

Andrew Mitcham, Mayor
Drew Wasson, Council Position No. 1
Greg Holden, Council Position No. 2
Bobby Warren, Council Position No. 3
James Singleton, Council Position No. 4
Gary Wubbenhorst, Council Position No. 5



Austin Bleess, City Manager
Lorri Coody, City Secretary
Scott Bounds, City Attorney

Jersey Village City Council – Special Session Meeting Agenda

Notice is hereby given of a Special Session Meeting of the City Council of the City of Jersey Village to be held on Monday, June 24, 2019, at 6:00 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. Consider Ordinance No. 2019-30, amending the Jersey Village Code of Ordinances, Chapter 2, Article IV, Division 2, Section 2-142 to amend the Schedule of Fees related to miscellaneous services. *James Singleton, Council Member*

C. Consider Resolution No. 2019-40, authorizing action for the 2019-2020 Health Insurance Plan Year by renewing health insurance plans with Texas Municipal League Intergovernmental Employee Benefits Pool. *Austin Bleess, City Manager*

D. RECESS THE SPECIAL SESSION

Recess the Special Session to Convene into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section 551.087(2) – Economic Development Negotiations.

E. EXECUTIVE SESSION

1. Pursuant to the Texas Open Meeting Act Section 551.087(2) Deliberation Regarding Economic Development Negotiations, meet in a closed meeting to deliberate an offer of a financial or other incentive to a business prospect. *Andrew Mitcham, Mayor*

F. ADJOURN EXECUTIVE SESSION

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

G. RECONVENE THE SPECIAL SESSION

1. Consider Resolution No. 2019-41, authorizing the City Manager to enter into an amended agreement with Collaborate Special Projects LLC, relating to the provision of development services within the City. *Austin Bleess, City Manager*

2. Consider Resolution No. 2019-42, authorizing the City Manager to enter into a Master Development Agreement between Collaborate Special Projects LLC, Village Center Local Government Corporation, and the City of Jersey Village.

H. 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: June 20, 2019 at 3:45 p.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.



**CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: June 24, 2019

AGENDA ITEM: B

AGENDA SUBJECT: Consider Ordinance No. 2019-30, amending the Jersey Village Code of Ordinances, Chapter 2, Article IV, Division 2, Section 2-142 to amend the Schedule of Fees related to miscellaneous services.

Department/Prepared By: Lorri Coody for Council Member James Singleton

Date Submitted: June 20, 2019

EXHIBITS: [Ordinance 2019-30](#)

BUDGETARY IMPACT:	Required Expenditure:	\$
	Amount Budgeted:	\$
	Appropriation Required:	\$

CITY MANAGER APPROVAL:

BACKGROUND INFORMATION:

Council Member James Singleton has asked that this item be placed upon the June 24, 2019 Special Session agenda in order to discuss amendments to the pool fees.

After speaking with residents, he is proposing to double of the non-resident fee by considering a family of four costs for the daily pass. A Resident family would only need to visit the pool ten times to make it cost effective to purchase a season pass. A non-resident would have to make twenty visits for the same cost effect. He is also proposing a removal of the limit for resident families to purchase non-resident day passes.

RECOMMENDED ACTION:

MOTION: To approve Ordinance No. 2019-30, amending the Jersey Village Code of Ordinances, Chapter 2, Article IV, Division 2, Section 2-142 to amend the schedule of fees related to miscellaneous services.

ORDINANCE NO. 2019-30

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE JERSEY VILLAGE CODE OF ORDINANCES, CHAPTER 2, ARTICLE IV, DIVISION 2, SECTION 2-142 TO AMEND THE SCHEDULE OF FEES RELATED TO MISCELLANEOUS SERVICES.

WHEREAS, the City Council of the City of Jersey Village, Texas ("City Council") has determined that it would be advantageous and beneficial to the citizens of the City of Jersey Village, Texas to establish modified and/or additional charges made to customers to recover the costs associated with providing general fees now and in the future for the City of Jersey Village, Texas; and

WHEREAS, the City has experienced a steady increase in the cost to provide an acceptable level of service to its Citizens and the City wishes to not only continue, but to improve its level of service to all its citizens and customers now and in the future; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS:

Section 1. **Recitals Incorporated.** The above-referenced recitals are incorporated herein as if set forth in full for all purposes.

Section 2. **Amendment to Schedule of Pool Fees.** The Code of Ordinances of the City of Jersey Village is amended by deleting from Chapter 2, Article IV, Division 2, Section 2-142(f)(1) the language shown below in struckthrough (~~deleted~~) and by adding thereto the language shown below as underscored and boldfaced (**added**), so that Section 2-142(f)(1) reads as follows:

“(f) Miscellaneous fees enumerated. Miscellaneous fees are as follows:

(1) Swimming pool:

- a. Family season pass (resident) \$100.00
- b. Family season pass (nonresident) \$400.00
- c. Individual Season Pass:
 - Resident rate \$40.00
 - per person
 - Nonresident rate \$80.00
 - per person
- d. Day pass (resident) Children, ages 2—17 \$2.00
- Adults, age 18+ \$3.00
- e. Day pass (nonresident)
 - Children, ages 2—17 ~~\$4.00~~ **\$8.00**
 - Adults age 18+ ~~\$7.00~~ **\$14.00**
- ~~f. Residents are allowed one nonresident guest at the resident day pass fee.~~
- f. Resident Family Pass holders are allowed to purchase day pass at the resident rate for nonresident guests.**
- g. Resident rental fee

per pool rental (includes two hour rental, three lifeguards and one pool manager). The parks and recreation department will have the authority to increase or decrease staff as needed per rental \$225.00

- h. Nonresident rental fee
per pool rental (includes two hour rental, three lifeguards, and one pool manager). The parks and recreation department will have the authority to increase or decrease staff as needed per rental. \$300.00
- i. Swim lesson fees:
Group swim lessons \$55.00 per person, per session (six classes per session)
Private swim lessons \$125.00 for three lessons
- j. Water aerobic season pass only:
Resident rate - \$50.00 for aerobic season pass
Nonresident rate - \$60.00 for aerobic season pass”

Section 3. Severability. In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent or ordinances jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Jersey Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 4. Repeal. All ordinances or parts inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 5. Effective Date. This ordinance shall be in full force and effect from and after its passage.

PASSED AND APPROVED this 24th day of June 2019.

Andrew Mitcham, Mayor

ATTEST:

Lorri Coody, City Secretary



**CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: June 24, 2019 **AGENDA ITEM:** C

AGENDA SUBJECT: Consider Resolution No. 2019-40, authorizing action for the 2019-2020 Health Insurance Plan Year by renewing health insurance plans with Texas Municipal League Intergovernmental Employee Benefits Pool.

Department/Prepared By: Austin Bleess **Date Submitted:** June 20, 2019

EXHIBITS: [Resolution 2019-40](#)

BACKGROUND INFORMATION:

Last week we received our 2019-2020 health insurance rerate quote. Our rerate came in an average of -2.5% under our current rates, without any changes to our current plan.

This is a great rerate. Staff is recommending renewing health insurance plans with Texas Municipal League Intergovernmental Employee Benefits Pool with the current plans.

RECOMMENDED ACTION:

MOTION: To approve Resolution No. 2019-40, authorizing action for the 2019-2020 Health Insurance Plan Year by renewing health insurance plans with Texas Municipal League Intergovernmental Employee Benefits Pool.

RESOLUTION NO. 2019-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING ACTION FOR THE 2019-2020 HEALTH INSURANCE PLAN YEAR BY RENEWING HEALTH INSURANCE PLANS WITH TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL EMPLOYEE BENEFITS POOL.

WHEREAS, TML rerate numbers have been confirmed, and used to estimate 2019-2020 fiscal year budget numbers; and

WHEREAS, action on health insurance plans will be required by June 28, 2019; **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS THAT:

The City Manager is directed to renew health insurance plans with Texas Municipal League Intergovernmental Employee Benefits Pool.

PASSED AND APPROVED this the 24th day of June 2019.

Andrew Mitchem, Mayor

ATTEST:

Lorri Coody, City Secretary



D. RECESS THE SPECIAL SESSION

Recess the Special Session to Convene into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section 551.087(2) – Economic Development Negotiations.

E. EXECUTIVE SESSION

1. Pursuant to the Texas Open Meeting Act Section 551.087(2) Deliberation Regarding Economic Development Negotiations, meet in a closed meeting to deliberate an offer of a financial or other incentive to a business prospect. *Andrew Mitcham, Mayor*

F. ADJOURN EXECUTIVE SESSION

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

**CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: June 24, 2019 **AGENDA ITEM:** G1

AGENDA SUBJECT: Consider Resolution No. 2019-41, authorizing the City Manager to enter into an amended agreement with Collaborate Special Projects LLC, relating to the provision of development services within the City.

Department/Prepared By: Austin Bless, CM **Date Submitted:** June 19, 2019

EXHIBITS: [Resolution 2019-41](#)
EX A – Amended Chapter 380 Agreement (Not available at time of Agenda Posting)

BUDGETARY IMPACT:	Required Expenditure:	\$
	Amount Budgeted:	\$
	Appropriation Required:	\$

CITY MANAGER APPROVAL: AB

BACKGROUND INFORMATION:

As the Council has discussed there are a few amendments to the Chapter 380 Agreement that are necessary. Collaborate has agreed to take on the infrastructure costs rather than the city issuing bonds for the costs. As such this amendment would increase the lifetime cap on the rebates by \$9 million, which is the amount of money we would have otherwise bonded for.

RECOMMENDED ACTION:

MOTION: To approve Resolution No. 2019-41, authorizing the City Manager to enter into an amended agreement with Collaborate Special Projects LLC, relating to the provision of development services within the City.

RESOLUTION NO. 2019-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING THE CITY MANAGER TO AMEND AN AGREEMENT WITH COLLABORATE SPECIAL PROJECTS LLC, RELATING TO THE PROVISION OF DEVELOPMENT SERVICES WITHIN THE CITY.

WHEREAS, the City finds that the administration of a program of grants, including to Collaborate Special Projects LLC, (Owner) for a limited time in amounts equal to a portion of City sales tax relating to certain property hereinafter referred to as Program, would promote local economic development and stimulate business and commercial activity within the City and would directly establish a public purpose; and

WHEREAS, the City has determined that the said Program contains sufficient controls to ensure that the above-mentioned public purposes are carried out in all transactions involving the use of public funds and resources in the establishment and administration of the Program; and

WHEREAS, Chapter 380 Texas Local Government Code provides statutory authority establishing and administering the said Program, including making loans and grants of money (“Chapter 380”); and

WHEREAS, Owner will provide positive economic benefits which will accrue to City through Owner’s efforts to develop a commercial retail, hotel and restaurant project together with certain public improvements for the benefit of City; and

WHEREAS, the Owner and the City desire to enter into this Agreement pursuant to Chapter 380 providing loans and/or grants of money in accordance therein and with required controls; and

WHEREAS, the City determines that entering into this Agreement serves the public purpose of promoting local economic development, and enhances business and commercial activity within the City; and

WHEREAS, The City Council on March 18, 2019 approved Resolution 2019-12 authorizing the City Manager to execute a Chapter 380 Agreement between Collaborate Special Projects and the City; and

WHEREAS, The City Council finds it advantageous to make some amendments to the agreement;
NOW THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS:

Section 1. The City Manager is authorized to execute an amendment to the Chapter 380 Economic Development Agreement on behalf of the City of Jersey Village with Collaborate Special Projects, LLC in substantially the form as attached in Exhibit A.

PASSED AND APPROVED this 24 day of June 2019.

ATTEST:

Andrew Mitcham, Mayor

Lorri Coody, City Secretary



**CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: June 24, 2019

AGENDA ITEM: G2

AGENDA SUBJECT: Consider Resolution No. 2019-42, authorizing the City Manager to enter into a Master Development Agreement between Collaborate Special Projects LLC, Village Center Local Government Corporation, and the City of Jersey Village.

Department/Prepared By: Austin Bless, CM **Date Submitted:** June 19, 2019

EXHIBITS: [Resolution 2019-42](#)

BUDGETARY IMPACT:	Required Expenditure:	\$
	Amount Budgeted:	\$
	Appropriation Required:	\$

CITY MANAGER APPROVAL: AB

BACKGROUND INFORMATION:

Tonight the Council can approve a Master Development Agreement between Collaborate Special Projects LLC, Village Center Local Government Corporation, and the City of Jersey Village. Approval of this agreement is the next step in the development process of Village Center.

RECOMMENDED ACTION:

MOTION: To approve Resolution No. 2019-42, authorizing the City Manager to enter into a Master Development Agreement between Collaborate Special Projects LLC, Village Center Local Government Corporation, and the City of Jersey Village.

RESOLUTION NO. 2019-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A MASTER DEVELOPMENT AGREEMENT BETWEEN COLLABORATE SPECIAL PROJECTS LLC, VILLAGE CENTER LOCAL GOVERNMENT CORPORATION, AND THE CITY OF JERSEY VILLAGE.

WHEREAS, the City has previously approved an economic development incentive agreement with Collaborate Special Projects LCC (the “Developer”); and,

WHEREAS, Village Center Local Government Corporation has been created to assist in the development of Village Center; and

WHEREAS, the Developer plans to construct a high density mixed use development ; and

WHEREAS, Developer will provide positive economic benefits which will accrue to City through Developer’s efforts to develop a commercial retail, hotel and restaurant project together with certain public improvements for the benefit of City; and

WHEREAS, the parties desire to enter into this Agreement to further outline the development responsibilities of each group; and

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS:

Section 1. The City Manager is authorized to execute a Master Development Agreement on behalf of the City of Jersey Village between Collaborate Special Projects LLC, Village Center Local Government Corporation, and the City of Jersey Village.

PASSED AND APPROVED this 24th day of June 2019.

Andrew Mitcham, Mayor

ATTEST:

Lorri Coody, City Secretary

