
CITY OF JERSEY VILLAGE, TEXAS

16327 Lakeview Drive



Justin Ray, Mayor
Andrew Mitcham, Council Position No. 1
Greg Holden, Council Position No. 2
C. J. Harper, Council Position No. 3
Sheri Sheppard, Council Position No. 4
Tom Eustace, Council Position No. 5

Mike Castro, PhD, City Manager
Lorri Coody, City Secretary
Leah Hayes, City Attorney

Jersey Village City Council - Special Meeting Agenda

Consideration of the use of eminent domain to condemn property is an item on this agenda.

Notice is hereby given of a Special Meeting of the City Council of the City of Jersey Village to be held on Monday, December 14, 2015 at 7:00 p.m. at the Civic Center, 16327 Lakeview Drive, Jersey Village, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by title 5, Chapter 551, of the Texas Government Code.

A. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

B. INVOCATION AND PLEDGE OF ALLEGIANCE

1. Prayer and Pledge by: Council Member Sheri Sheppard

C. CITIZENS COMMENTS

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

D. CITY MANAGER'S REPORT

1. Monthly Fund Balance Report, Enterprise Funds Report, Governmental Funds Report, Property Tax Collection Report – October 2015, and Budget Projections as of November 2015
2. Open Records Request
3. Fire Departmental Report and Communication Division's Monthly Report
4. Police Activity Report, Warrant Report, Investigations/Calls for Service Report, and Staffing/Recruitment Report
5. Municipal Court Collection Report, Municipal Court Activity Report, Municipal Court Courtroom Activity Report, Speeding and Stop Sign Citations Within Residential Areas Report, and Court Proceeds Comparison Report
6. Public Works Departmental Report and Street Construction Update
7. Golf Course Monthly Report, Golf Course Financial Statement Report, Golf Course Social Media Summary Report and the Parks and Recreation Departmental Report
8. Report from Code Enforcement

E. CONSENT AGENDA

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

1. Consider approval of the Minutes for the Regular Session Meeting held on November 16, 2015, and the Special Session Meeting held on December 7, 2015. *Lorri Coody, City Secretary*
2. Consider Resolution No. 2015-96, appointing the Presiding Municipal Court Judge; and the Municipal Court Judges of the City of Jersey Village for the term beginning January 1, 2016 and ending December 31, 2017. *Isabel Kato, Finance Director*
3. Consider Resolution No. 2015-97, appointing Lawrence Paul Rex, III as Municipal Court Clerk of the City of Jersey Village for the term beginning January 1, 2016 and ending December 31, 2017. *Isabel Kato, Finance Director*
4. Consider Resolution No. 2015-98, authorizing the City Manager to enter into a contract with Professional Turf Products, L.P. for the purchase of one (1) Toro Greensmaster 3250-D Tee Mower and one (1) Toro Groundsmaster 3500-D Slope Mower. *Kimberly Terrell, Director of Parks and Recreation.*
5. Consider Resolution No. 2015-99, authorizing the City Manager to enter into a contract with Caldwell Country for the purchase of one 2016 Chevrolet 2500HD Silverado 4x2 Crew Cab Truck. *Kimberly Terrell, Director of Parks and Recreation.*
6. Consider Resolution No. 2015-100, approving the Priority and General Recommendation Lists for the City of Jersey Village Comprehensive Plan. *Lorri Coody, City Secretary*
7. Consider Ordinance No. 2015-39, amending the General Fund Budget for the fiscal year beginning October 1, 2015 and ending September 30, 2016 in the amount not to exceed \$6,400 to increase line item 01-30-5521 from the General Fund balance in order to cover the final expenditures related to the position of the Interim Public Works Director. *Isabel Kato, Finance Director*

F. REGULAR AGENDA

1. Consider Resolution No. 2015-101, appointing a Commissioner to fill the unexpired term ending September 30, 2017 for Position Four on the Planning and Zoning Commission and the Capital Improvements Advisory Committee. *Lorri Coody, City Secretary*
2. Discussion and presentation regarding the upcoming Meter Replacement Program. *Kevin Hagerich, Public Works Director*
3. Consider Ordinance No. 2015-40, amending the City's budget for the fiscal year beginning October 1, 2015 and ending September 30, 2016, in the amount of \$30,000 to cover cost associated with Consultant Services in the City's Community Development Department. *Kevin T. Hagerich, Director of Public Works*

4. Consider Ordinance 2015-41, amending the General Fund Budget for the fiscal year beginning October 1, 2015 and ending September 30, 2016 in the amount not to exceed \$4,300 to cover the cost of replacing the Civic Center Meeting Room u-shaped table; approving the proposal of Southern Aluminum for the purchase of several meeting room tables to replace the u-shaped table in the Civic Center Meeting Room, and providing for severability. *Lorri Coody, City Secretary*

G. CLOSE THE SPECIAL SESSION

Close the Special Session to Convene into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section 551.071 - Consultation w/Attorney and Section 551.072 - Deliberation regarding real property.

H. EXECUTIVE SESSION

1. Consult with Attorney pursuant to the Texas Open Meetings Act Section 551.071 regarding Cause No. 1061305; *Jones Road Holding Ltd. vs. City of Jersey Village, Texas*; County Civil Court at Law No. 2, Harris County, Texas. *Scott Bounds, City Attorney*
2. Consult with Attorney pursuant to the Texas Open Meetings Act Section 551.071 and Section 551.072 to consult with City Attorney regarding condemnation proceedings located within the US 290 project expansion area. *Scott Bounds, City Attorney*
3. Consult with Attorney pursuant to the Texas Open Meetings Act Section 551.071, and Section 551.072, Deliberation Regarding Real Property, regarding proposed settlement offer for one Water Line Easement, being a 0.0468 acre tract of land out of and a part of Lot 1, Lone Star Chevrolet Reserve, a subdivision recorded under Film Code Number 580066 of the Harris County Map Records and being out of and part of the called 1.1181 acre tract as described in the deed to Car Son Star, L.P., recorded under Harris County Clerk's File Number Y-188298, located within the City of Jersey Village, Harris County, State of Texas. *Scott Bounds, City Attorney*
4. Consult with Attorney pursuant to the Texas Open Meetings Act Section 551.071, and Section 551.072, Deliberation Regarding Real Property, regarding proposed settlement offer for one Water Line Easement, being a 0.0876 acre tract of land being out of and a part of Lot 2, Block 3, Boundary Line Adjustment for Northwest Station Section Two, a subdivision recorded under Film Code Number 430105 of the Harris County Map Records and being out of and a part of the called Tract III described in the deed to Car Son LMC, L.P., recorded under Harris County Clerk's File Number V-409351, located within the City of Jersey Village, Harris County, State of Texas. *Scott Bounds, City Attorney*
5. Consult with Attorney pursuant to the Texas Open Meetings Act Section 551.071, and Section 551.072, Deliberation Regarding Real Property, regarding proposed settlement offer for one Water Line Easement, being a 0.1356 acre tract of land being out of and a part of Lot 2 of Boundary Line Adjustment Plat for Northwest Station Section Two, Reserve "D", a subdivision recorded under Film Code Number 421086 of the Harris County Map Records and being out of and a part of the called Tract II described in the deed to Car Son LMC, L.P., recorded under Harris County Clerk's File Number V409351; and regarding a proposed settlement offer for one Sewer Line Easement, being

a 0.2051 acre tract of land being out of and a part of Lot 2 of Boundary Line Adjustment Nat for Northwest Station Section Two, Reserve "D", a subdivision recorded under Film Code Number 421086 of the Harris County Map Records and being out of and a part of the called Tract H described in the deed to Car Son LMC, L.P., recorded under Harris County Clerk's File Number V409351, located within the City of Jersey Village, Harris County, State of Texas.

I. ADJOURN EXECUTIVE SESSION

Adjourn the Executive Session, stating the date and time the Executive Session ended and Reconvene the Special Session.

J. RECONVENE SPECIAL SESSION

1. Discuss and take appropriate action regarding item discussed in Executive Session, regarding Cause No. 1061305; *Jones Road Holding Ltd. vs. City of Jersey Village, Texas*; County Civil Court at Law No. 2, Harris County, Texas. *Scott Bounds, City Attorney*
2. Consideration and possible action regarding the use of eminent domain authority to condemn the property as follows: Resolution 2015-102 of the City of Jersey Village, Texas, determining that a 0.0388 acre and a 0.0415 acre tract of land across property owned by Metropolitan Transit Authority of Harris County, Texas, (Parcel 711) is needed for the construction, operation, maintenance, inspection, replacement, and removal of one or more water lines and sewer lines as part of Segment 7 of the 290 Water Line And Sewer Line Extension Project for the City of Jersey Village, Texas; and authorizing the institution of eminent domain proceedings. *Scott Bounds, City Attorney*
3. Consideration and possible action regarding the use of eminent domain authority to condemn the property as follows: Resolution 2015-103 of the City of Jersey Village, Texas, determining that A 0.0456 acre tract of land across property owned by Harris County Flood Control District, (Parcel 712) is needed for the construction, operation, maintenance, inspection, replacement, and removal of one or more water lines as part of Segment 7 of the 290 Water Line Project for the City of Jersey Village, Texas; and authorizing the institution of eminent domain proceedings. *Scott Bounds, City Attorney*
4. Consideration and possible action regarding the use of eminent domain authority to condemn the property as follows: Resolution 2015-104 of the City of Jersey Village, Texas, determining that a 0.0424 acre tract of land across property owned by Harris County Flood Control District, (Parcel 729) is needed for the construction, operation, maintenance, inspection, replacement, and removal of one or more water lines as part of Segment 7 of the 290 Water Line Project for the City of Jersey Village, Texas; and authorizing the institution of eminent domain proceedings. *Scott Bounds, City Attorney*
5. Consideration and possible action regarding the use of eminent domain authority to condemn the property as follows: Resolution 2015-105 of the City of Jersey Village, Texas, determining that a 0.0497 acre tract of land across property owned by CenterPoint Energy Houston Electric, LLC, a Texas Limited Liability Company (Parcel 737) is needed for the construction, operation, maintenance, inspection, replacement, and removal of one or more water lines as part of Segment 7 of the 290 Water Line Project

for the City of Jersey Village, Texas; and authorizing the institution of eminent domain proceedings. *Scott Bounds, City Attorney*

6. Consideration and possible action regarding the use of eminent domain authority to condemn the property as follows: Resolution 2015-106 of the City of Jersey Village, Texas, determining that a 0.3909 acre tract of land across property owned by NGP V Management LLC, a Delaware Limited Liability Company; NGP V Houston TX LLC, a Delaware Limited Liability Company; NGP V Fund LLC, a Delaware Limited Liability Company, and Benjamin Adams, Trustee, is needed for the temporary construction of a sound reduction wall as part of Segment 6 of the 290 right-of-way Sound Wall Project for the City of Jersey Village, Texas; and authorizing the institution of eminent domain proceedings. *Scott Bounds, City Attorney*
7. Discuss and take appropriate action on matters discussed in Executive Session, including consideration and possible action on Resolution No. 2015-107, approving a Settlement Agreement with Car Son Star, L.P. for the acquisition of a water line easement across a 0.0468 acre tract of land (Parcel 704) as part of the 290 Water Line Project within the City of Jersey Village; authorizing the City Manager to execute the Settlement Agreement and related documents; and making other findings related hereto. *Scott Bounds, City Attorney*
8. Discuss and take appropriate action on matters discussed in Executive Session, including consideration and possible action on Resolution No. 2015-108, approving a Settlement Agreement with CARS-DB4, L.P. for the acquisition of a water line easement across a 0.0876 acre tract of land (Parcel 705) as part of the 290 Water Line Project within the City of Jersey Village; authorizing the City Manager to execute the Settlement Agreement and related documents; and making other findings related hereto. *Scott Bounds, City Attorney*
9. Discuss and take appropriate action on matters discussed in Executive Session, including consideration and possible action on Resolution No. 2015-109, approving a Settlement Agreement with CARS-DB4, L.P. for the acquisition of a water line easement across a 0.1356 acre tract of land (Parcel 706) as part of the 290 Water Line Project within the City of Jersey Village; and for the acquisition of a sewer line easement across a 0.2051 acre tract of land (Parcel 706) as part of the 290 Sewer Line Project within the City of Jersey Village; authorizes the City Manager to execute the settlement agreement and related documents; and making other findings related hereto. *Scott Bounds, City Attorney*

K. MAYOR AND COUNCIL COMMENTS

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

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;

- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

L. ADJOURN

CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: December 11, 2015 at 10:30 a.m. and remained so posted until said meeting was convened.

Lorri Coody, City Secretary

In compliance with the Americans with Disabilities Act, the City of Jersey Village will provide for reasonable accommodations for persons attending City Council meetings. Request for accommodations must be made to the City Secretary by calling 713 466-2102 forty-eight (48) hours prior to the meetings. Agendas are posted on the Internet Website at www.jerseyvillage.info.