dale Brown explained that Mr. Julian Kubeczka with Homes by Four Seasons, would like to reduce the sizes of three (3) lots and add to one (1) lot to make it large enough to accommodate the home they plan to build. This increase to the one lot will enable them to stay within the twenty-five foot (25') building set-back line.

He stated the City's ordinance does not allow for the reduction of any platted lots, however, in reading the ordinance the wording seems very controversial.

He then asked City Council if they would like for the Planning and Zoning Commission to review and make a recommendation back to them.

Councilman Bowden stated he does not have a problem with this, however, Councilwoman Mingoia said she does have a problem, in that replatting will change the design or appeal of the subdivision and she also asked if, by making these changes, there would be a problem in moving the meter boxes.

Mr. Kubeczka advised there are no meter boxes installed on these lots as yet.

Councilman Fenley stated he would like to wait for Planning and Zoning's and Staff's recommendation.

It was the consensus to ask Planning and Zoning to review and make their recommendation to Council.

OPEN PUBLIC HEARING FOR THE PURPOSE OF RECEIVING ANY WRITTEN OR ORAL COMMENTS CONCERNING THE EXTENSION OF GULFBANK THROUGH JERSEY VILLAGE TO FM529

Mayor Descant explained the Gulfbank projects and alignment. He said in April of this year the County had decided to proceed with the construction of Gulfbank to extend from I45 to FM529. At that time a large group of people became opposed to it since it would be going through the middle of several subdivisions east of Jersey Village. It was understood that after a lot of protest the project was cancelled. However last month Jersey Village was informed the portion of Gulfbank from the Beltway to FM529 was a separate contract and was still in the plan and they plan to proceed if there is no objection from Jersey Village. He said at the last Council meeting there was a lot of concerns and this is the reason for this meeting tonight to hear the resident's views. He then asked Dale Brown and John Horton, the Director of Public Works, to explain the Public Improvement District and zoning in this area.

Dale Brown stated the PID has been on-going for many years and now they have decided to hold off their plans until they know if Gulfbank will be constructed. In a PID the property owners commit to being taxed to pay for bonds to construct the utilities. The right-of-way would be received by donations and the right-of-way between Senate and FM529 has been acquired.

John Horton advised the purpose of the PID was to construct a sanitary sewer service line to this area and said the State will construct this road, and the City and the County are to provide the right-of-way.

Mr. Brown then showed a video of Jersey Village and where the proposed Gulfbank will be located.

Bill Philbin, a resident on Seattle, told Council he opposes the Gulfbank extension and feels the City's money could be spent in better ways. He sees no value in this for Jersey Village. What we may get in increased tax base, we will lose in the value of our homes going down. He feels the City's money would be better spent in things like a new water well.

Deborah McBride, a resident on Jersey Drive, said she opposes because this will bring in more crime; a stop light would have to

be installed on Senate; additional police and fire protection will be needed; residents on Seattle will be prime targets for crime; and there will be a problem with noise and bright street lights.

Jim Fields stated he also opposes due to more noise, crime and traffic. He also questions the tax base the City would get from this area because we have a problem in leasing the commercial areas we already have. He then asked if residential could be put in this area instead of commercial. He likes our quality of life and doesn't want to see it change.

Mayor Descant then advised Mr. Fields, in regard to his question at a previous meeting concerning green space in the City, that Planning and Zoning and Staff are currently revising the City's Development Code which will include more green space.

Mack Brown said he opposes, however if Gulfbank does go through, he feels it will help the traffic from the high school.

Janet Philbin said she was opposed to the extension. There doesn't seem to be a rush for commercial space on US290 now, and doesn't see it happening on Gulfbank. The resulting noise and pollution and the hazard to the health and safety cannot outweigh whatever increase in tax base we may get. She also feels this will devalue the property in Jersey Village.

Ed Schattel, who lives on Seattle, said he was in favor of the extension. His property would back up to Gulfbank and a buffer would be needed, but feels it will eliminate the heavy school traffic.

Joe Wheat, who represents one of the land owners in this area, stated they have not been able to develop this area because there is no access and there are no utilities. They have been paying Jersey Village taxes since 1987 when this area was annexed. He is in favor of Gulfbank and it will increase the tax base.

Tom Northrup, with Northrup and Associates, Inc., said his company deals in land planning and gave a brief history of the Gulfbank plan. He added there is a program to improve crime and traffic with street design and development. The traffic needs to be on the major thoroughfares and out of the neighborhoods. Jersey Village needs a planned traffic pattern to eliminate traffic as it increases and Gulfbank will do this.

Greg Bonaguerio, a resident, said all his points of opposition have been made.

Harvey Hetzel, a resident on Singapore, opposes this extension and

asked City Council to look beyond the commercial aspects and keep our residential bedroom community in tact. He wants to keep the quality of life we have here, and will pay increased taxes if necessary.

Mr. C. H. Hamilton stated he represents the commercial property owners in this area who have cleaned and mowed and paid \$30,000 to \$40,000 a year in taxes and have been waiting for twelve years for some benefits like utilities, garbage, etc. He said changes happen all the time, and everyone has to realize just because they own a home here doesn't mean they don't have to consider other property owner's rights as well. Now Jersey Village could gain control of this area, however, later they may not have a choice in the decision for Gulfbank. Jersey Village needs to plan their commercial area, not let someone else plan it for them.

Cathy Falke, who lives on Leeds Lane, told Council she is in favor of Gulfbank. She lives close to the Beltway, and has not been adversely affected at all by it's construction. She favors the commercial development for the tax base and would also like to see a homestead exemption for the residents of Jersey Village and share some of the tax burdens with the commercial entities. She also feels Gulfbank will help alleviate the school traffic coming through the neighborhood.

Dan Quinlan, a fourteen year resident of Jersey Village, appreciates the stability of life here, the total quality of life, which is good neighbors, low crime and good schools. He said we cannot raise our taxes and he totally endorses the Gulfbank project to go through.

Bob Hartsough, a resident on Village Drive and Chairman of the City's Economic Development Committee distributed information to Council and said Jersey Village must have future development to survive. This will not cause any more traffic within the Village, we need the tax base and at this time we can control the development.

Brenda Clary, a new resident, told Council she is opposed. She is an ex-resident of Inwood Forest and she knows what a major street like this can do to a neighborhood.

Councilman Fenley stated he must excuse himself from the meeting to attend a previous engagement, however, he wanted to advise he is strictly against the extension of Gulfbank.

At this time Mayor Descant read two letters from residents who expressed their feelings in favor of the extension. Those residents were Beverlye Tafolla and Tamara Gusler who live on

Zilonis Court and Fred and Fannie Messec who live on Argentina.

Councilwoman Mingoa stated she thinks Council has an obligation to explore this commercial area and certainly sympathizes with all the concerns, but everyone needs to be considered.

Councilman Bowden said there are many residents who do not want Gulfbank, however if it does not go through the City would most likely have to build a smaller police building and there will probably be a five cent increase on taxes. He stated we need to look at the whole picture. People on a fixed income may not be able to afford increased taxes. We may need to de-annex this land and raise taxes.

Jim Fields then asked again if this area could be made residential, and another resident asked why the utilities to that area depend on Gulfbank.

Another resident expressed concern if this area is de-annexed the City would lose all control.

Dale Brown advised the only way this area could be de-annexed is for City Council to decide it should be done.

Another resident said it was his understanding there would be no increase in taxes due to the new police station and Mr. Brown advised this is correct due to the fact the debt service structure will decrease after next year.

Jack Wright, a resident on Singapore, stated he is retired and is part of the 13% of the residents on a fixed income and someday all of these people will have to account for their income as those on a fixed income now. He said we have to look at taxes this property will bring in; people may be able to afford more taxes now, but someday they may not. He also stated access to the Amerada Hess property is vital.

Another resident, Anita Wallick, said she opposes Gulfbank, and asked City Council to consider other options.

Haden Lambert, a resident on Juneau, stated he is not totally for or against Gulfbank, but has an open mind. He said he has been through many changes that the residents have objected to, like when the Jersey Village High School was built. Gulfbank will go through, so why not let Jersey Village have control over this section.

Councilman Wilson thanked all the residents for coming and voicing their opinions. There are several issues, those people for and

those against and those who don't care. He said Council will need to make a decision by Monday night at their regular meeting. Many people were opposed to Senate Avenue when it was put in - who is against Senate now?

Mayor Descant said there is always an uproar when changes are made. Gulfbank will not cut through the middle of Jersey Village. He told the residents he and Council appreciated all their comments and if they have more questions, please call either him or any City Council person for more information.

ADJOURN

With all business completed, motion was duly made, seconded and the vote was unanimous to adjourn the meeting at 8:45 P.M.

Respectfully submitted,



Laverne M. Hale  
City Secretary

APPROVED AS MINUTES 9-20-93



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1956

A Texas Star Community

MINUTES FOR THE REGULAR CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

---

DATE: August 16, 1993  
TIME: 6:00 P.M.  
PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

CONVENE, INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was convened and called to order by Mayor Descant. Noted present were Council members Joe Pulido, Bruce Bowden, Charlie Wilson, Calvin Fenley and Darcy Mingoia; City Manager, Dale Brown; City Attorney, Ken Wall; and City Secretary Laverne Hale.

Mayor Descant then recognized two boy scouts from Troop No. 1177 who were in attendance and are currently working on their Citizenship Badge.

CITIZEN'S COMMENTS

Janet Charles, Chairperson of the Recreation and Events Committee, gave a report on all the summer activities their committee had planned.

Phyllis Chatman, also from the Recreation and Events Committee, gave a report on the Scavenger Hunt held on August 2, 1993 and advised the Fun Run will be their next event, and following that they will have Holiday In The Park in December.

COUNCIL MEMBER'S REPORTS AND COMMENTS

Councilman Fenley stated that the past Sunday one of the City's water mains was broken and he would like to recommend replacement of the cast iron line with PVC pipe.

Councilman Bowden said in June he asked about some broken concrete on Wall Street and also about some information on the MUD Districts. He then also asked how much cast iron pipe we have and John Horton, Director of Public Works, advised approximately one-quarter mile.

Dale Brown said the house on Wall Street had a fire, and the concrete had been broken, and he will check to see why it has not

been replaced. He also said he had met with the engineers from MUD199 and discussed their plans, etc.

Councilman Bowden said he would like to see something in writing from them.

Councilwoman Mingoia asked Mr. Brown how long it would take for the engineers to present this to Council and he advised hopefully in September.

Councilman Wilson stated he would like to compliment the Fire Department and the Fire Marshal for a job well done in getting the large number of inspections done. He also thanked John Horton and his employees for working over the weekend in order to get the water mains repaired. He then thanked all the residents for their input and responding to the Gulfbank Road issue.

Mayor Descant asked the status of complaints relating to garbage service. Dale Brown said there have been more recently and there had been a meeting with representatives of BFI and they said all the problems will be corrected.

John Horton stated BFI has agreed to put a different crew on their truck in Jersey Village.

Councilman Pulido then asked for an update on the water wells. Dale Brown said Water Well #2 was currently functioning at 1000 gallons per minute. Well #1 was functioning, however it has had a drop in production from 1000 gallons per minute to 500. This motor was rebuilt in March, 1993 and now there seems to be a problem with the bearings in the motor.

John Horton said he had spoken to the company who had done the repairs to Water Well #2. They will pull the pump tomorrow and lend us a pump to use while repairs are being done.

#### CONSENT AGENDA

The following items are considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items unless a Council member or citizen so requests, in which event, the item will be removed from the general order of business and considered in it's normal sequence on the agenda.

Councilman Fenley made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to approve the following items on the Consent Agenda:

- A. Approval of the minutes of the July 19, 1993 regular meeting.
- B. Approval of the Harris County Appraisal District Supplemental Appraisal Roll #16 for 1991 as an amendment to the Tax Roll with a tax rate of \$ .7185/\$100 valuation and a total taxable value of \$21,500 for an additional tax levy of \$154.48.
- C. Approval of the Harris County Appraisal District Supplemental Appraisal Roll #11 for 1992 as an amendment to the Tax Roll with a tax rate of \$ .7300/\$100 valuation and a total taxable value of \$92,660 for an additional tax levy of \$676.42.

EXTENSION OF GULFBANK THROUGH JERSEY VILLAGE

Mayor Descant explained the previous discussions that were held, and stated there had been a public hearing held last week to get the resident's input.

He said there had been two contracts for the extension of Gulfbank. One for the portion from I45 to the Beltway and the second from the Beltway to FM529. The contract for the first portion had been cancelled and Jersey Village was under the impression it was all cancelled, however, they have recently learned the second section would proceed as originally planned.

He said on November 21, 1988 the Jersey Village City Council had accepted the Texas Highway Department plans for Gulfbank and approved a Resolution, however now there are many concerns about extending the road such as increased crime, traffic problems, noise and lower property values. On the other hand there are those concerns that the City needs the commercial development to increase tax revenues.

After speaking with a representative of the Texas Highway Department, who told him that Gulfbank east of the Tollway was not a dead issue, Mayor Descant said he talked with County Commissioner Jerry Eversole who advised that he had sided with the people to have the Highway Department cancel this project, however, he is currently working with the Highway Department, Harris County and several other entities to establish alternatives to the east/west traffic patterns.

The Mayor then said both he and Councilman Bowden had talked with the highway department today and it had been brought out that Gulfbank is planned as a six lane project, instead of four lanes as Jersey Village had been originally thought. He then stated that

with this information and at this time, his position has changed from how he originally looked at this plan and the economic development for our City, and would like to propose that Jersey Village advise the highway department that we would prefer that this project not go forward, and direct Staff to convey this information to them, and also to work with the Commissioner's Court and Metro to look at other alternatives.

He said notwithstanding the possible economic development improvement we could have, he thinks the price would be too great having six lanes of traffic crossing Senate and does not think it is necessary.

Councilman Wilson then stated that with the additional information that Council has just received, he would like to make a motion that Jersey Village deny the extension of Gulfbank to FM529 through the south boundary of the City, from Westbelt to the Northwest Freeway, and direct Staff to advise the Texas Highway Department of this decision and contact the Commissioner's Court and Metro to look into alternate routes for the east/west traffic. Councilman Fenley seconded the motion.

Councilwoman Mingoia then asked how binding is the 1988 Resolution that was passed and would we have any legal problems.

City Attorney Ken Wall advised it is not binding unless the City proceeds to do the matters required of them. The State's obligation to construct the road is contingent upon the City's funding for the right of way and providing for the maintenance, therefore until the City takes the affirmative action on this, the resolution is not binding.

After the discussion, Council's vote for the motion was unanimous.

At this time Councilman Bowden said his concerns about FM529 is the divided highway. The six lanes had been the intent of the highway department all along, but he did not know this until this morning when he talked with the public affairs group to ask if this project was still funded. It also concerns him that this road is fully funded from the State side, and it is his understanding that if it is pushed and the rights-of-way are gotten it could go through anyway, so Jersey Village needs to prepare for the future and proceed to re-zone this area, so there won't be any problems later on. City Council and Planning and Zoning need to work together to get this remedied before future problems arise.

Councilman Pulido agreed, and told the residents present that they all need to be aware of everything that is going on in the City, ask questions, come to City Council meetings and be active in

everything that concerns the City. It is great to have an issue like this that brings residents out, however there are a lot of other issues that are not of this magnitude, that everyone should be aware of. The people should be aware of all issues, not just controversial ones. He said he would like to see all residents make it a point to talk to each other and come to Council meetings and know what is going on.

Mayor Descant added that on the question of economic development, he thinks the City needs to work with the property owners in that area to get utilities to their property and get some ideas on development.

He then added, that in some of the Gulfbank discussions, there was some talk of having large tax increases if this project did not go through. He had asked Staff to come with some tax comparisons during the past ten years and advised in 1983 the tax rate was 68 cents, in 1988 it was 72 cents, and currently it is 73 cents. There are many things to be considered, and the City's budget has grown a tremendous amount during these years. The City's bonded indebtedness will decrease substantially in the next three years, and due to Gulfbank not going through he said the City will not have to scrap their plans for the new police building and water well improvements or raise taxes.

Dale Brown noted the minute order that was passed in 1988, was adopted by the City and the County, which means there are two entities that could work on this project separately, therefore by Jersey Village stepping out, the County may still continue if they desire.

Mayor Descant said he would like to have the Commissioner's office, or Mr. Shackelford in that office, contacted and made aware of Jersey Village's wishes.

Councilman Wilson stated he made the motion on this decision to give all the Council an opportunity to discuss with everyone's input and all the information that was received. He said we are all neighbors and have one goal in mind, which is to work for what is best for the City. We have to work together, and asked everyone to bare with this Council several years down the road to see if the right decision was made.

Mayor Descant then asked if there were any more comments from the audience and Deborah McBride said she would like to thank the Mayor and Council for their investigations and checking into all aspects of this project and voting to deny. She said she thought those property owners in that area could develop along US290.

Another resident asked if there was any indication how hard the State was pushing for this project, and if our State Representative was for or against.

Mayor Descant said he had not talked with our representative and does not know what his opinion would be. Our representative is Dalton Smith and the Mayor said this is another person the City should contact and residents could write letters to him as well.

Another resident asked if the State has any right of eminent domain and the Mayor and Ken Wall both said yes. Mr. Wall said either the County or the State could put this road in.

Dale Brown advised The Texas Department of Transportation or Harris County could proceed with the road even though our City had denied it. The State normally does not go out and acquire the right-of-way, they wait for one of the other entities to take action.

The 1988 Minute Orders or Resolutions, one between the City and the State and the other between the County and the State, say that when the right-of-way is acquired they will proceed with the construction of the road.

Councilman Bowden asked how much of the right-of-way had been acquired and John Horton advised approximately half of it. The right-of-way that has not been acquired is the Amerada Hess property and American Storage.

John Horton stated he had seen nothing indicating this would be a six lane road, it was just assumed it would be four lanes. Mayor Descant added at Brookhollow West, where it would tie in, there are four lanes and one would assume Gulfbank would also be four lanes, however at the intersection of the Toll Road, the underpass is six lanes where Gulfbank would tie into it.

Former Councilman Rick Faircloth then said he understood when he was on City Council this was to be a six lane road and extend down FM529 to Barker Cypress Road.

AUTHORIZATION FOR THE CONSULTING ENGINEER TO PROCEED IN PREPARING PLAN SPECIFICATIONS FOR THE SANITARY SEWER REHABILITATION PROGRAM.

Dale Brown explained it is Staff's recommendation and would like Council's authorization for the City's Consulting Engineer, Walter P. Moore, to proceed with design plans and specifications for the Sanitary Sewer Rehabilitation Project so we can then put this out for bids.

John Horton advised the preparation of the plans will take

approximately forty-five days to complete.

Councilman Fenley made a motion, seconded by Councilman Wilson and the vote was unanimous to authorize the City's Consulting engineer, Walter P. Moore, to proceed in preparing plan specifications for the Sanitary Sewer Rehabilitation Program..

#### AWARD BIDS FOR PUBLIC WORKS UNIFORMS

Dale Brown stated three bids had been received for supplying uniforms for the Public Works Department. The current supplier, Admiral Linen and Uniform's bid was slightly lower in one area, however they did not meet our standards in furnishing new uniforms.

The contract is for three years and Staff would recommend awarding the bid to Best Uniform Supply Company.

Councilman Bowden made a motion, seconded by Councilman Wilson and the vote was unanimous to award the bid for Public Works Uniforms to Best Uniform and Supply Company, being the lowest bidder meeting our specifications.

Councilman Pulido then asked if a uniform is lost, if it is the employee's responsibility to replace and John Horton said yes, and also when an employee terminates, his final check is not given to him until all uniforms have been turned in.

#### APPROVAL OF THE DESIGN FOR THE PROPOSED POLICE SERVICES BUILDING

Dale Brown advised that Staff is asking for Council's formal approval of the design for the proposed police building, so that the architect can go forward with his work.

Police Chief Mike Lindsey explained the building had been moved forward on the lot and extra parking spaces have been added.

Chief Lindsey said they are asking Council's decision regarding the type of roof. Depending on the type roof, all buildings could tie together with a covered walkway.

Councilman Wilson said he does not prefer a flat roof.

Mayor Descant said on the other hand, a pitched roof does not fit with the present design of City Hall.

Chief Lindsey said on this design the pitch of the roof has been lowered somewhat.

Mr. Henry Hermis, the Architect, said they would recommend the same

type, which would be a flat roof. However, he said City Hall has a problem and should have more of a slope so water does not pond. The new building would also have internal drains.

There was then some discussion about the flat roof and the problems we are having with leaking in the existing City Hall. Mr. Hermis said there is not enough of a slope on this building and there are some definite problems with the way it was constructed.

Dale Brown said he had seen major problems with internal gutters, which eventually had to be replaced with external gutters.

Mr. Hermis advised this would be a different type of internal gutter.

Councilman Wilson said he is still concerned with flat roofs; Councilman Bowden said he feels a pitched roof is better; Councilman Pulido says we need to rely on the architects and look at their recommendations; Councilman Fenley agreed and said we should get price differences and guarantees on both types; Councilwoman Mingoia said she thinks aesthetically a pitched roof is better, but if the City can save money and we get guarantees on the flat roof, she doesn't have a problem. Mayor Descant then said he would prefer a flat roof.

Councilman Wilson then asked if there would be any land separation between the City property and the Church on Lakeview.

Dale Brown explained there is a driveway and a four foot landscaped area between these two areas; possibly something can be worked out with the Church and no-parking signs could be put up on the City side.

Mayor Descant then asked how many seats are planned for the conference room and Chief Lindsey said twenty-four to thirty, and this room could be used for police training as well as other City meetings.

Fire Chief Kathy Hutchens stated according to the current design, the space allotted for the Fire Department is not sufficient and at some time in the future the Fire Department may need to be two-story to accommodate all proposed uses, even though this may be some twenty-five years down the road.

Haden Lambert, a resident, said since space is so limited, he thinks Council needs to consider what may take place in the future.

Chief Lindsey said the modular structure is easy to build up to a two-story, but a regular built building is more difficult.

Mayor Descant asked if a larger or sliding door could be put in near the back wall of the conference room in order to give more space for a larger meeting room.

Councilman Fenley agreed and said possibly this could be a sound proof sliding door.

Councilman Bowden said he is concerned the dispatchers cannot easily see the jail cells and having the property room by the back door may be a problem.

Chief Lindsey advised only two people will have keys to the property room and all areas are monitored with cameras. He feels the property room is very secure and does not think moving the door would be to any advantage.

A resident then asked if the Church of Christ has been apprised of this expansion and said with only a driveway and four feet of land in between their property, this extends the police department right into the residential area. She feels there should be some sort of permanent barrier. She also thinks there is a lot of difference in a church being used only once or twice a week and a municipality being used all the time, and she feels this is too close.

Dale Brown said the police building itself should not generate much parking during the day.

Mayor Descant then took a show of hands to indicate what type of roof the Council prefers. Council members who voted for a flat roof were Councilmen Fenley and Pulido. Those who voted for a pitched roof were Council members Mingoia, Bowden and Wilson, which is the majority so Council would recommend a pitched roof.

Councilman Wilson then made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to have the architect continue to draw the plans for the proposed Police Services Building.

#### MONTHLY FINANCIAL UPDATE AND BUDGET ADJUSTMENTS

Dale Brown asked if this item could be removed and postponed until the next meeting, since he and the Senior Accountant have been devoting all their time to working on the proposed budget.

#### CITY MANAGER'S REPORT

Dale Brown said there is only one thing he wanted to mention and he will let Fire Chief Hutchens explain.

Chief Hutchens told Council she would like for them to all take a

look at the new display case in the lobby here at City Hall. Councilman Wilson had made a donation to the fire department, and with that money a display case was built. In the case there is all types of fire department memorabilia and decorations were put on the wall behind the case.

Mayor Descant then asked the Fire Chief if she could give a report on our newest EMS Trainee. She said our newest EMS Trainee, John Horton, is doing very well. Mayor Descant then added that John Horton has done an outstanding job during the time he has been with the City. Along with being the City Engineer and Director of Public Works, last year he served as acting City Manager for a period of time, and this summer he has worked very hard on the City's water well situation, and in addition to all this he has gone through the EMS training, which he has now completed.

Chief Hutchens said John has gone above and beyond his call of duty as the Public Works Director, which is very admirable, and she has had the opportunity to make a few ambulance calls with him. She said he is doing a fine job and her department welcomes him and appreciates what he is doing.

At this time, Phyllis Chatman, a resident asked about the compensation our judges in Jersey Village receive and Mayor Descant explained that previously they were paid \$100 per hour for court time and whatever other time they put in doing arraignments, etc., however this year that was changed and they are now paid \$100 per hour for court time only.

ADJOURN OPEN MEETING

Councilman Wilson made a motion, seconded by Councilman Fenley and the vote was unanimous to adjourn the open meeting at 8:30 P.M.

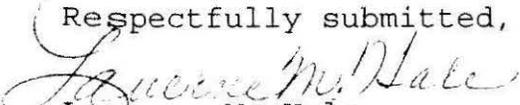
CLOSED MEETING

Councilwoman Mingoia made a motion, seconded by Councilman Wilson and the vote was unanimous to go into a closed meeting .

ADJOURN CLOSED MEETING

Motion was duly made, seconded and the vote was unanimous to adjourn the closed meeting at 9:30 P.M.

Respectfully submitted,

  
Laverne M. Hale  
City Secretary

APPROVED AS MINUTES 9-20-93



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1956

*A Texas Star Community*

## MINUTES FOR THE SPECIAL CALLED MEETING OF THE JERSEY VILLAGE CITY COUNCIL

---

DATE: August 17, 1993

TIME: 6:00 P.M.

PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

### CONVENE, INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was convened and called to order by Mayor Descant. Noted present were Council members Joe Pulido, Bruce Bowden, Charlie Wilson, Calvin Fenley and Darcy Mingoia; City Manager, Dale Brown; and City Secretary, Laverne Hale. It was noted City Attorney Ken Wall was not in attendance.

### AWARD BIDS FOR THE SHANGHAI SEWER BY-PASS

Dale Brown explained that bids were received for the Shanghai Relief Sewer By-pass. Six bids were received and Reliance Construction, Inc. was the low bidder for a base bid amount of \$120,735.00, plus an additional \$4,040.00 if we upsize to a 12" line. He then stated Walter P. Moore and Associates, Engineers for this project, have examined the bids and checked the references of the low bidder and at this time Staff is recommending that Council award the contract to Reliance Construction, Inc.

John Horton, the Director of Public Works, stated the bids were substantially less than the engineers had estimated, and even if we upsize, we would still be under their estimate.

Mr. Horton explained the 10" as bid is ample, however \$4040.00 is a good price to upsize. He said a 12" line would be an advantage if we had undeveloped land, but this is all residential areas.

Councilwoman Mingoia made a motion, seconded by Councilman Bowden and the vote was unanimous to award the bid for the Shanghai Sewer By-pass to Reliance Construction, Inc. to construct a 10" line as bid.

BUDGET WORKSESSION

A worksession was then held to discuss the proposed 1993-94 Budget.

ADIJOURN

With all business completed, motion was duly made, seconded and the vote was unanimous to adjourn the meeting.

Respectfully submitted,



Laverne M. Hale  
City Secretary

APPROVED AS MINUTES 9-20-93



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1956

A Texas Star Community

MINUTES FOR THE SPECIAL CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

---

DATE: August 23, 1993  
TIME: 6:00 P.M.  
PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

CONVENE, INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was convened and called to order by Mayor Descant. Noted present were Council members Joe Pulido, Bruce Bowden, Charlie Wilson and Darcy Mingoia; City Manager, Dale Brown; and City Secretary, Laverne Hale. It was noted that Council member Calvin Fenley and City Attorney Ken Wall were not in attendance.

DISCUSSION WITH POSSIBLE ACTION CONCERNING THE DELETION OF SECTION XIII-GENERAL REGULATIONS; (G) REDUCTION IN LOT SIZE; OF THE CITY'S ZONING ORDINANCE

Dale Brown advised Council that the Planning and Zoning Commission had met on August 19, 1993 and reviewed Section XIII, (G), of the zoning ordinance.

Mr. Brown said he discussed with them whether or not there was a problem with this section relating with Mr. Kubeczka's request to replat four of his lots in order to enlarge the corner lot so it will accommodate a large home he has planned to build there.

After their review and discussion, the Planning and Zoning Commission in a motion, determined that in their opinion the interpretation of the sentence was that it did allow lots to be reduced in size down to the minimum for that zone, therefore they saw no conflict in what Mr. Kubeczka was attempting to do and the statement in the ordinance. They agreed the wording is a little confusing and may need to be clarified.

Mr. Brown then advised it was being brought to Council to determine if they interpret it the same way Planning and Zoning interpreted it. If Council agrees, then Mr. Brown said it should be noted in the minutes that the interpretation does allow for lots to be replatted by reducing the size of the lots.

Mr. Brown then asked Council if they do indeed agree with the interpretation from Planning and Zoning, should the wording be left alone and continue operating using this interpretation, or should the wording be changed to clarify.

Mayor Descant stated it was his interpretation that according to the second sentence replatting to smaller lots was allowed as long as they met the minimum requirements of 10,000 square feet and he feels it should be left alone.

Councilman Pulido said he agreed, and did not see the need to change the wording if the rest of the Council members agree.

Dale Brown said in the past it seems this has been interpreted two different ways, and the City Attorney said it was badly written, and he thinks you would rely on the most restrictive portion of the sentence, which indicates replatting to reduced lot sizes would not be allowed.

Councilman Pulido said he believes the second part of this statement would be an afterthought to the first part and have some bearing over the first part.

Councilman Bowden said he thought it would be allowed as long as the lots maintained 10,000 square feet, but unless we go back and try to protect ourselves in relation to other lots we may have problems in the future.

Councilwoman Mingoia agreed with the interpretation, however she thinks this needs to be clarified to prevent other problems in the future, and if there are any costs associated with the replatting that the builder will have to bear those costs.

Mayor Descant said then that to avoid more confusion he would like the City Attorney to review and re-write the ordinance.

It was then noted that Planning and Zoning had also recommended a change in the wording that would clarify and Council agreed to have the City Attorney look at this recommendation and re-write the ordinance.

Mayor Descant then said it should be noted it is the consensus of the Council that replatting should be allowed as long as we maintain 10,000 square feet for each lot.

John Horton advised that, with Council's approval, Planning and Zoning had agreed to allow Mr. Kubeczka to proceed and submit his final replat of his lots. Mr. Horton said when this is done, he could go ahead and issue a building permit to him, with a caveat

that he not be issued an occupancy permit until the City has a final plat to file.

It was again noted, it was the consensus of the Council to agree that the interpretation to replat is allowed if a minimum of 10,000 square feet is maintained for each lot, and also to ask the City Attorney to review and re-write the ordinance to clarify the wording.

EMPLOYEE BENEFITS FOR THE NEXT FISCAL YEAR

Dale Brown explained the current dental coverage the City has with Denticare, Inc. (a DMO) and told them about a proposal from TML for their dental plan. He said there has been some discussion concerning employee benefits and would like Council's input. At this time he does not think the City will be going out for bids for their other insurance coverage this year, however since we had gotten the proposal on the dental coverage he would like some direction from Council.

Mayor Descant then asked how much we are currently paying for the dental coverage in comparison with the TML proposal. He feels the TML dental rates are very good and the additional cost would be approximately \$5,000/year.

Mr. Brown then told Council the City had also gotten a proposal for an alternate plan from Denticare, which is an indemnity plan, since a lot of the employees do not like choosing one of the Denticare dentists on the DMO plan and are basically dissatisfied with the plan. Their alternate plan, costs considerably more, and there would be a waiting period of twelve months for any major work.

Dale Brown said he had also been contacted by several other companies regarding our dental insurance, along with a proposal from a dentist in the shopping center who has his own plan.

Mayor Descant then asked how many employees had employee only coverage and how many had dependent coverage.

Dale Brown said some of the employees do not use the dental coverage we have now and some do not even want to participate and have declined.

Councilman Bowden asked how the two plans compared with each other. He was advised with Denticare the employees pay a reduced rate to the dentist and there are no claim forms, etc. With TML, this would be a reimbursement plan after claim forms are submitted and the deductible is met.

Mayor Descant stated he thought, since this includes orthodontics, we could not get a better rate by going out for bids, than the one offered by TML.

Dale Brown then stated he feels the employees would be very pleased if a change in the dental coverage was made, since many have had problems and been dissatisfied with Denticare.

Mayor Descant then asked if Council could get exact prices on both plans, compare to Denticare, and present at the next Council meeting for discussion.

Dale Brown then said the City's current retirement plan has been discussed numerous times, and we have had meetings with representatives from both Hand and Associates (the current plan administrators) and Texas Municipal Retirement System (TMRS). Some employees prefer to stay with the current plan and some want to change to TMRS.

Mr. Brown said he has considered appointing an employee committee to review and make recommendations concerning the City's retirement, however he feels this may be a difficult decision since the plans operate under different systems. He would like Council's input and ideas in making a decision concerning the retirement.

The current plan is funded by the City and the employees do not put any funds into the plan and with TMRS the employee is required to pay in approximately 5% of their salary with the City matching the funds.

Mayor Descant said since we now have some new Council members, he feels it would be beneficial to have representatives from both retirement plans come to the next Council meeting to explain their plans. He also said he is inclined to stay with the current plan instead of having the employees pay 5% of their salaries.

It was the consensus of all Council members to ask representatives from both plans to attend the next Council meeting to discuss their plans.

At this time Councilman Pulido asked about "Willie's Ice House" that is going in the shopping center. He said it would be helpful if Council could get information or a memo on new businesses if possible.

Councilman Bowden also asked if Council could get reports of the County's health inspections.

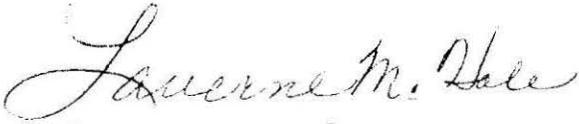
ADJOURN

With all business completed, Councilwoman Mingoia made a motion, seconded by Councilman Bowden and the vote was unanimous to adjourn the open meeting at 6:45 P.M.

CLOSED MEETING

There was no closed meeting.

Respectfully submitted,



Laverne M. Hale  
City Secretary

APPROVED AS MINUTES 9/20/93



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1956

A Texas Star Community

MINUTES FOR THE SPECIAL CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

---

DATE: September 13, 1993  
TIME: 7:00 P.M.  
PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

CONVENE, INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was convened and called to order by Mayor Descant. Noted present were Council members Joe Pulido, Bruce Bowden, Charlie Wilson and Calvin Fenley; City Manager, Dale Brown; and City Secretary, Laverne Hale. It was noted Council member Darcy Mingoia and City Attorney Ken Wall were not in attendance.

PUBLIC HEARING

Mayor Descant opened the Public Hearing to receive any written or oral comments from the public concerning the proposed annual budget for fiscal year 1993-94.

Mr. Jim Fields spoke to Council and said he thought money the City pays for contract labor for summer employees could be more wisely spent if it were given to other committees. He said he is on the Parks and Landscaping Committee, and said they do not have the funds to buy materials for the volleyball court on Senate Avenue behind Carol Fox Park. He stated he has volunteers that could provide the labor. He said he feels some of the spending for summer help should be curtailed and the money re-directed to Parks and Landscaping or other committees for needed supplies and materials.

Mayor Descant said the work on the volleyball court improvements had been discussed and those funds are in the current budget.

John Horton, Director of Public Works, agreed with Mayor Descant and advised the summer help enables the City to do street repairs and paving that cannot be done at other times during the year. Mr. Horton then said he has Mr. Fields list of things that need to be done, the funds have been allocated, and it is just a matter of getting his public works employees in a position to do them.

Mayor Descant said nothing is being sacrificed due to having the additional summer help. Funds had been allocated for a summer intern for public works, however we were unable to find a suitable candidate so we did not get one. This has been a very busy summer for the public works department.

Mayor Descant said we did have a summer planning intern that worked with the City Manager. He and the City Manager worked on some long range planning for the extraterritorial jurisdiction.

Dale Brown then said that so far this summer approximately \$4,000 has been spent on contract labor, \$700 on the intern and \$3300 on help in the street department.

Councilman Pulido then said this is critical, due to the short period of time in which to get the street work done.

There were no other comments and the Public Hearing was closed at 7:10 p.m.

#### BUDGET DISCUSSION AND PRESENTATION BY MOTEL TAX COMMITTEE

Kathleen Offner, Chairperson of the Motel Tax Committee presented their recommendations to Council.

Mayor Descant asked Ms. Offner if there is still interest for another Motel and she explained there are two groups with some interest and she understands one is currently trying to purchase some property.

Dale Brown asked Mayor and Council if the budget should be amended based upon the recommendations of the Motel Tax Committee.

Mayor and Council all agreed to amend the proposed budget.

At this time Mayor Descant said he would like to briefly discuss the resident's surveys that have been returned.

Dale Brown said they are still being sent in, and as yet a report has not been done.

Mayor Descant said according to the surveys he had seen, there are eleven (11) major items. Those are:

- \*Improvements to the swimming pool area with landscaping, etc.
- \*Improve tennis courts on Rio Grande
- \*Improve the paving on Senate
- \*Police visibility and attitude
- \*Fading street signs

- \*Better signage on US290 and Senate
- \*Trim trees and shrubs over sidewalks
- \*Water quality and pressure
- \*Unkept houses, repairs and lawn maintenance
- \*Improve lighting on certain streets
- \*Hike and bike trails along White Oak Bayou

Councilman Fenley said he has heard of several requests to improve the park area by painting the pavilion.

Dale Brown said he had discussed the police visibility comments with Police Chief Lindsey. The officers are now stopping and talking with residents on their rounds, and then formally writing up a report indicating who they talked to and note any comments.

Sgt. Kirk Graham told Council the only police units that are being put on US290 and Jones Road are officers working STEP. All other patrol units are staying in the City.

Dale Brown said interestingly enough, one of the surveys received today said there was not enough police patrol on Jones Road.

Mayor Descant said he wanted a large article put in the next newsletter concerning the Neighborhood Watch to promote and to get more people involved.

Councilman Pulido said he thought the City needs a marquee or a nicer sign on Jones Road that states that you are entering Jersey Village. This could be something in the esplanade instead of the small green and white sign we now have on the side.

Councilman Wilson stated we do not have message boards on Philippine or Jones Road at Village Green Drive. It was noted there may not be enough City property at these locations to put up a sign of this type.

Dale Brown said he wanted to note that we had received the Certified Tax Roll from the appraisal district and they had dropped the values even more than we anticipated. He then discussed some amended or additional pages of the budget he had passed out. In calculating those figures it seems we will have approximately \$25,000 less than originally thought. He does not think this will cause any problems with revenues for this year, and he sees no reason for Council to raise the tax rate for this proposed budget.

Councilman Bowden then said \$50,000 had been set aside for emergencies, etc. and now we are talking about cutting this figure in half. He feels we need to look at all the figures again and cut in other places.

Dale Brown advised there is approximately \$20,000 left in unallocated funds in this year's budget.

Councilman Pulido said he understands from the City Manager that we are in good shape and doesn't feel this is critical.

Mayor Descant stated \$40,000 was going into Capital Improvements for emergencies.

Councilman Pulido said he does not think cutting funds from somewhere that Council thought was important a few weeks ago is advisable.

Dale Brown advised some expenditures could be delayed if necessary, such as delaying the purchase of the budgeted vehicles, however, Council all agreed we need the new vehicles and they should all be purchased at one time.

It was the general consensus of the Council to leave the proposed budget as is.

#### AWARD BIDS FOR JANITORIAL SERVICES

Dale Brown explained bids had been accepted for the janitorial services for the City buildings and American Housekeeping came in as the low bidder. He has checked their references and received very good reports. He thinks they probably bid low because they are trying to expand to this area.

Councilman Fenley made a motion, seconded by Councilman Wilson and the vote was unanimous to award the bid for janitorial services to American Housekeeping for \$6300.00 per year.

#### AUTHORIZE STAFF TO ADVERTISE AND ACCEPT BIDS FOR DRAINAGE FOR CLARK HENRY PARK

Dale Brown explained to Council there are four projects involved in this drainage plan for Clark Henry Park. It is the plan that only three of these could be done at this time if the bids are higher than the budgeted amount.

Councilman Bowden asked what type of grass would be planted and John Horton advised they would seed with rye and bermuda, or St. Augustine could be used, and he added this project could be completed in approximately forty-five days.

Councilman Fenley made a motion, seconded by Councilman Wilson and the vote was unanimous to authorize Staff to advertise and accept

bids for drainage for Clark Henry Park.

PUMP REPLACEMENT FOR WATER WELL NO. 1

Dale Brown stated the pump at Water Well No. 1 had been damaged by drawing sand. It has been pulled and we are currently using a loaner pump.

The liner was damaged and the cost to replace the pump is \$8927.25, plus the cost of pulling and replacing.

Mr. Brown advised this money could be taken from the ending fund balance and then the funds will be replaced later on when the Certificates of Obligation are sold.

Mayor Descant asked the difference between a nine stage bowl and a seven stage bowl, and John Horton explained this means two different types of motors. One takes fewer stages because it is a more efficient motor. Each stage involves raising the water a number of feet. He added the Byron Jackson pump is a better pump that requires fewer stages to raise the water.

John Horton also explained the damaged pump had been checked on a daily basis and the damage still occurred, therefore the bid specifications will include an engineer to recommend ways to prevent this from happening again.

After further discussion, Councilman Bowden made a motion, seconded by Councilman Wilson and the vote was unanimous to approve the replacement of the pump at Water Well No. 1 at a cost of \$8,927.25.

EMPLOYEE DENTAL BENEFITS FOR THE NEXT FISCAL YEAR

Dale Brown explained the current Dental Plan the City now has for the employees. He said the employees are not utilizing the current DMO plan, and have not accepted not being able to use their own dentist.

He said Council had asked that we get alternate proposals from Denticare and also TML, who carries the City's other insurance.

Marilyn Oates, with TML Group Benefits Risk Pool, and Rick Tisch, with Denticare were both in attendance.

Mayor Descant asked about the waiting period from both plans and was advised there was no waiting period with either.

After further discussing both plan options, Mayor Descant said he would recommend TML since we are currently covered with them for

our other insurance.

Rick Tisch, with Denticare, stated he could get back with his underwriters and possibly offer the City a dual plan, with the employee paying the difference.

Mayor and Council asked if he could provide his additional options and asked the representatives if they could discuss this again at the next regular Council meeting next week on September 20, 1993.

ADJOURN OPEN MEETING

With all business completed Councilman Fenley made a motion, seconded by Councilman Wilson and the vote was unanimous to adjourn the open meeting and go into a work session at 8:30 p.m.

WORK SESSION

A work session was then held concerning the City's Retirement Plan, with a representative from Texas Municipal Retirement System (TMRS).

CLOSED MEETING

There was no closed meeting and the work session was adjourned at 9:20 p.m.

Respectfully submitted,



Laverne M. Hale  
City Secretary

APPROVED AS MINUTES 9-20-93



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1966

A Texas Star Community

MINUTES FOR THE REGULAR CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

---

DATE: September 20, 1993  
TIME: 6:00 P.M.  
PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

CONVENE, INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was convened and called to order by Mayor Descant. Noted present were Council members Joe Pulido, Bruce Bowden, Charlie Wilson, Calvin Fenley and Darcy Mingoia; City Manager, Dale Brown; City Attorney, Ken Wall, and City Secretary, Laverne Hale.

CLOSED MEETING

A closed meeting was then held.

ADJOURN CLOSED MEETING

The closed meeting was adjourned at 7:25 p.m. and the open meeting resumed.

CITIZEN'S COMMENTS

Mayor Descant then stated he would like to recognize Boy Scout Troop 277, who were in attendance and are working on their citizenship community badges.

Mr. Bob Biggs, a resident on Village Drive, told Council he lives in one of the townhouses on Village Drive and noted there are currently four more townhouses being built. He has a problem getting out of his driveway, due to the traffic and to the short distance of visibility. He also stated it is even worse with school hour traffic. He would like to recommend that the speed limit be lowered to 20 MPH for Village Drive.

Mayor Descant advised Mr. Biggs that he and the City Manager, the Police Chief and the Director of Public Works would discuss and try to work out a solution to this problem.

COUNCIL MEMBER'S REPORTS AND COMMENTS

Councilwoman Mingoia stated she had originally thought the recycling oil bin located behind the Fire Station had been designed and built by volunteer firemen, however she had learned this was a project of an Eagle Scout from Troop No. 1177. His name is Tommy Benton and she feels Mayor and Council should acknowledge him by writing a letter and doing a resolution.

Councilman Fenley stated the dumpsters at the shopping center are required to be shielded by ordinance, but several are not.

Dale Brown and John Horton, Director of Public Works, said some zones require shielding and some do not. The ordinance states that dumpsters located in areas zoned as residential must be shielded.

Mr. Haden Lambert then asked why he was required to shield his dumpster at his business on Senate Avenue. Mr. Horton advised this area is zoned as residential, to allow for townhouses and patio homes.

Mr. Lambert then said he doesn't see the difference in commercial or residential areas, since dumpsters are unsightly, no matter where they are located.

Dale Brown said he and the Planning and Zoning Commission are currently revising the City's development code, which will address the shielding of dumpsters for all areas.

Mr. Lambert said even though it was quite expensive for him to enclose his dumpster, he feels this should be done in all areas so everyone must abide by the same rules.

Mayor Descant agreed and advised the City is looking into this in their revision of the development code.

Another resident said he thinks those that are required to be shielded are not kept closed should be assessed a fine.

Councilman Pulido asked about the status of the Patio Homes. Dale Brown advised the final plat for the 80 patio homes to be located on Village Green Drive has been received and the Planning and Zoning Commission will review at their meeting on October 5, 1993.

Mayor Descant then asked about the other developments that have been proposed and John Horton advised that the plat for Wyndham Village, for 113 homes, had been submitted and will also be reviewed by Planning and Zoning.

Councilman Bowden stated the City's Fun Run is scheduled for October and asked if the handouts concerning the fun run had been done. He also asked about the re-plat of lots by Homes by Four Seasons and John Horton advised it had been received today.

Mayor Descant asked if a Jersey Village High School Homecoming Parade is scheduled for this year and Councilwoman Mingoia advised yes and it will be held on Thursday, October 14, 1993.

CONSENT AGENDA

The following items are considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items unless a Council member or citizen so requests, in which event, the item will be removed from the general order of business and considered in it's normal sequence on the agenda.

Councilman Wilson made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to approve the following items on the Consent Agenda:

- A. Approval of the minutes of the August 12, 1993 Special Meeting, August 16, 1993 Regular Meeting, August 17, 1993 Special Meeting, August 23, 1993 Special Meeting and the September 13, 1993 Special Meeting.
- B. Approval of the Harris County Appraisal District Supplemental Appraisal Roll #12 for 1992 as an amendment to the Tax Roll with a tax rate of \$ .7300/\$100 valuation and a total taxable value of \$4,900 for an additional tax levy of \$35.77.

EMPLOYEE DENTAL BENEFITS FOR THE NEXT FISCAL YEAR

Dale Brown explained to City Council the City has received alternate proposals from Denticare, Inc. the current dental plan carrier.

He reminded Council they had asked for additional figures from Denticare in order to make a decision for dental insurance for the upcoming fiscal year. At the last Council meeting, they were presented proposals from Denticare and also TML, who carries the other insurance coverage for the City.

Dale Brown explained with the current Denticare DMO plan, the employees were dissatisfied and were not utilizing the plan.

He also stated if Council approves the new Denticare proposal or

the proposal from TML, the budget will need to be amended showing the new figures. If the current plan is renewed with Denticare, the budget is okay as it is.

Mr. Brown said TML's proposal is lower, but Denticare has offered an option to allow both an indemnity plan and the DMO plan.

Rick Tisch, a representative with Denticare explained their proposal and Marilyn Oates with TML also explained theirs to Council.

Mayor Descant stated he would recommend an indemnity plan and Councilwoman Mingoia said she did not have a problem with this.

Councilman Bowden said the lower paid employees would have a problem if we changed to the plans with the higher costs and asked the employees to contribute more. He said he thinks the employees should have the best plan and Council should try to help them.

Councilman Pulido said he wanted to be certain Council is comparing apples to apples with the two plans.

Bob Plaster, the insurance agent for Denticare, told Council he did not know the City was looking for bids for the dental coverage.

Mayor Descant advised we did not solicit bids, but due to problems with Denticare's DMO plan, Council had asked for a proposal from TML. We were not required to get bids, since legally TML could give a proposal due to the fact they handle all the other insurance for the City.

Dale Brown advised he had talked with Ms. Betty Borneman, at Bob Plaster's office, and advised the City was getting a proposal from TML and she said she would see what they could do. Following this conversation is when we received the indemnity proposal from Denticare.

Councilwoman Mingoia said she would prefer the indemnity plan and Councilman Fenley said he wants what is best for the employees.

Councilman Bowden said for basically just a small increase, TML's plan offers more.

Councilman Pulido asked Dale Brown if he could give Council some indication how many employees will participate in the Denticare blended plan. Dale Brown stated he was not certain since no employee census had been taken but would guess about 70% for indemnity and 30% DMO.

Mayor Descant said some of the City's other insurance premiums have gone down, so he would be inclined to go with TML and Councilman Wilson said he supports TML.

Councilwoman Mingoia stated she would support TML's plan and recommends the City pay for the increase in premiums.

Councilwoman Mingoia then made a motion and seconded by Councilman Wilson to approve the Texas Municipal League's (TML's) Dental Plan III and the City to pay the difference in premiums. Council members Mingoia, Wilson, Bowden and Fenley voted for the motion and Councilman Pulido abstained. The motion passed.

#### RENEWAL OF CITY'S INSURANCE COVERAGE

Dale Brown explained this is basically to let Council know there are no changes in coverage or premiums except for an increase of approximately 15% for health insurance. TML has advised that after six months they will reevaluate our premiums.

Mayor Descant stated this is the same amount of coverage that we currently have with the same limits.

Following a brief discussion Councilman Fenley made a motion, seconded by Councilman Wilson and the vote was unanimous to approve the renewal of the City's insurance coverage to Gallagher Braniff (UNUM) to provide long term disability insurance for employees for October 1, 1993 to September 30, 1994; to TML Intergovernmental Risk Pool for public officials liability, law enforcement liability, general liability, automobile fleet, property, workers compensation and health insurance for October 1, 1993 to September 30, 1994.

#### MONTHLY FINANCIAL UPDATES AND BUDGET ADJUSTMENTS

Dale Brown told Council this is a summary and a listing by funds of the budget adjustments and transfers for the month and would like their approval.

Councilman Wilson asked if this is a normal amount of transfers and Mr. Brown advised there is more this month since this is the end of the fiscal year and he was trying to zero out all the accounts.

Councilwoman Mingoia made a motion, seconded by Councilman Wilson and the vote was unanimous to approve the financial updates and budget adjustments as presented.

CITY MANAGER'S REPORT

Dale Brown told Council, now that they had approved a change in the dental plan, increases will have to be made to the proposed budget and he would like to ask that Item #12 on this agenda to adopt the 1993-94 Budget be tabled tonight and call for a special meeting to be held on Monday, September 27, 1993 for approval of the budget.

Mr. Brown then said the Certified Tax Roll had been received and the effective tax rate will be published in the newspaper on Wednesday of this week. He also stated that Council will approve the tax rate at their next regular meeting in October.

APPROVAL OF ORDINANCE ADOPTING THE 1993-94 BUDGET

This item was tabled until September 27, 1993 at 6:00 P.M. at a Special Meeting.

At this time Mayor Descant asked how things were going in the Municipal Court and Dale Brown advised that people are now allowed to pay at the window, therefore our Courts have been smaller and shorter in time.

Debbie Loesch, Court Administrator, stated the Court Clerks are more active due to these changes, and this is working very satisfactorily.

Dale Brown and John Horton advised Council that the Shanghai Sewer Bypass work is now in progress.

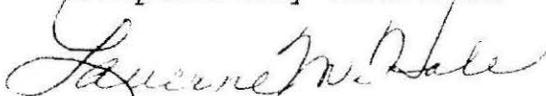
ADJOURN

With all regular business completed, Councilman Wilson made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to adjourn the open meeting and go into a work session at 8:45 p.m.

WORK SESSION

A work session was then held concerning the City's Retirement Plan, with a representative from Hand and Associates, who currently handles the City's Retirement Plan.

Respectfully submitted



Laverne M. Hale  
City Secretary

APPROVED AS MINUTES \_\_\_\_\_



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

INCORPORATED 1856

A Texas Star Community

MINUTES FOR THE SPECIAL CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

---

DATE: September 27, 1993  
TIME: 6:00 P.M.  
PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

CONVENE, INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was convened and called to order by Mayor Descant. Noted present were Council members Joe Pulido, Bruce Bowden, Charlie Wilson, Calvin Fenley and Darcy Mingoia; City Manager, Dale Brown; and City Secretary, Laverne Hale.

It was noted City Attorney Ken Wall was not in attendance.

CITIZEN'S COMMENTS

Peggy Yaklin, a resident at 8213 Tahoe, spoke to Council concerning a noise problem on weekend mornings.

She stated that construction work was being done very early on Saturday and Sunday mornings and wanted to ask Council to consider a noise ordinance, however, she said she had just read the current ordinance, which states construction is prohibited other than on weekdays between 7:00 a.m. and 6:00 p.m. She feels this ordinance is fine, except it should be enforced.

Dale Brown stated the City will try to monitor weekend construction activities and Mayor Descant said possibly the ordinance should be changed to indicate a later starting time.

Councilman Bowden stated we may need to clarify the language to specifically state Saturdays and Sundays.

Dale Brown advised he will talk to the City Attorney regarding this matter.

COUNCIL MEMBER'S REPORTS AND COMMENTS

Councilman Fenley asked John Horton, Director of Public Works, if he had talked with the new resident on Shanghai regarding the City's rules and regulations and Mr. Horton advised he had.

Councilman Bowden stated the driveway that is missing on Wall Street has re-bar sticking up approximately one and one-half feet. John Horton stated the resident had been contacted and was given until the end of last month to correct the problem. Since the time is now up he advised he would proceed further.

Councilman Wilson stated Council members had received a letter from Frank Maher advising that two of our policemen, Officers R. Hart and H. Norris, had aided the fire department in fighting a recent fire and should be commended for their outstanding work. He asked that a copy of this letter be placed in each of the officer's personnel files.

Councilman Wilson also thanked the City Manager and Staff for their work on the new budget.

Mayor Descant then asked John Horton about the directional signs on U.S. 290 and Senate. Mr. Horton said he had contacted the highway department but has not heard back from them at this time. Mayor Descant asked Staff to follow up on this.

CHANGE ORDER TO THE CONTRACT FOR THE SHANGHAI RELIEF SEWER

Dale Brown advised when bid specifications were prepared by Walter P. Moore and Associates, the trench safety work was not included as a line item and the low bidder did not make provisions for the cost of trench safety. This should have been a line item on the bids. It was noted that for anything over five (5) feet deep, safety work should be a line item on bids.

Councilman Fenley made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to approve a change order in the amount of \$2367.50 to the contract with Reliance Construction Company for the Shanghai Relief Sewer.

APPROVE AN ORDINANCE ADOPTING THE 1993-94 BUDGET

Dale Brown explained several changes that were made in the proposed budget that had resulted in an additional \$200,000 in the Utility Fund and \$200,000 in the Capital Improvement Fund.

Councilman Bowden stated he had a problem with moving funds from different accounts and felt this may cause problems. He added that

eventually the City will have to fund the pension plan.

Dale Brown stated it has been three years since we have had to fund the pension plan and provision has been made in the budget for this funding.

Councilman Bowden said we have this excess money because we have not funded the pension plan and we do need the money in Capital Improvements, however, sooner or later we will have to fund the pension plan.

Councilman Pulido stated we may need this money for improvements.

Councilman Fenley said it would be advisable to set \$200,000 a year every year for future problems.

Dale Brown then advised the Motel Tax Committee had discussed putting funds into the Capital Improvement Fund for a meeting room.

Councilman Wilson made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to approve Ordinance No. 93-08 adopting the budget for the City for October 1, 1993 to September 30, 1994 to include the transfer of funds for a total operating budget of \$7,041,455.

#### CITY MANAGER'S REPORT

Dale Brown said he had no report at this time.

Mayor Descant then asked about the progress of the sewer by-pass. John Horton advised they are doing approximately 70 - 80 feet per day and have about one and one-half weeks to go on Shanghai and they will then make the bore.

Dale Brown then reminded Council the TML Convention will be held the first week in November and the City has reserved three rooms.

#### ADJOURN

With all business completed, Councilwoman Mingoia made a motion, seconded by Councilman Wilson and the vote was unanimous to adjourn the open meeting at 7:10 p.m.

Respectfully submitted,

  
Laverne M. Hale  
City Secretary

APPROVED AS MINUTES \_\_\_\_\_

Ordinance No. 93-08 is on file in the City Secretary's office and is made a part of these minutes by reference.



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1956

A Texas Star Community

MINUTES FOR THE REGULAR CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

---

DATE: October 18, 1993  
TIME: 7:00 P.M.  
PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

CONVENE, INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was convened and called to order by Mayor Descant. Noted present were Council members Joe Pulido, Bruce Bowden, Charlie Wilson and Darcy Mingoia; City Manager, Dale Brown; City Attorney, Ken Wall; and City Secretary, Laverne Hale.

It was noted Councilman Fenley was not in attendance.

PRESENTATION OF PROCLAMATION TO EAGLE SCOUT TOMMY BENTON

This item was tabled until the next meeting in November.

CITIZEN'S COMMENTS

There were no comments at this time.

COUNCIL MEMBER'S REPORTS AND COMMENTS

Councilman Pulido said he wanted to express his appreciation to resident Haden Lambert who had stopped a BFI garbage truck which he noticed had a heavy oil leak and then notified City Staff to follow up. He said the City needs more concerned citizens like Mr. Lambert.

Mayor Descant stated that in an article in the Houston Chronicle last week there was an error. It stated the City had accepted the second lowest bid for their dental insurance and this was in error since the City had indeed accepted the low bid from TML for the dental insurance.

Councilman Bowden asked if anything had been done concerning the speed limits on Village Drive and John Horton said he could only explain previous studies that had been done. Mr. Horton said this is not an area in which he has expertise, but in the past studies that were done on the speed limit on this street, there was no

recommendation to reduce the speed. He said we could ask our consulting engineer to do another study, however, he does not think the outcome would change.

Councilman Bowden then reported a resident had complained to him about a commercial vehicle being parked on the street overnight.

CONSENT AGENDA

The following items are considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items unless a Council member or citizen so requests, in which event, the item will be removed from the general order of business and considered in it's normal sequence on the agenda.

Councilman Wilson made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to approve the following items on the Consent Agenda:

- A. Approval of the minutes of the September 20, 1993 Regular meeting and the September 27, 1993 Special meeting.
- B. Approval of the appointment of Darrell Duchesneau as a Reserve Police Officer.
- C. Appointment of Bob Brown to the Parks and Landscaping Committee and Jerald Dyer to the Motel Tax Committee.

At this time Police Chief Mike Lindsey introduced the newly appointed Reserve Police Officer, Darrell Duchesneau.

APPROVE ORDINANCE SETTING THE TAX RATE AND LEVYING TAXES

Dale Brown explained there must be three motions on this item. One, setting the tax rate for maintenance and operation; two, setting the tax rate for debt service; and three, the approval of the ordinance.

Councilman Wilson made a motion, seconded by Councilman Pulido and the vote was unanimous to set the tax rate for maintenance and operation at \$ .53236/\$100 valuation for 1993.

Councilwoman Mingoia made a motion, seconded by Councilman Bowden and the vote was unanimous to set the tax rate for debt service at \$ .19764/\$100 valuation for 1993.

Councilman Wilson then made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to approve Ordinance No. 93-09

setting the tax rate and levying taxes for the City of Jersey Village for 1993.

APPOINTMENT OF A REPRESENTATIVE OF THE CITY OF JERSEY VILLAGE TO H-GAC'S 1994 GENERAL ASSEMBLY.

Mayor Descant noted that he was last year's representative, with Councilman Fenley as the alternate representative.

Councilman Wilson made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to appoint Mayor Descant as Jersey Village's representative to H-GAC's 1994 General Assembly and appoint Councilman Fenley as the alternate representative.

APPROVE RESOLUTION REGULATING BASIC SERVICE TIER RATES FOR CABLE TELEVISION SYSTEM OPERATING IN JERSEY VILLAGE

Ken Wall explained this resolution certifies that the City of Jersey Village is able to regulate basic service tier rates of cable television systems operating in the City.

He said further that in 1992 Congress amended the law regarding cable television and authorized cities to regulate certain cable television rates. The reason for adopting this resolution at this time is to keep the city's options open.

After further discussion Councilwoman Mingoia made a motion, seconded by Councilman Bowden, and the vote was unanimous to approve a Resolution to provide for the regulation of basic service tier rates and related equipment, installation and service charges of any cable television system operating in the City of Jersey Village.

CALL FOR A JOINT PUBLIC HEARING

Dale Brown explained the City had received a request from a citizen to rezone District B to commercial use. This request was submitted to the Planning and Zoning Commission at their last meeting and they voted to recommend that City Council call for a joint public hearing.

The request was made by Dr. Shawhan, who is in the process of purchasing this property, which is located on the corner of Philippine and Equador, for the construction of an animal hospital.

Ken Wall stated he wanted to remind Council that under the City's ordinance, if property is rezoned for commercial use, it would permit a number of other commercial uses in addition to an animal hospital, and while this prospective purchaser may have the intent

to build an animal hospital, there is no guarantee that this is what ultimately would be built on this property.

Dale Brown said it is his understanding that in rezoning this property, according to the ordinance, we would actually be changing the allowed uses for District B.

Mayor Descant then asked if the child care facility located in this same area closes down, would they be able to re-open as a child care business. Dale Brown said according to the ordinance, if they close, but reopen in a certain number of days, they could remain as a childcare center, however if too much time passed, they would have to become a residential establishment.

Mr. Brown then said a lot of zoning ordinances provide for daycare centers to be located within residential areas, due to the type of service they provide.

Councilman Bowden asked if all surrounding residents must be notified of the request for rezoning and he was advised yes they would if they are within a certain number of feet from the property in question. There will also be a publication notice of the time and date of the public hearing.

Ken Wall advised that possibly a change in the definition of uses could be done for District B that would include animal hospitals but no other commercial uses.

Councilman Wilson then made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to call a Joint Public Hearing with the Planning and Zoning Commission and City Council to be held at the next regular Council meeting on November 15, 1993 at 7:00 P.M. concerning the rezoning of District B.

AUTHORIZE STAFF TO ADVERTISE AND ACCEPT BIDS FOR THE NEXT PHASE OF THE SANITARY SEWER REHABILITATION PROGRAM

Dale Brown explained we are now ready to go out for bids for the last portion of the sanitary sewer rehabilitation program.

Councilman Bowden asked if the bidding will be split between companies. John Horton said it was his original intent to split, since there are two types of projects being done, one is point repair and the other is to replace an entire section of the lines, however since no other type of work is being done he now feels one contractor will be able to do both these projects and there is no need to split them up.

After further discussion Councilman Pulido made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to authorize Staff to advertise and accept bids for the next phase of the Sanitary Sewer Rehabilitation Program.

AWARD CONTRACT FOR DRAINAGE AT CLARK HENRY PARK

Dale Brown explained the low bidder has not obtained the required insurance bond, and approval should be contingent upon their getting the insurance.

John Horton advised this company has assured him they will get the insurance.

Mr. Horton told Council he is not familiar with this contractor, however there should be no concern, since according to the contract, no payment will be made until the entire job is completed.

Councilman Bowden asked if we will have approval of the fill dirt and John Horton said yes, the specifications call for a specific type of fill dirt, and it will then be seeded and sodded in some areas.

Mr. Horton said he will contact the low bidder to advise he must provide the insurance requirement within five (5) days. He also advised Council that the second lowest bidder does have the required insurance, but their bid is slightly over the budgeted amount.

After further discussion, Councilwoman Mingoia made a motion, seconded by Councilman Bowden and the vote was unanimous to award the contract for drainage at Clark Henry Park to J. F. Marks and Associates in the amount of \$19,495.00, provided they supply the required insurance by 5:00 p.m. Friday, October 22, 1993.

APPROVE THE FINAL SUBDIVISION PLAT FOR JERSEY VILLAGE BAPTIST CHURCH

Dale Brown explained that the Planning and Zoning Commission had approved this plat subject to the attached memo and comments and recommends Council's approval.

John Horton noted changes that have been made since the original plat was submitted. He stated as buildings are added, they will also add fire hydrants to be within three hundred (300) feet.

Councilman Wilson made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to approve the final subdivision plat of

20.0017 acres for the Jersey Village Baptist Church provided all noted comments are addressed.

APPROVE FINAL SUBDIVISION PLAT FOR WYNDHAM VILLAGE

Dale Brown advised Council that the Planning and Zoning Commission had approved this plat provided the attached comments are addressed and recommends Council's approval.

John Horton explained Planning and Zoning had approved this plat, which will consist of 113 single family lots served by public streets, water lines and sewer lines, and provided a twenty-five (25) foot side street building line on lots 3, 10, 22 and 28 in Block 71 is added.

Mr. Sypes, with Benchmark Engineering was in attendance, and advised Council they have no problem in complying with the noted comments.

Mayor Descant asked how and where Rio Grande will end, and he was advised it will end with a turn around.

Mr. Sypes said they were starting to clear the property and are currently awaiting approval from Jersey Village and the Harris County Flood Control.

Councilman Wilson made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to approve the final subdivision plat of 39.8692 acres for Wyndham Village provided the noted comments are addressed.

APPROVE THE FINAL SUBDIVISION PLAT FOR THE PARK AT JERSEY VILLAGE

Dale Brown explained this is the final subdivision plat for The Park at Jersey Village, which will have eighty (80) patio home lots. Planning and Zoning has approved the plat and recommends Council's approval, provided all the attached comments are addressed.

John Horton advised that the Planning and Zoning Commission also wants sidewalks on the interior as well.

Dale Brown said the discussion regarding the park area in this subdivision possibly will come back for discussion in the near future.

John Horton advised they may come back with a replat, since there is a new builder involved now.

Councilwoman Mingoia made a motion, seconded by Councilman Pulido and the vote was unanimous to approve the final subdivision plat of 15.70 acres for The Park at Jersey Village provided all the noted comments are addressed.

APPROVAL OF THE FINAL PLAT OF THE RE-PLAT OF BLOCK 67, LOTS 1 THROUGH 5

Dale Brown explained the re-plat had been requested in order to enlarge Lot 5 and slightly reduce Lots 1, 2, 3 and 4. The Planning and Zoning Commission has approved the plat provided the attached comments are adequately addressed and recommends the plat to City Council for their approval.

John Horton advised a legible plat will be submitted.

Councilman Pulido made a motion, seconded by Councilman Wilson and the vote was unanimous to approve the final plat of the re-plat of Block 67, Lots 1 through 5, provided all the noted comments are addressed.

MONTHLY FINANCIAL UPDATE AND BUDGET ADJUSTMENTS

This item was tabled at this time.

CITY MANAGER'S REPORT

Dale Brown reported the 100 Club is donating twenty-four (24) vests and one (1) canine vest to our police department. These are bullet proof vests and the total cost would be \$11,884. It was determined during Council's budget hearings that money was not available for the purchase of these vests so Chief Lindsey and Sergeant Kelly met with the board of the 100 Club to request funding for this equipment.

Chief Lindsey stated most of their current vests are outdated and these are very nice vests that will cover all the regular officers plus the reserve officers.

Chief Lindsey stated it will also be mandatory that all officers wear vests when they receive the new ones.

Dale Brown then gave an update on the construction of the new police services building stating some items could be purchased now and reimbursed when the Certificates of Obligation are sold. This could include the computer software at the approximate cost of \$32,000.00. In order to spread the costs out, the radios could be purchased a little later.

Chief Lindsey said by getting 800 Mhz Radios it would help in the officer's safety. We could remove our tower and lease a line with the City of Houston's tower.

Councilman Pulido asked if it would be feasible for the fire department to go to the 800 Mhz Radios as well, or stay with what they now have.

Chief Lindsey said the 800 System is more powerful, but was not available at present to meet the specific needs of the Fire Department.

Dale Brown said the purchasing process could start soon and wanted Council to be aware.

Mayor Descant advised the limit now for bids is \$15,000 and we need to be certain we meet all the requirements for disadvantaged businesses, etc.

Ken Wall advised we should be able to obtain a list of those businesses from the City of Houston.

Dale Brown then stated he is writing a new purchasing policy to include all requirements.

Mr. Brown then explained the City's new travel and training policy he has written.

Councilman Wilson asked if the reimbursement to City employees included the volunteer firemen and police reserves and he was advised yes it did.

It was noted the City Manager would approve all overnight stays.

Mayor Descant asked if clarification was needed for volunteers and employees and Ken Wall said yes that would be advisable.

Dale Brown said he will re-write the travel and training policy to include volunteers.

Dale Brown then advised the Fire Department will hold their annual Open House this Saturday and will be having a Blood Drive on November 8, 1993 at the Fire Station.

Mr. Brown then told Council our current Incode software, which is used for all accounting functions, has other programs, which includes a payroll package. The cost for adding the payroll package is \$4,000 plus a \$525 yearly maintenance fee after the

first year. The current budget has \$4,000 allocated for ADP, the company we currently use to do the payroll.

Dale Brown explained ADP's procedure and Council concurred it would be more feasible to change to the Incode program for payroll.

ADJOURN

With all business completed Councilwoman Mingoia made a motion, seconded by Councilman Wilson and the vote was unanimous to adjourn the meeting at 8:30 P.M.

Respectfully submitted,



Laverne M. Hale  
City Secretary

APPROVED AS MINUTES 11-15-93

Ordinance No. 93-09 is on file in the City Secretary's office and is made a part of these minutes by reference.



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1966

A Texas Star Community

MINUTES FOR THE SPECIAL CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

---

DATE: November 8, 1993  
TIME: 6:00 P.M.  
PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

CONVENE, INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was convened and called to order by Mayor Mike Descant. Noted present were Council members Joe Pulido, Bruce Bowden, Charlie Wilson, Calvin Fenley and Darcy Mingoia; City Manager, Dale Brown; and City Attorney, Ken Wall.

CLOSED MEETING

Motion was then duly made, seconded and the vote was unanimous to adjourn and go into a closed meeting.

ADJOURN CLOSED MEETING

Motion was duly made, seconded and the vote was unanimous to adjourn the closed meeting at 7:22 p.m.

At this time Councilman Fenley discussed with City Council several items he felt were problems with the recent bid specifications for the Sanitary Sewer Rehabilitation Project.

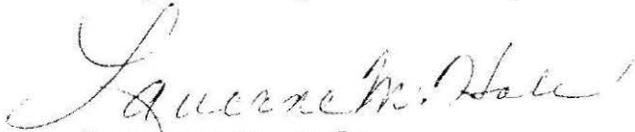
He stated he felt there were mistakes in the plans, that were done by Walter P. Moore and Associates, that could cost the City up to \$50,000. He said Council was not given copies of the plans to review prior to the bid. He also noted in the specs they had TV and clean the lines two times and he also questioned the necessity for four point repairs on a cured in place line.

John Horton, Director of Public Works, told Council he had met with the engineer from Walter P. Moore and Associates to discuss the problems, and advised them the City had severely lost confidence in them.

ADJOURN

Motion was duly made, seconded and the vote was unanimous to adjourn the special meeting at 7:43 p.m.

Respectfully submitted,



Laverne M. Hale  
City Secretary

Approved 11-15-93



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1956

A Texas Star Community

MINUTES FOR THE REGULAR CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

---

DATE: November 15, 1993  
TIME: 6:00 P.M.  
PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

CONVENE, INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was convened and called to order by Mayor Mike Descant. Noted present were Council members Joe Pulido, Charlie Wilson, Darcy Mingoia and Calvin Fenley; City Manager, Dale Brown; City Attorney, Ken Wall; and City Secretary, Laverne Hale.

It was noted Councilman Bruce Bowden was late in arriving.

CLOSED MEETING

Councilman Fenley made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to adjourn and go into a closed meeting for a consultation with the Attorney for the City (Article 6252-17, Section 2(e)).

ADJOURN CLOSED MEETING

Motion was duly made, seconded and the vote was unanimous to adjourn the closed meeting at 6:30 P.M. and go back into the open meeting and to take up with Item 10 on the agenda.

CONSENT AGENDA

The following items are considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items unless a Council member or citizen so requests, in which event, the item will be removed from the general order of business and considered in it's normal sequence on the agenda.

Councilwoman Mingoia made a motion, seconded by Councilman Wilson and the vote was unanimous to approve the following items on the Consent Agenda:

- A. Approval of the minutes of the October 18, 1993 regular meeting and the November 8, 1993 special meeting.
- B. Approval of the Harris County Appraisal District Supplemental Appraisal Roll #17 for 1991 as an amendment to the Tax Roll with a tax rate of \$ .7185/\$100 valuation and a total taxable value of \$33,160 for an additional tax levy of \$238.25.
- C. Approval of the Harris County Appraisal District Supplemental Appraisal Roll #13 for 1992 as an amendment to the Tax Roll with a tax rate of \$ .7300/\$100 valuation and a total taxable value of \$461,440 for an additional tax levy of \$3,368.51.
- D. Approval of the Harris County Appraisal District's 1993 Certified Appraisal Roll and Supplemental Appraisal Roll #1 for 1993 as an amendment to the Tax Roll with a tax rate of \$ .7300/\$100 valuation and a total taxable value of \$250,258,450 for a total tax levy of \$1,826,887.
- E. Approval of the Harris County Appraisal District Supplemental Appraisal Roll #2 for 1993 as an amendment to the Tax Roll with a tax rate of \$ .7300/\$100 valuation and a total taxable value of \$3,790,770 for an additional tax levy of \$27,673.00.

AUTHORIZE STAFF TO ADVERTISE AND ACCEPT BIDS FOR POLICE AND PUBLIC WORKS VEHICLES

Dale Brown explained to Council the purchase of two new police cars and two new public works trucks was included in this year's budget and Staff is now ready to ask Council's approval to advertise and accept bids.

Councilman Fenley made a motion, seconded by Councilman Wilson and the vote was unanimous to authorize Staff to advertise and accept bids for Police and Public Works vehicles.

Resident Haden Lambert asked Council why the City needed more Police vehicles and Mayor Descant advised it is due to excessive mileage on the police cars and this purchase was included in this year's budget. These two vehicles will replace the two cars with the most mileage.

AUTHORIZE STAFF TO ADVERTISE AND ACCEPT BIDS FOR BUDGETED COMPUTER EQUIPMENT

Dale Brown and Police Chief Mike Lindsey explained Staff is asking to go out for bids at one time for all the computer equipment, which will be five personal computers, the network cards, power supplies and an additional Novell Network netware, two hard drives for existing computers, additional copies of software, etc. and a plotter printer for Public Works to construct CAD drawings for site preparation on the new police facility and other projects. This equipment will be for the new police services facility and also other City departments.

They advised there is currently a file server at City Hall and another was bought out of the last budget for the new police building. The two file servers will work independently, but information can be sent from one to the other as well.

Councilwoman Mingoia asked if all this equipment was budgeted for and Dale Brown advised it was.

Councilwoman Mingoia then made a motion, seconded by Councilman Wilson to authorize Staff to advertise and accept bids for budgeted computer equipment.

Councilman Pulido asked about Item #8 in the bid specifications. Chief Lindsey explained this is the 486 computer to be used by the Public Works Department for doing all the site work for the new police facility. Dale Brown said AutoCad requires a higher level computer than just wordprocessing.

Following this discussion the vote was unanimous and the motion passed.

AUTHORIZE THE CONSULTING ENGINEER TO BEGIN WORK ON THE MODIFICATIONS FOR WATER WELL #1 AND WATER WELL #2

Dale Brown said as we all remember, there were problems with the water wells this past summer. We now have Water Well #1 up and running, however the major problem of corrosion has not been corrected. This work was planned for mid-winter when the water usage was at a lower level. Staff is asking for authorization to have the Consulting Engineer, Walter P. Moore and Associates, to design the improvements necessary for this well, and to get a corrosion specialist to analyze and evaluate the needed repairs.

The engineering work for improvements to Water Wells Nos. 1 and 2 will include investigating cathodic protection, recommending

specific improvements and preparing construction documents for the improvements.

Councilman Fenley asked if Walter P. Moore would hire the specialist and John Horton advised they would.

John Horton noted cathodic protection would be done at both wells.

Councilman Fenley then made a motion, seconded by Councilman Wilson and the vote was unanimous to authorize the Consulting Engineer, Walter P. Moore and Associates, to begin work on the modifications for Water Well #1 and Water Well #2.

AUTHORIZE ENGINEER TO PREPARE PLANS AND SPECIFICATIONS FOR THE WATER LINE EXTENSION TO THE PROPOSED JACK-IN-THE-BOX

Dale Brown explained the City has been working with the developers of Jack-In-The-Box for over a year. This business will be located on U.S. 290 next to the Chevron Station at Senate Avenue and U.S. 290. He noted when the subdivision plat was reviewed, there was not a water line adjacent to the tract, therefore the City required that they have water immediately adjacent to their tract.

In working with them, Staff proposed if they would pay the entire cost of the water line, the City's engineer could design it, with them paying the engineering costs.

The estimated cost for this is \$12,000, which has been paid to the City by Jack-In-The-Box.

Dale Brown then told Council Staff is asking for their approval to authorize the engineer to begin the design work.

Councilman Pulido asked if Jack-In-The-Box has agreed to pay any additional costs should the amount be higher and he was advised they have agreed to pay whatever the costs.

Councilman Fenley asked where they would tie on to the water line and John Horton advised at Senate Avenue and U.S. 290 by the Chevron Station.

Councilman Fenley then made a motion, seconded by Councilman Wilson and the vote was unanimous to authorize Walter P. Moore and Associates to prepare plans and specifications for the extension of the water line to the proposed Jack-In-The-Box.

AWARD THE BID FOR THE SANITARY SEWER REHABILITATION PROGRAM

Dale Brown advised the City had gone out for bids, however there were problems with the bid document. Two bids were received, and they were advised of the problem with the specifications and that Staff was recommending this project be rebid and they both chose to withdraw their bids.

Walter P. Moore, who prepared the bid documents is now correcting them and we will then rebid this project.

Council agreed to this and there was no action required.

Councilwoman Mingoia then made a motion, seconded by Councilman Fenley and the vote was unanimous to move Item 17 to precede Item 16.

MONTHLY FINANCIAL UPDATE AND BUDGET ADJUSTMENTS

Dale Brown explained a hand-out that Council had received concerning financial updates and budget adjustments and asked for Council's approval.

Councilman Wilson made a motion, seconded by Councilwoman Mingoia and the vote was unanimous to approve the monthly financial update and budget adjustments.

CITY MANAGER'S REPORT

Dale Brown explained work had been completed on the modifications for the Village Drive Water Plant and also the Shanghai Relief Sewer. Certificates of Substantial Completion have been signed for both projects.

Mr. Brown then told Council that Mr. Tise, with the Lakeside Club, which consists of property owners around Jersey Lake, has submitted a request that the City Council consider an ordinance that would require all property owners along the lake to fence their property to prevent uncontrolled access to the lake.

He then said the City Attorney has advised him lakes are somewhat different than swimming pools, and some additional research will have to be done to determine what the City can do to control situations like this. He asked Council to review and advise Staff of their desires how they would like this handled.

Mayor Descant asked if there had been many problems with people coming in or if there were many altercations.

Mr. Tise stated it is not necessarily the concern of people coming in as it is to the liability of children coming in and possibly being injured. The Lakeside Club has stated in their rules that the property owners are responsible for controlling access to the lake through their property and signs have been posted. He said there are fifty-four lots around the lake and forty-two lots have fences, which leaves twelve that do not have fences. He said their Board of Directors feel that for the safety of the lot owners and the other residents of Jersey Village fences should be put up, but they do not have the authority to enforce this rule.

Mayor Descant said he would like to have Staff review and if the City can do something, then to come up with an appropriate ordinance for Council's approval and all Council members agreed.

Mayor Descant then recognized Janet Charles of the Recreation and Events Committee who told Council the recent Road Race had been very successful. The total budgeted amount for the race was \$6,000 and with the expenditures and revenue, there is an ending balance of \$2,664.59.

Mayor Descant said he thinks this committee had done a very good job and Ms. Charles said she would like to thank all who worked and participated.

Motion was then made by Councilwoman Mingoia, seconded by Councilman Pulido and the vote was unanimous to move back to Item #5 on the agenda.

#### PRESENTATION OF A PROCLAMATION TO EAGLE SCOUT, TOMMY BENTON

Mayor Descant then presented a Proclamation to Tommy Benton, an Eagle Scout from Troop #1177, who had constructed a Waste Oil Recycling Bin for the citizens of Jersey Village.

#### OPEN JOINT PUBLIC HEARING

Mayor Descant opened the Joint Public Hearing at 7:05 p.m. for the purpose of receiving any written or oral comments from any interested person(s) concerning the rezoning of District B.

Dale Brown explained the zoning change had been requested by Dr. Shawhan, who would like to put in an animal hospital on the corner of Philippine and Equador.

Dr. Shawhan, who currently has a Veterinary Clinic on Senate Avenue, told Council he would like to suggest this property not be zoned as Commercial, but instead leave as residential and add

another use for Animal Hospitals. He said the property is not suitable for homes and his building would hide the waste disposal plant. This would also mean more taxes for the City.

Councilman Bowden asked if Dr. Shawhan would use the entire two acres of land there and Dr. Shawhan said no, but it could also be used for doctor's offices. He added the building will face Philippine and would have parking in the front on Philippine.

Mayor Descant asked City Attorney Ken Wall if a change in use could be done, however Mr. Wall advised the City may not want to single out animal hospitals, since other uses could also be less intrusive for the neighborhood.

Ralph Martin, Chairman of the Planning and Zoning Commission stated his committee had made a different recommendation and City Council had changed and rezoning was done in 1990 on this property.

The owner of the property is Mrs. Bessie Henry, and her family representatives told Council she has no objection to a zoning change and would like to see it zoned commercial because she would like to sell it.

Bill Philleaux, a resident who lives on Equador, said in 1990, a petition with approximately 600 signatures had been submitted and wondered why this was having to be done again.

Mayor Descant explained the procedure the City must follow when someone requests rezoning.

Mr. Vasquez, a resident asked who can request rezoning and Ken Wall advised anyone could. Mr. Vasquez also stated he lives directly across the street from this property and does not approve of this rezoning.

Judy Bruner, another resident, handed out booklets to Council with pictures of the surrounding homes and stated she wants to keep the neighborhood this way.

LaRue Coleman, another resident on Philippine, stated he thinks traffic will be a problem, since the traffic is already bad and school children have to wait to cross the street due to the heavy traffic. He said Dr. Shawhan has been his Vet for ten years, but wishes he would stay in his present location. He also said he is offended that the residents have to keep coming back each time there is a request for rezoning.

Mr. Raymond Henry told Council this property was originally zoned commercial before it was changed in 1990. He said if his family cannot sell the property as commercial, and no one would buy as residential, what would Council suggest they do.

Mrs. Henry's niece then said people are now dumping trash on the property and she thinks an animal hospital would be a quiet business to be located in this area. She also said upkeep of this property is very expensive.

Mr. Brian Peterson then presented Council with a petition against the rezoning with approximately 450 signatures from all over Jersey Village.

He said eleven residents within 200 feet of this property had received notice of this hearing from the City and ten of those have signed letters of protest. He also added a real estate appraiser has said if this is rezoned as commercial there will be a decline in property values.

It was noted this property could be used as a City Park.

A resident asked if 20% of the residents sign a petition against, doesn't this require a three-fourths vote of the Council and Ken Wall said yes, four members must vote.

Several other residents all voiced their disapproval saying a commercial zoning would decrease property value and Mike Bruner stated zoning should protect the residents.

Dr. Shawhan then presented a petition with approximately 100 signatures who are in favor of the hospital.

Jim Fields, who lives on Jersey Drive, stated he would not want commercial property across the street from him and thinks this property would have a better use as a park.

Mrs. Henry's niece said if everyone thinks this is such a busy area, why would anyone want their children playing in a park there.

Another of Mrs. Henry's family members said they live across the street from Jersey Village High School, so others have similar problems with traffic.

Another resident stated he does not want to hurt Dr. Shawhan, but understands both sides and feels it should stay zoned as it is.

CLOSE JOINT PUBLIC HEARING

After all comments were heard, the Joint Public Hearing was closed at 7:50 p.m.

Mayor Descant then called for a recess to await a recommendation from the Planning and Zoning Commission.

The meeting resumed at approximately 8:35 p.m.

CITIZEN'S COMMENTS

There were no comments at this time.

COUNCIL MEMBER'S REPORTS AND COMMENTS

Mayor Descant advised that Reserve Officer John Hart had been named Hometown Hero by Warner Cable.

There were no other reports from Council members.

REZONING OF DISTRICT B

Following the Planning and Zoning meeting, they returned and advised Council they had discussed the rezoning of District B and have no recommendation at this time and will discuss at their next regular meeting on December 7, 1993.

There was no action by City Council.

ADJOURN

With all business completed motion was duly made, seconded and the vote was unanimous to adjourn the meeting at 8:50 p.m.

Respectfully submitted,

  
Laverne M. Hale  
City Secretary

APPROVED AS MINUTES 12/20/93



16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1956

*A Texas Star Community*

MINUTES FOR THE REGULAR CALLED MEETING OF THE  
JERSEY VILLAGE CITY COUNCIL

---

DATE: December 20, 1993  
TIME: 7:00 P.M.  
PLACE: City Hall, 16501 Jersey Drive, Jersey Village, Texas

---

CONVENE, INVOCATION, PLEDGE OF ALLEGIANCE AND ROLL CALL

The meeting was convened and called to order by Mayor Mike Descant. Noted present were Council members Joe Pulido, Charlie Wilson, Darcy Mingoia, Bruce Bowden and Calvin Fenley; City Manager, Dale Brown; and City Secretary, Laverne Hale. It was noted City Attorney Ken Wall was not in attendance.

Motion was then made by Councilman Wilson, seconded by Councilwoman Mingoia and the vote was unanimous to move Items 14 and 15 to precede Item 3 on the agenda.

RECEIVE A FINAL REPORT FROM THE PLANNING AND ZONING COMMISSION CONCERNING THE REZONING OF DISTRICT B AND THE POSSIBLE ADOPTION OF AN ORDINANCE TO REZONE DISTRICT B

Dale Brown explained that Ralph Martin, Chairman of the Planning and Zoning Commission, had submitted to Council a final report of their recommendation regarding the rezoning of District B. He noted the recommendation was to rezone to allow the proposed uses for townhouses or patio homes; public parks and playgrounds, community buildings, municipal and governmental buildings, sewage disposal plants and associated equipment; medical/professional offices; child care centers; accessory uses customarily incident to any of the above uses, provided that such use be not so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of vibration, noise, view or the emission of odor, dust, smoke or pollution of any other kind; with the additional guideline that any construction in this District would be required to have residential appearance and compatibility with the surrounding residential district. He also noted that the present sewage disposal plant is considered to be part of District A.

Mr. Brown then advised the City Attorney had prepared two

ordinances depending on Council's decision to rezone this property. One Ordinance includes single family residences and the other does not.

Councilman Pulido said he would like clarification of Planning and Zoning's recommendation.

Councilwoman Mingoia said she would like to know Council's options and Dale Brown said their options are open as to whether Council wants to change or leave as is. He said Council could decide not to do anything or they may decide to change the recommendation from Planning and Zoning. The final decision is Council's.

Councilman Wilson said he had read Planning and Zoning's minutes and also Chairman Martin's memo and he wants Council to make a decision tonight so as not to delay any longer.

A resident, Brian Peterson, said if Council chooses not to change this zoning, what can be done in order for this not to come up again. He also asked if the City could purchase this property and beautify this area as an entrance to Jersey Village.

Mayor Descant said City Council is obligated to hear any requests for rezoning if someone makes such a request, and as far as the beautification of this property, there are several different ways this could be handled and this would have to come from Staff and the Parks and Landscaping Committee.

Mayor Descant then said that after a lot of review and hearing both sides concerning this rezoning, he would suggest that no action be taken at this time and leave the zoning as it is currently. All Council members were in agreement.

Mayor Descant stated he respected Dr. Shawhan for requesting the rezoning of this property and wanted to give him a fair hearing and at this time he and all Council members concur that no action should be taken at this time.

APPROVAL OF AN ORDINANCE CALLING A JOINT PUBLIC HEARING BETWEEN THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL REGARDING THE REZONING OF TWO (2) TRACTS OF LAND WITHIN THE VILLAGE GREEN INDUSTRIAL PARK ON VILLAGE DRIVE

Dale Brown advised these two tracts of land, one of which is located on the south side of Village Green Drive and the other is located at the intersection of Village Drive and Village Green Drive, are currently zoned as District F, which includes patio homes and townhomes and for such uses as professional offices, hotels, motels, governmental building, restaurants, service

stations and retail stores. It does not allow for light industrial and Mr. Mark Fowler, with Texas Commerce Bank, who owns the property has requested these two tracts be rezoned to District K, which would allow the above uses plus the addition of service centers. Service centers would include assembling, distribution, food service, light storage, non-retail sales, wholesaling and light manufacturing.

Mr. Brown said this request was made since Texas Commerce Bank was having problems selling this land and felt a broader zoning that would include light industrial would make the property more marketable.

Mayor Descant said we currently have a new development of eighty townhomes going in immediately across the street, and he feels by changing the zoning on this property may in some way jeopardize this project, and he would recommend to Council that we do not pass an ordinance at this time calling for a public hearing concerning the rezoning of these two tracts.

All Council members concurred and there was no further action on this item.

#### CITIZEN'S COMMENTS

There were no citizen's comments at this time.

#### COUNCIL MEMBER'S REPORTS AND COMMENTS

Councilman Fenley commented that in October Council had discussed the renewal of the City's garbage contract and asked if this could be put on the agenda for January.

Councilman Bowden then asked Chief Lindsey about the City's police officers going out of the City. He had gotten a report that our police cars were going down Jones Road at a high rate of speed and on another occasion four of our police cars were seen parked on U.S. 290 near Highway 6, and his concern is that this leaves no officers in the City.

Chief Lindsey said he is not sure of this situation, however the supervisors, or Sergeants, usually always make sure a police officer is left in the City. Our police department occasionally is called by other agencies to help in certain situations.

Councilman Bowden said he is also still hearing from the residents that they do not see the police patrolling in the Village. He noted with all these situations going on, it is a little hard to justify spending over a million dollars on a new police building.

Chief Lindsey said he is aware that some residents say they do not see our police officers, however there are other people two doors down that say they see them all the time, and reports, etc. all indicate they are working in the City.

Councilman Pulido stated he see a police officer on a regular basis every day.

Mayor Descant said he wants to make sure there is always an officer left on duty in the City.

Chief Lindsey said our police department is only called by other agencies when there is a dangerous situation they need help with.

A resident, Haden Lambert, then told Council he had been keeping a log since last February indicating dates and times he has observed our police officers at the Kettle Restaurant. On most of the occasions there were several officers and cars there for over an hour at a time.

Mayor Descant asked if he could get a copy of Mr. Lambert's information and Mr. Lambert said he would be happy to provide this for him.

#### CONSENT AGENDA

The following items are considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items unless a Council member or citizen so requests, in which event the item will be removed from the general order of business and considered in it's normal sequence on the agenda.

Councilman Fenley made a motion, seconded by Councilman Wilson and the vote was unanimous to approve the following items on the Consent Agenda:

- A. Approval of the minutes of the November 15, 1993 regular meeting.
- B. Approval of the Harris County Appraisal District Supplemental Roll #12 for 1989 as an amendment to the Tax Roll with a tax rate of \$ .73/\$100 valuation and a total taxable value of \$377,080 for an additional tax levy of \$2,753.
- C. Approval of the Harris County Appraisal District Supplemental Roll #13 for 1990 as an amendment to the Tax

Roll with a tax rate of \$ .73/\$100 valuation and a total taxable value of \$626,850 for an additional tax levy of \$4,576.

- D. Approval of the Harris County Appraisal District Supplemental Roll #18 for 1991 as an amendment to the Tax Roll with a tax rate of \$ .7185/\$100 valuation and a total taxable value of \$598,080 for an additional tax levy of \$4,297.20.
- E. Approval of the Harris County Appraisal District Supplemental Roll #14 for 1992 as an amendment to the Tax Roll with a tax rate of \$ .73/\$100 valuation and a total taxable value of \$251,400 for an additional tax levy of \$1835.22.
- F. Approval of the Harris County Appraisal District Supplemental Roll #3 for 1993 as an amendment to the Tax Roll with a tax rate of \$ .73/\$100 valuation and a total taxable value of \$739,610 for an additional tax levy of \$5,399.15.
- G. Approval of an interlocal agreement with Harris County to provide jail facilities for prisoners arrested by Jersey Village for a one (1) year period, beginning November 1, 1993 at the rate of \$41.78/per prisoner per day.

APPROVAL OF THE CITY'S TRAVEL AND TRAINING POLICY

Dale Brown explained this travel and training policy is a revision of the policy Council had reviewed a couple of months ago. It has now been revised to include all volunteers and the educational portion has been expanded for classes to benefit an employee in their particular job.

Councilman Wilson asked if according to this policy will the City Manager have to approve all seminars and training for the fire department and also, he said the fire department has a vehicle to use and a credit card and wondered if there had been any consideration of the use of a credit card for other staff members.

Mr. Brown said charge accounts have been set up at several businesses for purchases for special events in the City.

He added a charge card was also being considered for employees when they travel to seminars, etc.

Several Council members stated they did not like the idea of a credit card being available for employee use. There are other ways

to handle expenditures or the employee could be given an advance while on a business trip.

All Council members concurred it would be in the best interest of the City not to have a credit card.

Mayor Descant stated this policy should also apply to City Council as well as all volunteers.

A resident, Haden Lambert, told Council in his business they had a policy where if an employee had taken a class for certification for their job that was paid for by the employer and if the employee left the employment within a year, they are required to repay the expenses for the class.

Fire Chief Kathy Hutchens said according to the City Attorney, the City could not make volunteers repay these types of expenses.

Following a brief discussion Councilman Wilson made a motion, seconded by Councilman Bowden and the vote was unanimous to approve the City's Travel and Training Policy to include all elected officials and volunteers.

#### APPROVAL OF THE CITY'S PURCHASING PROCEDURES POLICY

Dale Brown explained this is an administrative policy that was written according to state law. He added in some cases this policy is more restrictive than state law.

Mr. Brown then explained how this policy will be enforced.

Councilman Fenley commended Mr. Brown for a well written policy, however, he questioned the statement, "It shall be a breach of ethics for any employee or former employee of the City of Jersey Village knowingly to use confidential information for actual or anticipated personal gain, or for the actual or anticipated gain of any person".

Councilman Pulido stated he understands this policy is basically to be used as a standard to follow.

Mayor Descant advised that if Council agrees, this policy could be adopted and we can ask the City Attorney if we can legally enforce all comments.

Councilwoman Mingoa then made a motion, seconded by Councilman Wilson and the vote was unanimous to approve the City's Purchasing Procedures Policy.

Councilwoman Mingoia then made a motion, seconded by Councilman Wilson and the vote was unanimous to move Item 12 to precede Item 8 on the agenda.

APPROVAL OF THE REPLAT OF LOTS 22, 23 AND 24 OF BLOCK 42

Dale Brown explained the Planning and Zoning Commission had approved this replat and recommended that Council approve with all the noted comments from John Horton.

He advised the purpose of this replat is to adjust the east line of Lot 23 to encompass the existing garage.

Mr. Tise, a resident, said he thought sidewalks were required in the back for the property around the lake.

John Horton said the City does not have an ordinance that requires the sidewalks and that evidently this is a deed restriction of the Lakeside Homeowners Association.

Councilman Bowden asked if we can require the sidewalks and Mr. Horton explained the zoning ordinance does not require sidewalks in Block 42.

Councilman Pulido made a motion, seconded by Councilman Wilson and the vote was unanimous to approve the replat of Lots 22, 23 and 24 of Block 42 provided all the Director of Public Works' comments are addressed.

AWARD THE BID FOR THE SANITARY SEWER REHABILITATION PROJECT

Dale Brown explained the City had received bids for the contract for the Sanitary Sewer Rehabilitation Project on December 14, 1993. The low bidder was BRH-Garver in the amount of \$250,153.36.

This company also meets all the City's requirements.

Councilman Fenley said the bids look good.

Councilman Bowden made a motion, seconded by Councilman Wilson and the vote was unanimous to award the bid for the Sanitary Sewer Rehabilitation Project to BRH-Garver.

AWARD THE BID FOR SIX (6) 386 COMPUTERS AND ASSOCIATED HARDWARE

Dale Brown explained an addendum had been added to upgrade the budgeted computer equipment to 486DX computers.

He said the City has advertised for bids for the computers and if

City Council does indeed want to buy the 486DX computers and the cost for these are under bid requirements, the bids received for the computers could be thrown out and they could be bought separately from the other equipment.

After further discussion Councilman Wilson made a motion, seconded by Councilman Bowden and the vote was unanimous to proceed with the purchase of the associated computer hardware as bid, and to act on the City Manager's request to include the 486DX computers and purchase separately.

AWARD THE BID FOR TWO (2) ONE-HALF TON PUBLIC WORKS PICKUP TRUCKS

Dale Brown explained four (4) bids were received for the two pickup trucks for the public works department. Of those bids received, Joe Myers Ford was the low bidder at \$12,098.00 each for a total of \$24,196.00.

He explained further that in the 1993-94 budget, \$12,000.00 had been budgeted for each truck. The additional money needed for the shortfall can be transferred from Account numbers 39-3529 (Parks - Auto parts) and 45-3529 (Utility - Auto parts) at \$98.00 each.

Councilwoman Mingoia made a motion, seconded by Councilman Bowden and the vote was unanimous to award the bid for two (2) one-half ton pickup trucks for the public works department to Joe Myers Ford for a total price of \$24,196.00 for both, and transfer the shortfall from Account Numbers 39-3529 and 45-3529.

AWARD THE BID FOR TWO (2) 1994 HIGH PERFORMANCE POLICE PATROL VEHICLES

Dale Brown explained to Council two (2) bids were received for the two (2) police patrol vehicles. Again Joe Myers Ford was the low bidder at \$29,584.00 for both vehicles.

This amount is \$700.00 more than the estimated amount that was budgeted. The deficit can be offset by transferring the money from the Asset Forfeiture Fund.

Councilwoman Mingoia made a motion, seconded by Councilman Wilson and the vote was unanimous to award the bid for two (2) 1994 high performance police patrol vehicles to Joe Myers Ford for a total cost of \$29,584.00 and transfer the shortfall from the Asset Forfeiture Fund.

APPROVAL OF THE FINAL SUBDIVISION PLAT OF THE PARK AT JERSEY VILLAGE

Dale Brown told Council the Planning and Zoning Commission had approved this final plat subject to John Horton's noted comments and recommended it to Council for their approval.

This project will consist of 80 patio home lots accessed by a private street system and served by public utility lines in access easements.

Councilwoman Mingoia asked when construction would begin and John Horton said we have not been told and Dale Brown said he understands they have received escrow for construction to begin.

Councilwoman Mingoia then made a motion, seconded by Councilman Wilson and the vote was unanimous to approve the final subdivision plat of The Park at Jersey Village, provided all John Horton's noted comments, which are attached to these minutes, are addressed.

APPROVAL OF A RESOLUTION AUTHORIZING THE POLICE DEPARTMENT TO SUBMIT A GRANT REQUEST TO THE GOVERNOR'S CRIMINAL JUSTICE DIVISION FOR FUNDING OF A PROGRAM FOR A SCHOOL RESOURCE OFFICER

Dale Brown stated the Police Department was asking Council's approval to submit the grant request for a School Resource Officer.

He added the Cy-Fair Independent School District currently contracts with Harris County Constable Pct. 4 to provide police services for all their schools, including Jersey Village High School.

If the City could get a grant for a school resource officer, our police department would hire an additional officer to serve in this capacity.

Councilwoman Mingoia asked if this had been discussed with the school district and Police Chief Mike Lindsey advised it had been and possibly both officers could be used.

Councilwoman Mingoia then said since the school district uses the Constables throughout the district, we need to be sure they are in agreement.

Councilman Pulido asked about the cost to the City and Chief Lindsey advised the officer's salary is \$25,000 per year, which would be funded at 100% the first year, 80% the second year, etc. The grant would last for five years.

Councilman Fenley stated he does not think this program would work well for the City and is against it. For the long term, it will be more costly for the City.

Chief Lindsey said our police department already responds to calls from the high school and this new officer would be working directly with the school.

Mayor Descant said he can see problems with future City Councils and in six years the City will be responsible for all the expenses.

Councilman Wilson asked if it would be possible for the school district to contract with the City instead of the Constable and Chief Lindsey said they have been approached with this idea.

Chief Lindsey said our police responds to calls from the school because we are the only close department.

Following a brief discussion Council concurred they were not in favor of pursuing a grant for a school resource officer.

No further action was taken on this item.

UPDATE OF THE PROPOSED POLICE SERVICES BUILDING AND TO AUTHORIZE STAFF TO ADVERTISE AND ACCEPT BIDS FOR THE POLICE SERVICES BUILDING

Dale Brown explained a cost estimate spread sheet that had been given to Council members.

After a discussion, Mayor Descant asked how much of the cost could be cut by paring down the parking lot.

Chief Lindsey advised approximately 95% cost submittal had been received from the architects, and we are currently waiting for exact figures.

It was noted that John Horton has just about completed all the site work.

Councilwoman Mingoia said she has no problem with the proposed plans and feels this project has been well planned.

Councilman Fenley stated he would like to see all the concrete left as planned for future expansion.

All Council agreed we need to get more exact costs, and Dale Brown said after the bids come in, and if they are too high, we can then cut or redesign.

Mayor Descant stated that the 1990 Bond Issue had been defeated as a total package, which included a community center, but in 1993 the non-binding referendum for the new police facility passed with 65% of the residents voting for it.

Dale Brown said interest rates are going up, so the City could sell Certificates of Obligation at a maximum of \$2 million.

Mr. Brown said if Council approves, bids will go out in January.

Councilwoman Mingoia made a motion, seconded by Councilman Bowden and the vote was unanimous to authorize Staff to advertise and accept bids for the Police Services Building.

APPROVAL OF AN ORDINANCE AMENDING ORDINANCE NO. 93-04 RELATING TO THE POSITION CLASSIFICATION COMPENSATION PLAN FOR CITY EMPLOYEES

Dale Brown stated the position classification compensation plan is currently contained in a separate ordinance. This new ordinance will repeal the previous ordinance and it will copy over into the budget and should be adopted a part of the budget.

By incorporating this ordinance as a part of the budget will also accomplish a method for paying salaries. The City is currently changing to Incode for the payroll processing, and in their system of rounding off the salaries, the totals come out a little different than was previously shown.

This ordinance also provides for the reclassification of a dispatch supervisor. This person will handle scheduling, complaints, etc. for the dispatchers.

Councilman Fenley asked if a person has been designated to fill this supervisor position and he was advised there has been.

Councilman Wilson stated he thinks complaints should be directed to a higher person, namely the Police Chief or the City Manager.

Chief Lindsey said this supervisor would only receive complaints and then pass them along to the Sergeant, Chief, etc.

Councilman Bowden stated he is against the portion of this ordinance concerning the supervisor for dispatch. He added this should be the sergeant's responsibility.

Councilman Bowden then made a motion, and seconded by Councilman Wilson to approve Ordinance No. 93-10 amending Ordinance No. 93-08 relating to the fiscal year 1993-94 annual budget by inserting a

position classification-compensation plan for City employees and to remove for separate vote, the dispatch supervisor position. Council members Fenley, Bowden and Wilson voted for the motion. Council members Pulido and Mingoia voted against. The motion passed.

At this time resident Haden Lambert asked why it would be necessary to have a dispatch supervisor.

Fire Chief Kathy Hutchens said she favors this supervisor position because she also has authority over the dispatchers and with a supervisor, the line of communication is much better and works more efficiently.

Councilman Wilson then made a motion that was seconded by Councilwoman Mingoia to approve the dispatch supervisor position. Council members Wilson, Pulido and Mingoia voted for the motion. Council members Fenley and Bowden voted against. The motion passed.

#### APPOINTMENT OF A CANDIDATE FOR THE HARRIS COUNTY APPRAISAL DISTRICT REVIEW BOARD

Dale Brown explained the person appointed to this Board must be able to attend many meetings at certain set times. He also explained we are not required to appoint anyone if Council decides to do that.

Mayor Descant said if Council would like to suggest names he would contact that person to see if they would be interested or able to be appointed to the board. He said if Council does not have any suggestions he would like to recommend either Bob Hartsough or Jim Box.

Councilwoman Mingoia made a motion, seconded by Councilman Bowden and the vote was unanimous to have Mayor Descant contact Bob Hartsough or Jim Box to see if either one would agree to the appointment and if not, Council will not make a recommendation at this time.

#### CITY MANAGER'S REPORT

Dale Brown explained Council had approved the City's investment policy several months ago to start switching our funds from CD's at Sterling Bank and put them in TexPool, which would give us a slightly better interest rate and quicker access to funds.

He then explained a report Council had received, which shows we now have approximately \$735,000.00 in TexPool and about \$465,000.00 left at Sterling Bank. The most interest we are receiving at Sterling Bank at this time is 3.20%. Last month the interest we received from TexPool was 3.677%.

Mr. Brown then explained the balance of the pages Council received are merely details as printed out as a monthly statement from TexPool.

Mr. Brown said he would like to leave at least one CD at Sterling Bank and invest the others in TexPool. There are other investment pools available, which we may discuss at a later date. He stated we have immediate access to our funds from TexPool. Everything is done through a modem and if we contact them between the hours of 10:00 a.m. and 4:00 p.m., they will immediately transfer funds to our bank account with no penalty.

He said with the Municipal Assets Pool, another investment pool, they require a minimum of twenty-four hours to transfer funds, and for a higher interest of over 4%, they require a thirty or sixty day notice.

Right now our investment policy only allows for the City to invest in TexPool, however in the future we may want to consider some of the other funds for the longer term.

Dale Brown then discussed the drainage project at Clark Henry. He said the project has been completed, but there are open ditches and Mayor Descant has said he does not like to open ditches in the park area and thinks it is dangerous. His main concern is for safety and the ditches now extend across the baseball and soccer fields.

Mr. Brown said the park is now well drained with no standing water. Staff was able to stay within the budgeted amount on this project which included using the open ditches. There are several options to correct this problem with one being to put in pipe.

Council then asked Staff to get proposals to correct this problem and bring their recommendations back to Council.

Dale Brown then noted the City had received a letter from Visco, Inc. who had been annexed by Jersey Village in 1986 and have been trying to get utilities since that time. They are trying to resurrect the discussion of Gulf Bank since they feel it is critical for their property. They are asking for something in writing from the City as to any possibilities the City could offer as far as getting utilities to their property.

Mr. Brown said this is an undeveloped piece of property and is not demanding any utilities at this time.

Councilman Fenley said that is correct and when they come up with some plans to build, the City can then provide water and sewer.

Mayor Descant stated the City will work with anyone in trying to get developments in, however we are not in the development business. Our Staff has put in many hours of work on the proposed PID and trying to get utilities in for this area, and the delay in the formation of the PID was not the fault of Jersey Village, it was the cost of the project and getting certain larger land owners to participate. As for as the Gulfbank project, Mayor Descant said there had been some opposition to it and after looking into it, Jersey Village found out this was to be a six lane road instead of a four lane as had been proposed originally.

It was noted the Visco tract of land has street access both from U.S. 290 and Senate Avenue.

Dale Brown said it is correct that when the property owners come in with plans for building the City will then begin work to provide utilities to that area. He also reminded Council that in this year's budget for capital improvement, there was extra money included for undefined utility projects. If indeed they are ready to build on the Visco tract, then Council may want to consider participating to a certain extent in getting the utilities to this area. The City has adequate water and sewer treatment capacity, but getting the lines through their property is the owner's responsibility. He does not mind the City assisting them in getting this done if this is what it takes for a development to go in and he can write a letter to that effect.

Mayor and Council agreed if the property owner has a plan, the City is willing to work with them in getting the utilities in.

The last item on the City Manager's Report is the White Oak Bayou Watershed update.

Dale Brown said the City had received correspondence from the Harris County Flood Control asking the City to endorse their study which had some effect on Jersey Village in that it changed some of the 100-year flood zones.

John Horton advised the only real change is the widening of the area north of Lakeview toward Jersey Lake with most of the increase along the lake.

Mr. Brown said they are asking Staff's endorsement, which is necessary to keep our participation in the Federal Flood Control Insurance program. He said John Horton, who is the City's Flood Control Administrator, will be endorsing this study if Council has no objection.

Dale Brown said this also brings up the fact that at some point Council may want to look at a formal letter to the Flood Control District stressing Council's support of the completion of the by-pass. It is his understanding that when the by-pass is completed, most of the Jersey Village area would be removed from the flood zone.

ADJOURN

Councilman Wilson made a motion, seconded by Councilman Fenley and the vote was unanimous to adjourn the meeting at 9:55 p.m.

CLOSED MEETING

There was no closed meeting held at this time.

Respectfully submitted,

  
Laverne M. Hale  
City Secretary

APPROVED AS MINUTES \_\_\_\_\_

Ordinance No. 93-10 is on file in the City Secretary's office and is made a part of these minutes by reference.